

A New Icon for Urban Balance

Ascending above the exclusive West Village neighbourhood of Surrey, Sequoia offers a premium collection of 1, 2 and 3-bedroom homes in a rare park-side boutique tower with panoramic views. Mere steps to the SkyTrain, beautiful parks, shopping, restaurants, and elite schools, Sequoia has been carefully selected to present the luxurious lifestyle you deserve and the day-to-day conveniences you need.

A CULTIVATED LIVING EXPERIENCE

- 386 premium residences built by quality-driven and trusted developer ML Emporio
- Each home meticulously planned for refined living and effortless luxury
- Efficient heating and air-conditioning in every home bring year-round comfort
- Private expansive balconies allow for the best of indoor-outdoor living and spectacular views
- Customize your home with two visually-pleasing designer colour schemes curated by Cristina Oberti. Both the Slate (dark) palette and the Ivory (light) palette draw on the rich tones of the tower's exterior to evoke a timeless, natural elegance
- Recessed LED pot lights for seamless illumination
- Sleek roller shades on double-glazed windows provide privacy and shade
- Premium wide-plank laminate flooring in living areas and bedrooms
- Over-height ceilings and expansive windows frame views and draw in light for airy living spaces
- Energy efficient, front-loading Samsung washer and dryer
- Closets outfitted with built-in organizers maximize storage

* Select 2- and 3-Bedroom Homes

** Includes Townhomes

*** Available to H* Plan on level 26 – 36 only

KITCHENS—THE HEART OF THE HOME

- Integrated Fisher & Paykel appliances bring the design and quality of the long-beloved brand into a modern kitchen
- Custom-crafted European-style cabinetry in dual tones with distinctive lacquered and woodgrain finishes
- Soft-closing doors and drawers with nested internal organizers
- Polished quartz countertops with matching full-height backsplash unique to each colour scheme
- Custom integrated dining and waterfall kitchen islands offered in select homes*
- Large, picturesque window over the kitchen sink with sweeping views offered in select homes*
- Integrated pull-out pantry offered in select homes*
- Sleek LED under-cabinet lighting
- Contemporary stainless steel undermount sink
- Polished chrome faucet with hand spray
- USB charging port conveniently located in kitchen islands
- 1- Bedroom Homes:
 - 24" integrated Fisher & Paykel refrigerator and freezer
 - 24" Fisher & Paykel 4-burner gas cooktop and built-in 3 cu. ft. wall oven
 - 24" integrated Fisher & Paykel dishwasher
 - 24" AEG hood fan
 - 24" Panasonic stainless steel microwave and trim kit
- 2- Bedroom & 3-Bedroom Homes:**
 - 30" integrated Fisher & Paykel refrigerator and freezer
 - 30" Fisher & Paykel 5-burner gas cooktop and built-in 4.1 cu. ft. wall oven
 - 30" AEG hood fan
 - 24" integrated Fisher & Paykel dishwasher
 - 24" built-in Panasonic stainless steel microwave

REJUVENATING BATHROOMS

- Large-format wall and floor tiles
- Sparkling, polished quartz countertops and backsplash
- Custom medicine cabinet with integrated lighting in ensuite and main bathroom
- Floating vanity cabinet with deep pull-out drawers
- Spa-like shower head and adjustable shower wand offered in select homes*
- Deep soaker bathtubs placed in most homes
- Contemporary undermount sink with polished chrome faucets and accessories
- Dual-flush Kohler toilet with quiet-close lid
- Frameless glass shower enclosure offered in select homes*
- Pre-wired outlet for easy bidet installation in ensuite and main bathroom

LUXURIOUS INDOOR & OUTDOOR AMENITIES

- Over 20,000 square feet of luxurious indoor and outdoor amenity offerings
- Concierge service in an exquisite over-height lobby to welcome you home
- Two well-appointed dining rooms with fully equipped chefs' kitchens, entertaining areas, and flexible seating arrangements provide both casual and formal dining settings
- Entertain in the games room with an integrated bar on the outdoor rooftop lounge
- Work on your swing in Surrey's first golf simulator room
- Enjoy the landscaped outdoor terrace with generous seating and dining areas, childrens' play area, and a community garden
- Sweat in the well-equipped and air-conditioned fitness centre containing cardio, weight training, boxing and yoga areas
- Finish your workout with a visit to the spa to rejuvenate in the sauna, steam room and showers
- Work from home with a flexible cowork space
- Host your overnight guests in the stylishly furnished 1-bedroom and den guest suite
- Maintain your bike in the dedicated bike workshop
- Parking stalls roughed in for EV charging

INTELLIGENT HOMES

- Secure Intelligent Building System
 - 22" touchscreen video intercom with keyless and facial recognition building entry and garage access
 - Virtual amenity reservation and payment system for extra convenience and transparency
 - Virtual guest key and parking registration
 - Fully integrated digital parcel lockers for added security
- Four elevators with restricted floor access
- Concierge service with dedicated concierge area
- Secure residential underground parking
- Hardwired smoke detectors in all homes and common areas
- Secure and accessible bike storage
- Concealed fire sprinklers in all homes and common areas
- Comprehensive 2-5-10 Home Warranty:
 - 2 year materials and workmanship protection
 - 5 year building envelope protection
 - 10 year structural protection

PREMIUM FEATURES

Crown Collection



A premium collection of residences with elevated features and intelligent interiors, exclusively reserved for level 26 – 36.

- Smart suite entry lock
- Control4 home automation to remotely control heating, cooling, lighting, and two built-in speakers
- Custom-designed and fully integrated work/live furniture system features a single size bed, work desk, and storage***
- Large format floor-to-ceiling feature tile wall in ensuite of 2- and 3-bedroom homes and in main bathroom of 1-bedroom homes
- First-in-line, priority access to register at the on-site daycare
- Exclusive access to purchase a private wine cellar
- 2-bedroom, sub-penthouse and penthouse homes comes with 1 large oversized storage locker

The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

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