



YORK
RESIDENCES
AT GARRISON CAMPUS





DIVERSE PROPERTIES PRESENTS
THE FINAL PIECE OF THE GARRISON
CROSSING NEIGHBOURHOOD —
GARRISON CAMPUS, A DISTINCT NEW
COMMUNITY WITH A CAMPUS FEEL.



A NEW SPOT TO INSPIRE, CONNECT, LIVE – GARRISON CAMPUS

Garrison Crossing’s final evolution is a vibrant new community that fosters a beautifully balanced lifestyle.

Between the picturesque shores of Vedder River and the urban conveniences of Garrison Village, Garrison Campus is a warm collection of homes, businesses, and parks feeding off the energy of the thriving Canada Education Park district it is set within. Garrison Campus will be an inclusive home for families, professionals, students, or anyone in search of a beautifully balanced lifestyle.

Experience a friendly, easygoing life where infinite possibilities are only steps away from home, and where the energy is undeniably exciting.

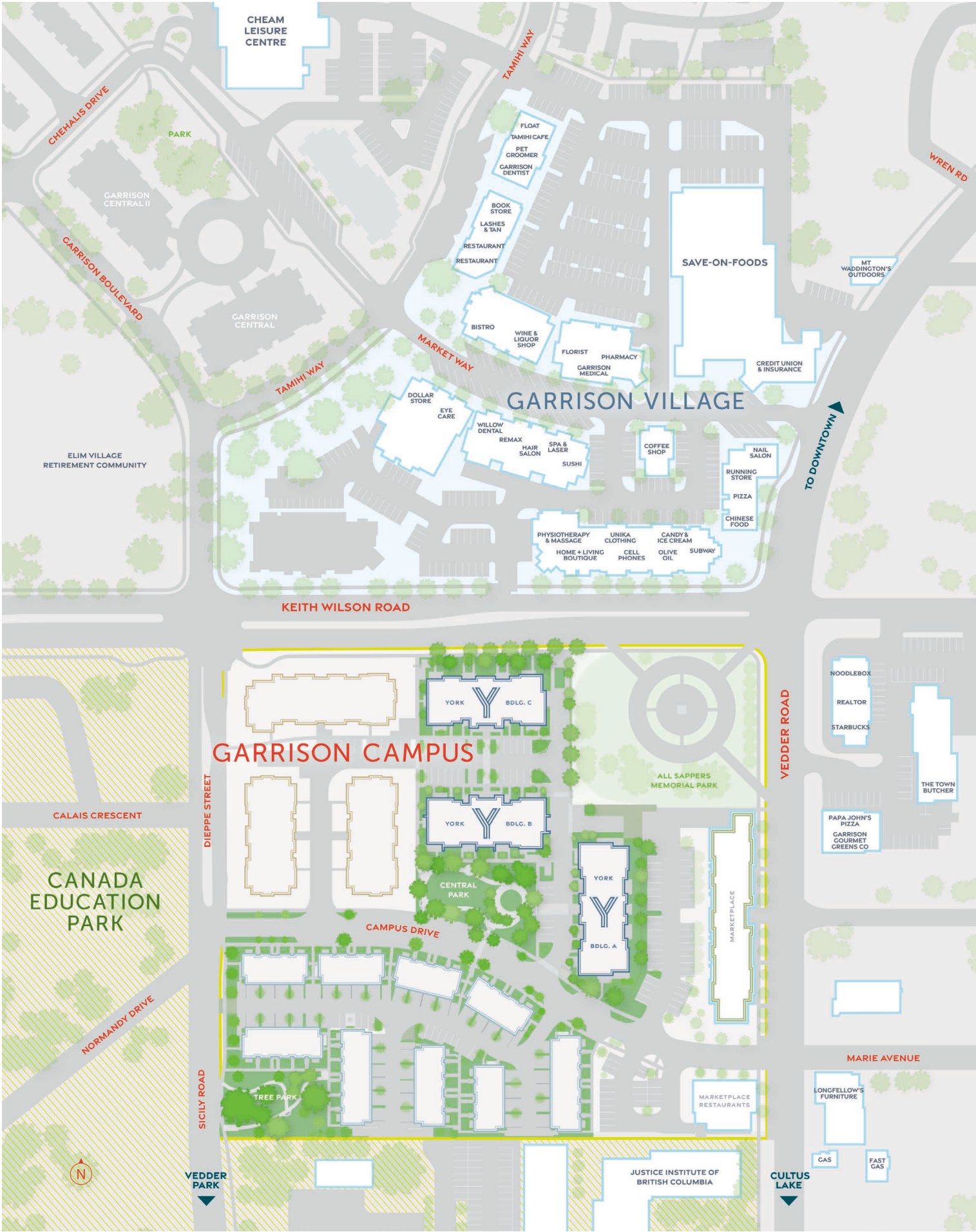


RIGHT NEXT TO THE
VILLAGE AND STEPS
FROM THE RIVER



There is much to discover within walking distance of Garrison Campus. Pick up groceries in Garrison Village, stroll or bike for miles along the beautiful Vedder Rotary Trail, or watch your pup make friends at Vedder Park. Hop into your car for nearby adventures in Chilliwack’s magnificent outdoors, including Cultus Lake.

A world of opportunity is only steps away at Canada Education Park, home to the University of the Fraser Valley, the Justice Institute of British Columbia, the Canada Border Services Agency, and the RCMP Pacific Training Centre. With so many people working towards their dreams, there’s a sense of inspiration and excitement everywhere you turn.



The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements. E.&O.E.

INSPIRED LIVING— PARKSIDE

York Residences offer apartment-style living in the energetic and active neighbourhood of Garrison Campus.

The collection’s three buildings are carefully positioned to take full advantage of its beautiful parkside setting. To the east, All Sappers Memorial Park provides an expansive open green space that leads to Chilliwack’s War Memorial. On the south is the new Garrison Campus Central Park, featuring playgrounds, gardens and plenty of space for picnics on sunny days.

York’s architecture is a seamless blend of contemporary and traditional, inspired by the campus environment of diversity, connections, and opportunity. This mingling of classic and modern styles is mirrored in the surroundings, which are alive with new restaurants, social spaces and parks. It’s all carefully planned to create a cohesive community connection with the nearby Acadia Townhomes and commercial buildings, as part of a comprehensive master plan.



A CANVAS FOR YOUR CREATIVITY

Inside, the homes’ flexible layouts prioritize flow and functionality, enabling comfortable everyday living and smart storage for all your gear. The homes range from ultra-efficient studios with optional wall beds, to spacious two-bedroom corner homes with expansive windows, to generous three-bedroom penthouse homes with massive decks—ideal for embracing the indoor-outdoor lifestyle.

Every detail of the interiors is thoughtfully considered. A neutral contemporary colour palette provides a clean slate to define your personal style.

These homes are designed for living, hosting, playing and exploring. Which is good, because you’ll have endless opportunities to explore right outside your door.

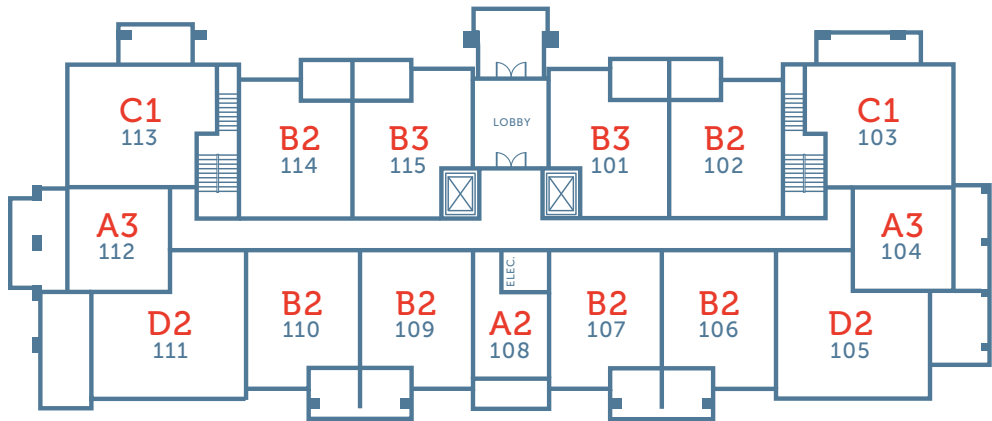


BUILDING A

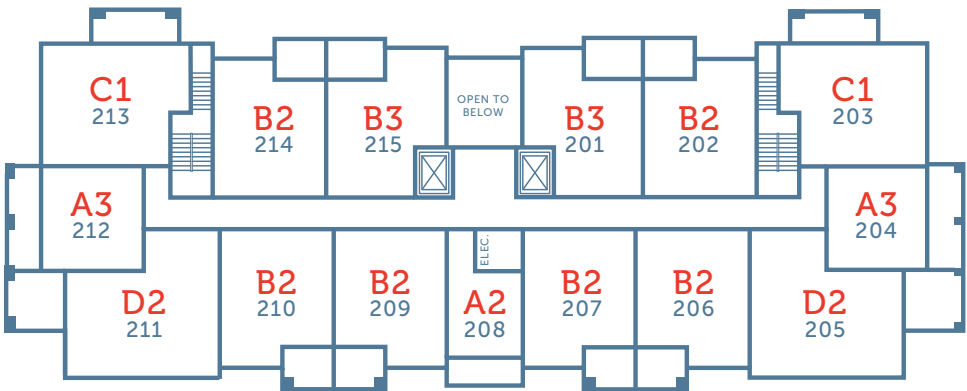


Click on each unit to see that plan in detail:

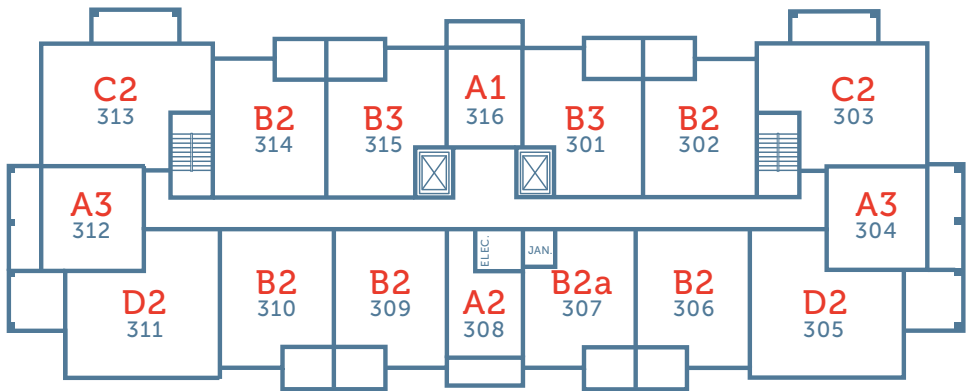
FLOOR 1



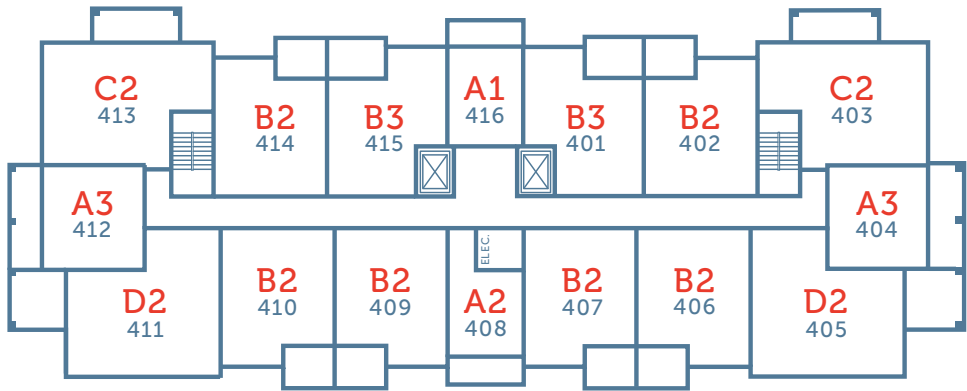
FLOOR 2



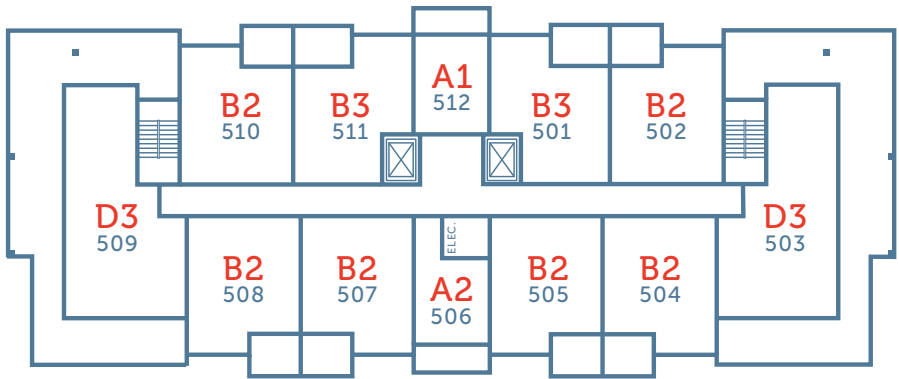
FLOOR 3



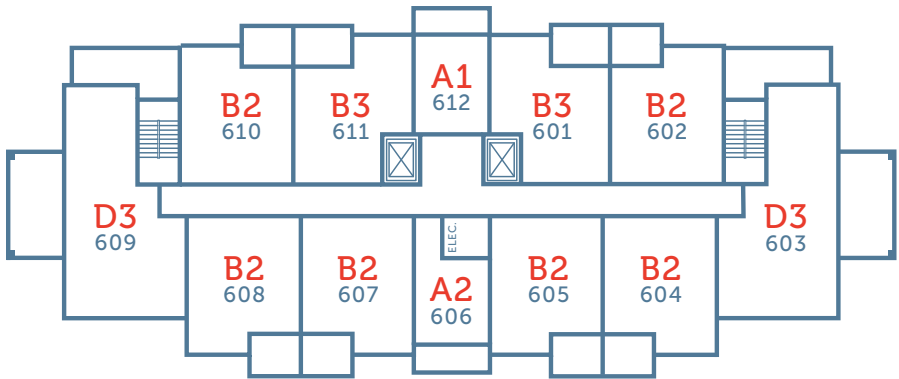
FLOOR 4



FLOOR 5



FLOOR 6



FEATURES AND FINISHING

Home at York

- Campus inspired contemporary or traditional architecture
- High performance air conditioning and baseboard heating
- TV hook up (power & data) in living room and master bedroom
- Two Level 2 EV Chargers in visitor parking
- All parkade stalls roughed in for Level 2 EV charger

Distinctive Interiors

- Scandinavian inspired designer colour scheme
- Durable laminate flooring throughout main living areas
- Comfortable carpet in bedrooms
- Modern black ceiling fan in living room
- Pot lights and decorative light fixtures throughout
- Ambiance enhancing light dimmers
- 2" white faux wood spring loaded Venetian blinds

Inviting Kitchens

- Flat panel cabinets with a satin beige finish
- Under cabinet lighting
- Fresh white ceramic subway tile backsplash
- Durable quartz countertops
- Black granite polymer undermount sink
- Matte black lower cabinet pulls
- Classic stainless steel Samsung appliances
 - ENERGY STAR certified counter-depth refrigerator
 - Electric wall oven with digital touch controls and blue ceramic interior
 - Electric cooktop with 'flexible cooktop' layout
 - Ultra-quiet and low energy consumption dishwasher
 - Convenient and durable microwave hood

Laundry

- Samsung energy efficient stacking front load washer and dryer
- Built-in wire shelving

Deluxe Bathrooms

- Durable porcelain tile flooring
- Textured shower wall tile with marble vein look
- Semi-frameless glass shower enclosures in ensuite bathroom
- Black vanity light fixture above frameless mirror
- Polished chrome plumbing fixtures with matching accessories
- White undermounted sink
- Flat panel cabinets
- Durable quartz countertops

Safe and Secure

- Hardwired smoke detectors and carbon monoxide monitors
- Comprehensive New Home Warranty
 - 2 years coverage for materials
 - 5 years coverage for building envelope
 - 10 years coverage for structural

BUILDING COMMUNITIES

Diverse Properties played a part in reshaping life in Chilliwack and beyond, revitalizing the community with homes for families—young and old—and with commercial spaces and places for residents to connect. They have transformed the fabric of community at Garrison Crossing, having built over 70% of the homes and 100% of the retail space in Garrison Village, where shops, services, and residences define a community core. They have created neighbourhoods of innovation and elevated the standards of home with River’s Edge—an expansive residential community beside the picturesque Vedder River.

Diverse fosters excellence, integrity, and connection wherever they build and is proud to present York Residences in the Garrison Campus master planned community.



To learn more about past projects and upcoming opportunities, visit DiverseProperties.com

INSPIRE. CONNECT. LIVE.

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AT GARRISON CAMPUS

LIVEATYORK.CA

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