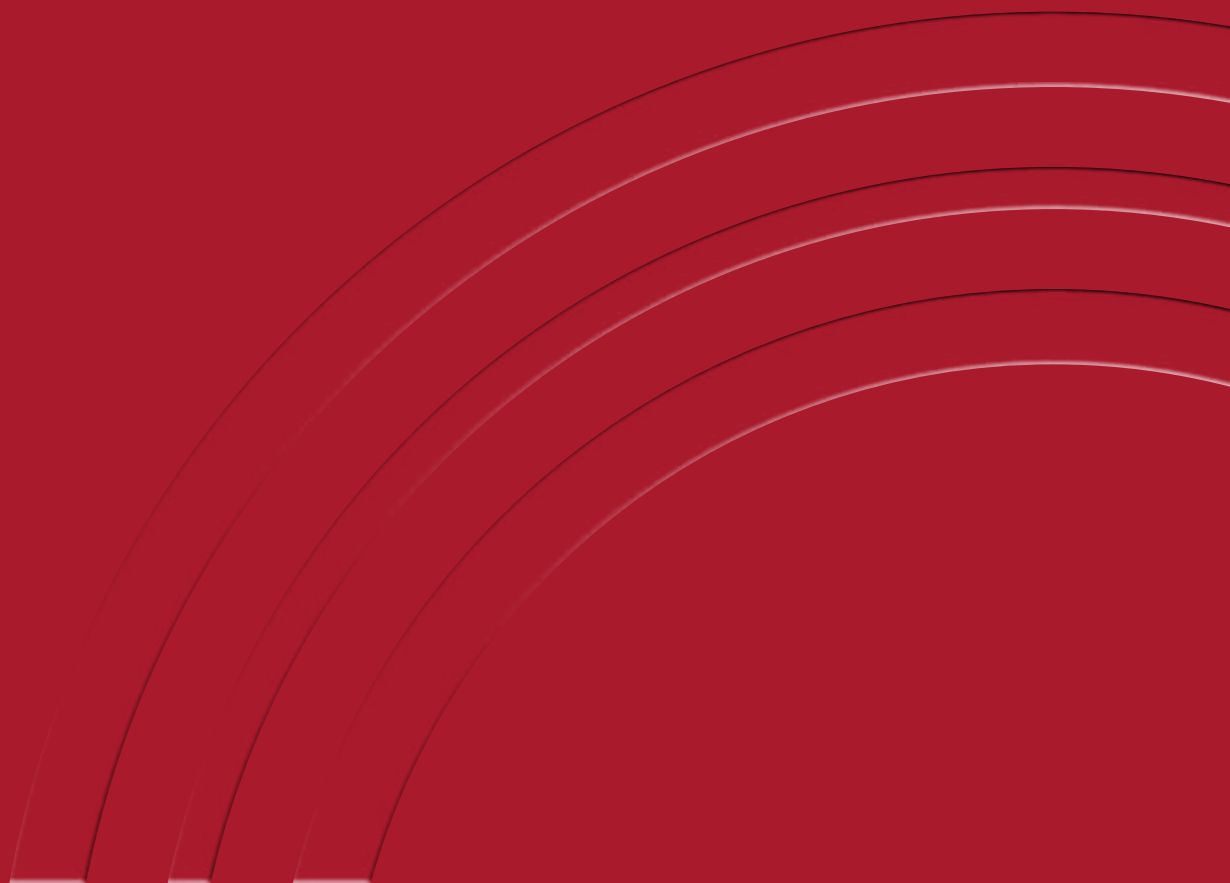


# georgetown









Nine striking towers surrounding  
**a vibrant public plaza.**

Welcome to Georgetown: the new core of Surrey City Centre. A culture-centric community designed with a vision that aligns with the future of Surrey.





# a big idea – with a big future

14.4-acre community

over 3,500 new homes

more than 126,000 sq ft of office, retail & restaurant space

dynamic public plaza surrounded by retail & restaurants

pedestrian activated & bike friendly streets

5-minute walk to Surrey Central SkyTrain Station

green spaces to complement the "city of parks"

**georgetown**





georgetown 2

inspired by  
you + our  
west coast



At the corner of Central Ave and  
Whalley Blvd, you'll find the newest  
addition to our city. A 31-storey tower of  
smartly executed studio, one-and two-  
bedroom homes designed to complement  
your unique style.



# a space designed for you

Georgetown 2 is equipped with all the well-thought-out details you've come to expect from Anthem. Integrated appliances and matte black fixtures bring a sleek and interesting atmosphere to your home. Soft-close drawers make late-night snacks as quiet as can be. Efficient layouts and kitchen pantries keep storage out of sight, and deep soaker tubs make every self-care Sunday feel like a day at the spa.



YOUR LIVING SPACE IN WHITE



white



black

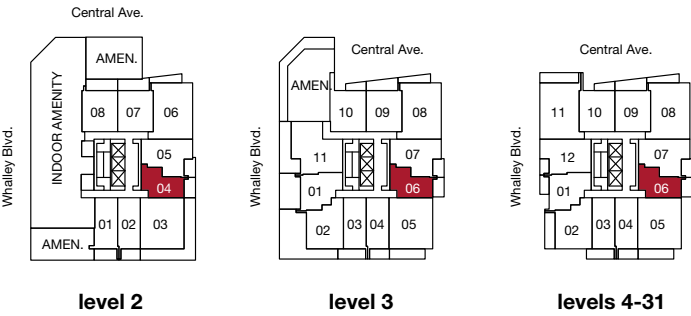
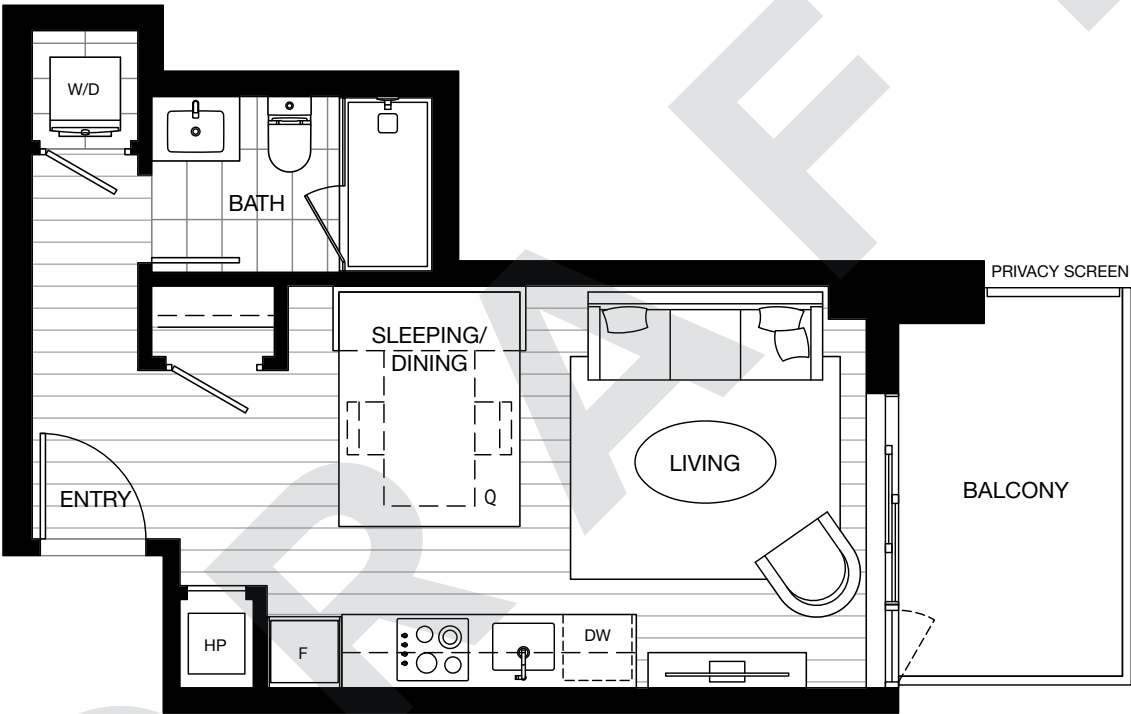
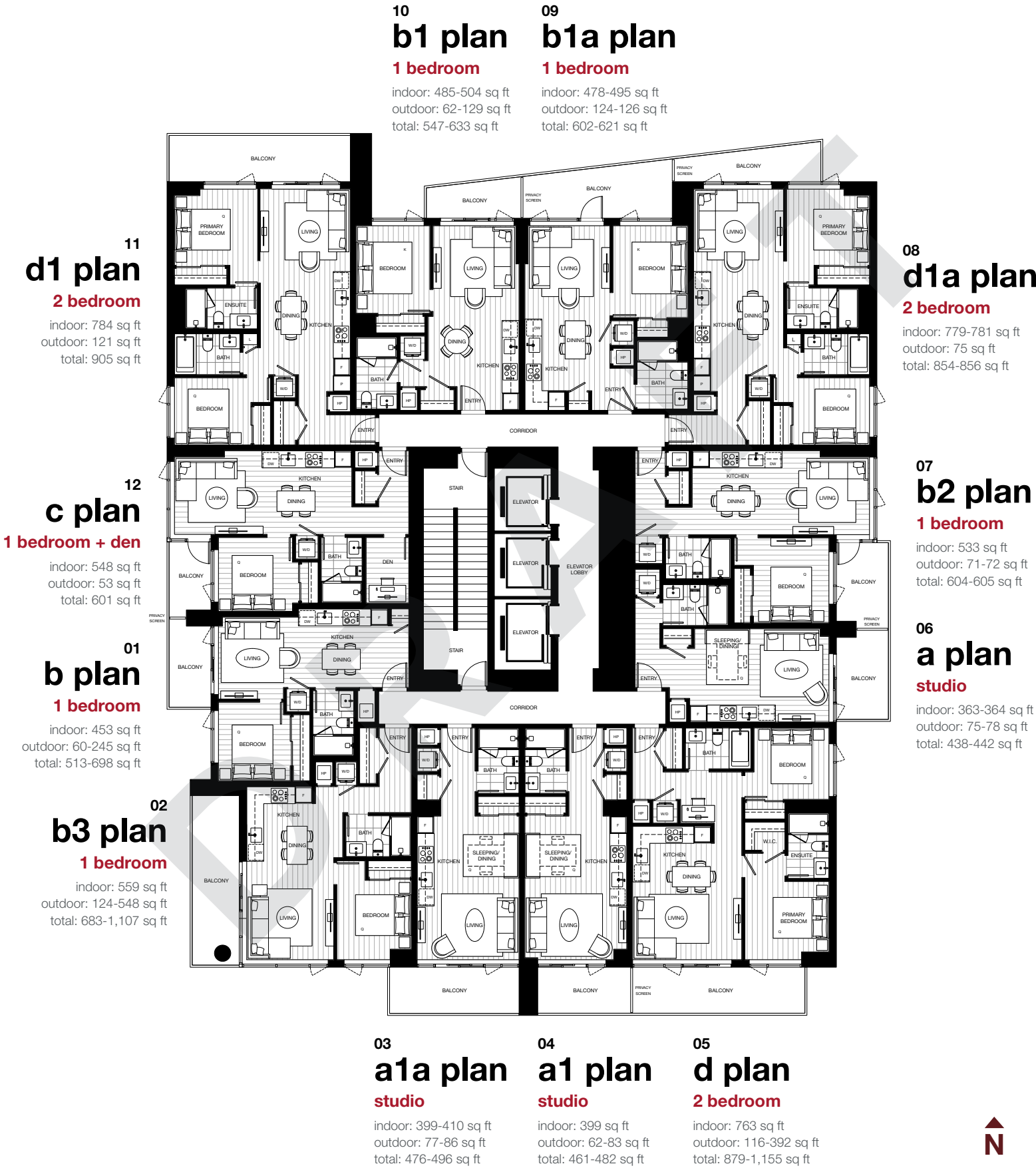


level 4-31

a plan

studio

indoor: 363-364 sq ft  
outdoor: 75-78 sq ft  
total: 438-442 sq ft



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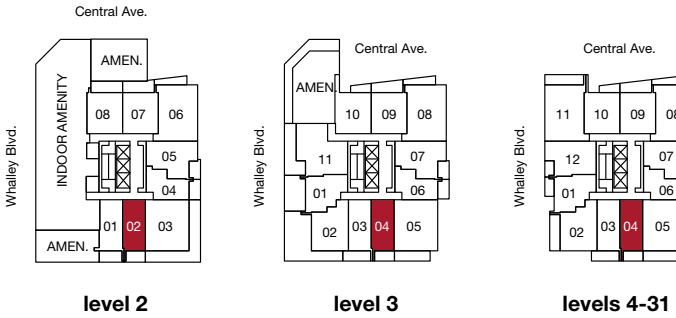


georgetown 2

a1 plan

studio

indoor: 399 sq ft  
outdoor: 62-83 sq ft  
total: 461-482 sq ft



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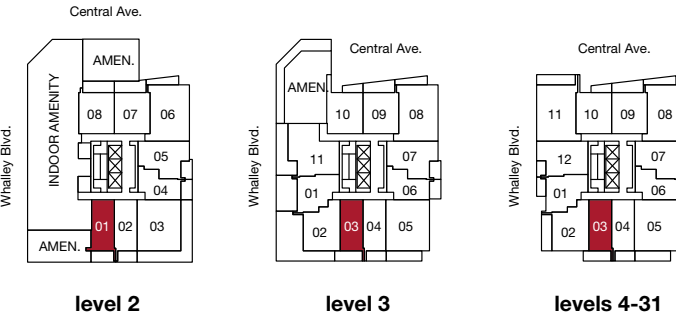
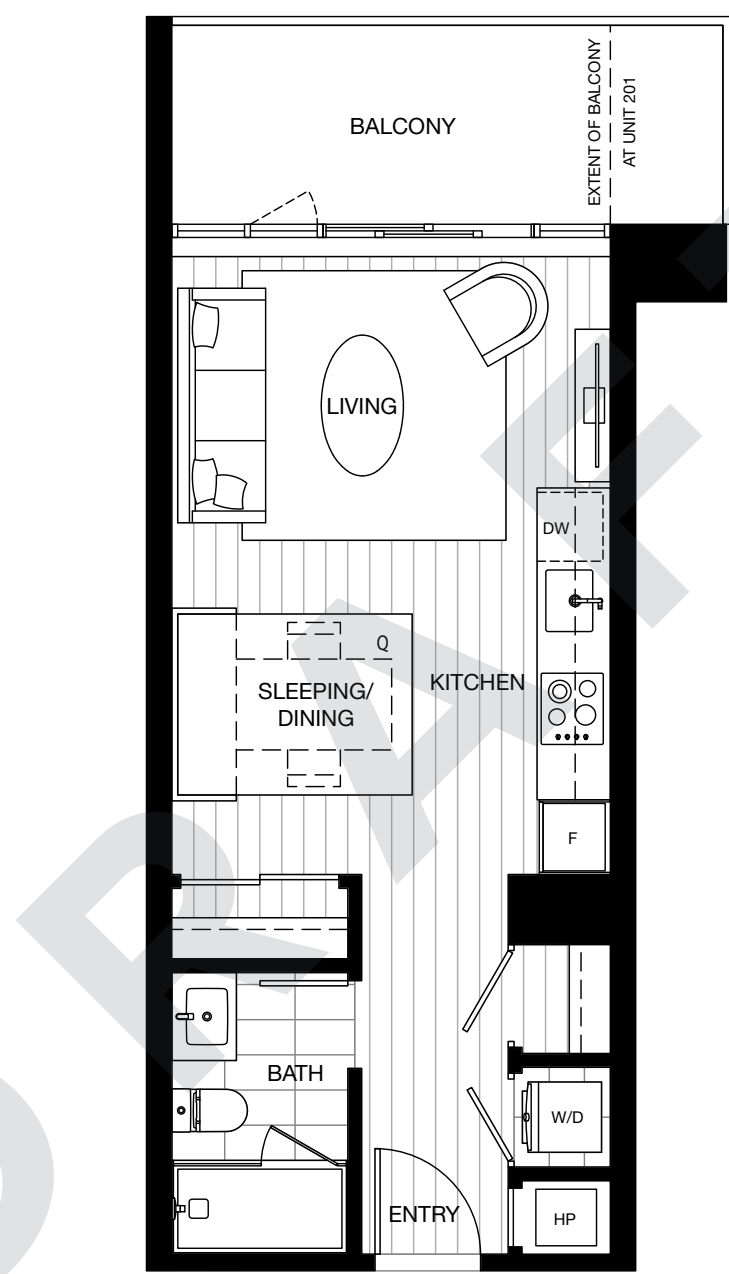


georgetown 2

a1a plan

studio

indoor: 399-410 sq ft  
outdoor: 77-86 sq ft  
total: 476-496 sq ft



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georgetown 2

b plan

1 bedroom

indoor: 453 sq ft  
outdoor: 60-245 sq ft  
total: 513-698 sq ft



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georgetown 2

b1 plan

1 bedroom

indoor: 485-504 sq ft  
outdoor: 62-129 sq ft  
total: 547-633 sq ft



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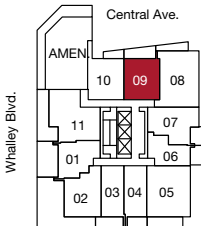
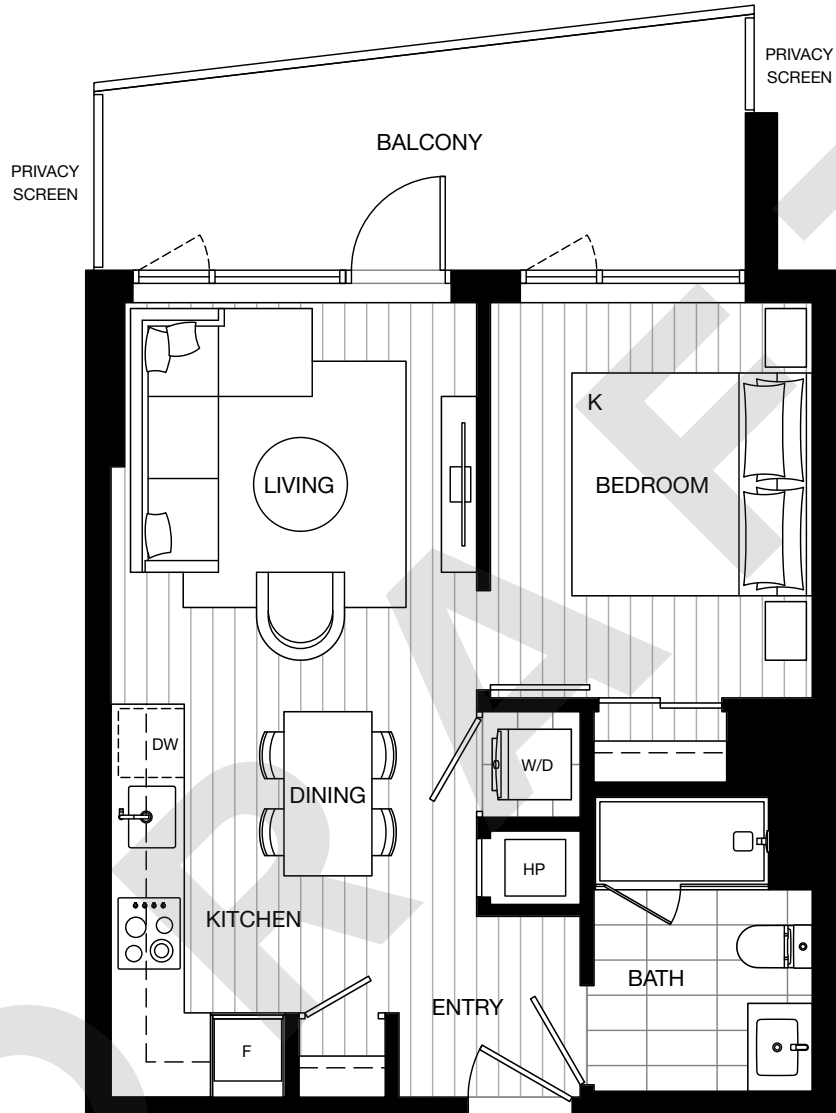


georgetown 2

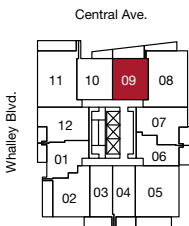
b1a plan

1 bedroom

indoor: 478-495 sq ft  
outdoor: 124-126 sq ft  
total: 602-621 sq ft



level 3



levels 4-31

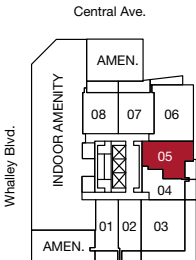


georgetown 2

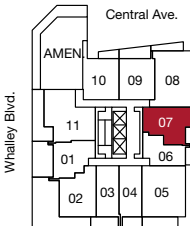
b2 plan

1 bedroom

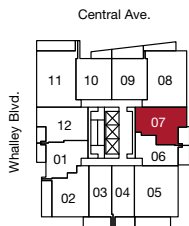
indoor: 533 sq ft  
outdoor: 71-72 sq ft  
total: 604-605 sq ft



level 2



level 3



levels 4-31



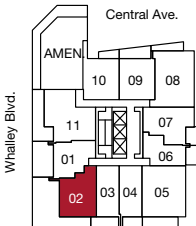
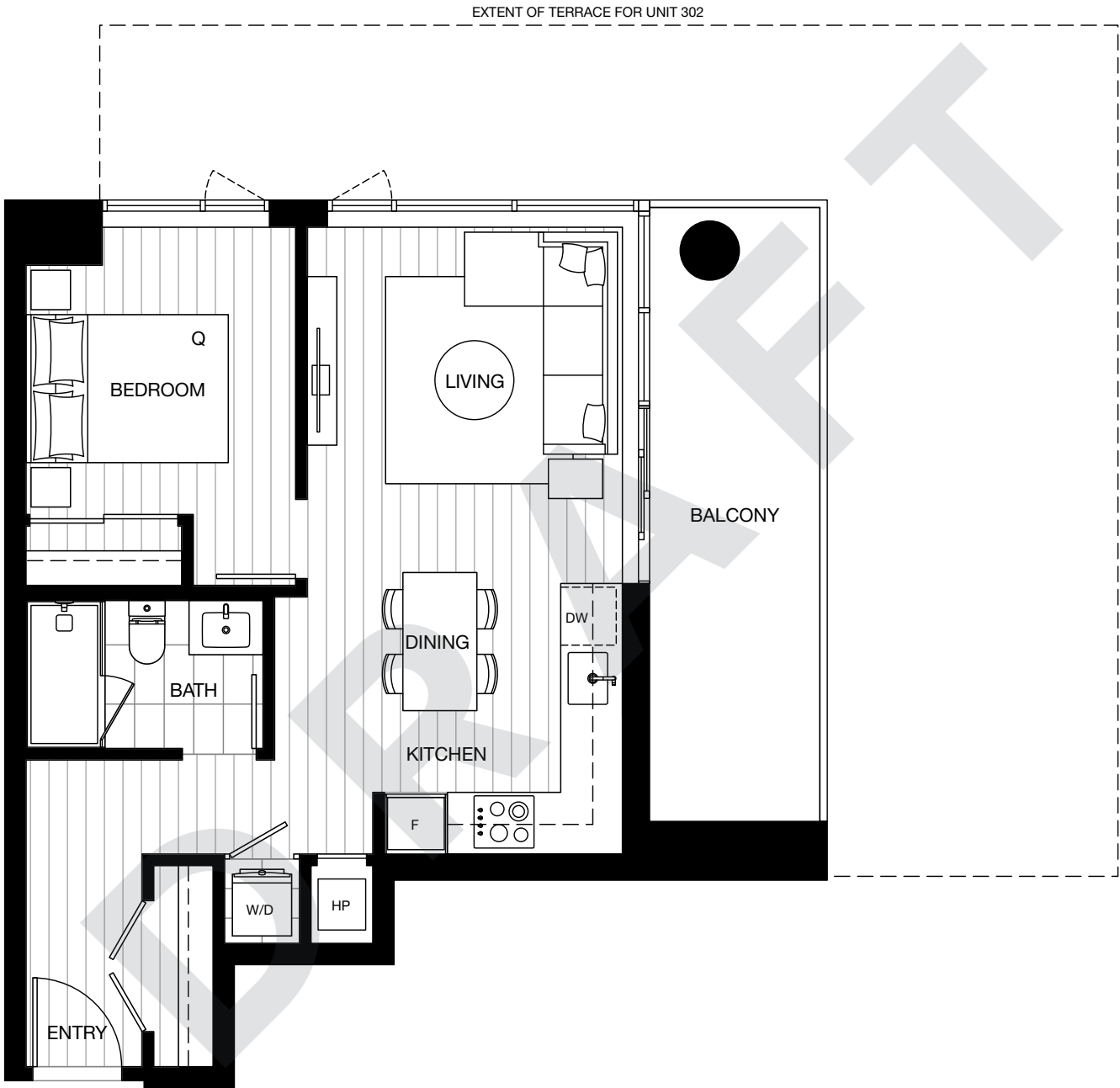


georgetown 2

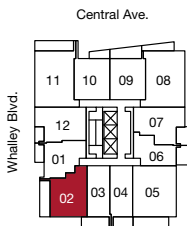
b3 plan

1 bedroom

indoor: 559 sq ft  
outdoor: 124-548 sq ft  
total: 683-1,107 sq ft



level 3



levels 4-31

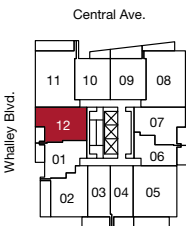


georgetown 2

c plan

1 bedroom + den

indoor: 548 sq ft  
outdoor: 53 sq ft  
total: 601 sq ft



levels 4-31





georgetown 2

d plan

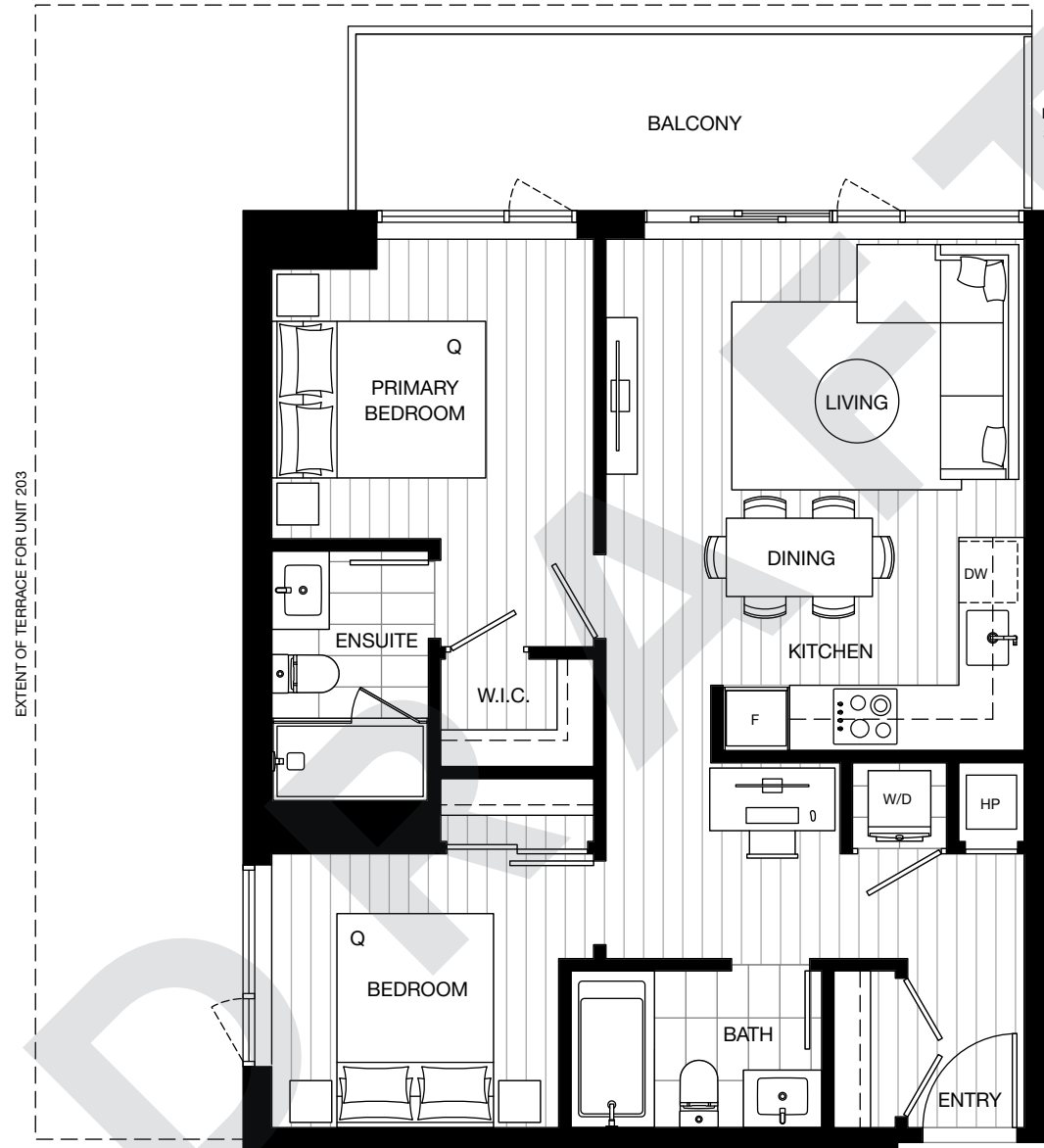
2 bedroom

indoor: 763 sq ft  
outdoor: 116-392 sq ft  
total: 879-1,155 sq ft

d1 plan

2 bedroom

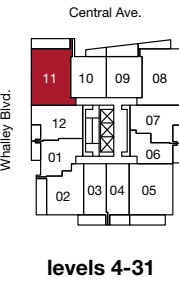
indoor: 784 sq ft  
outdoor: 121 sq ft  
total: 905 sq ft



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georgetown 2



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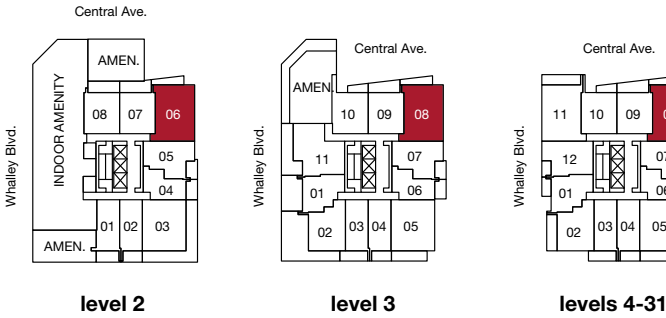


georgetown 2

# d1a plan

2 bedroom

indoor: 779-781 sq ft  
outdoor: 75 sq ft  
total: 854-856 sq ft



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# your details, your life

## space

- Creative, contemporary design by award-winning architects IBI Group. The bold monochromatic black-and-white palette and modern rectilinear architecture truly make the building as unique as its residents
- Interiors designed by BYU Design
- An inspiring arrival with a grand lobby and concierge
- 31 storeys of breathtaking views from Mount Baker, across downtown city lights, all the way to the North Shore mountains
- Upon completion, the master planned community of Georgetown will feature more than 126,000 sq ft of newly designed restaurants, office, and retail spaces at the base of each tower that create a well-rounded and fully connected community

## kitchens

- Choose the colour scheme of your life: white or black
- Under-cabinet LED strip lights offer a warm ambience
- Luxurious and durable quartz countertops make cleaning easy
- Full-height designer tile backsplash adds style to this chef's corner
- Stainless steel undermount sink with a modern matte black Baril kitchen faucet with 2-function pull-down spray
- Premium integrated 24" appliance package:
  - Easy-to-clean Fulgor Milano glass cooktop
  - Efficient Bosch speed oven
  - Fulgor Milano dishwasher with stainless steel interior
  - Fulgor Milano refrigerator with bottom-mount freezer
  - Discreet AEG slide-out hood fan
- A kitchen pantry for storing all the everyday necessities (select homes)

## bathrooms

- Courteous designs, including soft-close drawers, a Laufen undermount sink and a Baril matte black faucet
- Quartz countertops that create luxury and elegance in a relaxing atmosphere
- Opulent porcelain wall tile and floors
- Sleek glass-enclosed walk-in shower with a niche, and Baril matte black plumbing fixtures
- Spa-like deep soaker tub for bath-bomb-and-wine nights (select homes)
- Modern Laufen dual-flush toilet with soft-close seat

## shared amenities

- Nearly 18,000 sq ft of desirable indoor and outdoor amenity space
- Fully equipped fitness and yoga centre for a healthy body and mind
- Quiet and modern co-working space to get stuff done, plus a private meeting room
- Entertainment social lounge with a gourmet kitchen and dining area for celebrations
- Media room for movie nights, game tournaments and karaoke
- Lushly landscaped outdoor amenities:
  - Children's play area
  - Social seating lounges
  - BBQ and dining terrace
  - Community garden

## peace of mind

- 2-5-10 New Home Warranty
- Building access security key fob for an even safer home
- Reassuring restricted floor access via three elevators
- Secure, well-lit underground parkade
- Secured parcel storage facility for those late-night online shopping sprees
- On-site concierge providing personal care and attention to every detail
- Expertly developed and built by Anthem
- Industry-leading Homeowner Care provided by Anthem

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Nearly 18,000 square feet of amenity spaces designed to activate your urban lifestyle. Challenge your body in the fitness centre. Collaborate with like-minded creatives in the co-working space. Entertain, engage and socialize with family and friends in The Lounge.

**At Georgetown, every amenity has been thoroughly curated for your lifestyle.**

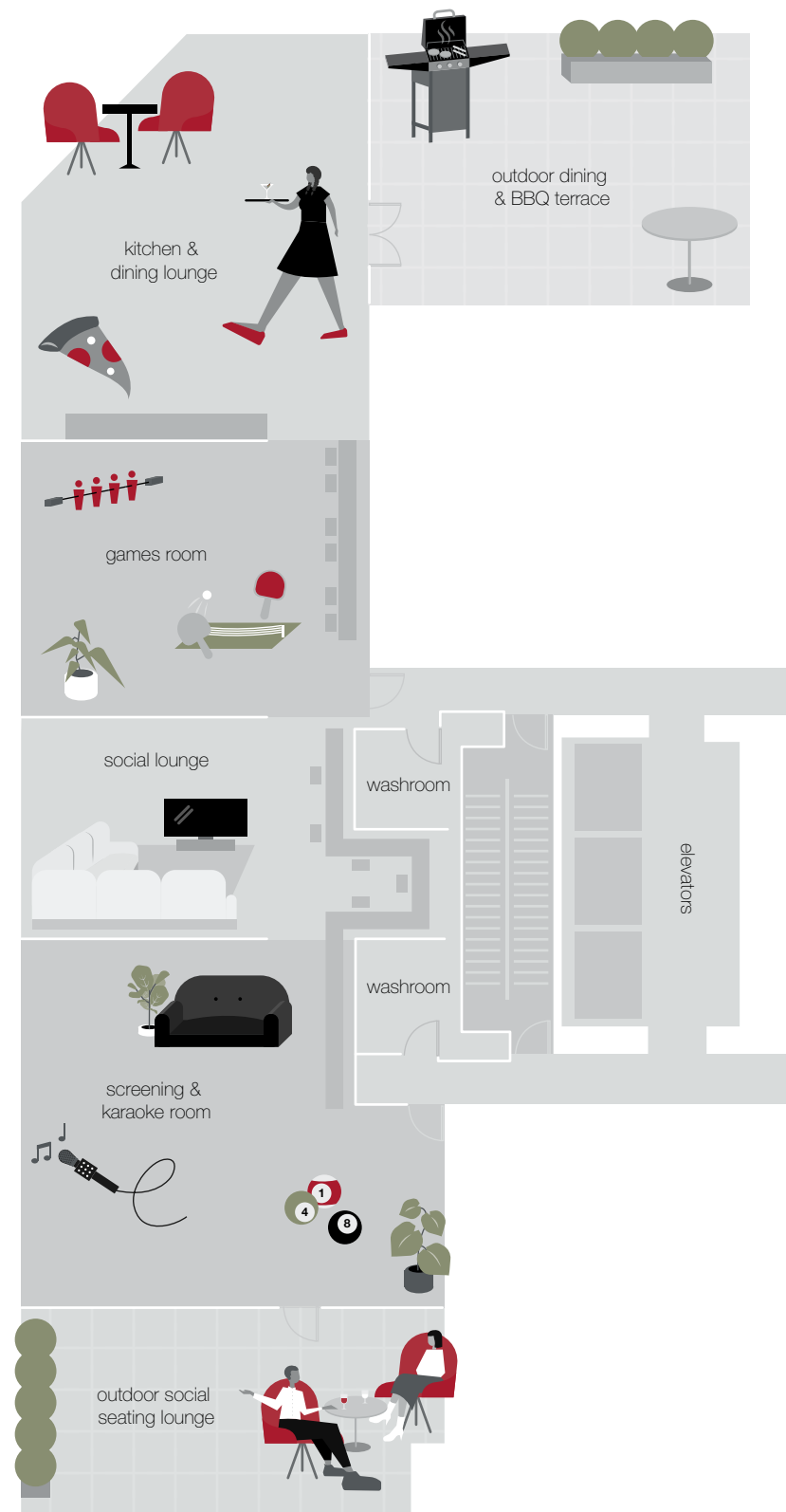
amenities for  
your culture  
+ lifestyle







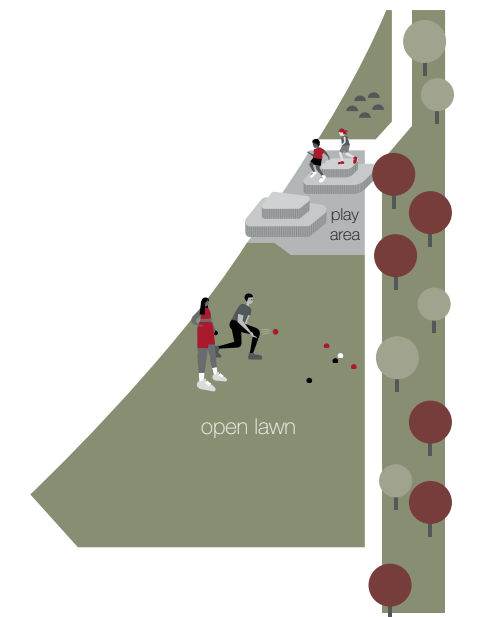
level 1



level 2



level 3



garden & greenspace





Surrey  
City  
Centre:  
**your new  
downtown**



# think big **think Surrey**

Surrey City Centre's amenities make it a community set to soar into the second designated downtown in Metro Vancouver by 2041.

Canada's top universities:  
SFU, KPU and the future  
UBC campus

100+ acres of parks & trails

1,500 people move to Surrey  
each month

\$3.94 billion for Surrey-Langley  
SkyTrain extension

\$5 billion investment in public  
infrastructure by 2026

8<sup>th</sup> best city to invest in North America





# the future is walkable

## Connectivity

The Expo Line at Surrey Central Station is only 5 minutes away by foot. For those who prefer driving, King George Blvd is right outside, connecting Georgetown to Metro Vancouver.

## Education

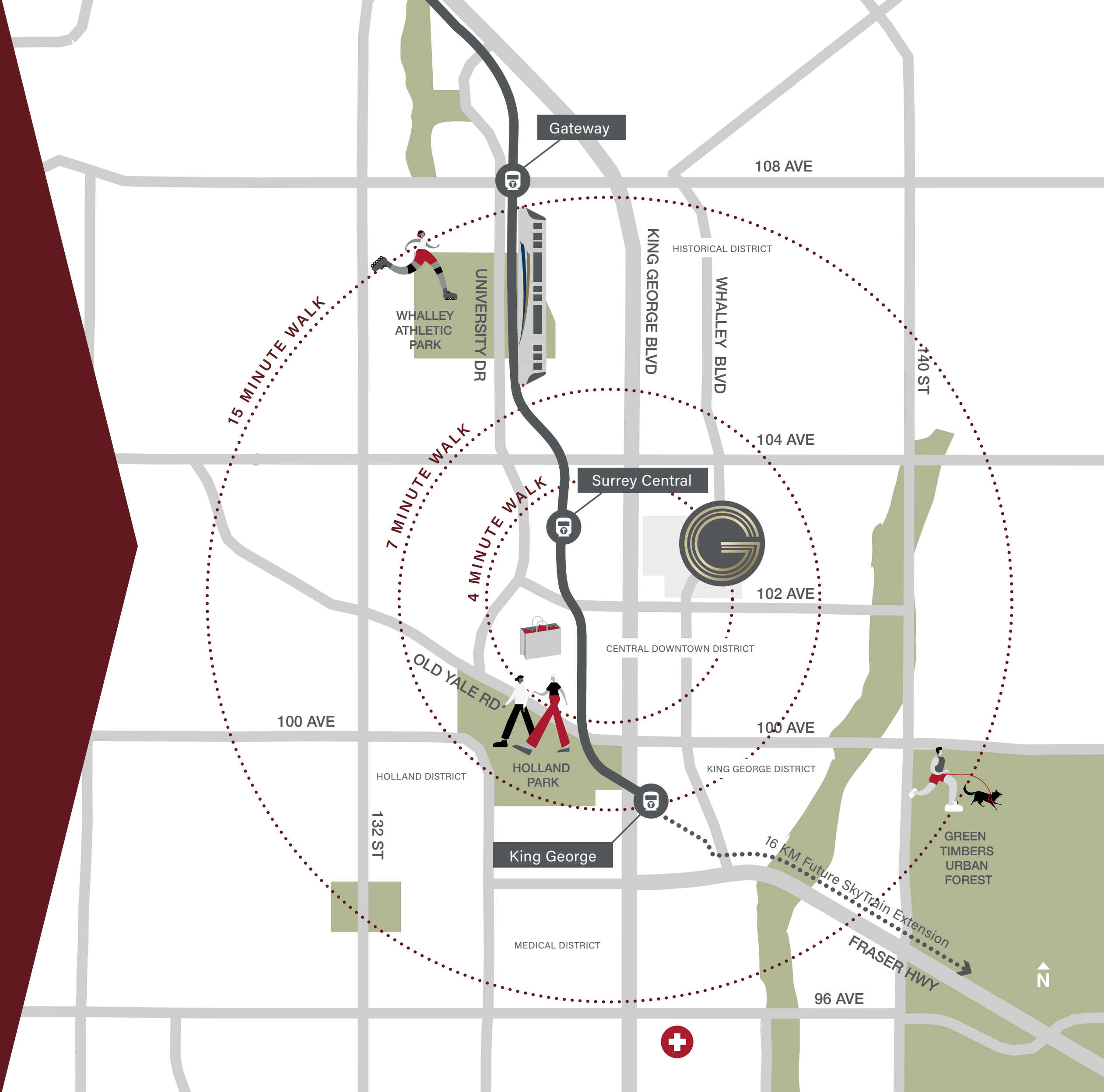
Three of the Canada's top universities: SFU, the future UBC campus, and KPU — all within a few blocks, offering full- and part-time programs for post-secondary students.

## Shopping

Explore the depth and texture of new shops and services as your city evolves. Grab all the hard-to-find specialty items to make dinner with friends, pick up a craft beer pack from a local brewery or ice cream from your favourite parlour. Need a new outfit? Run over to Central City just across the street.

## Dining

Surrey City Centre is full of great choices with the best multicultural grocers, specialty shops and some of the most acclaimed restaurants in the city. Your favourite bowl of ramen, pho, and poke is just a quick walk away.







WOOD & WATER, SURREY

# Anthem in Surrey

In the heart of Metro Vancouver, Surrey is a dynamic community of diversity – technology and the arts, city streets and forest trails, new immigrants and multiple generations. Well positioned for growth and prosperity, Surrey is among the fastest-growing municipalities in Canada, driven by a rapidly evolving City Centre, the excitement of which can be felt rippling into surrounding suburban neighbourhoods.

Anthem is proud to be a part of Surrey's robust growth. Building upon decades of real estate development experience, every community is an evolution of the last, anchored by a steadfast vision to create great space and vibrant, synergistic communities for all of its intended users: homeowners, tenants, retailers and the broader community. In Surrey, Anthem has invested in, developed or managed 17 acres of industrial land, 380,000 sq ft of retail space and over 4,000 homes that are either complete, under construction or in development.

Past and current Anthem communities, including Rockwoods, Fleetwood Rise, Clayton Walk, Georgetown and Wood & Water, connect people and embody what it means to live well. That means transit-oriented, family-centric and amenity-rich neighbourhoods; communities with green space, retail, office spaces and engaging public art.

The Anthem approach is one of learning, growing and building from each plan, home and development while actively listening to homeowner and community feedback, and incorporating that knowledge into everything we do. Like the city itself, we are constantly improving and innovating the way we do things.

A long-term commitment to Surrey, a focus on community and the intention of making a positive impact everywhere we build. Anthem proudly honours Surrey's dynamic evolution, community and legacy.



CLAYTON WALK, SURREY



FLEETWOOD RISE, SURREY



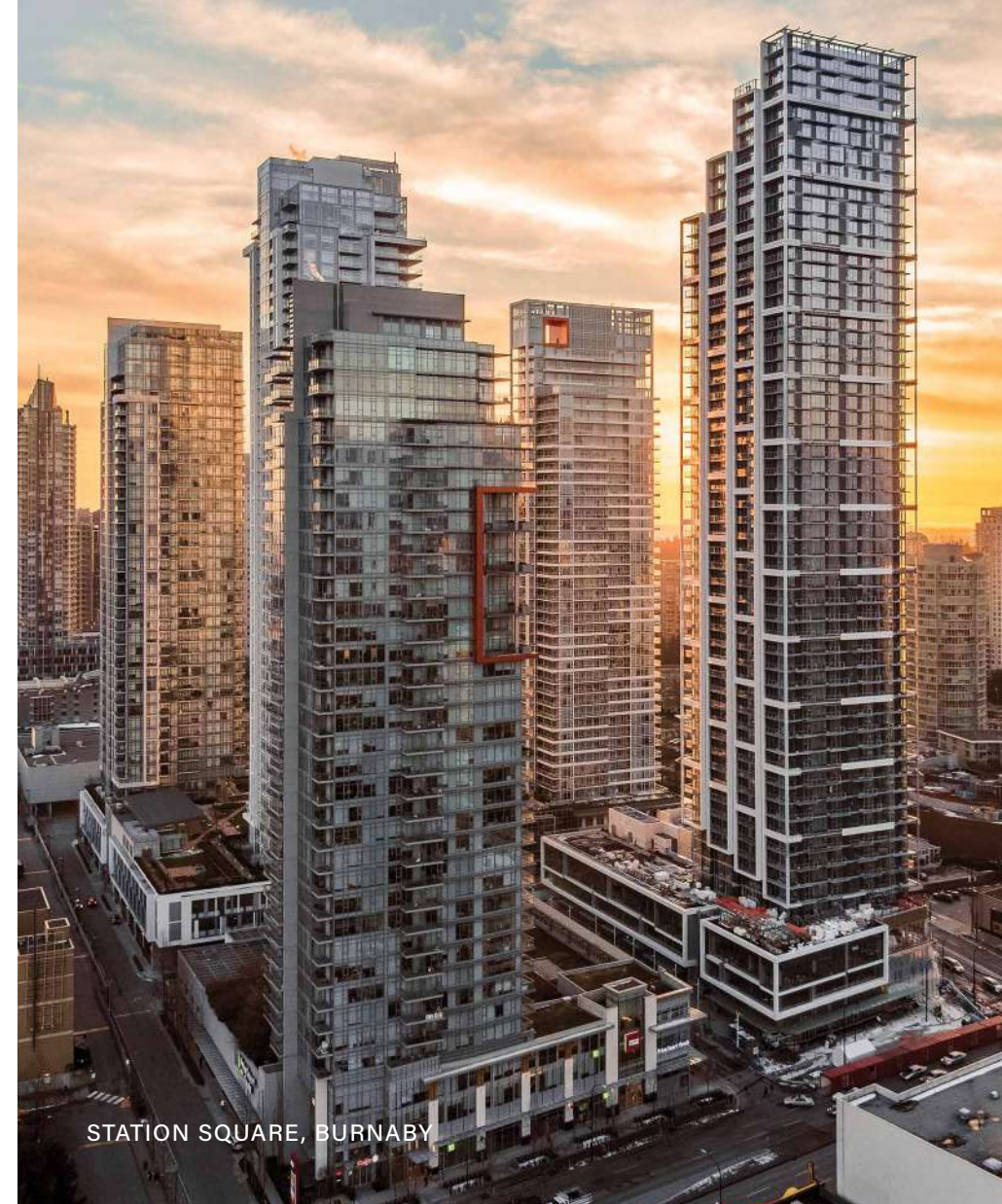


Founded in 1991, Anthem is a team of 450 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 310 residential, commercial and retail projects across western North America. Our growing residential portfolio includes 17,500 homes that are complete, in design or under construction, from master planned mixed-use residential and multi-family, to townhome and single-family communities.

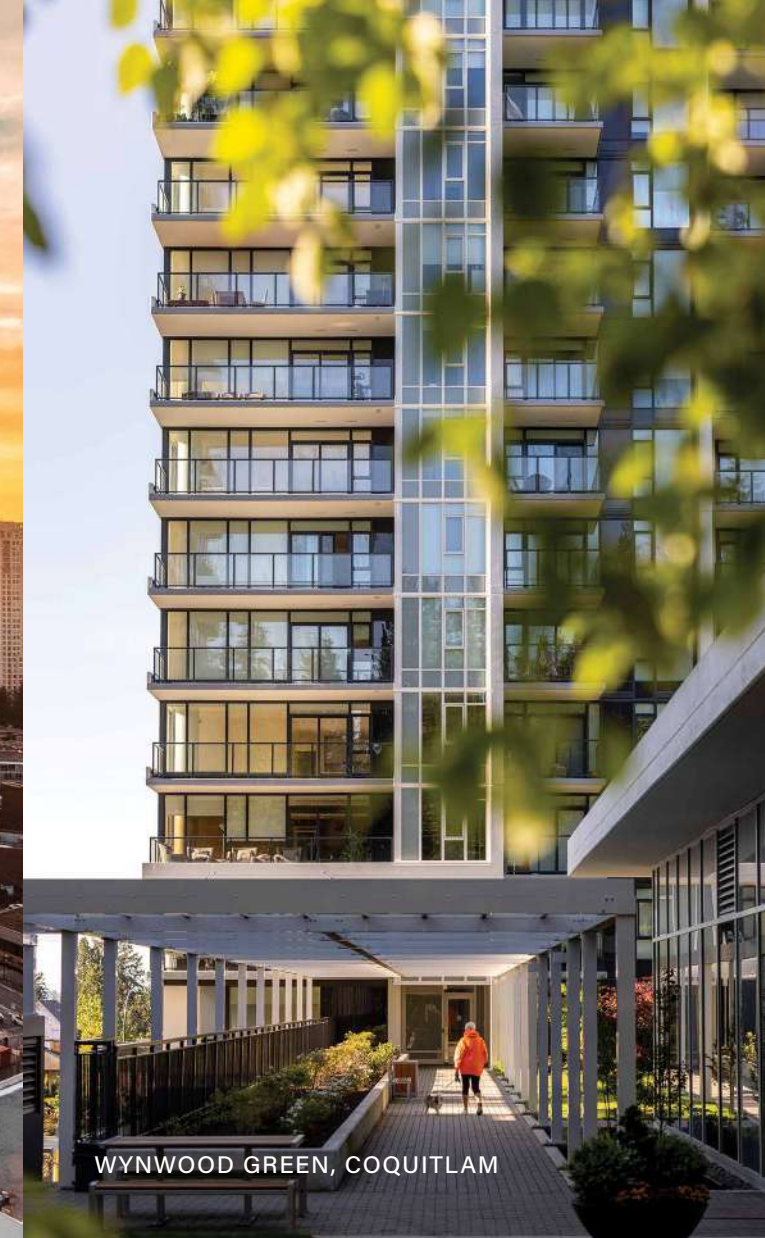
We own, co-own, manage or have previously owned over 8.5 million square feet of retail, industrial, residential rental and office space. We have developed more than 60 communities across 7,400 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

**We are Growing Places.**



STATION SQUARE, BURNABY



WYNWOOD GREEN, COQUITLAM



THE STANDARD, BURNABY



SOCO, COQUITLAM



JINJU, COQUITLAM





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