



NOW SELLING

PRICING NOW STARTING AT
\$859,900



NO GST
for 1st Time Buyers

Save up to \$50k

Archer Sullivan

Surrey's New Standard



Your First Home Just Became **More Affordable** Than Ever

- No GST for First-Time Buyers | **Save up to \$50k**
- Just \$30,000 to Secure your Home
- \$25,000 of Limited Upgrades

Archer

A Limited Collection of 12 Three Bedroom, Move-in Ready Townhomes

Inspired Design

Interiors brought to life by award winning firm TALI + ROCHE, with high end curated materials and quality finishes - All standard at Archer.

Convenience

An exciting location to discover. Parks, schools, restaurants, shopping and all the modern conveniences within reach.

Commitment

Shared passion and the opportunity to build a lasting legacy in the community that enrich the lives of families and the neighbourhood.



Architecturally elevated by exceptional
design and finishes - All standard at Archer



TALI + ROCHE Designs

We believe an exceptional home is the result of individual decisions that elevate design and function. Interiors brought to life by award winning firm TALI + ROCHE, with high end curated materials and quality finishes
- All standard at Archer.

One Of A Kind Kitchens

Contemporary West Coast style for the homes at Archer. Create your favorite dishes and entertain guests in the welcoming kitchen, fitted with custom modern shaker-style cabinetry and an expansive island that makes for a perfect family gathering place. Prep and clean-up is easy in these kitchens thanks to durable quartz stone countertops and full height stone backsplash.



Creekside Living

A rare combination of urban-meets-nature, Archer townhomes are carefully crafted with expansive rooftop decks, air conditioning and double-car garages.





Bedroom Sanctuary

A timeless and classic colour palette, with endless possibilities from subdued to statement-making. Modern interiors with a harmonious blend of tones, textures, and patterns that elegantly contrast and complement each other.

Spa-Inspired Ensuite

Start your morning with a spa-like experience. Step onto your tile floors as you make your way to the beautiful shower equipped with both rainfall head and handheld Riobel fixtures. Experience floor to ceiling tile complemented by a built-in niche and overhead lighting. Custom panel soft-close cabinetry is paired with natural quartz countertops and under cabinet LED lighting



Expansive and Elegant Spaces

Others call them upgrades. We call
them the **Standard.**



Your Neighbourhood, Explore Life At Archer

Steps from your front door, enjoy a myriad of local amenities and conveniences. Archer is minutes to schools, parks, cafes, grocery stores and retailers. The nearby Sullivan Centre and Highway 10 easily connects you to the Fraser Valley, Vancouver and beyond. The possibilities are endless.

**NORTHVIEW GOLF
& COUNTRY CLUB**
6.9km

**SULLIVAN
HEIGHTS PARK**
600m

**SULLIVAN
CENTRE SHOPS**
350m

**SULLIVAN SQUARE
SHOPPING CENTRE**
3.7km

OWL PARK
1.3km

FIT NATION GYM
750m

**GOLDSTONE PARK
ELEMENTARY**
1km

**BELL PERFORMING
ARTS CENTRE**
750m

**CENTRE OF
NEWTON**
3.8km

(A&W, Starbucks, Freshslice,
Tim Hortons, Save-On Foods,
Shoppers Drug Mart, etc.)



Beyond The Everyday Amenities

EAT AND SHOP

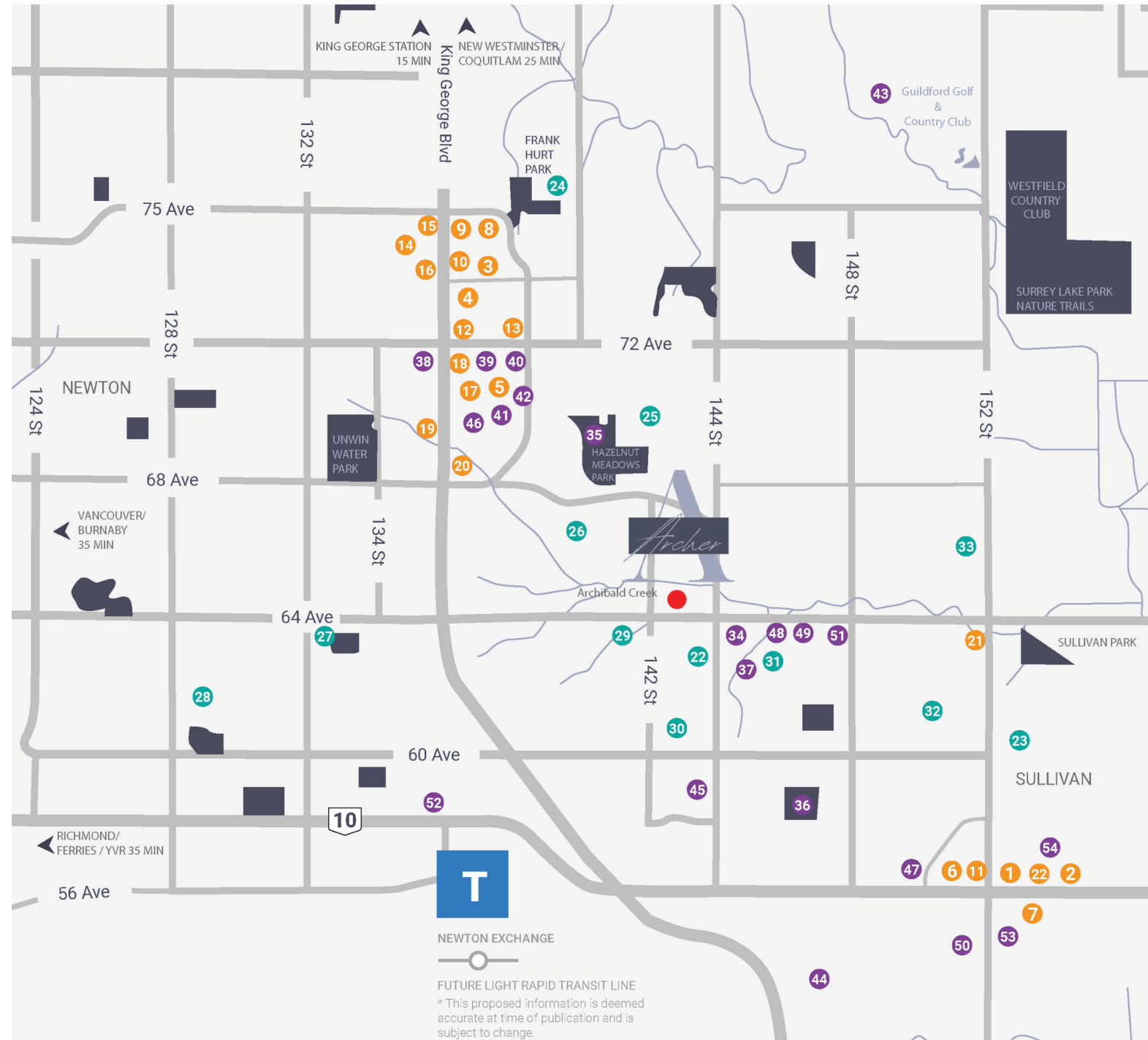
1. Sullivan Centre
2. Sullivan Square Shopping Centre
3. King's Cross Shopping Centre
4. Center Of Newton
5. Newton Town Centre
6. Panorama Village
7. Panorama Place
8. Real Canadian Superstore
9. Boston Pizza
10. BC Liquor Store
11. Starbucks
12. Kyoto Sushi
13. Planet India
14. Canadian Tire
15. Barcelos Flame Grilled Chicken
16. Costco
17. CHALO FreshCo
18. WINGS
19. The Brick
20. Denny's Restaurant
21. New York New York Greek Restaurant

LEARN

22. Sullivan Heights Secondary
23. Sullivan Elementary
24. Frank Hurt Secondary
25. Georges Vanier Elementary
26. Hyland Elementary
27. Panorama Ridge Secondary
28. Panorama Park Elementary
29. McLeod Road Traditional Elementary
30. École Woodward Hill Elementary
31. Goldstone Park Elementary
32. Cambridge Elementary
33. Regent Christian Academy

PLAY

34. Sullivan Heights Park
35. Hazelnut Meadows Park
36. Goldstone Park
37. Bell Performing Arts Centre
38. Newton Cultural Centre
39. Newton Recreation Centre, Newton Wave Pool
40. Newton Arena
41. Newton Seniors Centre
42. Newton Library
43. Morgan Creek Golf Course (removed?)
44. Guildford Golf & Country Club
45. Birdies & Buckets Family Golf Centre
46. The Tennis Centre Surrey
47. Hollywood 3 Cinema
48. Tong Louie Family YMCA
49. CrossFit Sullivan Heights
50. Surrey Athletics
51. Evolution Fitness
52. Dreams Gymnastics
53. North Star Boxing
54. Ora Fitness & Yoga
55. Yoga 360





Bell Performing Arts Centre



Serpentine Fen Park



Sullivan Centre



Archer Site Location



Creekside Living In Sullivan Heights

Located in the rapidly growing Sullivan Heights community of Surrey, B.C, Archer offers access to convenient shopping, excellent schools, and easy transit options.

You get everything you love about Sullivan Heights—steps from your door at Archer.



Bell Performing Arts Centre

Floorplans for Every Lifestyle

Select from two distinct floorplans, 3 bedroom offerings up to 1650+ SF — Archer welcomes your unique sense of style with space to express yourself with 9' high ceilings, expansive windows and spacious kitchens.

Green Belt

Archibald Creek





PLAN A

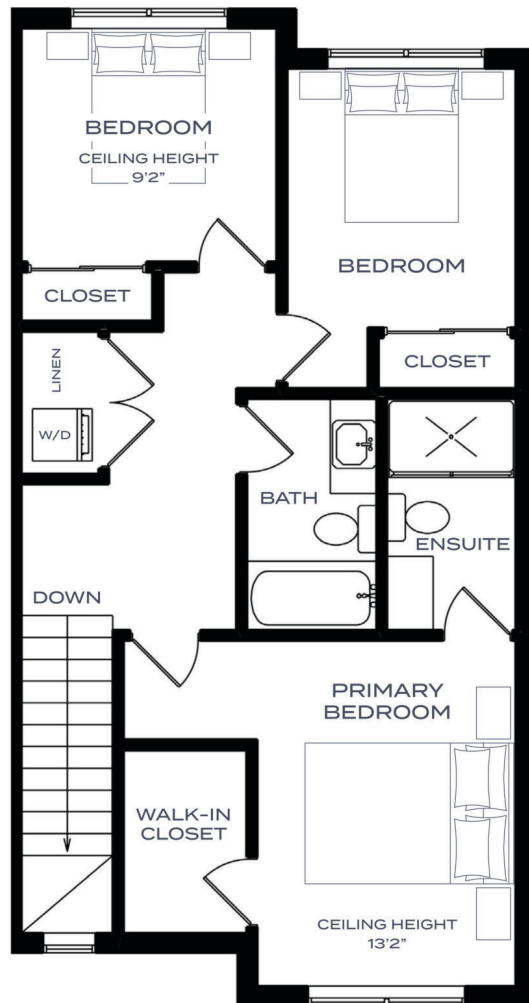
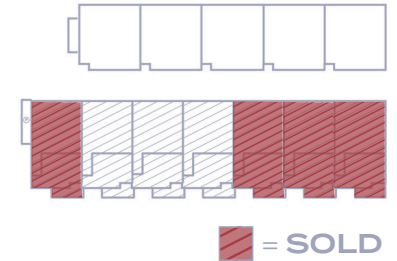
3 Bedroom
2.5 Bath
Balcony

Square Footage

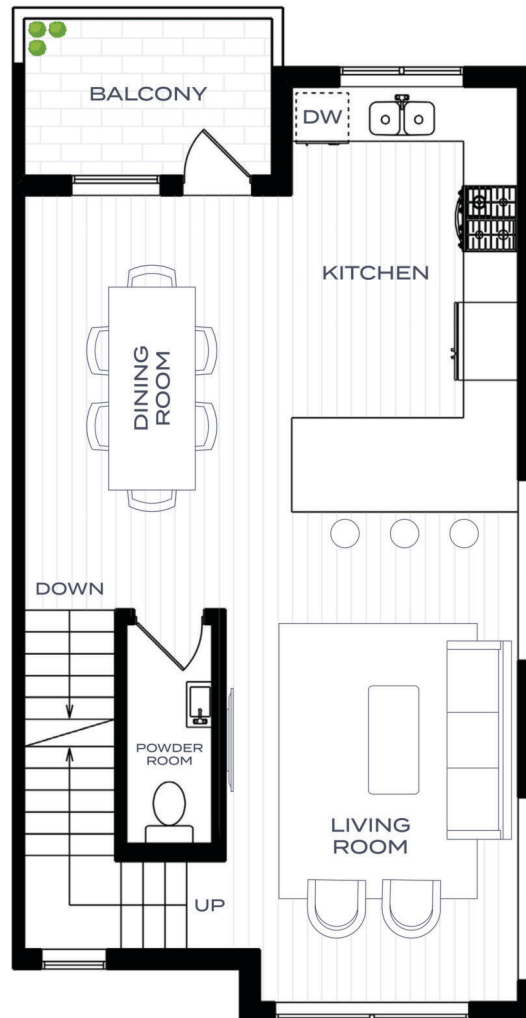
Unit 1,623–1,658 sq.ft
Garage 421 sq.ft
Balcony 64 sq.ft

14285 64 Avenue | Surrey

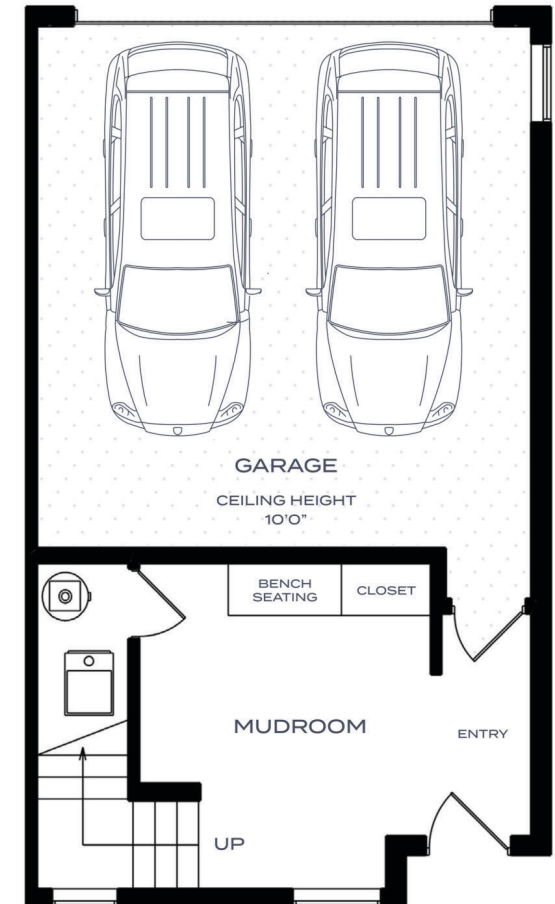
**ONLY 3 UNITS
REMAINING**



UPPER



MAIN



LOWER

The developer reserves the right to make changes and/or modifications to the floor plans and efforts have been made to represent dimensions accurately. Actual homes may be a mirror image of the floorplan shown or may have minor variations from the plan illustrated above. All professional measurements completed by GMS Floorplans and sizes may differ from the registered strata plan. E.&O.E



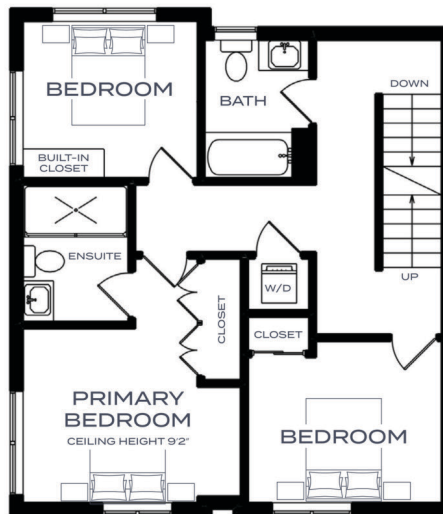
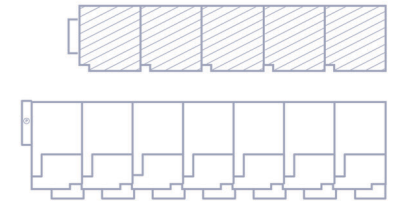
PLAN B

3 Bedroom
2.5 Bath
Balcony
Rooftop Patio

Square Footage

Unit 1,444–1,525 sq.ft
Garage 491 sq.ft
Balcony 33 sq.ft
Patio 568 sq.ft

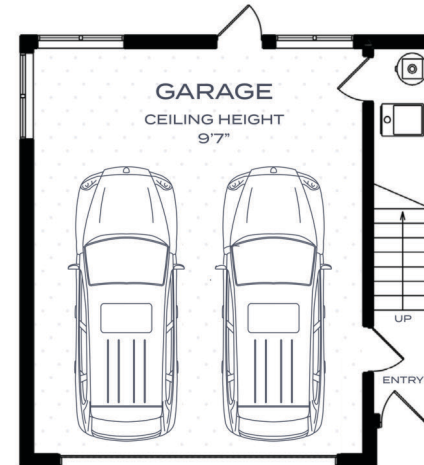
14285 64 Avenue | Surrey



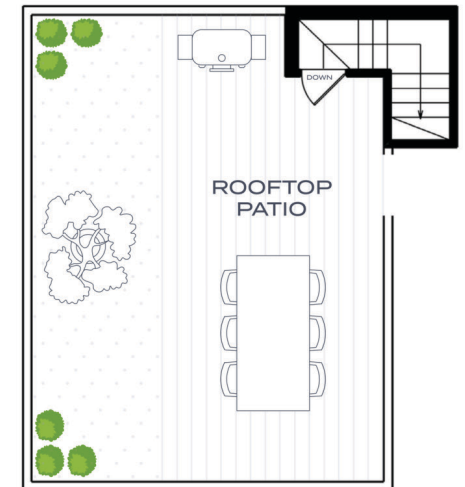
UPPER



MAIN



LOWER



TOP



Inspired Features

We believe high-quality materials and finishes should be an expectation, not an upgrade.

ELEVATED INTERIORS

- Spacious open concept floorplans
- Timeless interiors by TALI + ROCHE Design
- Cohesive indoor-outdoor living
- Grand 9 ft ceilings on the main
- Oversized windows allow for increased lighting
- 8-inch-wide plank laminate flooring
- EV Charger capability with every home
- Oversized, insulated double garages with storage
- Custom millwork for mudrooms

COMFORT AND SECURITY

- State of the art heat pump with air conditioning
- High efficiency electric water tanks allow you to heat your home quickly and effectively
- Double glazed and low-E window systems for improved thermal efficiency and increased noise reduction
- Upgraded windows along 64th provide peace and comfort
- Roughed in home security system and central vac
- Backed by 2-5-10 Wilson Beck Home Warranty

KITCHEN THAT INSPIRES

- 2" natural stone inspired quartz countertops
- Under cabinet LED channel lighting to provide the perfect ambience
- Integrated breakfast bar
- Top of the line millwork featuring soft-close cabinets and drawers
- Custom designed fluted walls
- Premium stainless steel appliance package

INNOVATIVE LIVING

- Large, private rooftop terrace with water and electricity
- Energy efficient LED lighting
- Custom side stair lighting

ENSUITE RETREAT

- Large, luxurious walk-in shower
- Riobel matte black + bronze faucets and hardware
- Floating vanity with ample storage and under-mount sink
- Custom counter mirrors
- Built-in shower niches for creative storage
- Natural stone inspired porcelain floor and wall tile

Thoughtfully Designed Communities To Move You Forward

Ovi Elite Homes and Kennedy Development are united by a shared passion and the opportunity to build a lasting legacy in the community. Together, they form an integrated team dedicated to thoughtfully designing spaces that enrich the lives of families and the Sullivan Heights neighbourhood.



Harish Tak | Ovi Elite
Homes



Kevin Rakhra | Kennedy
Development



East 8th, Vancouver



E. Georgia, Vancouver



Cedar Pine, Mission



Blaine, Burnaby



Pixel, Burnaby



CREEKSIDE LIVING

3 BEDROOM PLAN A & PLAN B (WITH ROOFTOP)

PRICES NOW STARTING AT
\$859,900

DEPOSIT STRUCTURE

A total of 5%. \$5,000 upon execution of an offer and the balance of 5% within 7 days of acceptance.

Move-In Ready Homes

***ONLY 3 FRONT UNITS REMAINING**

Appointments

T 604.977.5581
E sales@archerliving.com
archerliving.com

Archer Location
14239 64 Ave,
Surrey, BC

Sales + Marketing By

The Developer Reserves The Right To Modify Or Make Substitutes To The Building Design, Specification, Floorplans And Pricing Should They Be Necessary. Renderings, Views, And Layouts Are For Illustration Purposes Only. This Is Not An Offering For A Sale. E.&o.e. Sales Powered By Dinani Group. E.&o.e.

