



COMING SOON!

EXCLUSIVE PREVIEW PACKAGE

CONGRATULATIONS, YOU'RE IN. YOU ARE A KEY MARKETING VIP.



AS A REWARD FOR YOUR CONTINUED INTEREST IN KEY MARKETING AND TIEN SHER PROJECTS, WE'RE MAKING SURE YOU'RE OUR PRIORITY. HERE'S WHAT THAT MEANS:

- 1. PRIORITY ACCESS FOR YOUR CLIENTS**
- 2. PRIORITY PREVIEWS AT THE MAVERICK PRESENTATION CENTRE BEFORE THE PUBLIC**
- 3. PRIORITY PRICING AND INCENTIVES**
- 4. PRIORITY INVENTORY**



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AS INDEPENDENT AS YOU ARE

DRAFT

DEFINED BY DURABLE MATERIALS, VIBRANT JOLTS OF COLOUR, AND CLEAN, CONTEMPORARY ARCHITECTURE, MAVERICK IS A COMPLEMENT TO ITS EVOLVING NEIGHBOURHOOD. THE ENGAGING DESIGN IS A BRIDGE BETWEEN THE COMMUNITY'S HISTORIC PAST AND VIBRANT FUTURE. THE FIVE-STOREY BUILDING CONSISTS OF 125 HIGHLY FUNCTIONAL HOMES, ALONG WITH OUTSTANDING EXCLUSIVE AMENITY SPACE. THE CAREFULLY PLANNED RESIDENCES ARE DESIGNED FOR EASY DAILY LIVING, PROVIDING PLACES FOR PRIVACY AND AREAS FOR ENTERTAINING. OPEN LAYOUTS AND EXPANSIVE WINDOWS MAKE THE HOMES FEEL EVEN BIGGER THAN THEY ARE. SMART STORAGE MEANS RESIDENTS HAVE LOTS OF SPACE TO STASH THEIR STUFF.



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A REBEL WITH A BIG FUTURE

MAVERICK IS THE NEXT CHAPTER OF THE WHALLEY ENTERTAINMENT DISTRICT, A NEW MASTER-PLANNED, ARTS AND CULTURE-FOCUSED NEIGHBOURHOOD THAT'S POISED TO REDEFINE URBAN LIVING IN THE AREA. IT'S DESTINED TO BE A THRIVING HUB WITH DIVERSE RETAIL, LIVE MUSIC VENUES, HANDY SERVICES, GREAT RESTAURANTS AND ACRES OF PUBLIC SPACE—AND ULTIMATELY HOME TO OVER 3,500 PEOPLE. AND MAVERICK IS THE FIRST PROJECT TO CALL THE NEIGHBOURHOOD HOME. GETTING INTO THE WHALLEY ENTERTAINMENT DISTRICT EARLY WITH MAVERICK MEANS HOMEOWNERS WILL ENJOY THE EXCEPTIONAL QUALITY OF LIVING THAT COMES WITH A TIEN SHER HOME, AT A KILLER PRICE. AND ACRES OF UPSIDE POTENTIAL. THIS IS AN AFFORDABLE OPPORTUNITY THAT SHOULD NOT BE MISSED.



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A BOLD VISION

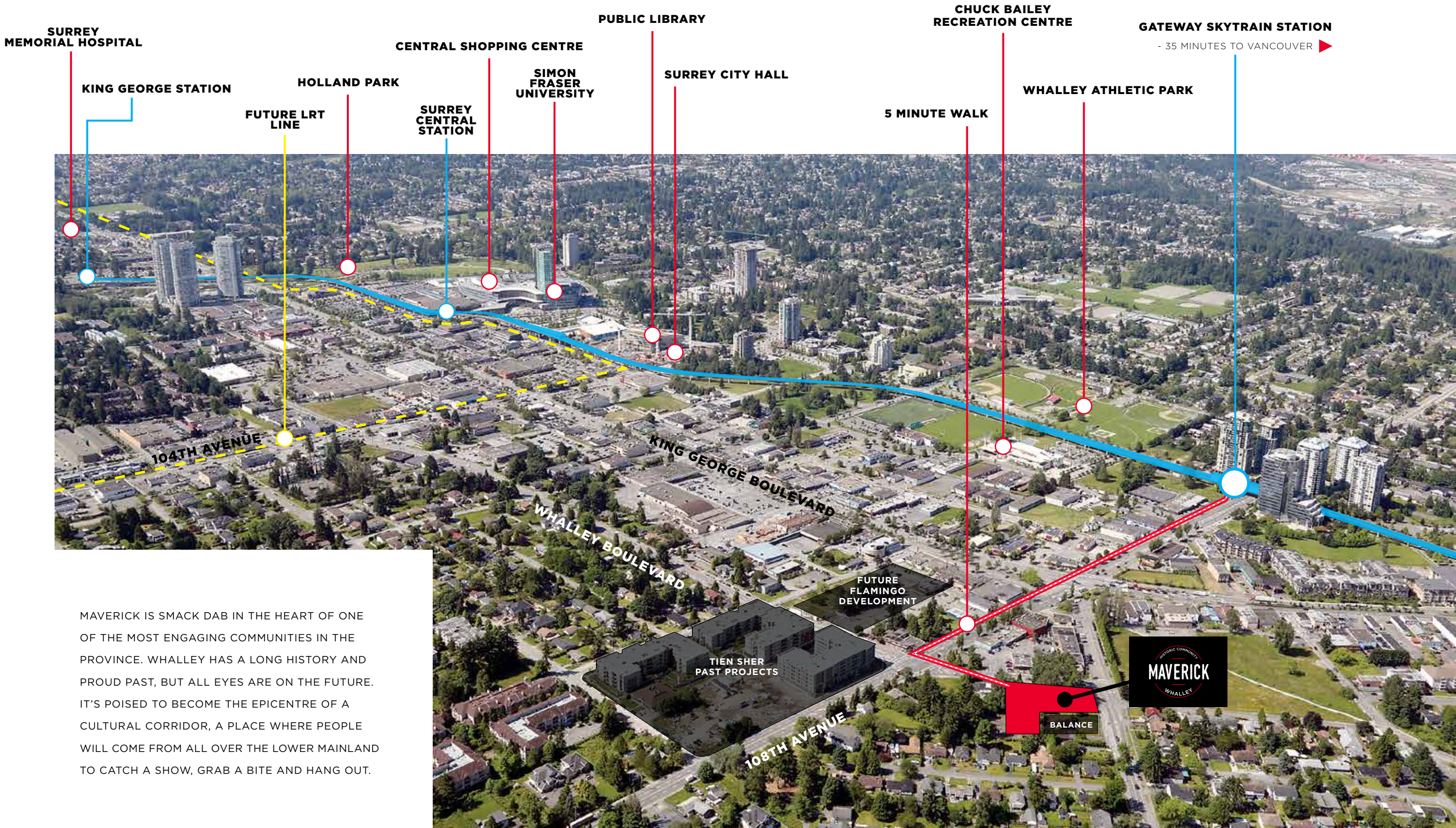
DRAFT

- WHERE WHALLEY BOULEVARD AND 107A AVE INTERSECT, A DYNAMIC NEW MASTER-PLANNED COMMUNITY IS TAKING SHAPE—THE WHALLEY ENTERTAINMENT DISTRICT—WITH NEW MULTI-RESIDENTIAL BUILDINGS, PARK SPACE, LIVE MUSIC SPACE AND RETAIL BEING ADDED TO THE TRANSFORMING NEIGHBOURHOOD.
- MAVERICK IS THE NEWEST RESIDENTIAL BUILDING COMING TO THE COMMUNITY, JUST A BLOCK AND A HALF FROM THE SITE OF THE FLAMINGO HOTEL, A HISTORIC MUSIC VENUE WHOSE SPIRIT AND MISSION WILL BE PRESERVED IN THE NEW WHALLEY ENTERTAINMENT DISTRICT.
- THE HIGHLY WALKABLE NEIGHBOURHOOD SURROUNDING MAVERICK AND THE WHALLEY ENTERTAINMENT DISTRICT IS ALREADY PACKED WITH COMMUNITY AMENITIES—A COMMUNITY CENTRE, ELEMENTARY AND SECONDARY SCHOOL, PARKS, LOCAL SHOPS AND NEARBY GATEWAY SKYTRAIN STATION.
- THE NEIGHBOURHOOD OFFERS BETTER VALUE FOR MONEY THAN ANYWHERE ELSE IN METRO VANCOUVER. PERIOD.
- MAVERICK AND THE WHALLEY ENTERTAINMENT DISTRICT ARE BEING LED BY TIEN SHER, A DYNAMIC AND INNOVATIVE DEVELOPER AND BUILDER WITH A LONG HISTORY AND UNPRECEDENTED COMMITMENT TO STEADY, SMART URBAN VITALIZATION IN SURREY.



GET CONNECTED

DRAFT



MAVERICK IS SMACK DAB IN THE HEART OF ONE OF THE MOST ENGAGING COMMUNITIES IN THE PROVINCE. WHALLEY HAS A LONG HISTORY AND PROUD PAST, BUT ALL EYES ARE ON THE FUTURE. IT'S POISED TO BECOME THE EPICENTRE OF A CULTURAL CORRIDOR, A PLACE WHERE PEOPLE WILL COME FROM ALL OVER THE LOWER MAINLAND TO CATCH A SHOW, GRAB A BITE AND HANG OUT.



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YOUR WHALLEY

DRAFT



WE ALL KNOW THAT SURREY IS ONE OF THE FASTEST-GROWING AND MOST DYNAMIC CITIES IN THE COUNTRY—HERE ARE SOME HIGHLIGHTS OF HISTORIC WHALLEY.

A CULTURAL CORRIDOR.

SURREY HAS INVESTED IN SPACES TO HOST MAJOR EVENTS, FESTIVALS AND PERFORMANCES, AND HISTORIC WHALLEY IS THE EPICENTER OF A “CULTURAL CORRIDOR” THAT RUNS FROM CITY CENTRE TO SOUTH SURREY. IT WILL BE HOME TO THE LARGEST MUSIC VENUE SOUTH OF THE FRASER RIVER.

CENTRAL CITY HAS IT ALL.

DESIGNED BY RENOWNED B.C. ARCHITECT BING THOM, THE STUNNING AND MODERN CENTRAL CITY SHOPPING CENTRE IS AN AWARD-WINNING WORLD-CLASS COMMUNITY HUB WHERE YOU CAN WORK, SHOP AND LEARN UNDER ONE ROOF. THE DEVELOPMENT INCLUDES 140 RETAILERS, RESTAURANTS AND SERVICES, ALONG WITH A 550,000-SQUARE-FOOT OFFICE TOWER AND SFU SURREY CAMPUS.

A PLACE FOR LEARNING.

CENTRAL SURREY IS HOME TO THREE UNIVERSITIES, INFUSING THE COMMUNITY WITH A VIBRANT YOUTHFUL ENERGY.

- SFU SURREY CAMPUS IS LOCATED IN THE CENTRAL CITY COMPLEX AND HAS OVER 7,000 STUDENTS INVARIOUS DISCIPLINES
- UBC’S FACULTY OF MEDICINE OPERATES A CLINICAL ACADEMIC CAMPUS WITHIN NEARBY SURREY MEMORIAL HOSPITAL’S BRAND
- NEW CRITICAL CARE TOWER BUILDING
- KWANTLEN POLYTECHNIC UNIVERSITY IS BUILDING A NEW FIVE-STOREY FACILITY FOR OVER 1,600 STUDENTS, NEXT TO CITY HALL.
- IT WILL BE A HUB AND A LINK CONNECTING ACADEMIC RESEARCHERS WITH SURREY’S HEALTH AND TECH SECTORS.

CONNECTED TO THE REGION.

EASILY ACCESS METRO VANCOUVER VIA GATEWAY SKYTRAIN STATION, AND SOON CONNECT TO THE FRASER VALLEY TOO. LIGHT RAIL TRANSIT IS PLANNED FOR THE REGION, CONNECTING CITY CENTRE WITH THE CITY OF LANGLEY AND SEVERAL POINTS IN BETWEEN.

A HEALTHY COMMUNITY.

THE RECENTLY EXPANDED SURREY MEMORIAL HOSPITAL IS ONE OF THE REGION’S BUSIEST HEALTH CARE FACILITIES, WITH ONE OF LARGEST EMERGENCY DEPARTMENTS IN THE PROVINCE. THE HOSPITAL’S FAMILY BIRTHING UNIT DELIVERED 4,474 BABIES IN 2016-17. NEARBY IN THE HEALTH AND TECHNOLOGY DISTRICT, PLANS ARE UNDERWAY TO EXPAND INNOVATION BOULEVARD AND CITY CENTRE 1 WITH 11 NEW RESEARCH AND DEVELOPMENT TECHNOLOGY BUILDINGS, WHICH WHEN COMPLETED WILL BRING MORE THAN 15,000 JOBS TO THE AREA.

GOLDEN AMENITIES.

THE CHUCK BAILEY RECREATION CENTRE IS A HIGH-PROFILE COMMUNITY RECREATION FACILITY THAT INITIALLY SERVED AS A VOLUNTEER TRAINING HUB FOR THE VANCOUVER 2010 WINTER OLYMPICS. THE MULTI-PURPOSE FACILITY INCLUDES A GYM, COVERED OUTDOOR SKATE PARK, OUTDOOR BASKETBALL COURT, OUTDOOR LACROSSE AND HOCKEY BOX, AND SURREY’S ONLY URBAN SCREEN, PROJECTING DIGITAL AND INTERACTIVE ART.

PLUS:

- IT’S NATURAL: SURREY PARKS INCLUDE OVER 100 KM OF NATURE TRAILS.
- IT’S DIVERSE: SURREY RESIDENTS SPEAK OVER 100 LANGUAGES.
- IT’S GROWING: AROUND 1,000 NEW RESIDENTS MOVE TO SURREY EVERY MONTH.
- IT’S YOUTHFUL: ONE-THIRD OF SURREY’S POPULATION IS UNDER THE AGE OF 19.
- IT’S HISTORIC: SURREY WAS INCORPORATED AS A CITY IN 1879, AND FIRST NATIONS
- PEOPLES HAVE BEEN LIVING IN THE REGION FOR THOUSANDS OF YEARS.



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AWESOME AMENITIES

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AS A RESIDENT, YOU'LL HAVE ACCESS TO NEARLY 10,000 SQUARE FEET OF INDOOR AND OUTDOOR PRIVATE AMENITY SPACE, INCLUDING A BILLIARDS AND GAMES ROOM, LOUNGES, FULLY EQUIPPED FITNESS AND WEIGHT-TRAINING SPACE, AND YOGA AREA. A FULLY KITTED-OUT COMMUNITY KITCHEN MEANS YOU CAN MAKE MEALS WITH YOUR NEIGHBOURS AND FRIENDS. AN ENCLOSED COURTYARD WITH GARDEN PLOTS PROVIDES A PROTECTED PLACE TO GROW YOUR OWN VEGETABLES AND FLOWERS, SO GET YOUR SALADS READY. AN OUTDOOR BBQ AND SEATING AREA IS PERFECT FOR ENTERTAINING FRIENDS AND FAMILY AS THE SUN SETS.



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YOUR NEW DIGS

- A BEAUTIFULLY DESIGNED 5-STOREY, RESIDENTIAL-ONLY COLLECTION BY VANCOUVER-BASED BESHARAT FRIARS ARCHITECTS
- CHOOSE FROM A VARIETY OF ONE, TWO AND THREE BEDROOM HOMES
- LOCATED IN THE NEWLY ESTABLISHED WHALLEY ENTERTAINMENT DISTRICT
- CENTRALLY LOCATED, JUST STEPS TO GATEWAY SKYTRAIN STATION
- MINUTES FROM SURREY MEMORIAL HOSPITAL, SIMON FRASER UNIVERSITY AND SURREY CITY HALL
- SPACIOUS PATIOS, BALCONIES AND TERRACES EXTEND YOUR LIVING SPACE
- ABUNDANCE OF WINDOWS IN EACH HOME MAXIMIZES VIEWS AND SUNLIGHT
- DOUBLE-PANE WINDOW SYSTEM PROVIDES A QUIET LIVING EXPERIENCE
- OVERHEIGHT 9’ CEILING IN MAIN LIVING AREA OF HOMES

COOL INTERIORS

- CUSTOMIZE YOUR HOME WITH ONE OF TWO SOFT COLOUR PALETTES: LIGHT OR DARK
- WIDE PLANK LAMINATE HARDWOOD FLOORING IN THE LIVING, DINING, BEDROOM, KITCHEN AND DEN AREAS
- BLINDS ON ALL WINDOWS
- SOUNDPROOFING BETWEEN FLOORS CONSISTS OF CONCRETE TOPPING OVER PLYWOOD OVER ENGINEERED FLOOR JOISTS, BATT INSULATION AND DOUBLE LAYER OF DRYWALL. IT IS BASED ON CURRENT BUILDING CODE AND PROVIDES MINOR IMPROVEMENTS OVER THE MOST BASIC ASSEMBLY.
- ENGINEERED PARTY-WALL CONSTRUCTION BETWEEN HOMES ENSURES QUIET COMFORT
- DISTINCTIVE MODERN FLAT-STOCK BASEBOARDS AND DOOR TRIMS

- ENERGY-EFFICIENT TOP-LOADING WASHER AND DRYER WITH ADAPTIVE WASH TECHNOLOGY
- SOLID-CORE SUITE ENTRY DOORS, POLISHED CHROME LEVER AND PRIVACY LOCK FOR PEACE OF MIND
- MODERN PANEL STYLE DOORS FOR BATHROOMS, BEDROOMS AND CLOSETS

HOT KITCHENS

- MODERN KITCHENS WITH FLAT-PANEL CABINETRY IN A COMBINATION OF WOOD GRAIN AND WHITE LAMINATE
- BEAUTIFUL AND DURABLE SOLID QUARTZ COUNTERTOP
- COOL POLISHED AND MATTE TILE PATTERNED BACKSPLASH
- PREMIUM HAIER STAINLESS STEEL APPLIANCE PACKAGE, INCLUDING:
 - COUNTER-DEPTH BOTTOM-FREEZER REFRIGERATOR
 - FREE-STANDING SLIDE-IN ELECTRIC RANGE WITH CONVECTION COOKING
 - FULLY INTEGRATED DISHWASHER
 - OVER-THE-RANGE MICROWAVE WITH INTEGRATED HOOD FAN
- UNDERMOUNT STAINLESS STEEL SINK
- CHROME FAUCET WITH PULL-DOWN SPRAY FOR SLEEK LOOK AND EASY CLEANUP

CALM BATHROOMS

- UNDERMOUNT, RECTANGULAR SINK CREATES A SLEEK MODERN LOOK FOR ALL BATHROOMS
- DISTINCTIVE LARGE-FORMAT PORCELAIN TILE FLOORING
- RELAXING SOAKER TUB IN MAIN BATHROOM
- WALK-IN SHOWER IN ENSUITE
- CHROME SINGLE-LEVER FIXTURES THROUGHOUT, WITH CHROME ACCESSORIES
- HIGH EFFICIENCY DUAL-FLUSH TOILET

NEXT-LEVEL EXTRAS

- FULLY RAINSCREENED BUILDING BUILT FOR VANCOUVER’S CLIMATE
- GATED AND SECURE UNDERGROUND PARKADE
- SECURITY CAMERA SYSTEM IN PARKADE
- ENTERPHONE LOBBY WITH A SECURE FOB ACCESS CONTROL SYSTEM
- BICYCLE AND STORAGE LOCKER FOR EACH HOME
- FOB FLOOR ACCESS-CONTROLLED ELEVATOR
- MECHANICAL SYSTEM IS BATHROOM AND KITCHEN EXHAUST FANS, MAKE UP AIR VENTS AND ELECTRIC BASEBOARD HEAT
- HARDWIRED SMOKE DETECTORS IN ALL HOMES AND COMMON AREAS
- FULLY SPRINKLERED, FIRE-PROTECTED BUILDING WITH ANNUNCIATOR PANEL AND STAND PIPES
- COMPREHENSIVE 2/5/10 TRAVELERS HOME WARRANTY
 - 2-YEAR MATERIALS AND WORKMANSHIP
 - 5-YEAR BUILDING ENVELOPE PROTECTION
 - 10-YEAR STRUCTURAL PROTECTION

AWESOME AMENITIES

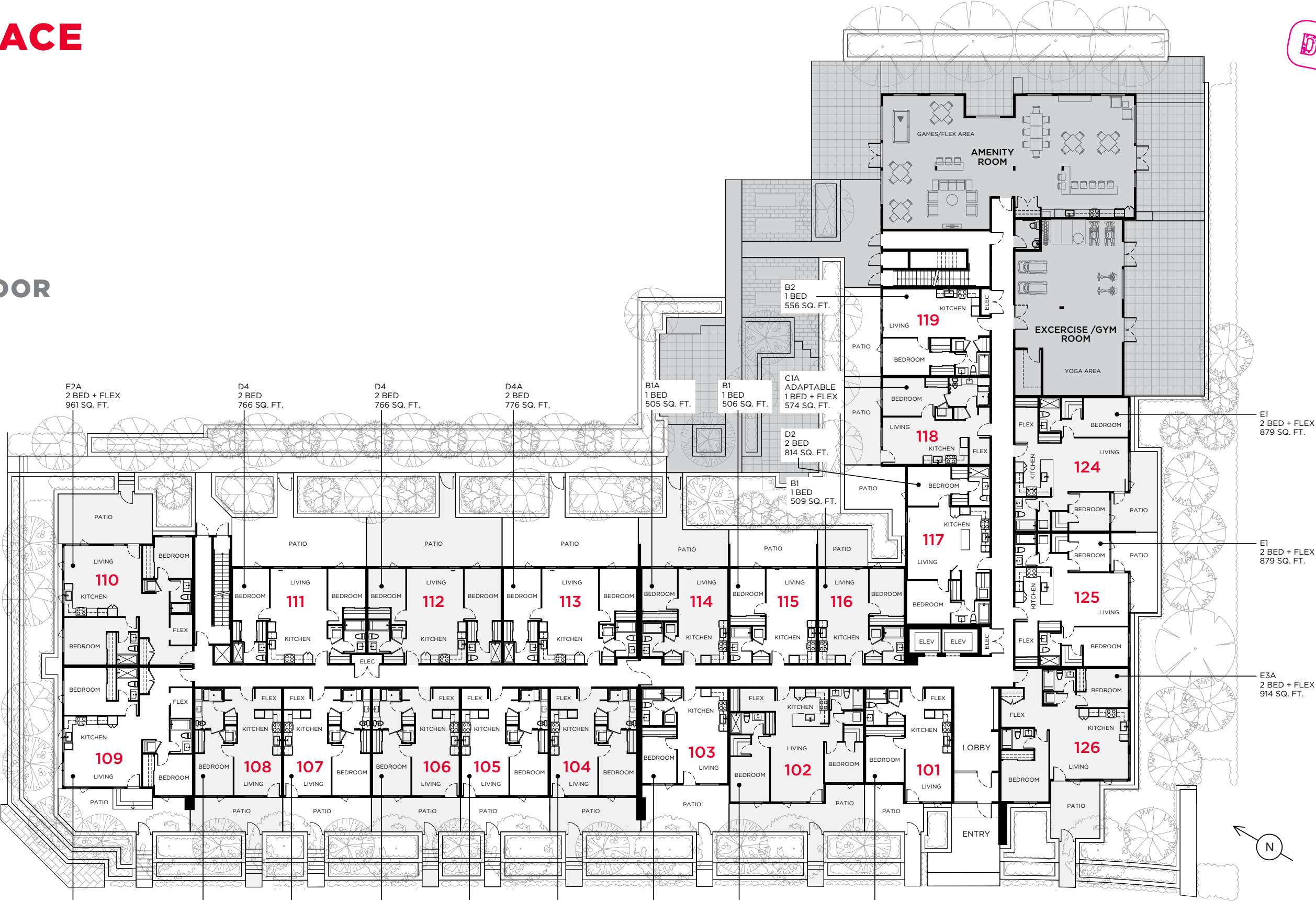
- COMMON AREA COURTYARD WITH COVERED BBQ AND EATING AREA FOR SOCIALIZING
- FIRESIDE LOUNGE, BILLIARDS AND GAMES ROOM,
- FABULOUS COMMUNITY KITCHEN FOR ENTERTAINING FRIENDS OR NEIGHBOURS
- FULLY EQUIPPED GYM WITH OUTDOOR VIEWS
- COMMUNITY GARDEN PLOTS FOR THOSE WITH GREEN THUMBS
- CONVENIENT RECYCLING AND GARBAGE DISPOSAL ROOM

YOUR SPACE

DRAFT

FIRST FLOOR

GROSVENOR ROAD



WHALLEY BOULEVARD



The Developer reserves the right to modify or change the plans, specifications, features, and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans for exact details if this is material to your decision to purchase. Renderings are an artist's conception and are intended as a general reference only. This is not an offering for sale. Any such offering can only be made by way of a Disclosure Statement. E.&O.E.

SECOND FLOOR

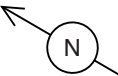


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THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



TEAM STORY

DRAFT

DEVELOPER: TIEN SHER GROUP OF COMPANIES

TIEN SHER GROUP OF COMPANIES IS A FULLY INTEGRATED REAL ESTATE DEVELOPMENT GROUP THAT HAS CREATED A BROAD RANGE OF PROJECTS ACROSS THE LOWER MAINLAND, INCLUDING MANY IN SURREY. THE COMPANY’S HIGHLY FOCUSED TEAM OF SPECIALISTS OVERSEES ACQUISITION, PLANNING, DESIGN, CONSTRUCTION, MARKETING, SALES, AND CUSTOMER CARE, WITH A COMMITMENT TO BUILDING LASTING VALUE FOR HOMEOWNERS AND THE GREATER COMMUNITY.

FOUNDED IN 2005, TIEN SHER HAS STEADILY GROWN TO BE THE MOST INNOVATIVE AND PROGRESSIVE DEVELOPER IN THE REGION, CONTRIBUTING TO THE URBAN RENEWAL OF HISTORIC WHALLEY, AND ARTS AND CULTURAL INITIATIVES THAT GO BEYOND REAL ESTATE DEVELOPMENT. TIEN SHER SUPPORTS LOCAL CHARITABLE ORGANIZATIONS, AND HOSTS EVENTS TO ENSURE THE COMMUNITIES THEY CONTRIBUTE TO CONSIST OF MUCH MORE THAN MERE COLLECTIONS OF DWELLINGS, BUT ALSO COMFORTABLE, SAFE AND ATTRACTIVE PLACES TO CALL HOME.

ARCHITECT: BESHARAT FRIARS

ESTABLISHED IN 1995, THE FIRM’S PHILOSOPHY IS BASED ON PROVIDING SIGNATURE, CONTEXTUAL REGIONAL DESIGN, THROUGH A SOCIALLY CONSCIOUS AND ENVIRONMENTALLY SENSITIVE APPROACH TO THE PROFESSION OF ARCHITECTURE FOR PEOPLE AND COMMUNITIES. THE EXTENSIVE PORTFOLIO OF BFA INCLUDES MANY MULTI-FAMILY PROJECTS DEVELOPED THROUGHOUT THE LOWER MAINLAND. BESHARAT FRIARS ARCHITECTS IS COMMITTED TO INNOVATIVE DESIGN SOLUTIONS INCLUDING SOUND TECHNICAL EXPERTISE DURING ALL PHASES OF THE COMMUNICATION, REGULATORY, MANAGEMENT, DESIGN AND CONSTRUCTION PROCESS.

MARKETING: KEY MARKETING

KEY MARKETING IS A FULL-SERVICE PROJECT MARKETING AND SALES FIRM SPECIALIZING IN MULTI-FAMILY COMMUNITIES. 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.





PRESENTATION CENTRE #114-10768 WHALLEY BOULEVARD

T.604.581.8000

MAVERICKLIFE.CA

