

## Where heritage charm meets modern energy

Come home to the comforts of modern living in a reimagined downtown Chilliwack, where you can live, work, and play with ease. Set within the lively District 1881, Centreville is surrounded by beloved local restaurants, breweries, and unique shops, all nestled among charming heritage buildings. It's a place where the spirit of the past blends seamlessly with a dynamic, thriving present. Framed by lakes, parks, and breathtaking natural beauty, Centreville offers more than just a home—it's a lifestyle where everything you need is just around the corner.

### SMART LIVING STARTS HERE

Thoughtful features that make each day smoother, simpler, better.

- **Built for Silence. Designed for Savings.**
  - Steel and concrete construction offers superior **soundproofing**, meaning a more peaceful home – so quiet, you might forget you have upstairs neighbours.
  - Up to **30% lower insurance premiums** – thanks to non-combustible materials and enhanced durability.
- **Professionally managed by Mann Group.**
- **On-site resident manager** ensures your community is well maintained at all times.
- **IVALET Smart Community Platform** A connected, all-in-one system for access control, security systems and messaging.
  - **Smart Entry & Access:** Facial recognition (optional) and digital keys with full building access (garage, elevator, suite).
  - **Resident Experience:** App includes parcel alerts, visitor access, video concierge, and two-way messaging.
- Automated **smart parcel lockers**.
- Underground parking with **EV charging\*** available.
- **Camera surveillance** in the parkade and entire property.
- **Secure storage lockers\*** for everything you don't need every day—but still want close by.
- Convenient dedicated **bike storage**.
- **Garbage chutes** on each floor for easy access.
- **Pet-friendly\***, because they're family too.

### LIFE ENHANCED, AMENITIES INCLUDED

- **State-of-the-Art Fitness Centre** – Enjoy a fully equipped gym right at home – save on memberships and stay active with ease.
- Over **10,000 Sq. Ft. Exclusive Amenity Building** – Host private events and gatherings in the beautifully designed community lounge, perfect for every occasion.
- **Outdoor Children's Playground** – A safe and fun space for kids to play and explore just steps from your door.

### HOME FEATURES AND FINISHES

These floorplans offer the perfect blend of function and flexibility. Thoughtfully selected materials create a foundation, letting your style find its perfect home.

#### In the kitchen:

- Contemporary soft-close cabinets.
- Undermount stainless steel sink.
- Quartz countertops and tile backsplash.

#### High-end stainless steel Samsung appliance package:

- Fridge with bottom-mount freezer.
- Dishwasher.
- Electric range.
- Over-the-range microwave hood fan.

### THOUGHTFUL TOUCHES

- **Washer and dryer** for easy at-home laundry days
  - 1 bed – 2.9 cu. ft. washers & 4 cu. ft. dryers.
  - 2 and 3 beds – 5.2 cu. ft. washers & 7.5 cu. ft. dryers.
- **A/C ready:** built-in A/C port in all primary bedrooms and living rooms for comfortable living all year-round.
- **Ceiling fans** in all primary bedrooms.
- **Spacious balconies** extend your living space outdoors with private entrances on 1<sup>st</sup> floor suites.
- Oversized bedrooms – designed to comfortably fit a **king-size bed**.
- **Luxury vinyl flooring throughout** – stylish, durable and easy to maintain.
- App-based **smart lock entry** – keyless access from your phone.
- **Roller shades** throughout, with blackout blinds in the bedrooms for added comfort and privacy.
- Built-in **workstations** – a dedicated space to focus (in select homes).
- **In-suite storage** to keep everyday essentials close and out of sight.
- Room-by-room comfort with **electric baseboard heating**.
- Energy-efficient **LED lighting**.

\*Additional fees apply for select features. The developer reserves the right, in its sole discretion, to make modifications and changes to aspects of the development depicted or described herein without notice. Building design, room layout, square footage, dimensions, finishes, specifications, features and outdoor space may vary from what is depicted or described herein. E.&O.E.