



**Bold**

**Modern**

**Fresh**

**Rad**

**Hello!  
I am Radley.**





# RADLEY IS MODERN

**Colourful. Curious.  
Convenient. Radley is  
all that and more.**

It's a collection of homes with heart—a community with character. Nestled in the energetic and evolving Surrey City Centre, Radley pulses with personality, complementing the fabric of the neighbourhood while standing out as the area's newest bold resident.



**Radley is an icon  
of confident, high  
contrast design.**

As a collection of 193 homes within twin buildings, Radley's strong design is connected by a unique garden greenway that will enhance the healthy lifestyle of residents, offering a place to breathe the fresh air and pause amid the leafy landscape.





# RADLEY IS FRESH

## Spacious and Sophisticated Interiors

Colour and character flow seamlessly throughout. From lofty main building lobbies, hallways, and amenity spaces, to a modern design aesthetic that continues right to your colourful front door. Of course, the home interiors are contemporary and fresh. But we made sure to leave enough room to add your own flare.



## Contemporary Kitchens

The kitchens are the heart of the home, featuring quartz counters and a tile backsplash that strengthen the refined contemporary feel. Two-toned cabinetry with smart and spacious storage and soft-closing hardware accentuate your home's modern livability, while tasteful lighting throughout gracefully illuminates the design.

## Serene Bathrooms

Bathrooms are equally inspired, featuring sleek oversized floor and wall tiles and floating-style vanities that make every day just a little bit more upscale.





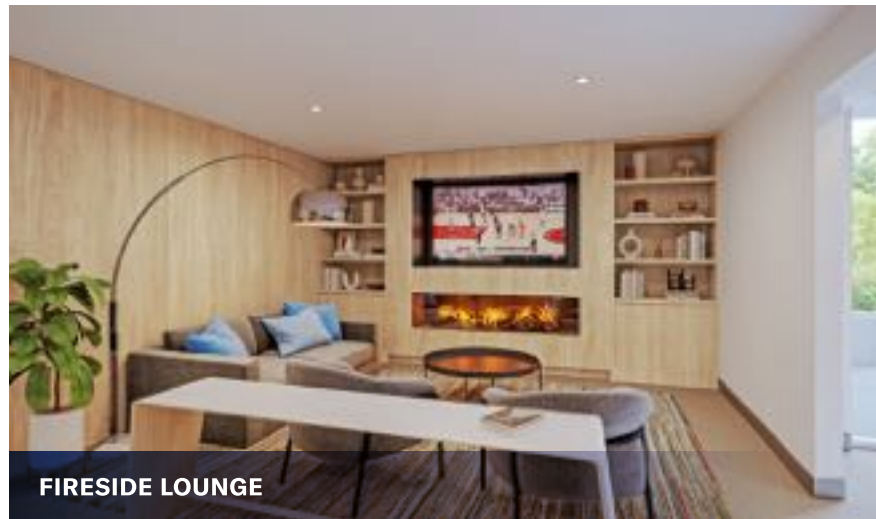
# RADLEY IS COMMUNITY

## Live Outside the Box

Radley's thoughtful detailing isn't limited to your home. Each building is home to identical amenity spaces that extend living areas so you can study, work, play, exercise, entertain, and garden without leaving home.



ENTERTAINMENT ROOM



FIRESIDE LOUNGE



OUTDOOR GREENWAY



OUTDOOR COURTYARD



WORK-STUDY ROOM WITH PRIVATE PODS



FITNESS CENTRE AND YOGA STUDIO



# RADLEY IS SURREY CITY CENTRE



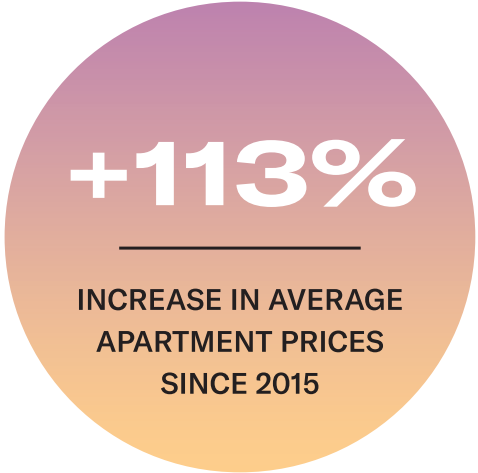
## A Transformative, High-Energy Location

Located in Surrey’s vibrant City Centre neighbourhood, Radley offers exceptional access to a diverse and youthful community where new businesses, homes, services and residents are adding to an already-energetic atmosphere.

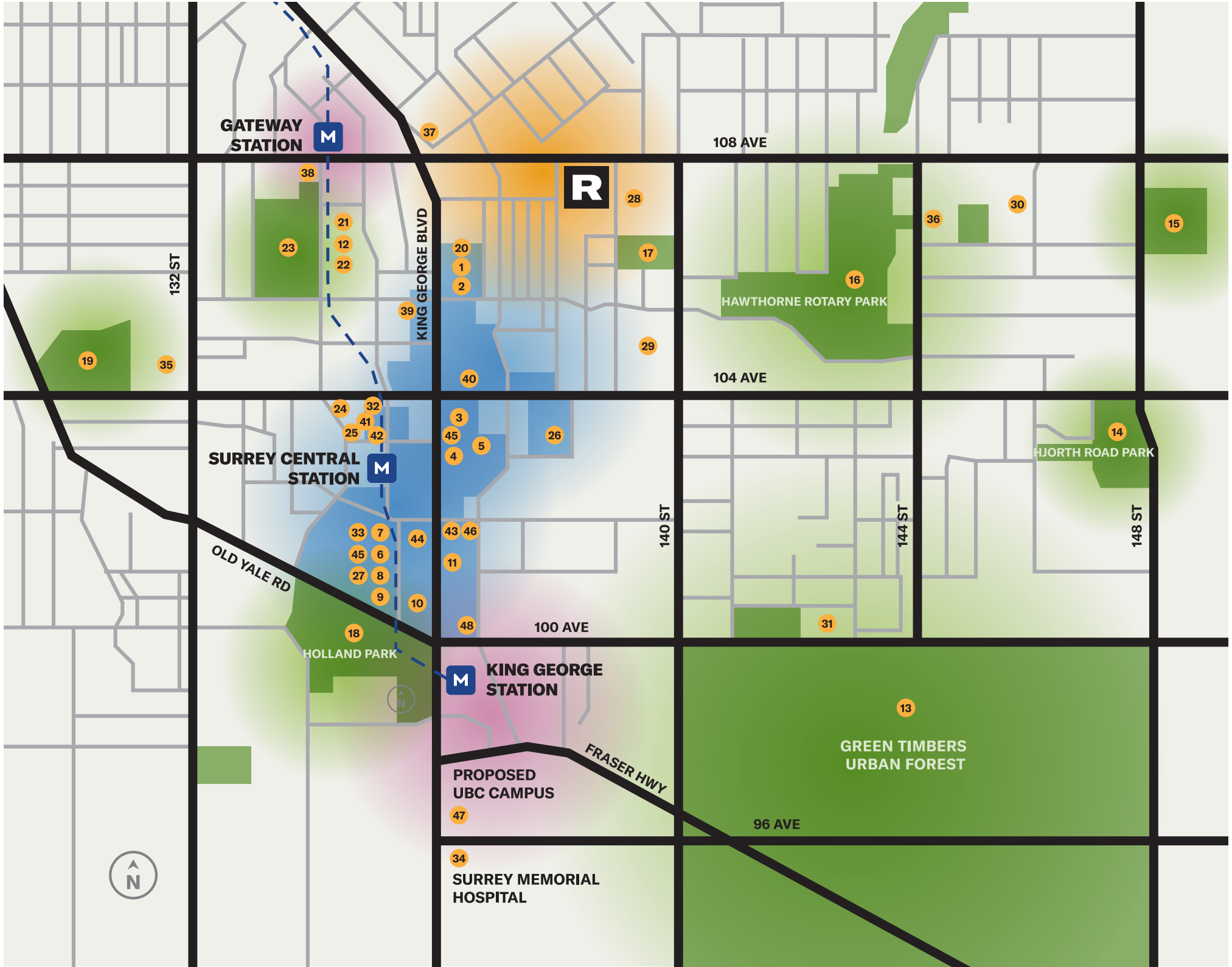


In fact, City Centre offers one of the most inspired collections of amenities, restaurants, shops and services anywhere in the Lower Mainland. From Surrey Memorial Hospital to City Centre Library, Chuck Bailey Rec Centre to Central City Shopping Centre—and more spaces and places are on their way. There are endless options for work, play, shopping and even school.

Getting around the region is easy too. The SkyTrain is being extended along the Fraser Highway, connecting Surrey and Langley and making travel to work or play as simple as stepping on board.



UBC is developing a sizeable presence there, another indication that the neighbourhood is poised to be one of the most active and appealing for years to come. It will complement the existing and expansive SFU Surrey Campus, serving over 8,000 students. The combined academic offerings will add to the energy and creativity of the area, bringing students, staff and professors together along with a vast array of supportive spaces and services.



### SHOPPING

1. THE DELL SHOPPING CENTRE
2. LUCKY SUPERMARKET
3. LONDON DRUGS
4. SAVE-ON-FOODS
5. CANADIAN TIRE
6. SHOPPERS DRUG MART
7. CENTRAL CITY
8. T&T
9. BEST BUY
10. WALMART
11. STAPLES

### PARKS

12. TOM BINNIE PARK
13. GREEN TIMBERS URBAN FOREST
14. HJORTH ROAD PARK
15. HOLLY PARK
16. HAWTHORNE ROTARY PARK
17. FORSYTH PARK
18. HOLLAND PARK
19. ROYAL KWANTLEN PARK & OUTDOOR POOL

### RECREATION

20. PLANET FITNESS
21. CHUCK BAILEY RECREATION CENTRE
22. CHUCK BAILEY SKATEPARK
23. WHALLEY ATHLETIC PARK
24. SURREY CIVIC HALL AND PLAZA
25. SURREY CITY CENTRE LIBRARY
26. FITNESS WORLD
27. CLUB16 TREVOR LINDEN FITNESS CENTRAL CITY

### EDUCATION

28. FORSYTH ROAD ELEMENTARY SCHOOL
29. OUR LADY OF GOOD COUNSEL SCHOOL
30. GUILDFORD PARK SECONDARY SCHOOL
31. LENA SHAW ELEMENTARY SCHOOL
32. KWANTLEN POLYTECHNIC UNIVERSITY (CIVIC PLAZA CAMPUS)
33. SIMON FRASER UNIVERSITY (SURREY CAMPUS)
34. UBC CLINICAL CAMPUS & SURREY MEMORIAL HOSPITAL
35. KWANTLEN PARK SECONDARY SCHOOL
36. MARY JANE SHANNON ELEMENTARY SCHOOL

### RESTAURANTS

37. SUSHI SHOGUN
38. WAVES COFFEE
39. CHICO CHICKEN
40. BOZZINI'S RESTAURANT
41. PRADO CAFE
42. DOMINION BAR & GRILL
43. ALL ABOUT PHO
44. WHITE SPOT
45. STARBUCKS
46. NAHM THAI BISTRO
47. BROWNS SOCIALHOUSE
48. TASTE OF PUNJAB

# Features & Finishes

## HELLO, I AM RADLEY

- A community of two 6-storey buildings, Radley is made up of 193 thoughtfully designed homes built by reputable and quality-driven developer, West Fraser Developments
- Each building is unique in that it is emersed in vibrant colour palettes reflected in lobby decor and private suite entrances
- West Building designed with emerald green accents
- East Building designed with royal blue accents
- Radley is Surrey City Centre's first Mondrian-style building. Sleek, strong lines pair perfectly with the ultramodern aesthetic designed by famed Pacific Northwest architectural firm, WA Architects

## AT THE CENTRE OF IT ALL

- Live in an exciting, up-and-coming neighbourhood in the heart of Surrey and enjoy the convenience of all it has to offer while being surrounded by breathtaking mountains and stunning city views
- With the transit corridor improvements on 104 St, connecting throughout Vancouver and the Lower Mainland has never been more convenient
- UBC's plan to improve access to post-secondary education throughout the Lower Mainland will be made possible with the soon-to-be expansion with their new Surrey City Centre campus conveniently located within minutes of your new home

## YOUR PERFECT SPACE

- Radley's interiors have been designed by WA Architects' in-house interior design team meaning that the overall architecture and flow of the interiors blend seamlessly with Radley's modern and vibrant aesthetic
- Choose from two sleek colour palettes: Warm & Cool

- LED pot lights throughout the living spaces add warmth and overall enhance their natural ambience
- Large windows provide ample natural light to flood throughout the homes maximizing their livability and thoughtfully designed layouts
- Luxurious wide-plank laminate flooring throughout main living areas and bedrooms combine durability with elegance
- Expansive 9' ceilings maximize light throughout homes
- All homes come equipped with energy efficient front-loading Samsung washer and dryer
- Closets include custom melamine millwork for storage and hanging
- Outdoor balconies and patios are spacious and most are equipped with gas hook ups

## COOK, CREATE, INSPIRE

- Kitchens are thoughtfully designed and fuse functionality and style, so you can be the star of the show
- Beautiful two-toned cabinetry offer abundant storage with soft-close drawers
- Chic quartz countertops with full height tile backsplashes are highlighted throughout each kitchen for style and easy-to-clean durability
- Stainless steel under-mount sinks with stainless steel faucets seamlessly blend functionality and design
- Studio & one bedroom homes have appliance packages inclusive of:
  - 30" Samsung stainless steel electric cooktop and oven with Wi-Fi connectivity and voice control capabilities
  - 30" Samsung stainless steel over-the-range hoodfan and microwave
  - 24" Samsung stainless steel refrigerator and bottom freezer
  - 18"-24" Samsung stainless steel dishwasher, depending on home plan

- 2 & 3 bedroom homes have appliance packages inclusive of:
  - 30" Samsung stainless steel electric cooktop and oven with Wi-Fi connectivity and voice control capabilities
  - 22" Panasonic stainless steel microwave and trim kit
  - 32" Samsung stainless steel French door refrigerator and bottom freezer
  - 30" Broan stainless steel under-cabinet hood fan
  - 24" Samsung eco-efficient dishwasher with digital display

## HOTEL-INSPIRED BATHROOMS

- Choose between two colour palettes of elegant wood grain finish cabinetry with soft close hardware
- All countertops are outfitted with beautiful quartz adding both style and versatility
- Bathroom walls and floors are finished with luxurious Carrera marble-style porcelain tiles transporting you to your favourite spa
- Large porcelain under-mount sinks with polished Delta faucets and accessories throughout
- Sit back and relieve yourself of daily stress while enjoying a glass of wine in your beautiful large soaker bathtub\*
- Frameless glass showers provide both elegance and style
- Polished Delta Raincan showerhead deters mineral build-up so your shower stays sparkling clean
- Sleek toilet with soft-close lid

*\*2 and 3-bedroom Homes*

## CONNECTED INDEPENDENCE

Identical amenity spaces in both buildings provide homeowners a chance to unwind, entertain and enjoy all that Radley has to offer right from the comfort of their own home.

- A lush, extra-wide greenway runs down the centre of the community, creating a natural division between East & West buildings with benches, bike racks, and landscaped gardening

- Outdoor courtyards are where children enjoy outdoor play areas, and adults can unwind on the patio, equipped with BBQ and lounge seating
- Beautifully landscaped gardens add serenity while being interspersed with communal garden plots
- Inside, communal entertainment rooms are open for all or reserved for private events
- Enjoy watching the game or celebrate with your friends and loved ones in Radley's cozy fireside lounge with a fully outfitted kitchen
- Working and studying from home has never been easier or more enjoyable. Take advantage of the individual study nooks or host a brainstorming session around the communal worktable.
- Gym closures are a thing of the past with Radley's state of the art fitness facilities outfitted with the best cardio, spin, and weight lifting equipment

## SAFE AND SOUND

- Secure residential underground parking inclusive of guest parking stalls are outfitted with EV charging capabilities
- Never misplace a package again with Radley's designated and secured mailbox delivery area
- All homes and common areas are equipped with hardwired smoke detectors and fire sprinklers
- Keeping your carbon footprint to a minimum is easy with accessible and secure bike storage areas
- Keep your pup clean with Radley's dog wash located in parkade



West Fraser Developments Ltd. is a family-owned and operated development company based in rapidly expanding Surrey, B.C. They specialize in constructing architecturally unique developments that help beautify the landscape of emerging neighbourhoods and provide convenient living and active lifestyles in prime locations. Since 1992, West Fraser has gained a reputation for their strong work ethic, quality construction and fair dealings—a reputation they plan to build upon for years to come.

WA Architects Ltd. provides architectural, planning, and interior design services, specializing in mixed-use, multi-family, commercial, retail, seniors living and offices. In their 40+ years of building longstanding relationships with developers and construction professionals throughout Vancouver, Victoria and Western Canada, they have created connections with municipalities, developed processes to get the job done on time and budget, and built a reputation for excellence.

KEY Marketing is a full-service project marketing and sales firm specializing in multi-family communities. Their scope of work starts long before marketing begins, and doesn't end until well past the final closing. KEY brings all necessary market intelligence, analysis, and experience in the strategic planning and execution of all facets of project development. KEY has had the privilege of working with some of Western Canada's top developers on projects across Canada. The result has been billions in sales and a proven track record of happy homeowners.



**RadleySurrey.com | 604.360.4616**

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Community Site 13838 & 13858 108 Avenue Surrey



**WEST FRASER**  
DEVELOPMENTS LTD

