

# UNIVERSITY DISTRICT

VIP REALTOR PREVIEW PACKAGE

**HOMES FROM \$329,900  
COMING THIS FALL**



A BOSA FAMILY COMPANY

**Building  
brighter  
futures**

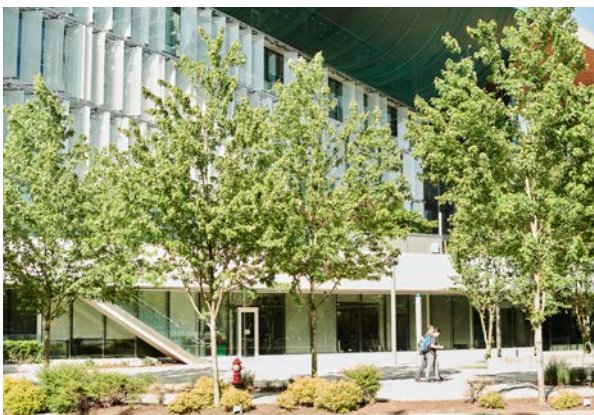
[blueskyproperties.ca](https://blueskyproperties.ca)

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## Building Brighter Futures

At BlueSky, we believe that brighter futures start at home. For us, a home isn't just four walls. It's more than the space. It's the place – and the people. It's a starting off point for your day, and for your life. So, when we're building homes, we look at things a little differently, and we do things a little differently. We start by looking at the place, and its possibility and potential, looking at what's there, and what we can add to, and enhance. We think of you, and what you'll need to thrive in life – both at home, and beyond. And we look at how we can share opportunities, and help make access more attainable for all. As a family company, we are proud to play a part in helping families, individuals, and future generations thrive. We're BlueSky, and we're building brighter futures.



# Metro Vancouver's Most Affordable Concrete Homes

Following the success of Bosa's first tower, BlueSky is excited to bring two more towers to this growing and vibrant urban community. This next phase at University District will include two towers plus ground-oriented townhomes, with over 700 studio, one-, two-, and three-bedroom homes. With over 23,000 SF of amenity programming—including flexible spaces to connect with friends and neighbours, health and wellness facilities, kid-friendly zones, and even an outdoor pool.



**Just 1 block  
away from direct  
SkyTrain access**



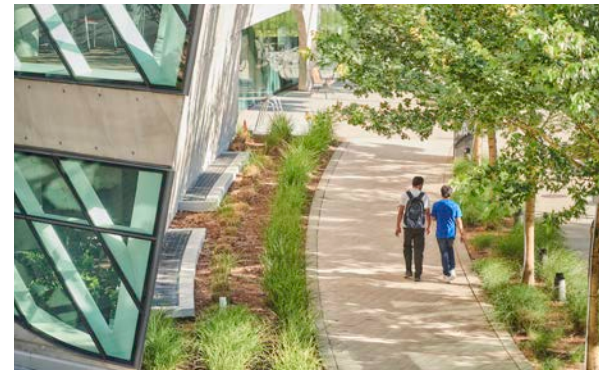
**Walk Score  
of 87 – very  
walkable**



**5 major  
post-secondary  
schools**



**Best of all  
it's a Bosa**



## Why Surrey

Surrey is the second largest city in British Columbia and it's moving upward and forward at a pace that's faster and stronger than all other urban areas in the region. Surrey City Centre's population will double by 2041, and 25% of Metro Vancouver residents will live in Surrey by 2046. Plus, 40,000 new jobs will appear in the city over the next 10 years. Why? Well, Surrey has smarts when it comes to community and knowing what people want. Nature is a big deal, with 200 parks, over 6,600 acres of parkland, and 100 kilometres of trails. The expanding transportation network includes 4 SkyTrain stations, lots of bus routes, and a future Light Rail Transit system. Surrey is a great, affordable place to live, and just keeps on getting better.



**40,000 new jobs  
will appear in  
the city over the  
next 10 years**



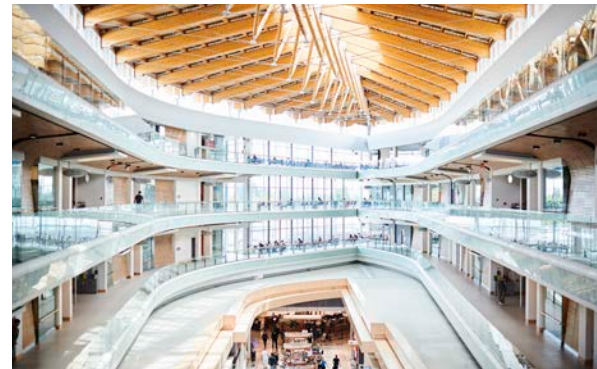
**Access to over  
200 parks**

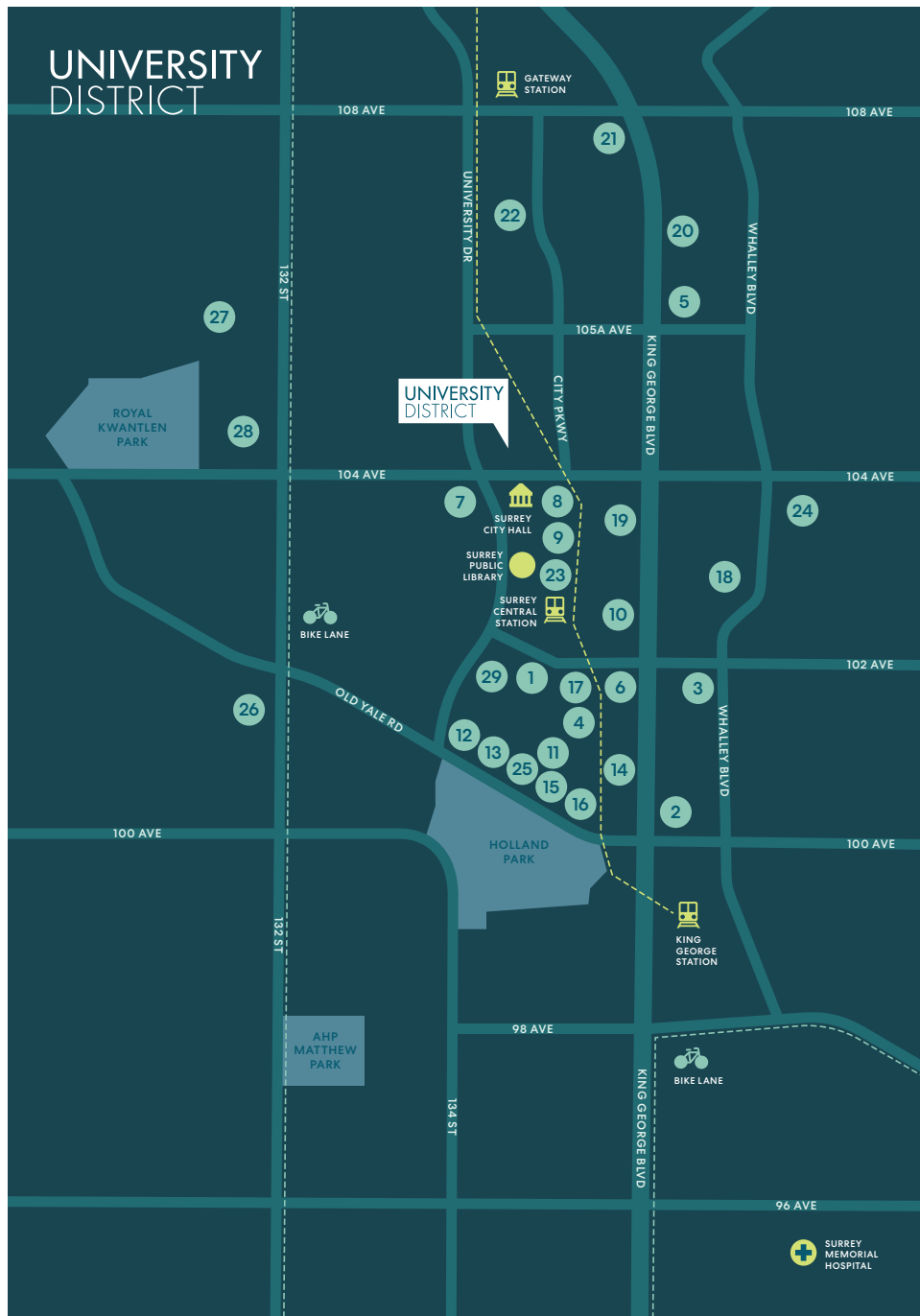


**Surrey is the  
second largest  
city in BC**



**35 recreation  
facilities**





# Life Starts Here

Located at the corner of University Drive and 104th Avenue, the University District community is at the heart of Surrey City Centre within walking distance of the SkyTrain, SFU, Holland Park, and countless restaurants, shops and services.

## FOOD

- 1 Central City Brew Pub Surrey
- 2 Vlassis Greek Taverna
- 3 Nahm Thai Bistro
- 4 Neptune Seafood Restaurant
- 5 DONI Korean Restaurant
- 6 White Spot
- 7 Big Star Sandwich Co.
- 8 Prado Cafe
- 9 Dominion Bar + Kitchen
- 10 Mahaveer Chef's Choice

## CENTRAL CITY SHOPPING CENTRE

- 11 Best Buy
- 12 The Brick
- 13 Bed Bath & Beyond
- 14 Winners
- 15 T & T Supermarket Inc
- 16 Shoppers Drug Mart

## SHOPS

- 17 Walmart Surrey Supercentre
- 18 Canadian Tire
- 19 Safeway
- 20 Pharmasave King George
- 21 BC Liquor Store

## FITNESS

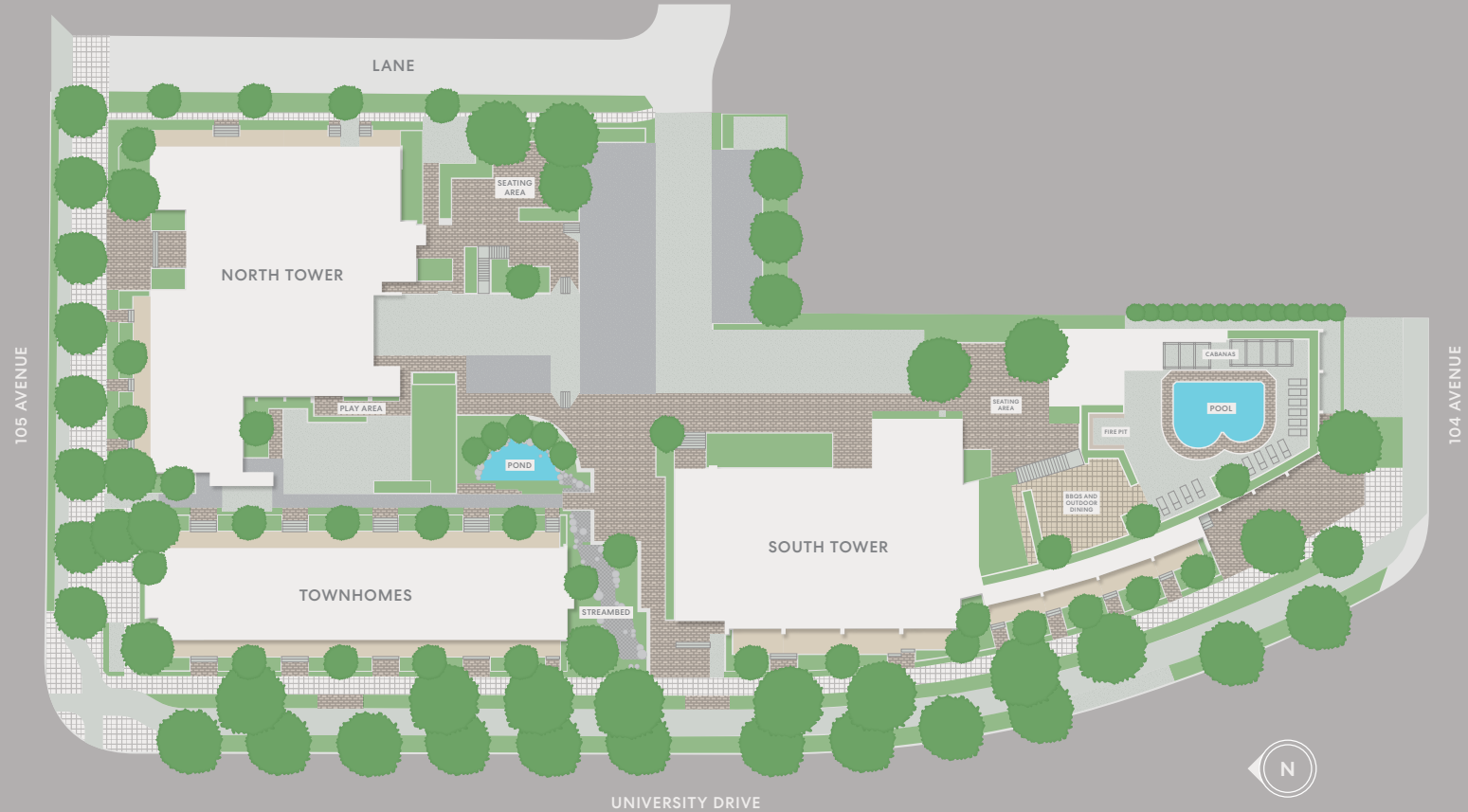
- 22 Chuck Bailey Recreation Centre
- 23 North Surrey Recreation Centre
- 24 Steve Nash Fitness World
- 25 Club16 Trevor Linden Fitness Central City

## EDUCATION

- 26 Old Yale Road Elementary
- 27 K B Woodward Elementary
- 28 Kwantlen Park Secondary School
- 29 Simon Fraser University Surrey Campus



# Siteplan



# UNIVERSITY DISTRICT

## AS SEEN FROM UNIVERSITY DISTRICT Views from the North Tower





# Specifications

## WE THOUGHT OF EVERYTHING

- Choice of three contemporary designer colour palettes: Light, Medium or Dark
- Air conditioning included in all homes
- Durable wood laminate flooring throughout
- Sustainable heat recovery ventilator (HRV) unit which introduces fresh air into each room
- Hard-wired smoke detectors
- Expansive energy-efficient, double-glazed windows and glass doors with thermally broken frames
- Laundry closet with Blomberg front-loading stacking washer and dryer

## FEEL SAFE AND SECURE

- Heavy-duty solid brass deadbolt lock and viewer on suite entry door
- Two personally coded entry devices for access to entry lobby, elevators, and individual residential floors
- Entry phone outside main lobby with security camera
- Well-lit pedestrian walkways in outdoor common areas
- Secure underground parking

## HAVE PEACE OF MIND

- Home warranty coverage for:
  - 1-year materials and labour warranty
  - 2-year major mechanical systems warranty
  - 5-year building envelope warranty
  - 10-year structural warranty
- Bosa Properties Customer Care Warranty included with every home

## RESORT-INSPIRED AMENITIES

- Over 23,000 square feet of private resort-inspired amenities featuring:
  - Amenity concierge and 24-hour security
  - Amenity lobby lounge with secure parcel storage
  - Bike pavilion with urban bike storage, bike washing station, workshop, lockers, and spinning/training room
  - Fully equipped training gym with yoga room, cardio, strength, TRX and turf sprint track
  - Executive meeting boardroom
  - Indoor and outdoor children's play area
  - Business centre with flexible workspaces
  - Multiple lounges with ample soft seating
  - Entertainment kitchens with dining space
  - Games room with pool table, ping pong table and large screen TV
  - Heated outdoor pool with sun loungers and cabanas
  - Men's and women's changerooms and bathrooms
  - Poolside dining terrace featuring fire pit, harvest table, and BBQs
- Dog washing station
- Car washing station
- Private mailroom in entrance lobby
- Temperature controlled parcel delivery room
- BOSAvolt™—dedicated parking spaces provide electric vehicles with the power to recharge batteries (optional)



# Specifications

## ELEVATED HOME COOKING

- Imported Italian kitchens feature contemporary wood-grain finish on upper cabinets and backsplashes
- Matte black powder coated metal open shelving feature compliment upper cabinets
- Modern matte lacquered lower cabinets and kitchen islands (select homes)
- ExtenTABLE™ dining and worktable transforms select homes' kitchen islands to a large dining area in 5 minutes
- In-ceiling electrical boxes over kitchen islands ready to accept personalized light fixtures (select homes)
- Premium soft-close doors and retractable drawer-slide mechanisms
- Stylish under cabinet task lighting
- USB charging plug in all kitchens/workstations
- Grohe™ kitchen faucet in matte black with integral pullout spray
- Composite stone countertops
- Undermount 18-gauge stainless steel sink

## PREMIUM 2-BEDROOM AND TOWNHOME APPLIANCE PACKAGE:

- 30" integrated Blomberg refrigerator with bottom freezer
- 24" or 30" KitchenAid induction cooktop and convection wall oven
- 24" or 30" Faber hood fan insert
- Sleek Whirlpool dishwasher with integrated door panel
- Panasonic stainless steel microwave with trim kit

## PREMIUM STUDIO AND 1-BEDROOM APPLIANCE PACKAGE:

- 24" integrated KitchenAid refrigerator with bottom freezer
- 24" KitchenAid induction cooktop and convection wall oven
- 24" Faber hood fan insert
- Sleek Whirlpool dishwasher with integrated door panel
- Panasonic stainless steel microwave with trim kit

## TRANQUIL BATH

- Main bathrooms feature luxurious soaker tub with integral shower
- Master ensuite feature freestanding showers
- Custom vanity cabinet with storage shelf and mirror with integrated lighting
- Composite stone countertops
- Rectangular undermount sink
- Single-lever Grohe™ faucet in matte black
- Grohe™ rainshower in matte black
- Handset porcelain tile flooring
- Recessed lighting above water closet and tub/shower
- Ground fault circuit interrupter plugs at all vanities
- Dual-flush water closet
- Matte black towel bars and paper holders
- Contemporary wood-grain cabinets with storage drawer

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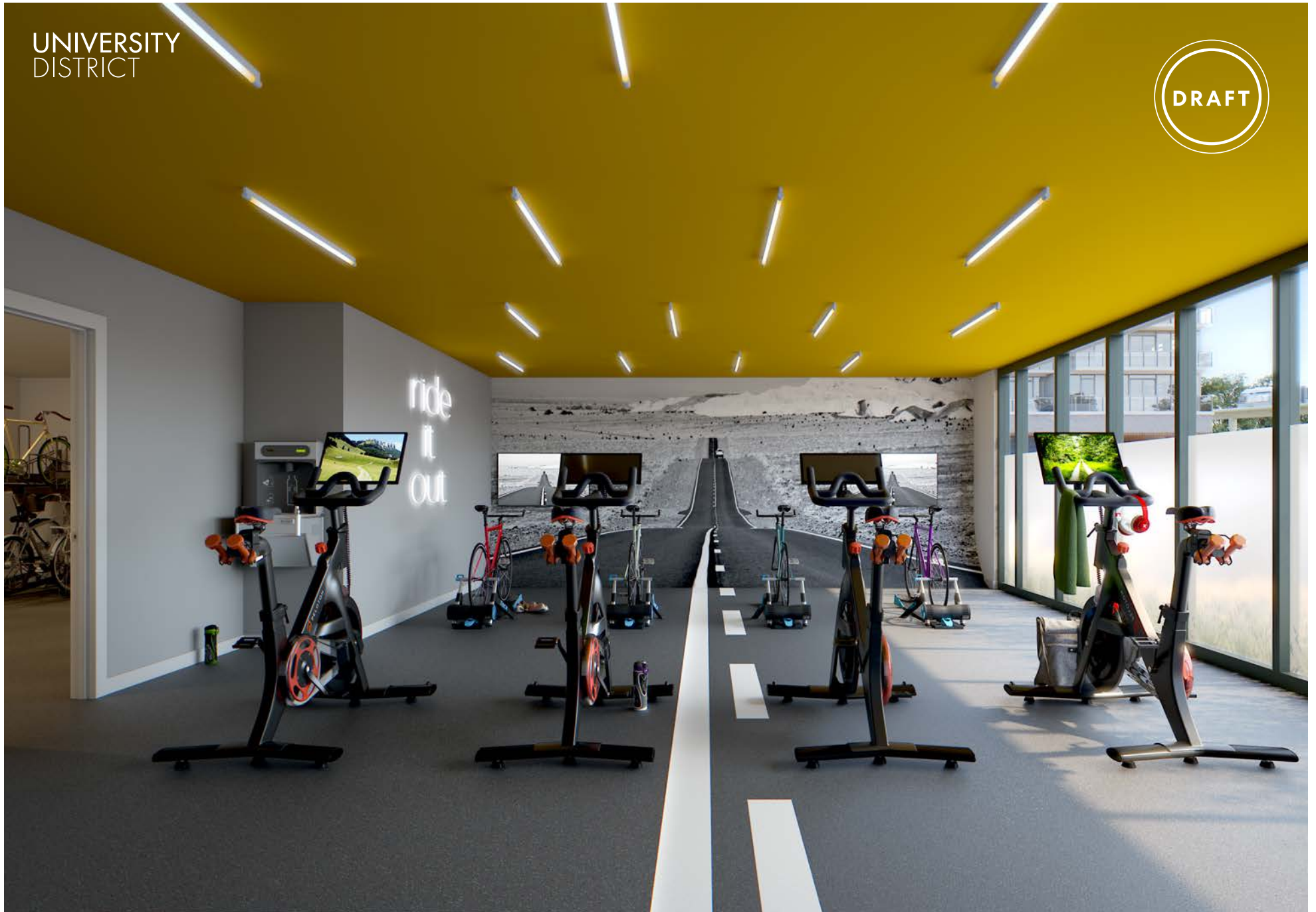
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**As a Bosa Family Company,  
building is in our DNA.**

Our roots in construction and community building run all the way back to the 1960s, when our family emigrated from Italy, looking for a brighter future, and began building homes in Vancouver. A generation later, we've built more than 7,000 homes for over 15,000 homeowners throughout the Lower Mainland, and our family remains deeply involved in every part of the process. Today, we are proud to play a part in helping families, individuals, and future generations alike thrive and grow, as they work towards their own brighter future.

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For more information, please contact  
a member of our sales team

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