

FROM THE BUILDERS OF GARRISON CROSSING AND RIVER'S EDGE



IRON HORSE



YOUR NEEDS, YOUR VALUES, YOUR LIFE



RENDERINGS ARE ARTIST'S CONCEPT ONLY.

LIFESTYLE AND FAMILY ARE BEAUTIFULLY NURTURED IN THIS MASTERFULLY PLANNED CHILLIWACK COMMUNITY.

Your dream home – a place where family, lifestyle, and safety are favoured. Where innovative community planning creates an environment abundant with leafy greens and vibrant florals. Home is all of this and more at Iron Horse, a collection of rowhomes, ranchers, and single-family homes with legal suites and coach homes in Chilliwack's Vedder Crossing neighbourhood. Developed and built by Diverse Properties, known for creatively shaping Garrison Crossing and River's Edge.



As far back as locals can remember, the Iron Horse lands were home to pastures, where early residents rode and the adventurous broke wild horses.



On a portion of land donated to the Vedder Mountain Riding Club, a riding ring was built to host festive gymkhana events and introduce hundreds to the majestic beauty of horses.

LIFE IS GREEN,
COLOURFUL,
AND CALM



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**MEET FAMILIES, YOUNG COUPLES, AND
GRANDPARENTS WITH VISITING GRANDKIDS.
YOUR CIRCLE OF FRIENDS IS ALWAYS EXPANDING
— THE MARKER OF A TRUE COMMUNITY.**

The entry to Iron Horse hints at something special, with an elegant display of trees and plantings leading to a beautiful plaza. Homes front our signature greenlane — a curving green pathway with colourful plantings. Meandering streets are lined with clusters of trees and lush yards, and Iron Horse Park is a year-round gathering place. Over two acres of parkland create endless opportunities to bask outdoors. Thoughtful design dominates the landscape and encourages community.





HOMES FOR ALL STAGES OF LIFE

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STREETSCAPES ARE BOTH ANIMATED AND COHESIVE, WITH BOLD POPS OF COLOUR THAT ADD PURPOSEFUL ENERGY AND DIVERSITY TO THIS UNIQUE COMMUNITY.

Three home types appeal to owners at all stages of life. Rowhomes offer efficient family homes with up to four bedrooms and a rec room. Ranchers with primary bedroom on the main allow for accessibility at any age, with room for guests in the full basement. Two-storey single-family homes include up to five bedrooms and a rec room in the basement.

With each Iron Horse home comes flexibility. All three home types have the option of a legal suite on select lots. And at the end of the day, private decks and yards invite you to relax, entertain, and play.



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PREMIUM PARKSIDE LIVING

**PERFECTLY PLACED NEXT TO YEARLING PARK,
OUR PARKSIDE HOMES OFFER YOU THE BEST OF IRON HORSE.**

Choose from plans that offer 2 spacious levels up plus a basement or a comfortable Rancher with your primary bedroom on the main. Imagine more for your family, with larger yard space, an attached garage, and a legal suite on the lower level – advantageously designed for you to personalize. Step inside an expansive open plan, boasting vaulted or double-height ceilings and grand kitchens. Our modern farmhouse design theme is elevated in a new and exclusive interior package showcasing 2 eye-catching colour schemes. Details like KitchenAid appliances, and a striking fireplace feature wall complete the experience of living Parkside.



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EXPAND YOUR ENTERTAINMENT

Rooftop Rowhomes are distinct for their expansive rooftop decks that add over 600 sq ft of additional living space outdoors. Whether used as your personal escape, or for sprawling dinner parties, the luxury of 'space' is turned magical by the backdrop of Chilliwack's majestic mountains.

These efficient homes offer three bedrooms on the upper level plus a fourth bedroom / rec room or a legal suite on the lower level as a reliable mortgage helper — the choice is yours.

Designed for privacy, all suites include a separate entrance, outdoor patio, and designated parking space adding to your homes value.

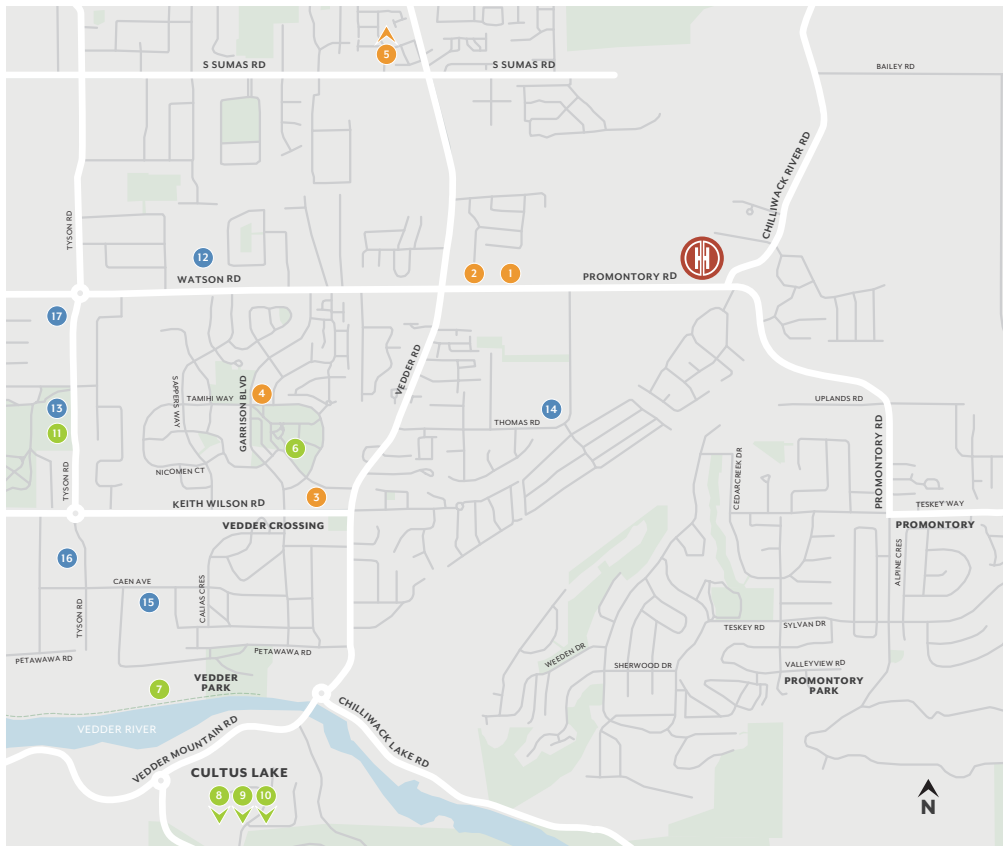




MODERN FARMHOUSE DESIGN BRINGS COMFORT AND STYLE TO INTERIORS

A modern edge brushes with country charm to convey natural yet refined interiors. An open concept keeps living areas bright and airy, while a gas feature fireplace sets a cozy atmosphere. Kitchens are a centerpiece with KitchenAid appliances and, large islands. Sleek chrome and stainless steel or on-trend matte-black faucets and hardware complete the attraction. Daily routines are a breeze thanks to well-placed mud and laundry rooms. Elevated details and finishes speak to the quality and longevity Diverse is renowned for as a developer and builder.





SHOPPING

- 1 SAVE-ON-FOODS
- 2 VEDDER CROSSING PLAZA
- 3 GARRISON VILLAGE
 - Garrison Bistro
 - Waves Coffee House
 - Maru Sushi
 - Studio B Yoga & More Inc.
- 4 GARRISON CENTRAL
- 5 COTTONWOOD CENTRE
 - Earls Kitchen + Bar Restaurants

PARKS & RECREATION

- 6 CHEAM LEISURE CENTRE
- 7 ROTARY TRAIL
- 8 CULTUS LAKE ADVENTURE PARK
- 9 CULTUS LAKE GOLF CLUB
- 10 CULTUS LAKE WATERPARK
- 11 SARDIS SPORTS COMPLEX (TWIN RINKS)

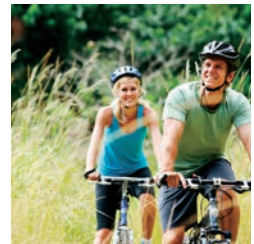
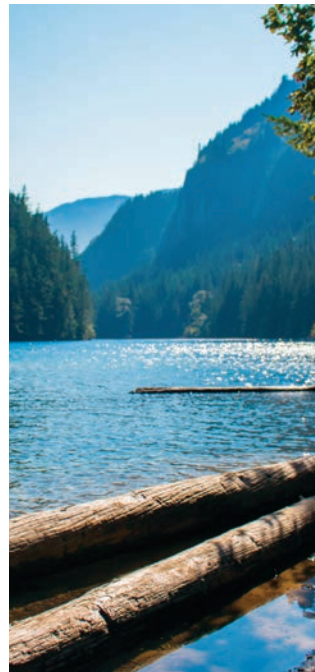
EDUCATION

- 12 WATSON ELEMENTARY SCHOOL
- 13 SARDIS LIBRARY
- 14 GW GRAHAM MIDDLE SECONDARY
- 15 UFV CHILLIWACK CAMPUS
- 16 UFV TRADES & TECHNOLOGY CENTRE
- 17 MOUNT SLESSE MIDDLE SCHOOL



ANYTHING IS POSSIBLE IN VEDDER CROSSING

Iron Horse is close to amenities and adventures of all kinds. A variety of shops, services, and schools are within walking distance, and the many conveniences of award-winning Garrison Village are only a short drive or bike ride away. Here, you'll find an urban centre with a number of retail offerings, including a grocery store, a wine and liquor store, healthcare, and more. Recreation is everywhere and easy to get to. Walk, bike, or fish along the Vedder River; hike the rugged trails of Mount Cheam and Lindeman Lake; or spend a leisurely day at Cultus Lake's beaches, water slides, and attractions.





WITH EACH AMBITIOUS PROJECT, WE CONTINUE TO BUILD OUR PASSION FOR IMPROVING THE WAY PEOPLE LIVE.

Diverse Properties has played a part in reshaping life in Chilliwack. We 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 with charming architecture and an intimate feel.

We have created neighbourhoods of innovation and elevated the standards of home with River's Edge — an expansive residential community beside the picturesque Vedder River. Here, greenlane pathways replace roadways, and colourful homes front meandering trails lined with flowers and lush plantings. The attention to detail that contributes to the creation of our communities exceeds the highest of expectations.

The owners of Diverse Properties have specialized in real estate development in the Fraser Valley since 1984, and are proud to bring you Iron Horse.





IRON HORSE

BUILDING THE LIFE YOU WANT

ROWHOMES

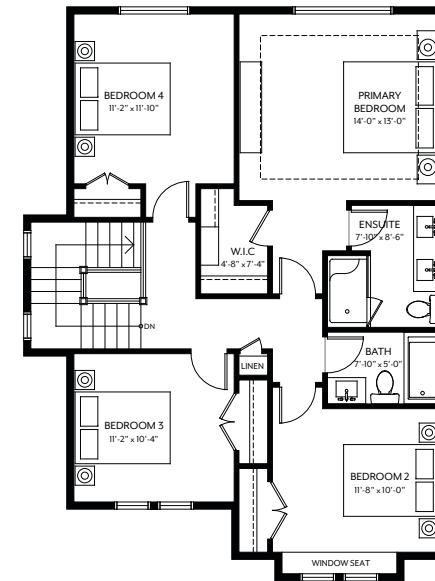
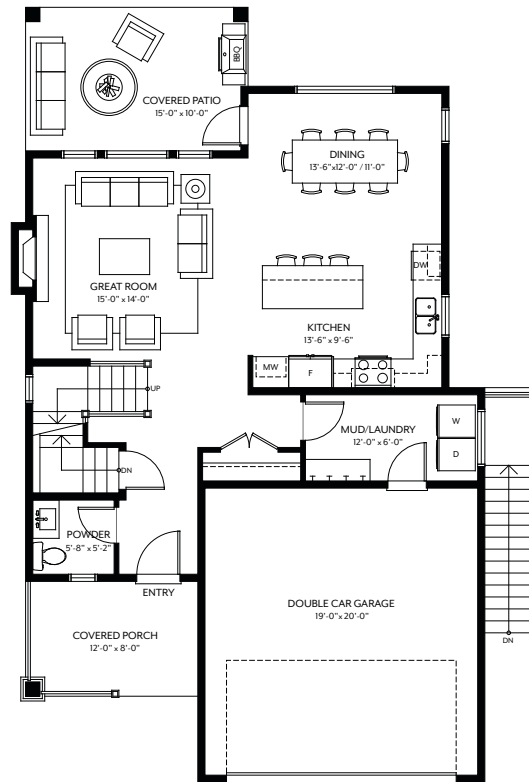
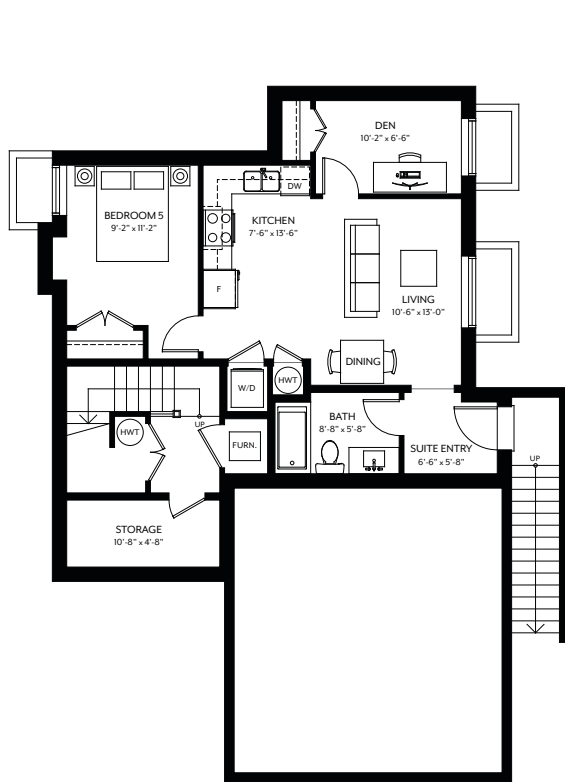
ROOFTOP
ROWHOMES

DETACHED HOMES
FRONT GARAGE

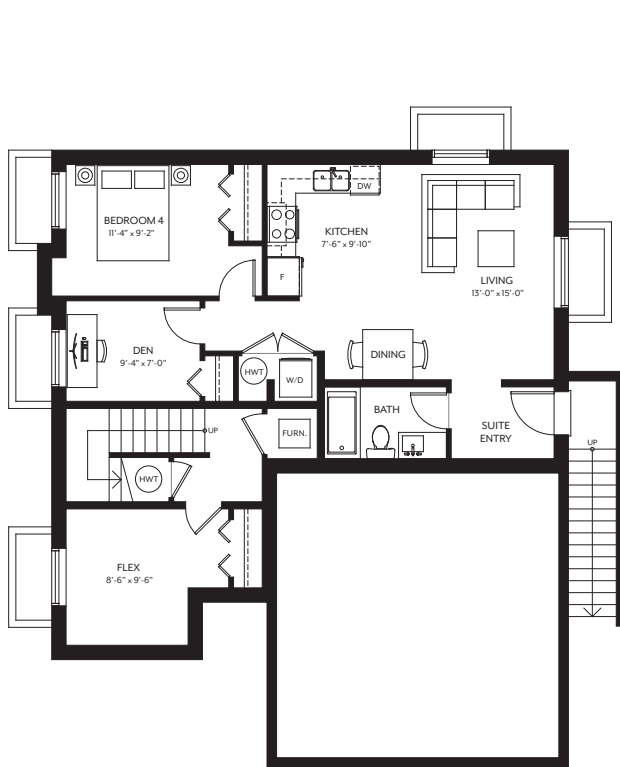
DETACHED HOMES
REAR GARAGE

SITEPLAN

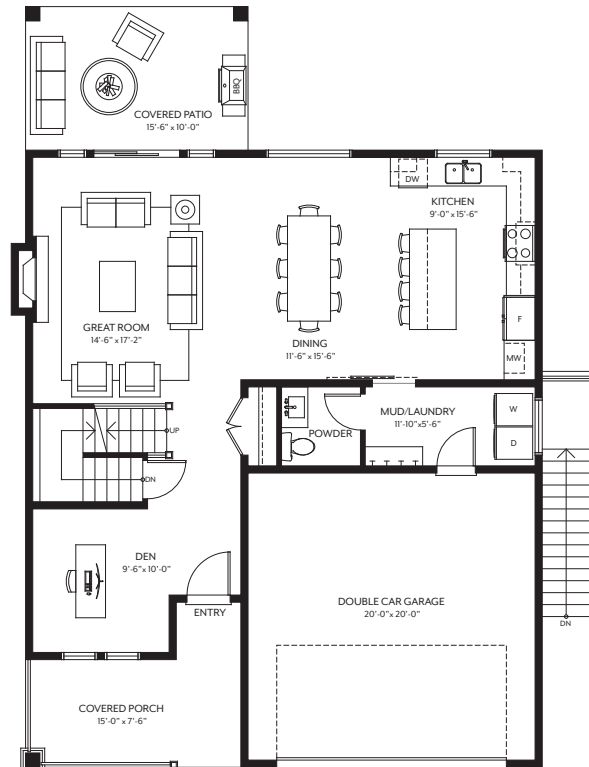




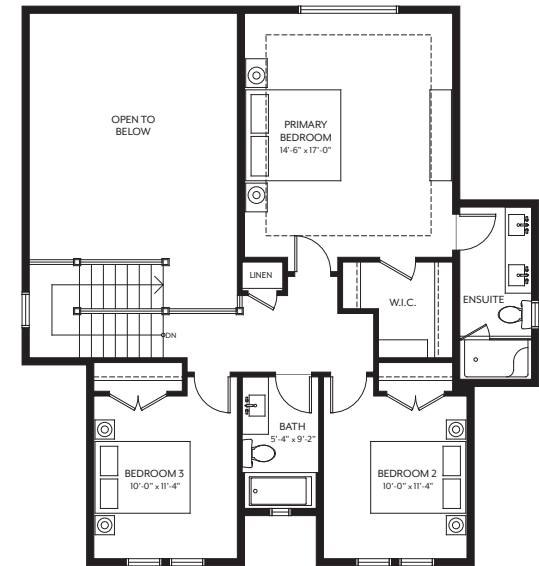
The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.



LOWER
998 SQ.FT.

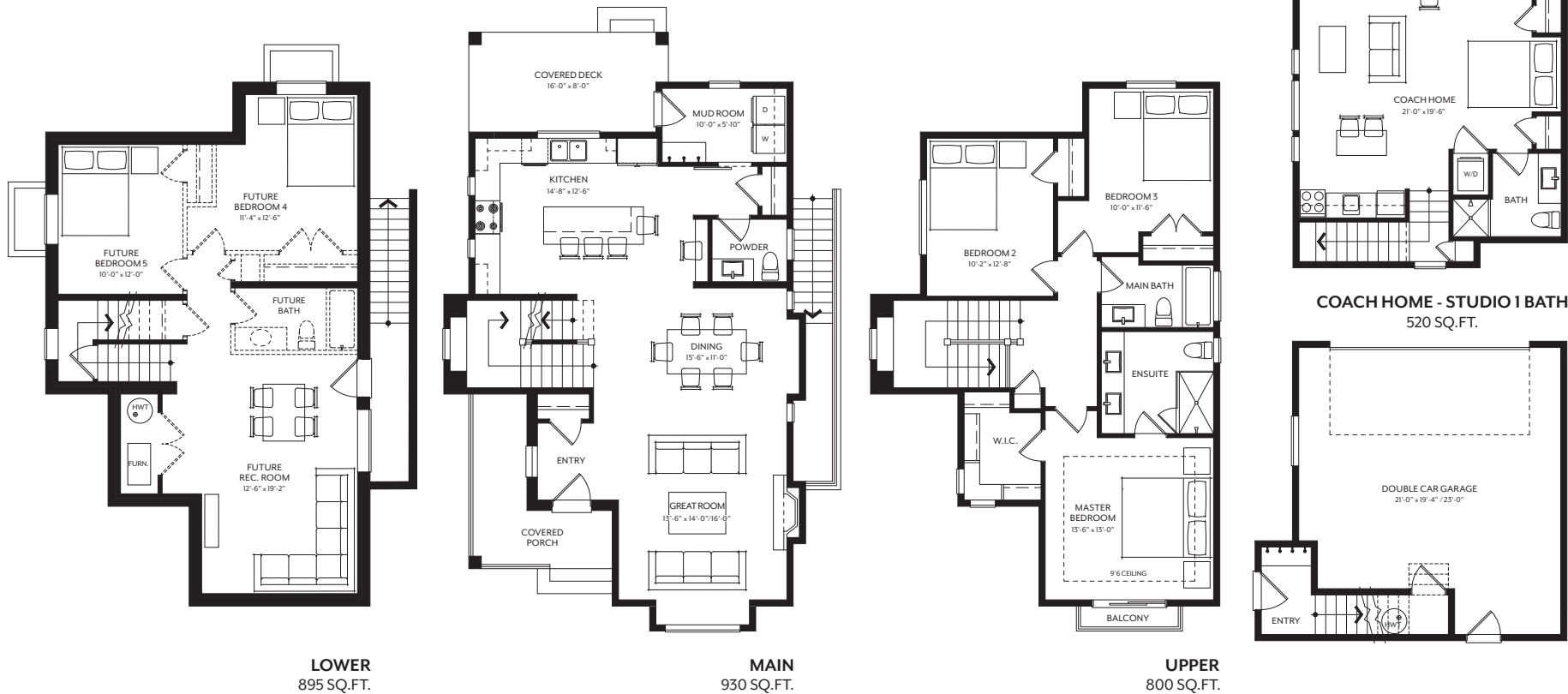


MAIN
992 SQ.FT.



UPPER
843 SQ.FT.

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LOT 146

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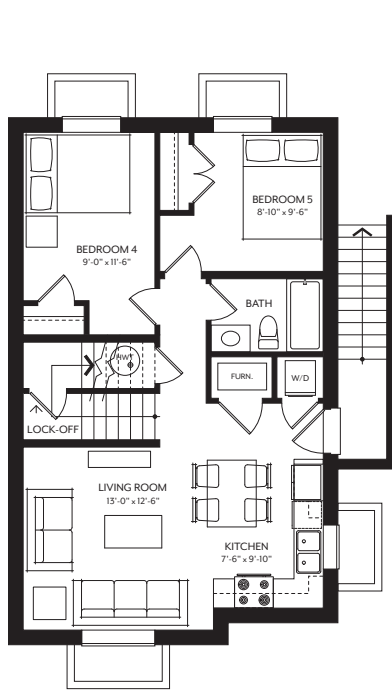


IRON HORSE

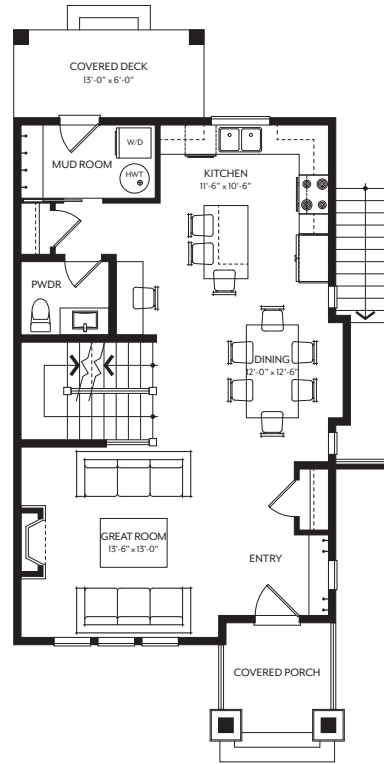
BUILDING THE LIFE YOU WANT

ROWHOME WITH REAR GARAGE & SUITE

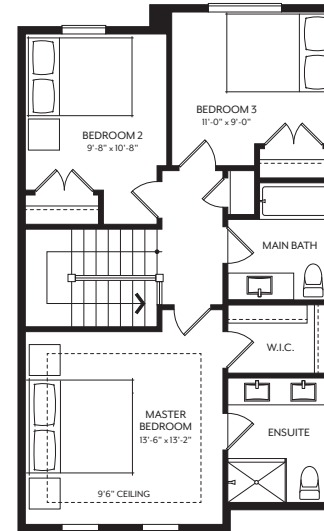
5 BED 3.5 BATH | 2,275 SQ.FT.
PLAN A REVERSED | LOT 142



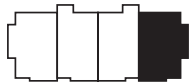
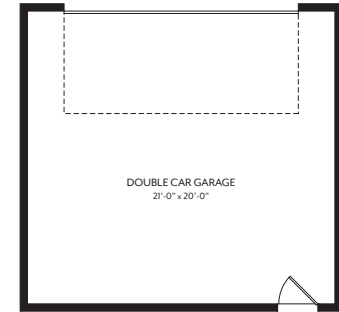
LOWER
780 SQ.FT.



MAIN
790 SQ.FT.



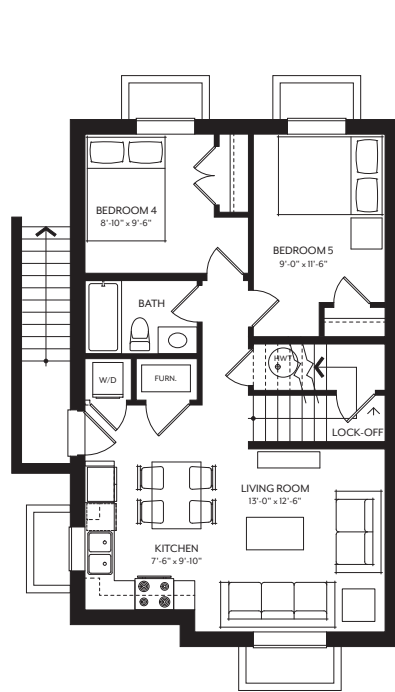
UPPER
705 SQ.FT.



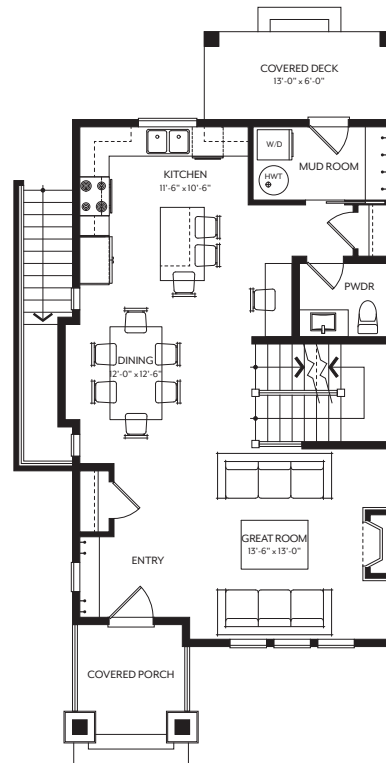
LOT 142

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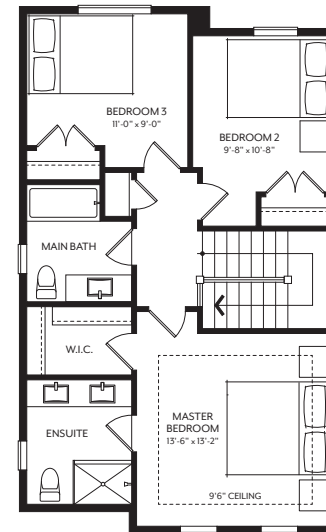




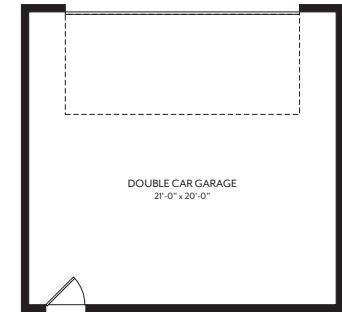
LOWER
780 SQ.FT.



MAIN
790 SQ.FT.



UPPER
705 SQ.FT.

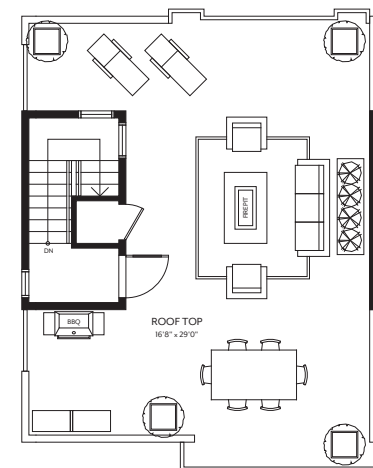
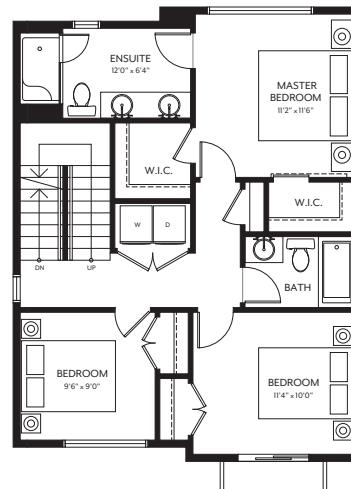
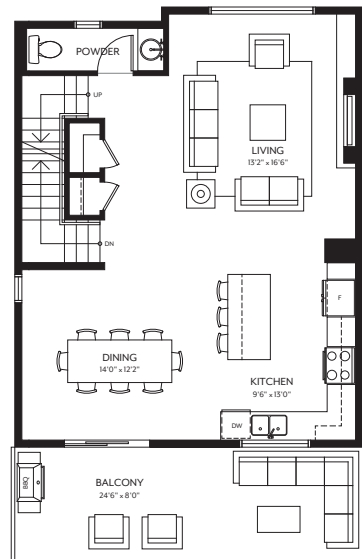
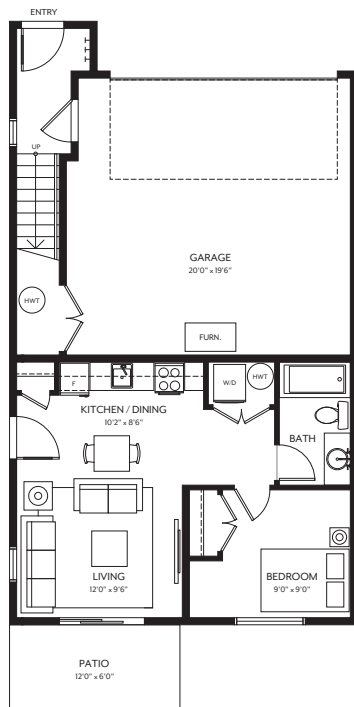


LOT 145

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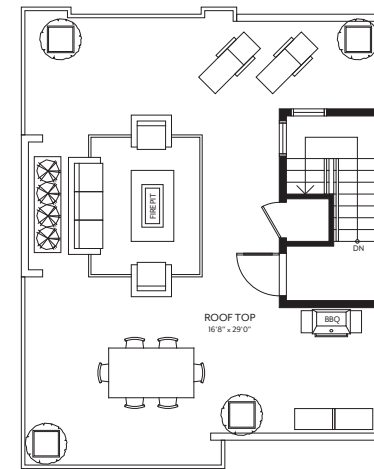
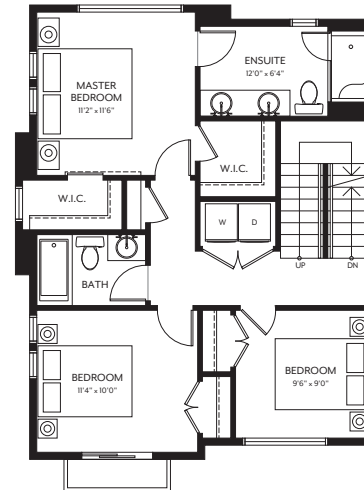
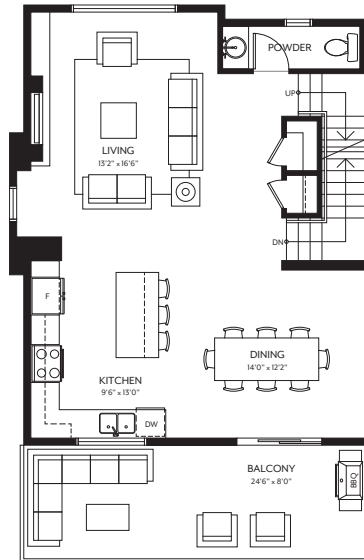
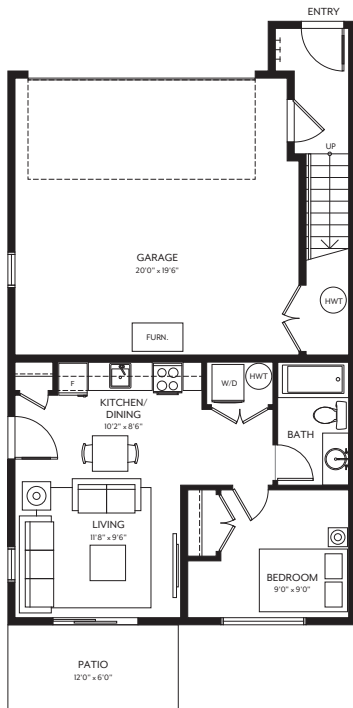
ROOFTOP ROWHOME PLAN B

3 BED 2.5 BATH + 1 BED 1 BATH SUITE
TOTAL INSIDE 2,108 SQ. FT. | OUTSIDE 829 SQ. FT.



LOTS 150, 162

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LOT 153

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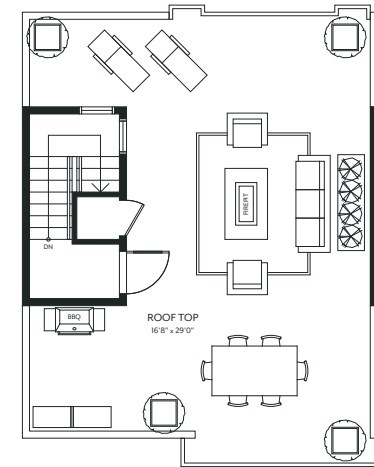
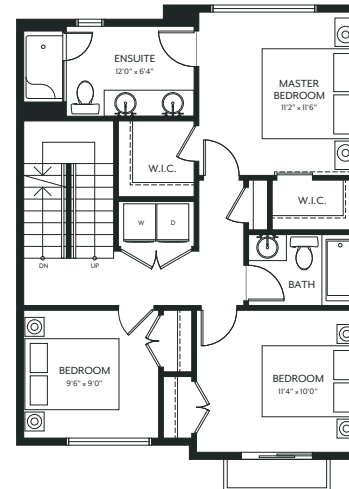
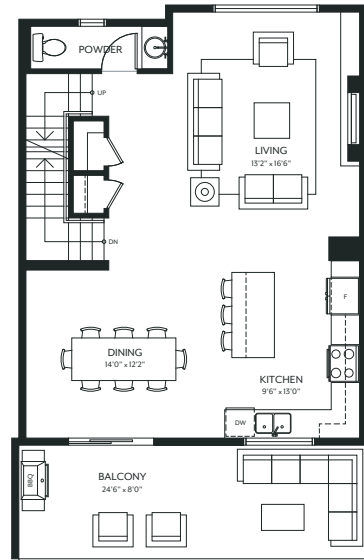
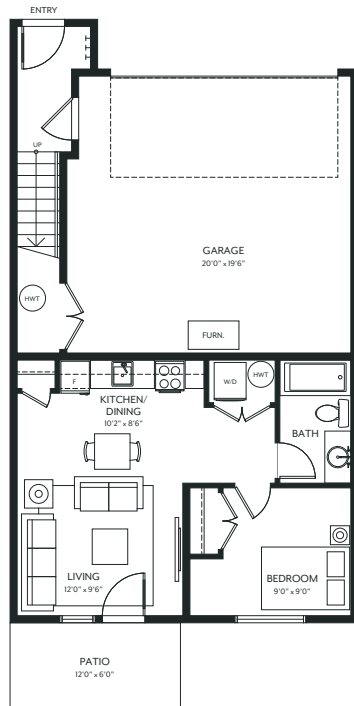
ROOFTOP ROWHOME PLAN D

3/4 BED 3.5 BATH
TOTAL INSIDE 1,981 SQ.FT. | OUTSIDE 829 SQ.FT.



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LOT 223

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46211 Promontory Road, Chilliwack, BC

This is not an offering for sale. Any such an offering can only be made with a disclosure statement. E.&O.E. 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.

