

Sage

Space to breathe.

Freedom to grow.



Inspired living, year round

NESTLED IN EAST ABBOTSFORD, SAGE OFFERS A NEW COLLECTION OF 5 CONDOMINIUM BUILDINGS TO CREATE A COMMUNITY THAT RADIATES AUTHENTICITY AND A DISTINCT SENSE OF BELONGING.

With a vision to meet the growing needs of Abbotsford, Diverse presents a harmonious blend of homes at Sage from studios to 3 bedrooms, for those seeking outstanding design without compromising on affordability.

Every home offers an invitation to experience fresh living in its purest form—by including a Lumon solarium complete with retractable glass enclosure and heating for year-round living. Regardless of the season, residents can take in the beauty of Mt. Baker, city and forest views that frame the horizon.

Your connection to nature extends to the outdoor amenities throughout Sage, harmoniously designed to nurture your mind, body, and soul.

With Abbotsford's best access to the freeway, the US Border, the airport, and historic downtown, every corner of the Valley becomes easily accessible—while local eateries and shopping are all within walking distance.

Sage is a place where you can be yourself, where neighbours become friends, and where the sense of community is as refreshing as a cool breeze on a summer's day.



Embrace your connected community

PEACE OF MIND IS CENTRAL TO THE DESIGN OF SAGE.

THE 5 BUILDINGS ENCIRCLE THE PERIMETER OF THE SITE, CREATING AN INNER COURTYARD AND CENTRAL HUB FILLED WITH GARDENS AND AMENITIES.

The unique layout of the buildings maximizes privacy, with a fully fenced perimeter and connected pathways so residents know their community is secure and closely knit. At the centre is "The Greenhouse", a stunning indoor amenity building where residents will gather to co-work, socialize, exercise, and play.

A single point of entry to Sage provides added security and a calming sense of arrival, from an elevated perspective.

Each of the 5 buildings has been intentionally designed to seamlessly integrate into their surroundings. Natural colours dominate the palette, with various shades of green that pay homage to the name "Sage". The modern architecture incorporates accent shapes with wood siding features that add a contemporary flair and highlight the solarium balconies.



Redefining value with innovative living

EFFICIENCY IS THE CORNERSTONE OF SAGE'S HOME DESIGN PHILOSOPHY.

Homes are meticulously designed to optimize every square foot to its fullest potential in a collection of studios, 1 bed + den, 2 bedroom and 3 bedroom homes that meet a range of diverse lifestyles.

Owning a home at Sage offers a sense of pride that comes from investing in your future. Inside the homes you'll be greeted with the type of quality that never compromises on the essentials—air conditioning, durable quartz countertops, and reliable Samsung appliances are all included to provide the comfort and functionality you're looking for.

Sage will redefine the potential of living spaces and reshape attainability. By offering smaller-sized residences that include expansive solarium living spaces, your investment stretches further with accessible prices and undeniable value. These thoughtful spaces aren't just about square footage, they're about the quality of life they afford, providing a home that is adaptable to your life's evolving chapters.

The promise of design excellence and personalization

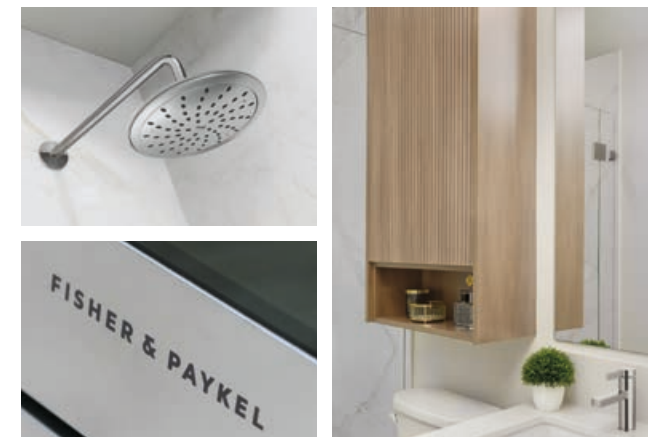
AT DIVERSE, WE TAKE PRIDE IN SETTING HIGH DESIGN STANDARDS FOR EVERY HOME.

A light and modern Scandinavian inspired interior theme sets the stage for you to personalize, a canvas that's yours to shape. Every home has a foundation of design excellence, boasting 9' ceilings, durable laminate flooring, and open-concept layouts.

The kitchens stand out for their generous size, truly the heart of your home. The large format marble tile backsplash along with light oak and white cabinetry spark interest, while sleek black cabinet accessories and plumbing fixtures complete the look. Functionality and style are top of mind with Samsung appliances, quartz countertops, and ample soft close storage.

Sage offers a promise; to deliver homes of exceptional quality with the freedom to infuse your personal touch. Elevate your home with a selection of finishing upgrades according to your personal style or budget.

Select a cozy fireplace with a media cabinet, efficient closet organizers, studio wall beds, a frameless glass shower enclosure, or a deluxe kitchen upgrade package with on-trend fluted cabinets and Fisher & Paykel appliances for a heightened culinary experience.



Live near the gems of East Abby

SAGE EMBODIES CONVENIENCE AND CONNECTIVITY.

Sage is moments away from grocery stores, dining hotspots, and an array of everyday essentials that residents will appreciate. Imagine convenient access to run errands or impromptu happy hour with friends—all hassle-free and within walkable reach.

Its strategic location adjacent to Sumas Way, proximity to Highway 1, and the US Border offers unparalleled connectivity, granting residents greater access to the expansive beauty of the Fraser Valley. Whether it's work or leisure, this prime location makes commuting a breeze and opens the door to endless opportunities.

Families at Sage thrive with proximity to nearby schools covering the spectrum from elementary to university levels, alongside an abundance of parks and active amenities—including the all-encompassing Abbotsford Recreation Centre.

For artisan and local enthusiasts, Sage is just a few minutes away from Abbotsford's Historic Downtown. Easily accessible by bike, you'll discover specialty stores, cozy coffee shops, and hip craft breweries that will immerse you in the vibrant local scene.

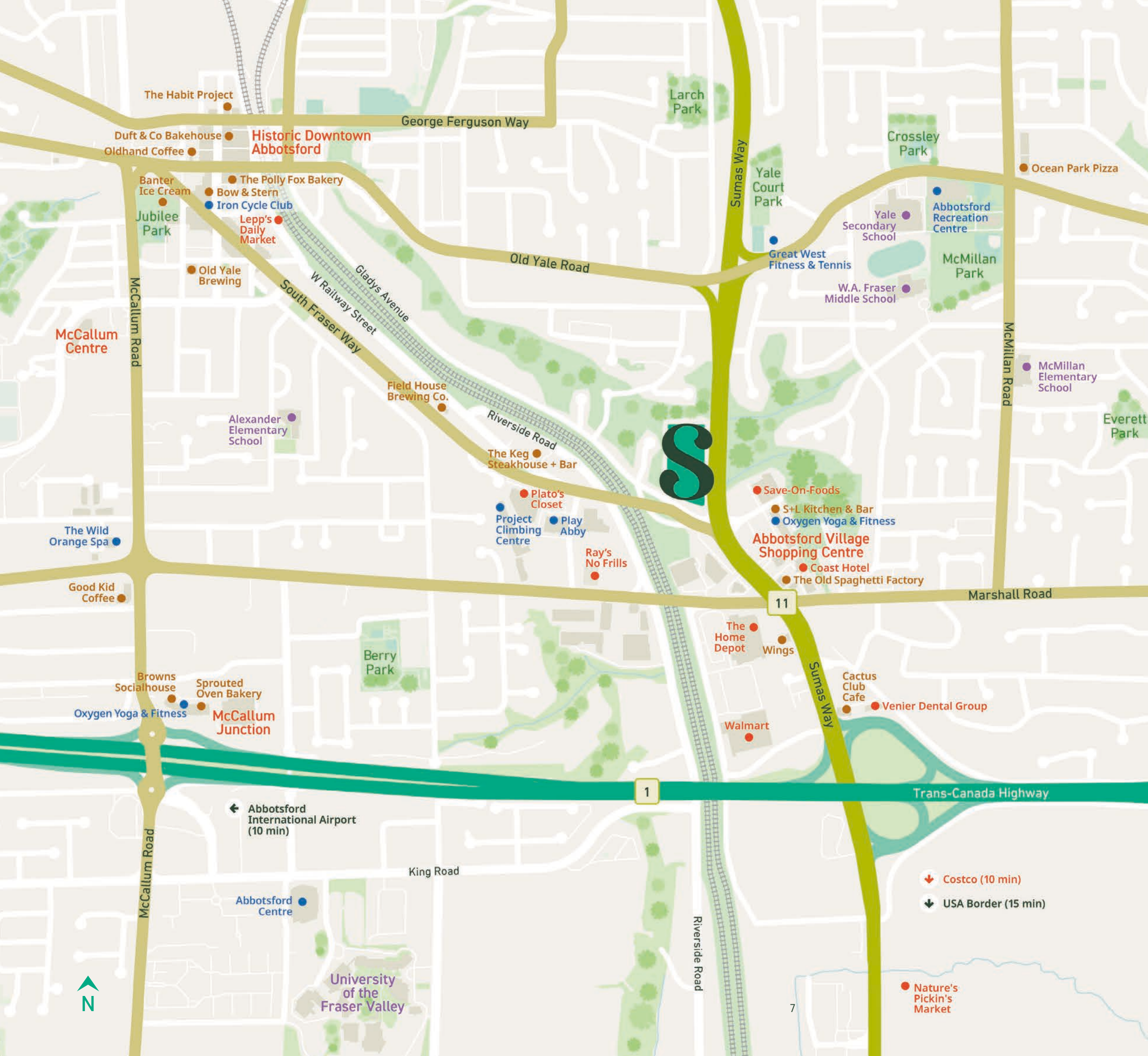


CURIOUS ABOUT THE
NEIGHBOURHOOD?

EXPLORE OUR
AREA MAP,
REVEALING ALL THE
AMENITIES NEAR SAGE.

SEE NEXT PAGE





YOUR NEIGHBOURHOOD
LOCAL FAVOURITES

AMENITIES + FITNESS

- Abbotsford Centre
- Abbotsford Recreation Centre
- Oxygen Yoga & Fitness
- Great West Fitness & Tennis
- Play Abby
- Project Climbing Centre
- The Wild Orange Spa

SCHOOLS

- Alexander Elementary
- McMillan Elementary
- University of the Fraser Valley
- W.A. Fraser Middle
- Yale Secondary

RESTAURANTS

- Banter Ice Cream
- Bow & Stern
- Browns Socialhouse
- Cactus Club Cafe
- Duft and Co Bakehouse
- Field House Brewing Co.
- Good Kid Coffee
- Ocean Park Pizza
- Old Yale Brewing
- Oldhand Coffee
- S+L Kitchen & Bar
- Sprouted Oven Bakery
- The Habit Project
- The Keg Steakhouse + Bar
- The Old Spaghetti Factory
- The Polly Fox Bakery
- Wings

SHOPS & ESSENTIALS

- Abbotsford Village Shopping Centre
- Coast Hotel
- Costco
- Lepp's Daily Market
- McCallum Centre
- McCallum Junction
- Nature's Pickin's Market
- Plato's Closet
- Ray's No Frills
- Save-On-Foods
- The Home Depot
- Walmart



Expand your space with solarium living

EVERY HOME AT SAGE INCLUDES A LUMON RETRACTABLE GLASS BALCONY ENCLOSURE.

Transform your balcony into a quiet, heated solarium enclosure any time of the year. Close in the Fall and Winter for sunlight-filled indoor living and open in Spring and Summer for fresh outdoor living.

This transformative living space is perfect for plant parenting, hosting family dinners, morning yoga, a kids' play area, or a serene home office.

The benefits of solarium living will surprise you; this impressive list includes reducing exterior noise by 50%, enhancing energy efficiency, and providing an additional layer of protection for children, pets, and furniture. Soak up the health benefits from a constant connection to fresh air and natural sunlight while remaining protected from wind, rain, and outside debris.

Solarium living not only elevates the livability of your home, but also adds to the value of your investment through higher resale value and higher rental income. Step into a home where living extends beyond four walls.

Parks, picnics and ping-pong

CAPTURING A CONNECTION TO NATURE, IT'S ONLY FITTING THAT THE SAGE COMMUNITY INVITES RESIDENTS TO ENJOY AN ARRAY OF FIVE OUTDOOR AMENITIES.

Designed to invigorate the senses and offer a serene escape—these dynamic amenities will capture your need for play and relaxation.

For those seeking a quiet space to meditate and unwind, the Zen Garden is the ideal setting to chill out. The Flower Garden inspires creativity, with the opportunity to pick flowers for a personalized bouquet, bringing a fragrant presence inside your home.

Take a leisurely stroll along the winding paths of the Arbour Walk, adorned with lush plantings and seating areas within this charming walkway. If you are looking to engage in some friendly competition, the Game Zone offers outdoor ping pong, play space, and sidewalk chalk art for a vibrant activity hub.

Central to the community, an open lawn space allows residents to breathe in the fresh air and enjoy outdoor picnics. Nearby, the little ones can explore at the Nature Playground, providing a safe environment to let their imaginations run wild.



FLOWER GARDEN



ZEN GARDEN



GAME ZONE



NATURE PLAYGROUND & ARBOUR WALK

The Greenhouse— a hub of connectivity

IN THE HEART OF SAGE LIES THE GREENHOUSE, AN INDOOR AMENITY THAT PROVIDES A HUB FOR RESIDENTS TO CONNECT, UNWIND, AND THRIVE.

Natural elements inspire the exterior and make a statement with modern minimal architecture and a distinct live moss wall.

Inside, the expansive lounge and kitchen is fully equipped with appliances and a stunning black marble quartz island that commands attention as a focal point for entertaining. This is the ideal setting for hosting private gatherings, a place to connect with neighbours, or for your favourite playoff watch parties. With its ample seating, stylish decor, and big screen TV, this space invites residents to unwind, socialize, and celebrate life's moments.

Need a private space for work-from-home meetings or focused work sessions? The Greenhouse offers private Zoom rooms—dedicated spaces that can be booked for your professional needs.

Adjacent to the lounge, the private gym amenity awaits—a haven for health enthusiasts. Equipped with a range of weights and cardio equipment, mat space for yoga, and a water fountain, this fitness area invites residents to pursue their fitness goals.



THE GREENHOUSE
LOUNGE & KITCHEN



THE GREENHOUSE
EXTERIOR



THE GREENHOUSE
GYM

Developed by Diverse Properties

A PASSIONATE TEAM DEDICATED TO BUILDING INNOVATIVE HOMES THAT TRANSFORM NEIGHBOURHOODS

Diverse Properties plays a part in reshaping life in the Fraser Valley and beyond, building the community and homes for families of all ages and stages of life —while integrating commercial spaces and places for residents to connect. We have transformed the fabric of community at Chilliwack’s Garrison Crossing, building hundreds of homes and the retail centre of Garrison Village, where shops, services, and residences define a community’s core.

In Abbotsford our commitment to design and building excellence has been well recognized at the award-winning communities of Parallel, Hudson’s Loft and Cinema District.



TO LEARN MORE ABOUT PAST PROJECTS AND UPCOMING OPPORTUNITIES,
VISIT [DIVERSEPROPERTIES.COM](https://www.diverseproperties.com)



FEATURES & FINISHING

Sage

◉ Upgrade Option

HOMES AT SAGE

- Modern architecture with nature-inspired colours and wood-tone siding
- All homes include a Lumon retractable solarium enclosure, with heater
- High performance air conditioning and baseboard heating
- TV hook up (power & data) in living room and primary bedroom
- All parkade stalls roughed in for Level 2 EV Charger

DISTINCTIVE INTERIORS

- Light, modern Scandinavian inspired designer colour scheme
- Durable laminate flooring throughout the main living area
- Comfortable carpet in bedrooms
- 9' ceilings
- Outlet provided for future electric fireplace
- Pot lights throughout and decorative pendant lights above island
- White roller shade window coverings with blackout in the bedrooms
- ◉ **Fluted wood grain media cabinet and fireplace feature**

REFRESHING KITCHENS

- Fresh white lower cabinets with complementary light oak laminate upper cabinets
- ◉ **On-trend fluted wood grain accent in upper cabinets and island**
- Soft close doors and drawers
- Large, marble vein polished porcelain tile backsplash
- Durable quartz countertops
- Ambiance enhancing undermount lighting
- On-trend matte black undermount sink and matching faucet with spray feature
- Modern black cabinet handles
- USB charger outlet conveniently located in backsplash or island
- Classic stainless steel Samsung appliances:
 - ENERGY STAR certified 33" counter depth French door refrigerator
 - Wi-Fi connected, 5 element slide in electric range
 - Extra quiet dishwasher with adjustable rack
 - Slim, over-the-range microwave hood fan
- ◉ **Fisher & Paykel appliances:**
 - 32" Counter depth French door refrigerator with ice maker and filtered water dispenser
 - Electric range with AeroTech® convection system
 - ENERGY STAR certified dishwasher with advanced drying system
 - Seamlessly integrated hood fan under cabinetry

CALMING BATHROOMS

- Semi-frameless glass shower enclosure
- ◉ **Frameless glass shower enclosure with rain head**
- Feature shower wall tile with marble vein look
- Durable quartz countertop
- Glazed porcelain floor tile
- Flat panel light oak laminate cabinets
- Polished chrome plumbing fixtures
- Soft close drawers in select homes
- Large mirror with modern vanity light
- ◉ **Fluted wood grain medicine cabinet for ample storage**

LAUNDRY

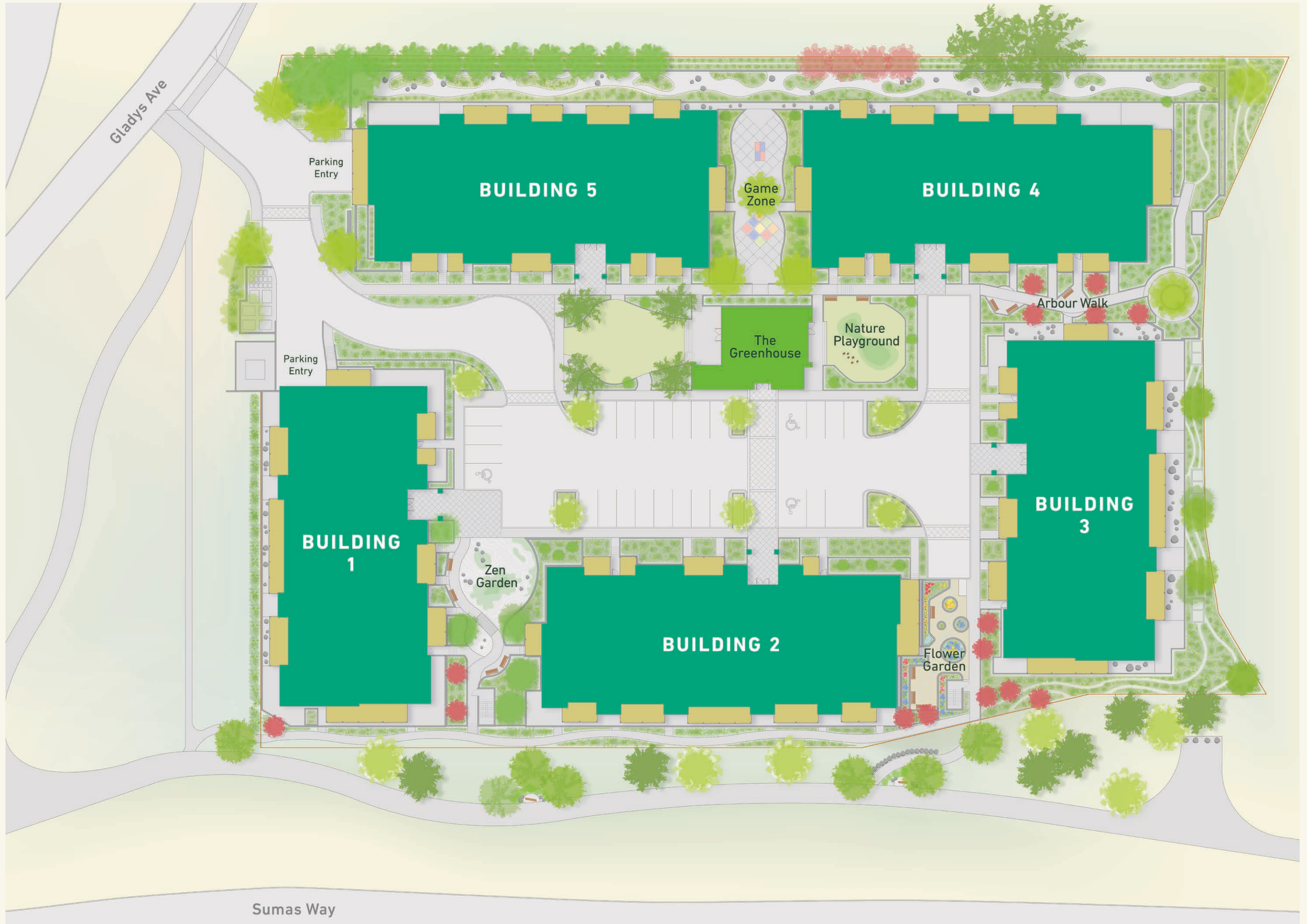
- Samsung energy-efficient stacking front load washer and dryer in white
- Wire shelving for storage
- Glazed porcelain floor tile

SAFE AND SECURE

- Hardwired smoke detectors and carbon monoxide monitors
- Lobby entrance intercom to receive visitors
- Key fob entry system for all building lobbies, underground parking and The Greenhouse amenity
- Well-lit common areas and additional motion sensor lighting for underground parking
- 24/7 security cameras in key entry locations
- Comprehensive Home Warranty
 - 2 years coverage for materials
 - 5 years coverage for building envelope
 - 10 years coverage for structural

Sage

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Freedom to grow.

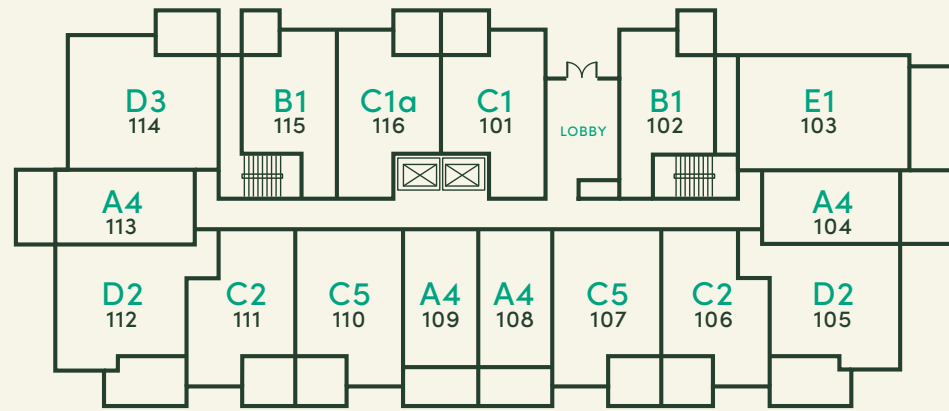


SITE MAP

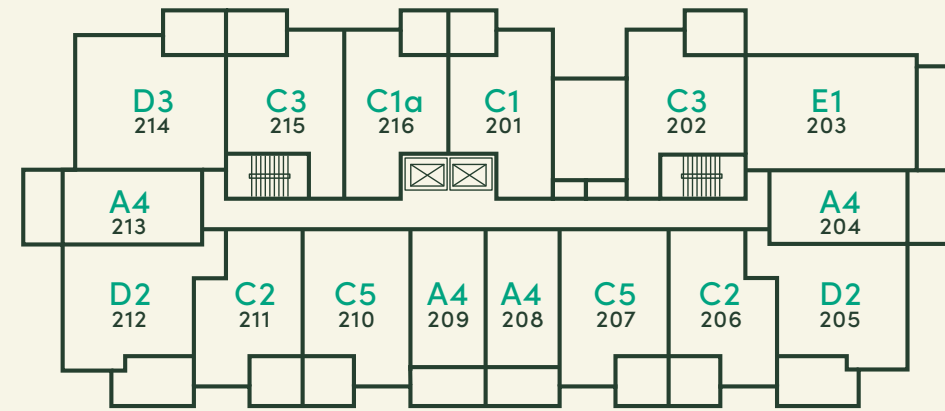
BUILDING 2

Sage

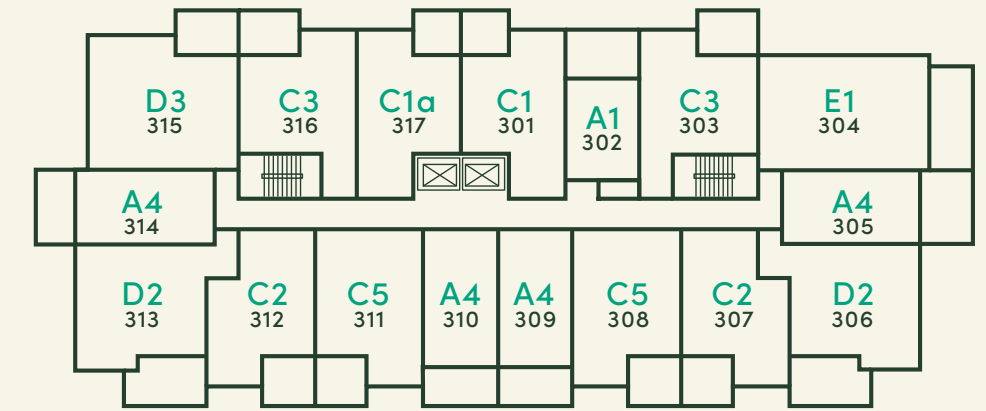
FLOOR 1



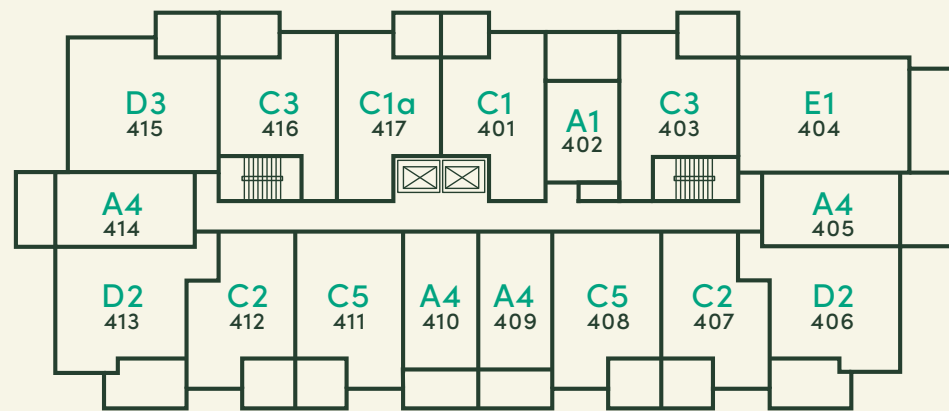
FLOOR 2



FLOOR 3



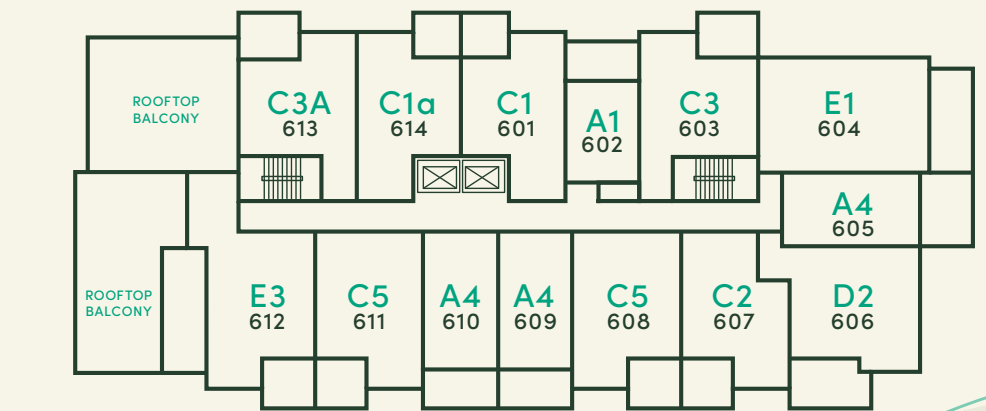
FLOOR 4



FLOOR 5



FLOOR 6

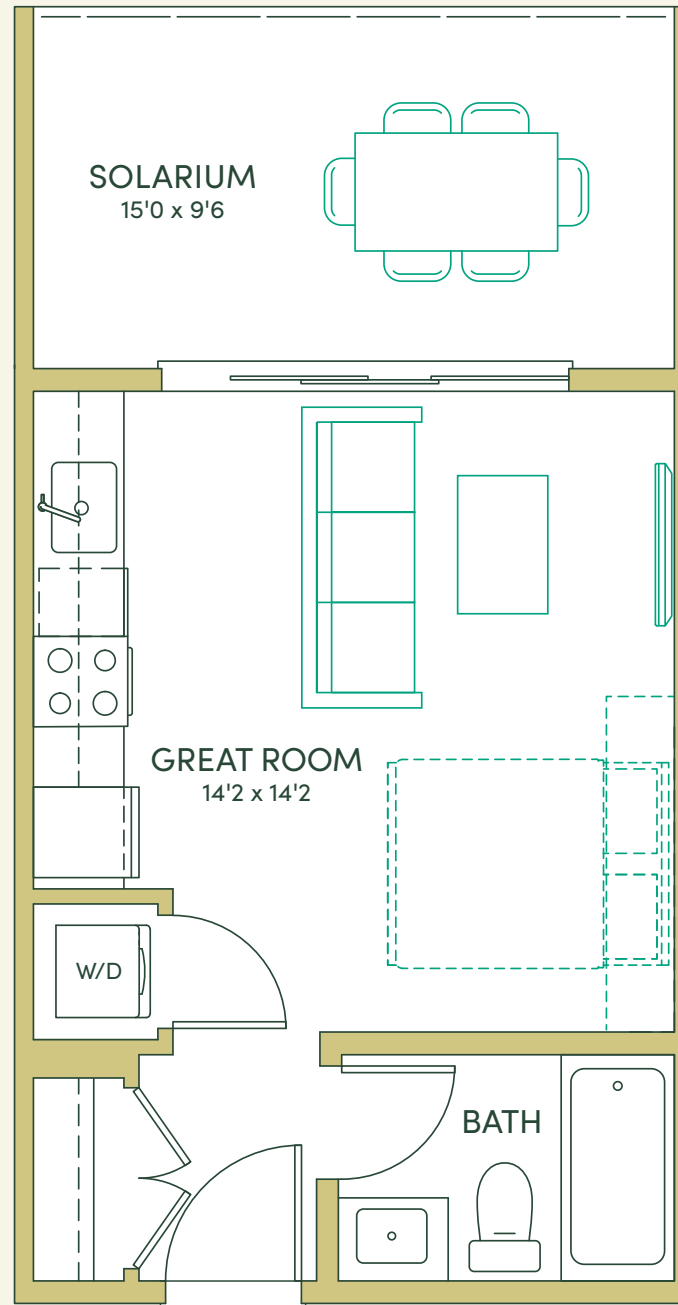


PLAN A1

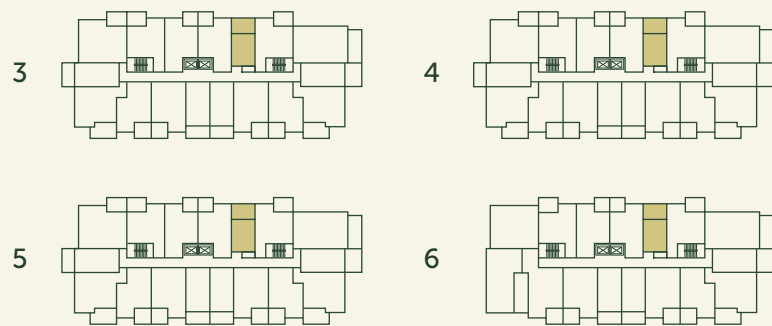
STUDIO

INTERIOR 310 SQ FT
SOLARIUM 143 SQ FT
TOTAL 453 SQ FT

Sage



BUILDING 2

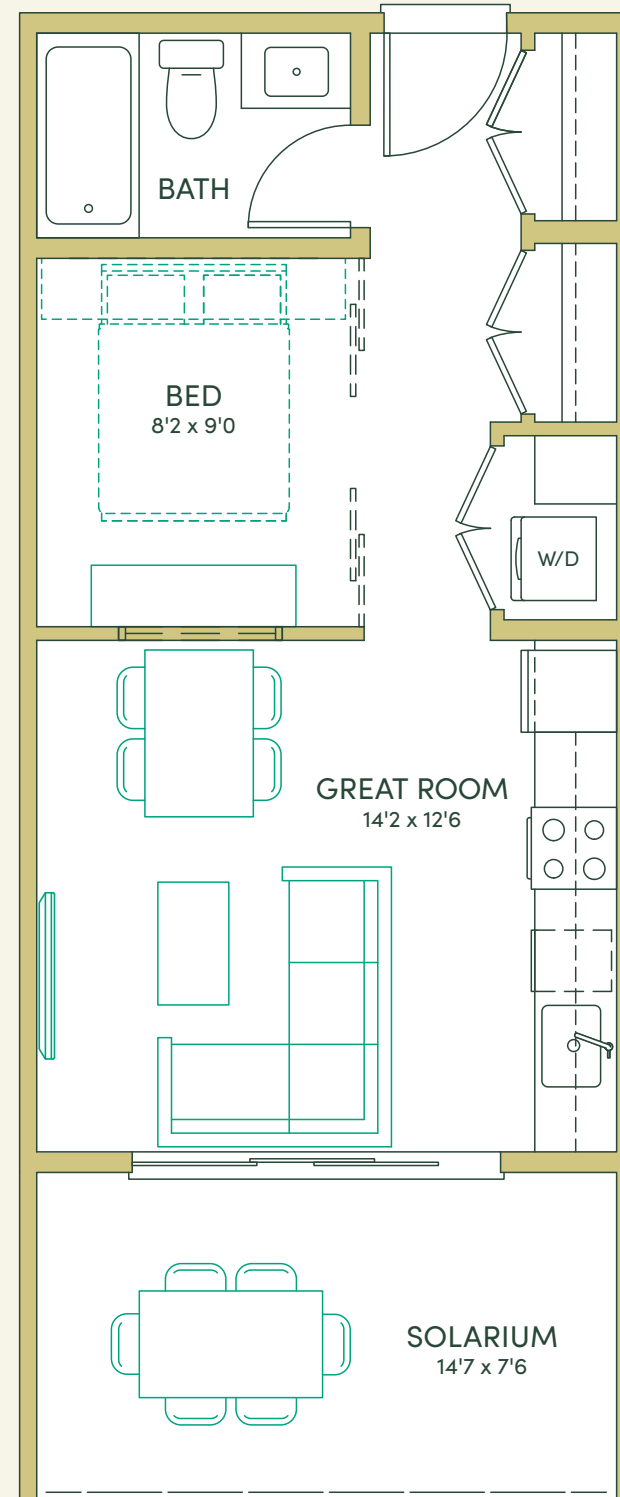


PLAN A4

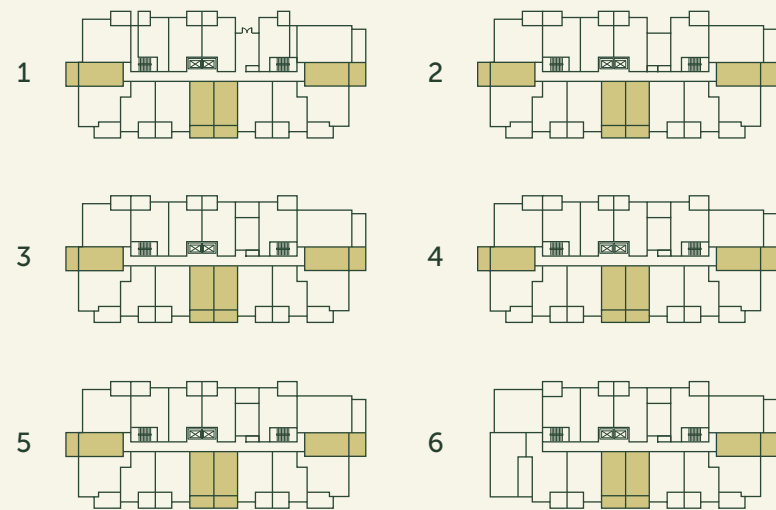
STUDIO

INTERIOR 425 SQ FT
SOLARIUM 109 SQ FT
TOTAL 534 SQ FT

Sage



BUILDING 2

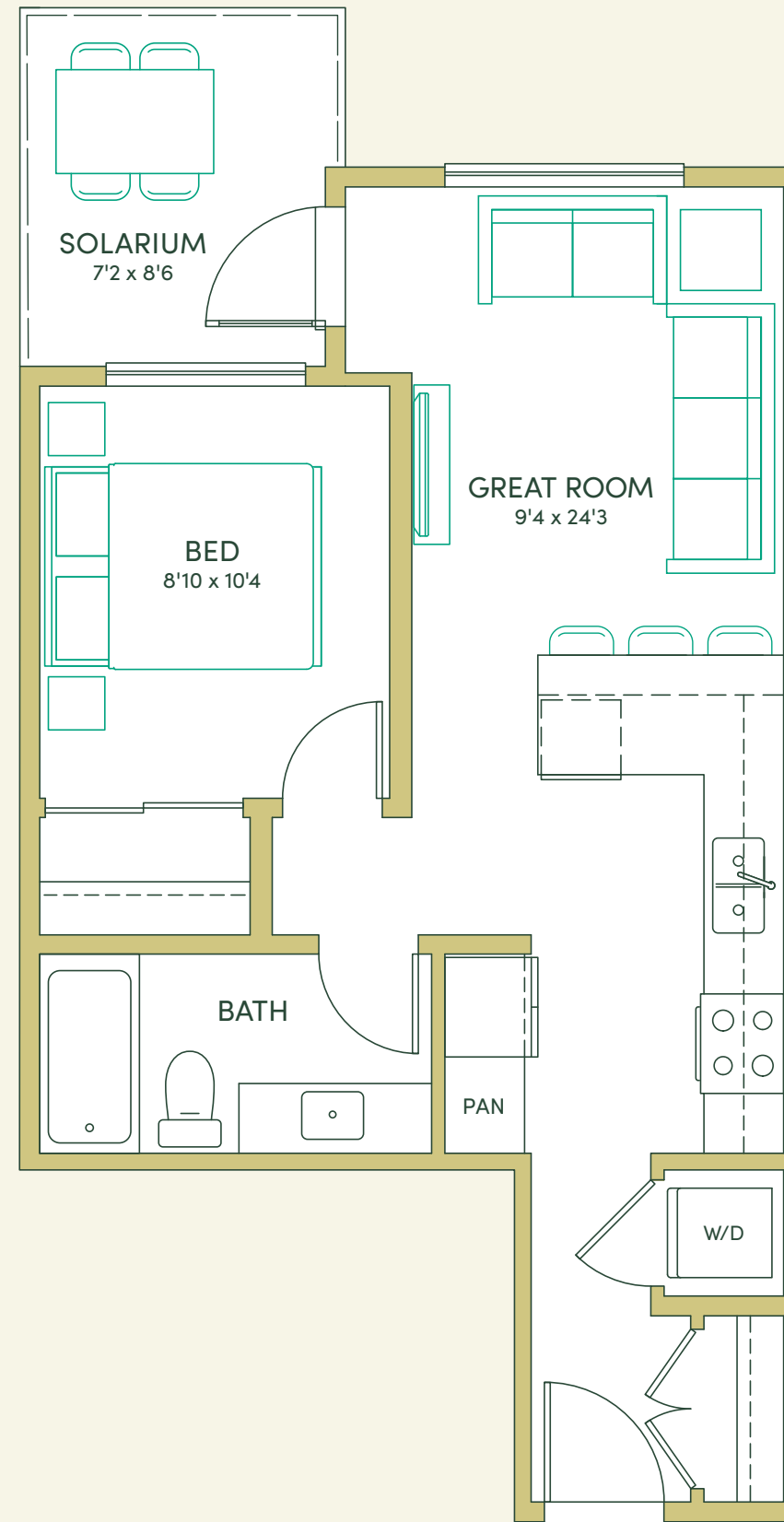


PLAN B1

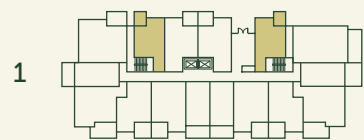
1 BED 1 BATH

INTERIOR	518 SQ FT
SOLARIUM	61 SQ FT
TOTAL	579 SQ FT

Sage



BUILDING 2

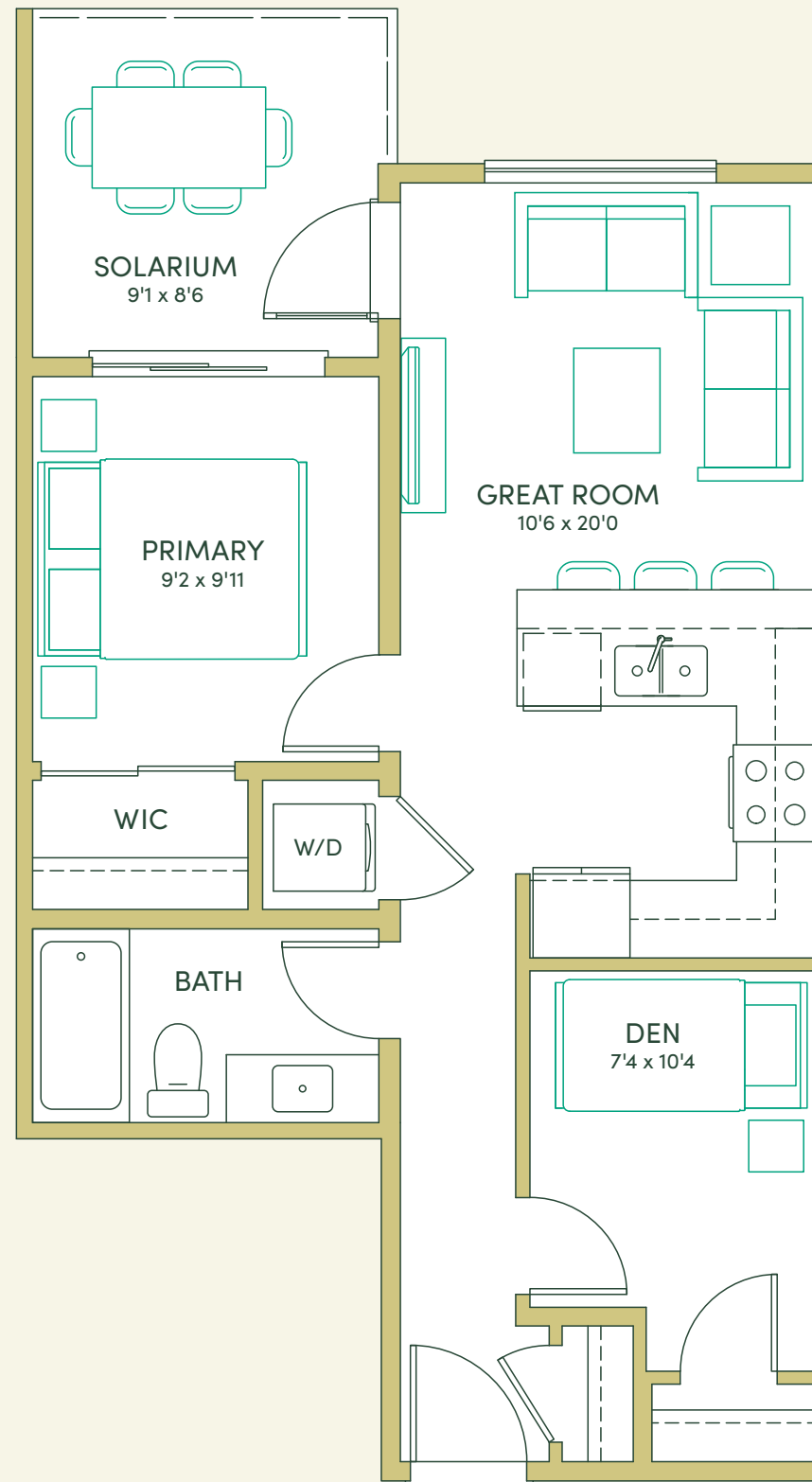


PLAN C1

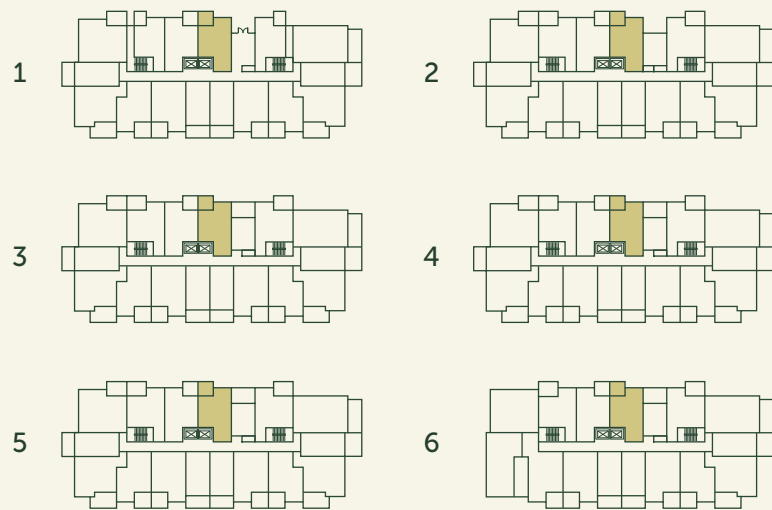
1 BED+DEN 1 BATH

INTERIOR 580 SQ FT
 SOLARIUM 78 SQ FT
 TOTAL 658 SQ FT

Sage



BUILDING 2



PLAN C1A

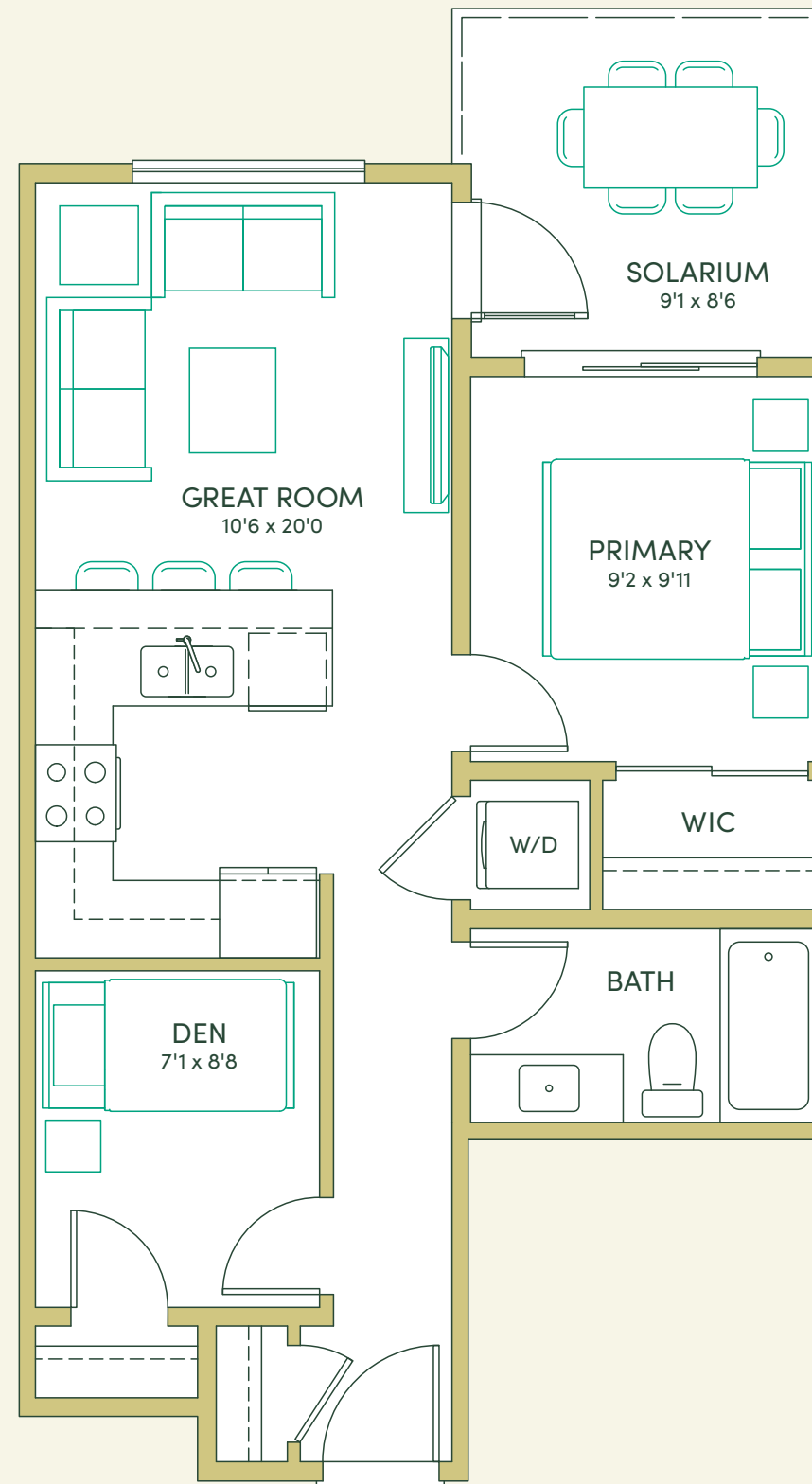
1 BED+DEN 1 BATH

INTERIOR 572 SQ FT

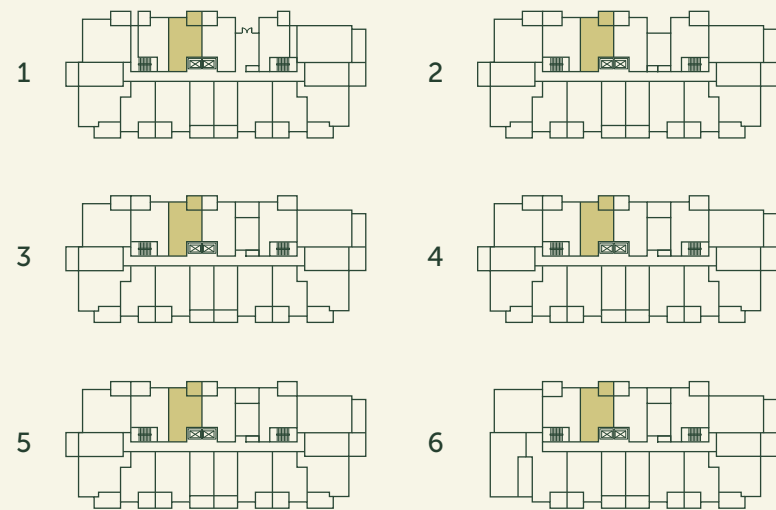
SOLARIUM 78 SQ FT

TOTAL 650 SQ FT

Sage



BUILDING 2

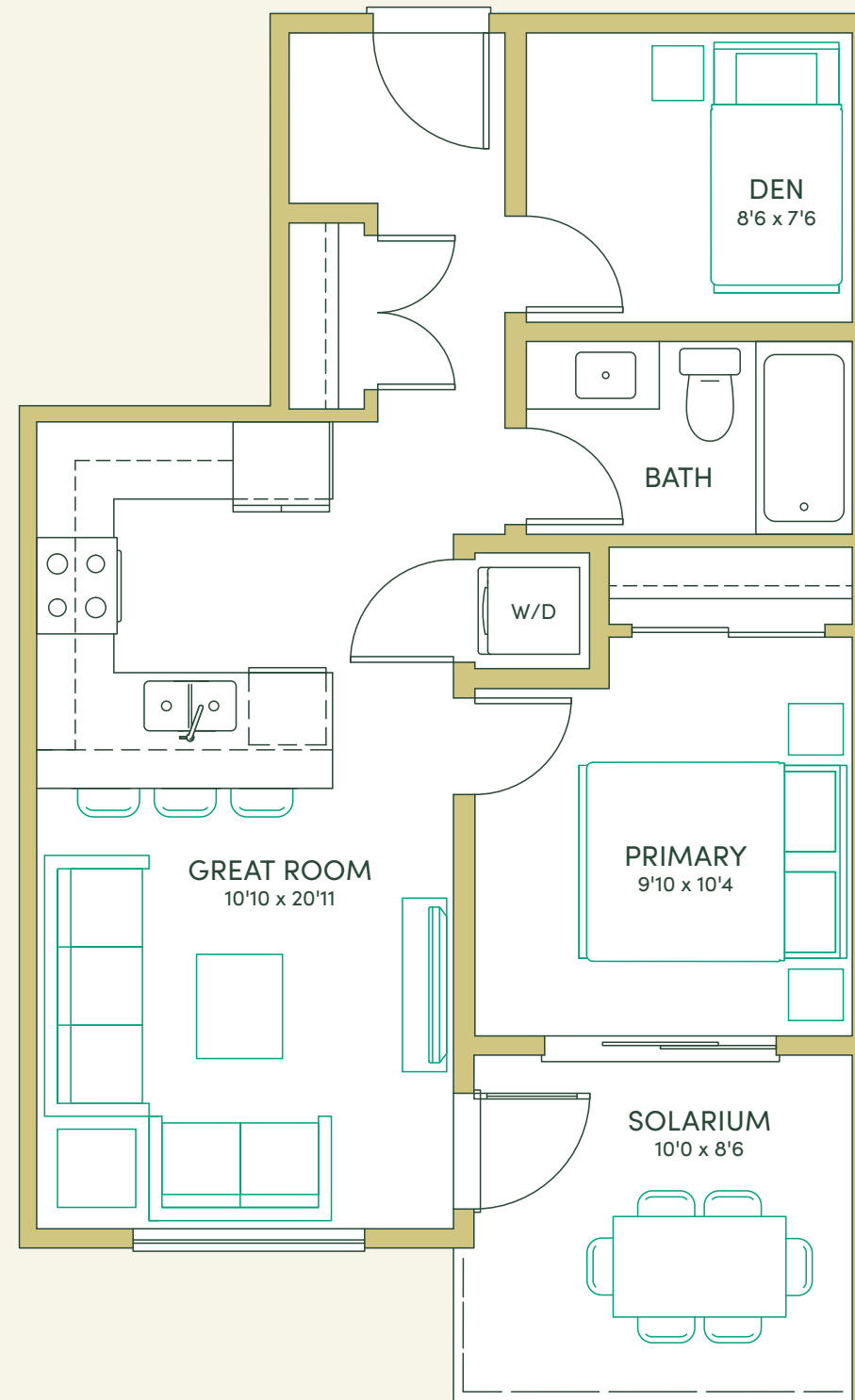


PLAN C2

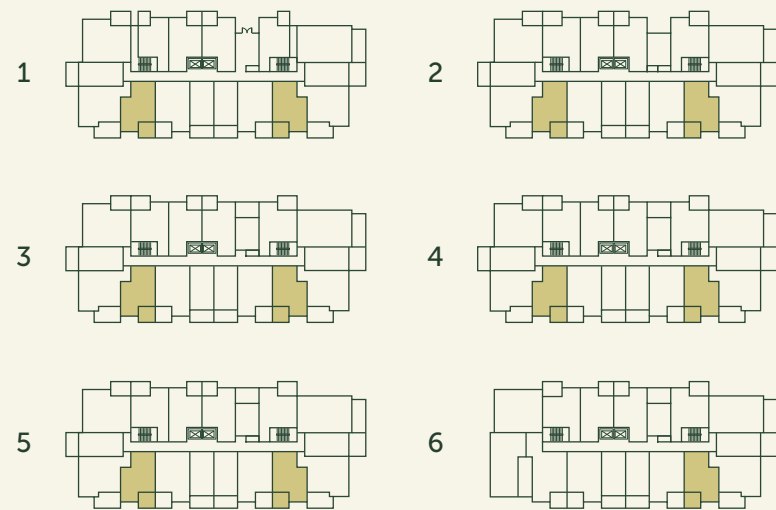
1 BED+DEN 1 BATH

INTERIOR 587 SQ FT
 SOLARIUM 85 SQ FT
 TOTAL 672 SQ FT

Sage



BUILDING 2

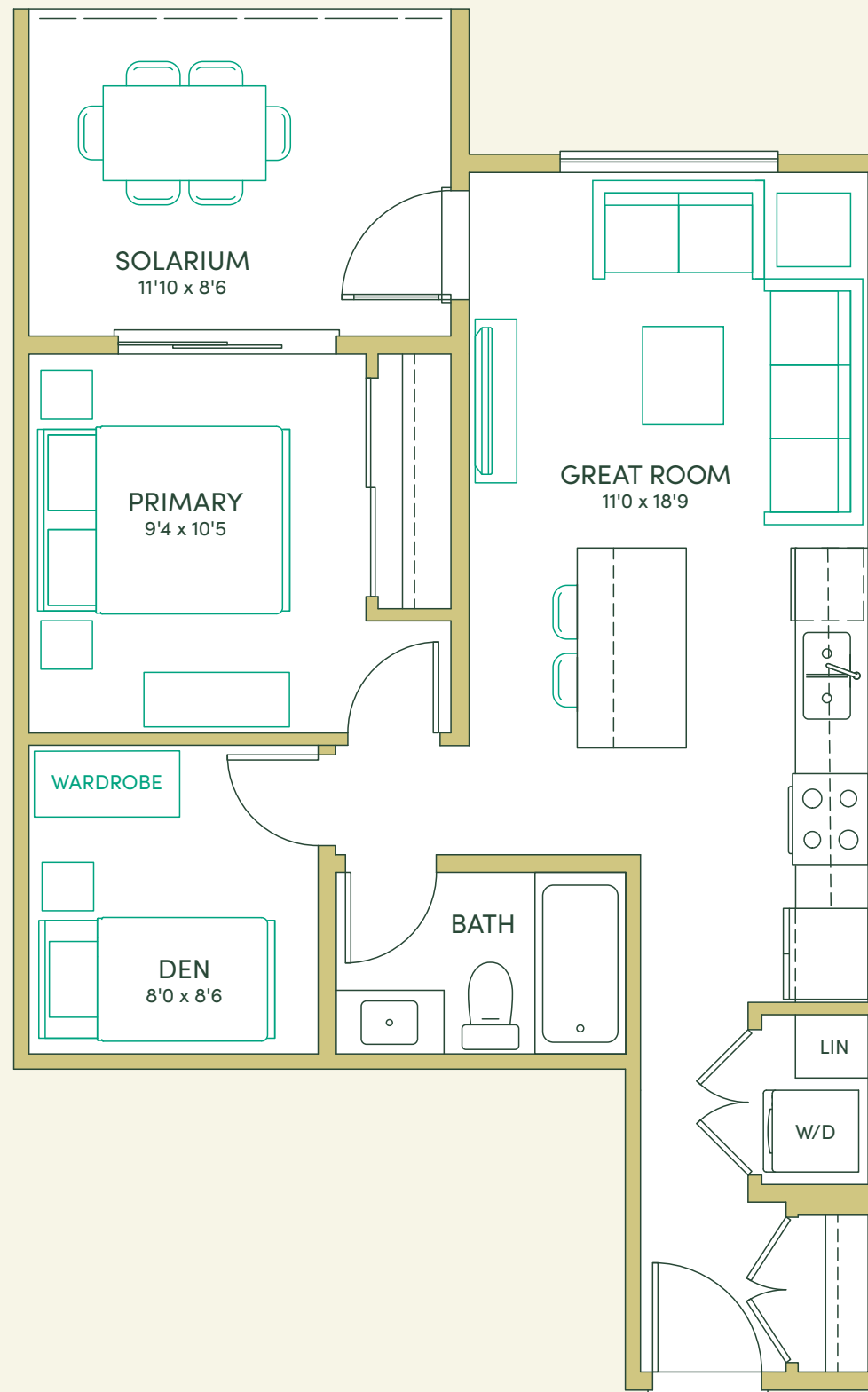


PLAN C3

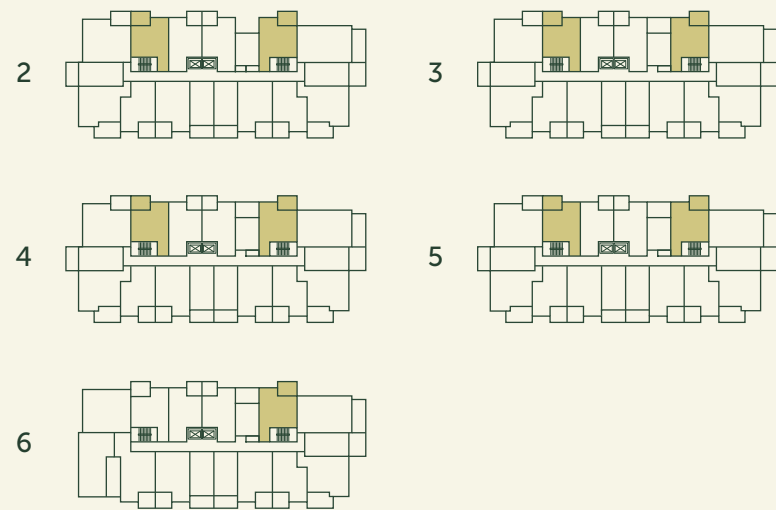
1 BED+DEN 1 BATH

INTERIOR 607 SQ FT
 SOLARIUM 101 SQ FT
 TOTAL 708 SQ FT

Sage



BUILDING 2

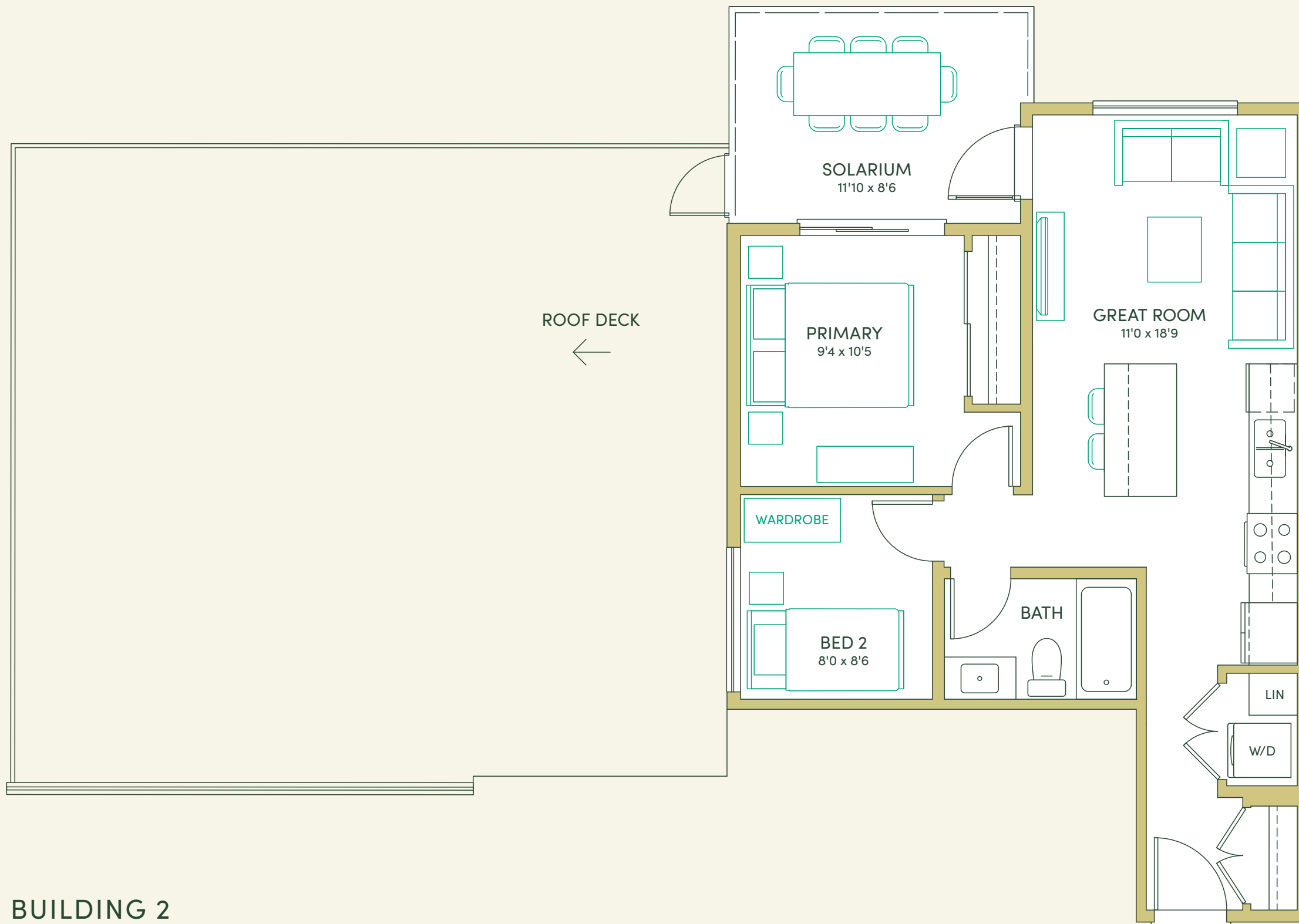


PLAN C3A

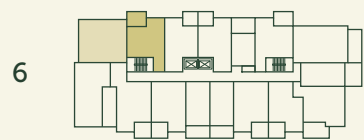
1 BED+DEN 1 BATH

INTERIOR	607 SQ FT
SOLARIUM	101 SQ FT
TOTAL	708 SQ FT
ROOF DECK	892 SQ FT

Sage



BUILDING 2

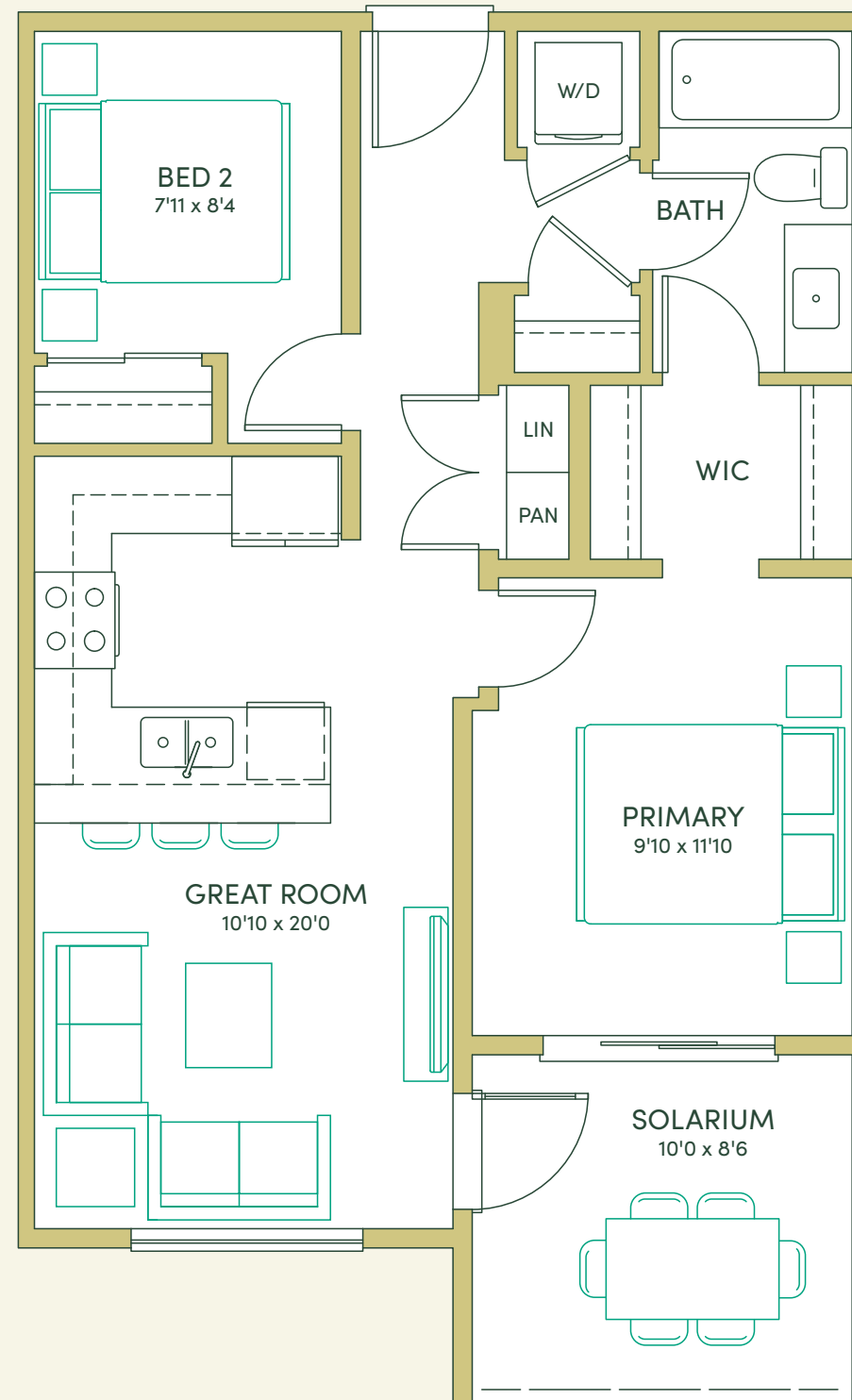


PLAN C5

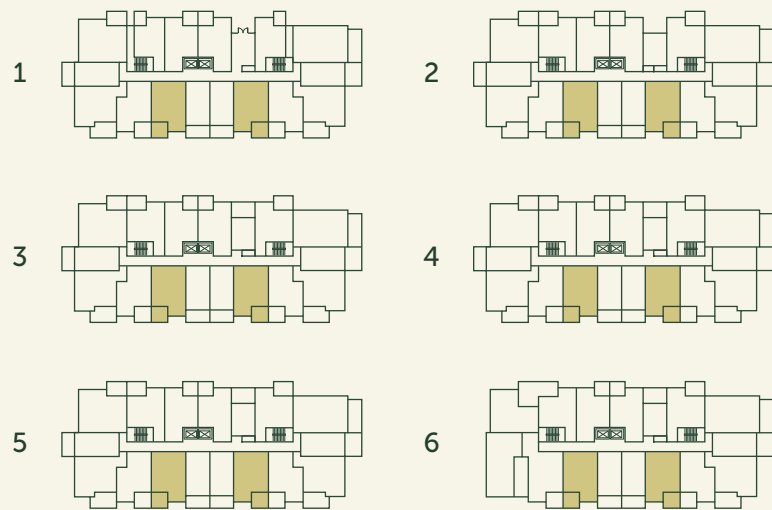
JR 2 BED 1 BATH

INTERIOR	653 SQ FT
SOLARIUM	85 SQ FT
TOTAL	738 SQ FT

Sage



BUILDING 2



PLAN D2

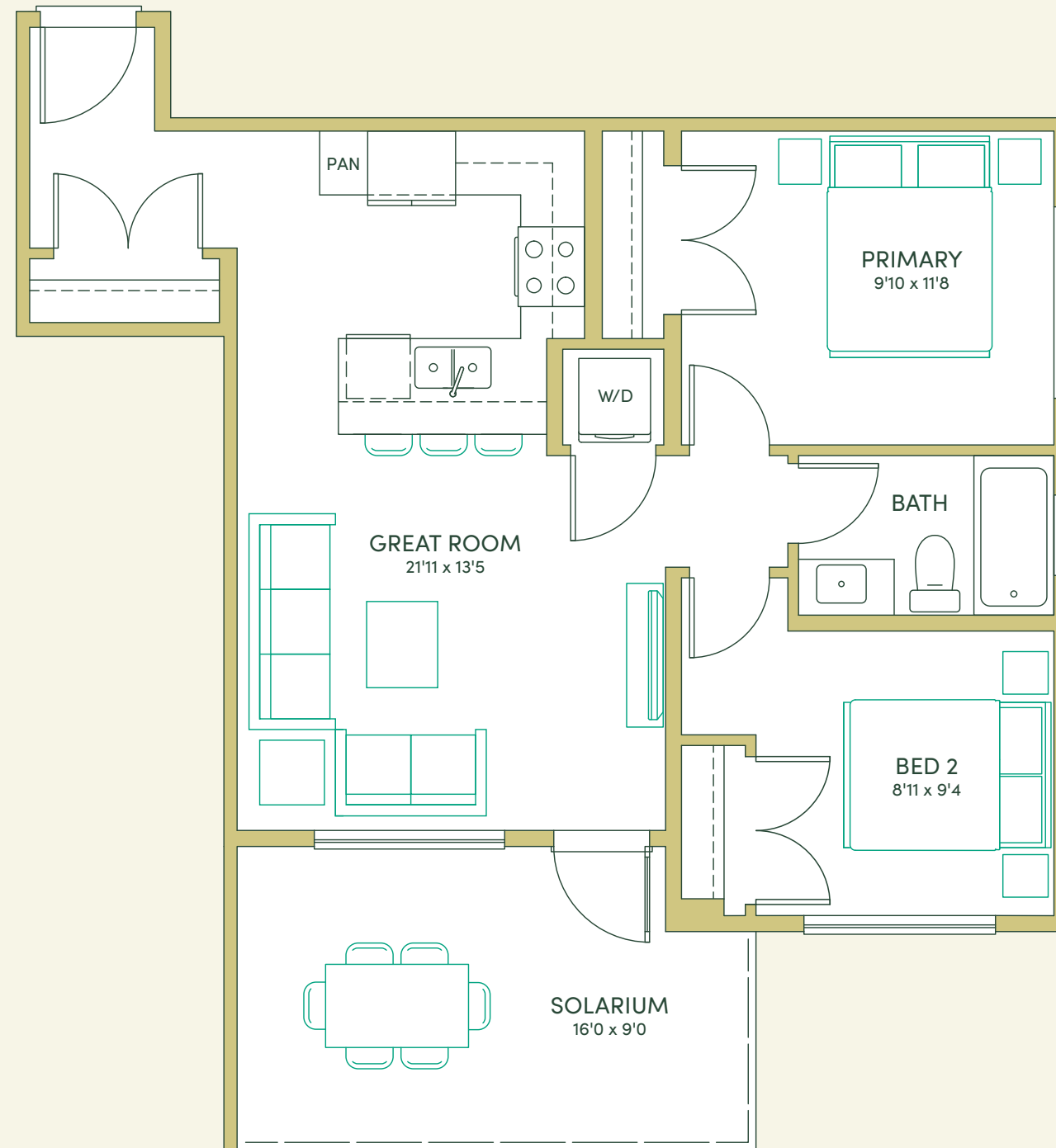
2 BED 1 BATH

INTERIOR 699 SQ FT

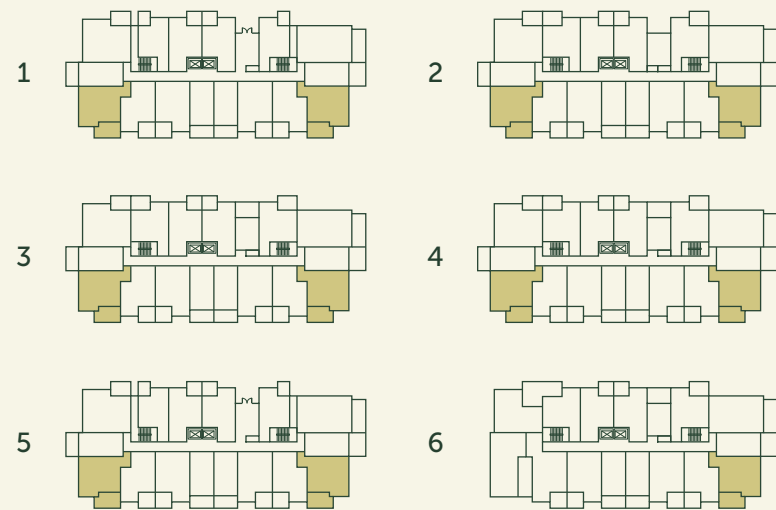
SOLARIUM 138 SQ FT

TOTAL 837 SQ FT

Sage



BUILDING 2

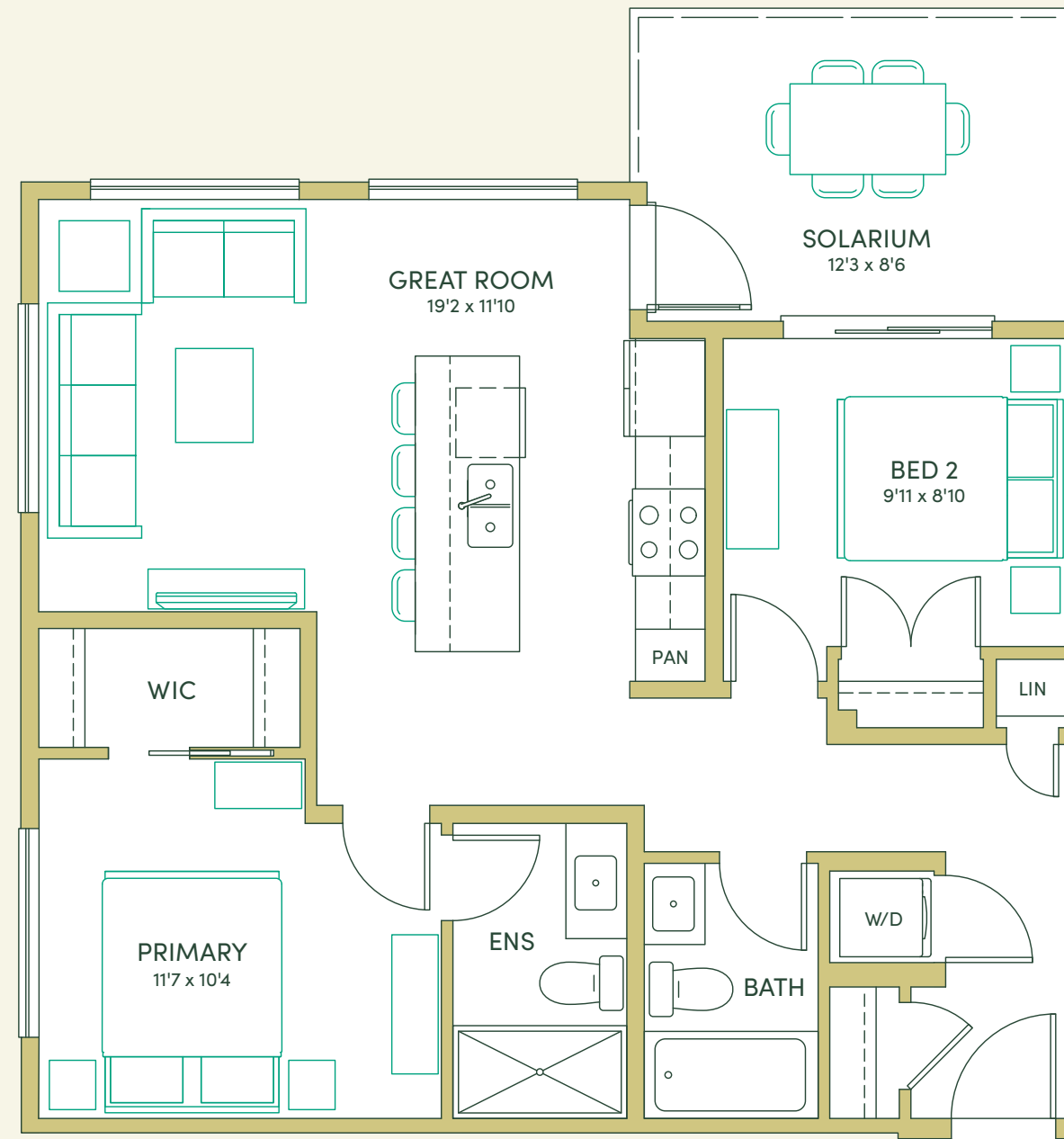


PLAN D3

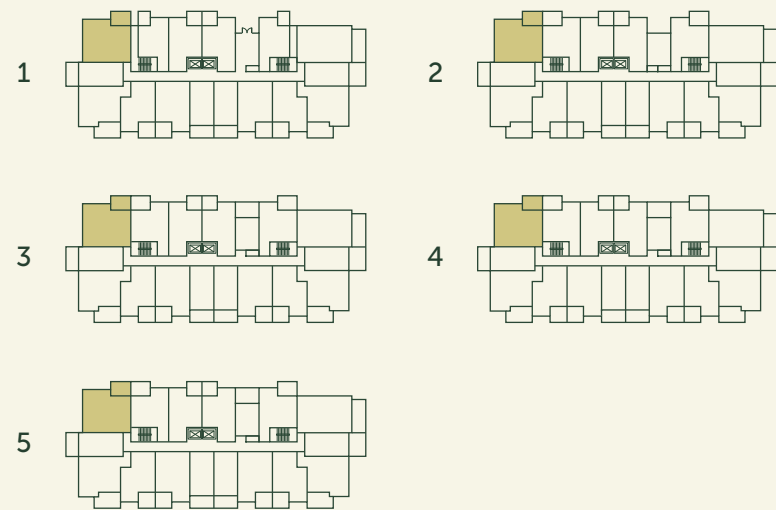
2 BED 2 BATH

INTERIOR 784 SQ FT
SOLARIUM 104 SQ FT
TOTAL 888 SQ FT

Sage



BUILDING 2

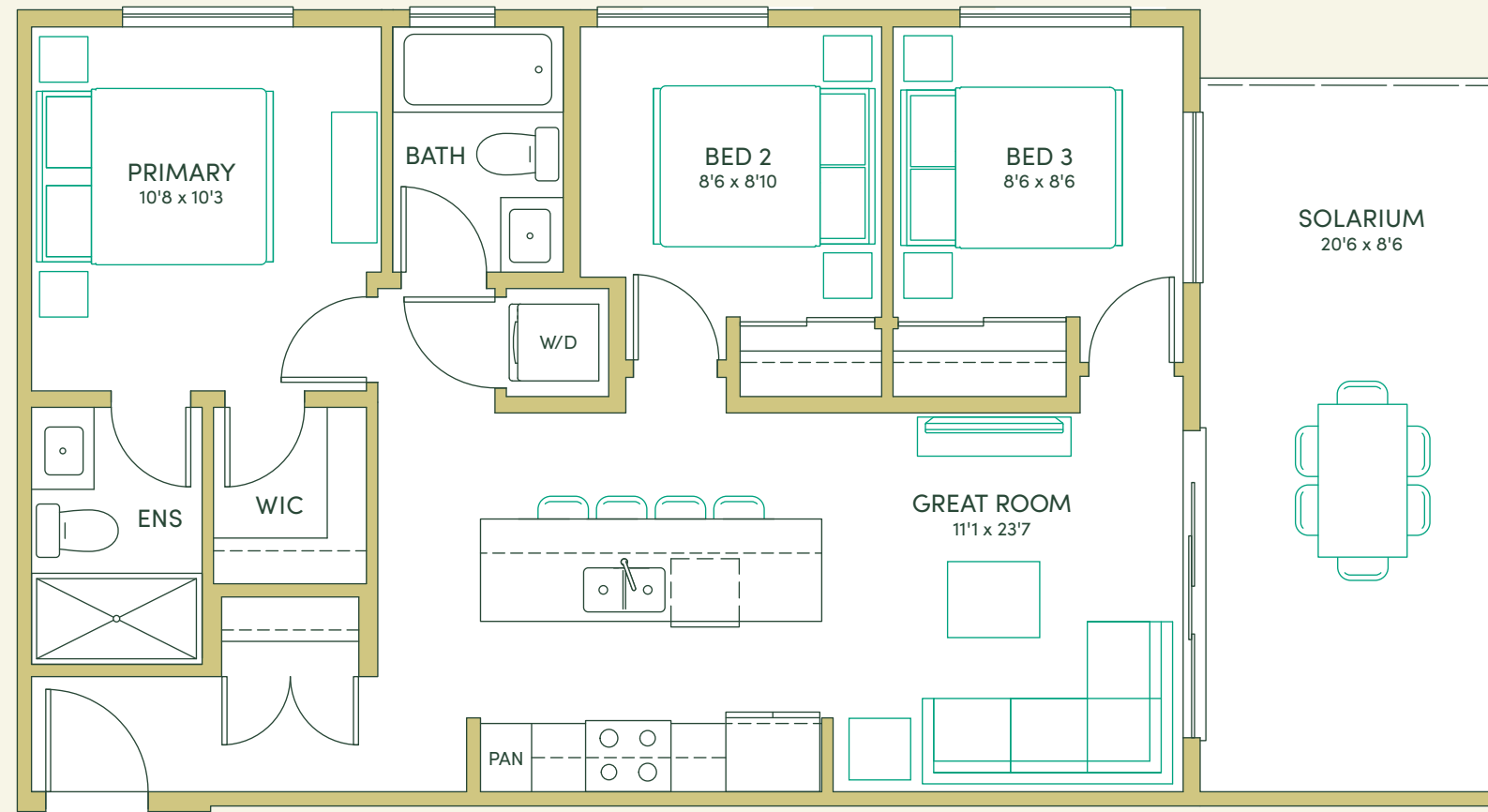


PLAN E1

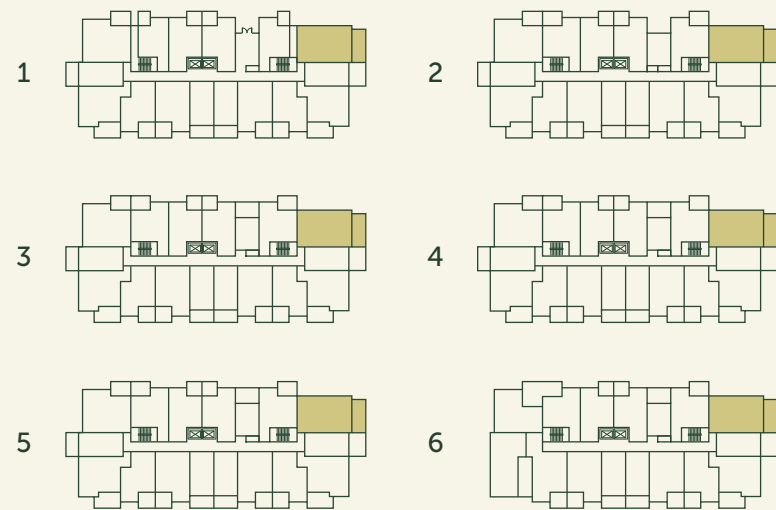
3 BED 2 BATH

INTERIOR 809 SQ FT
SOLARIUM 174 SQ FT
TOTAL 983 SQ FT

Sage



BUILDING 2

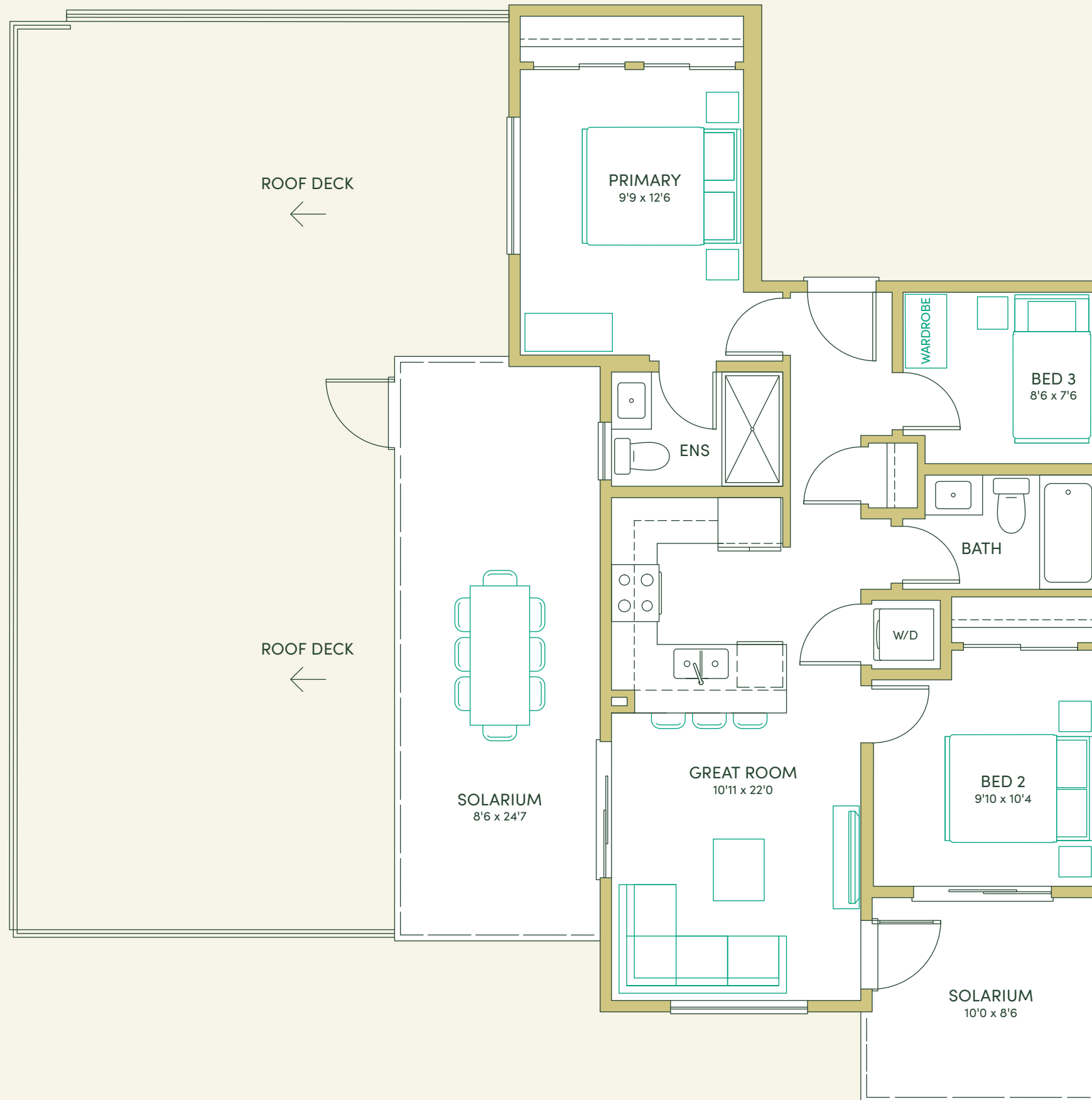


PLAN E3

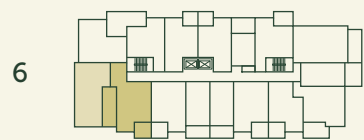
3 BED 2 BATH

INTERIOR 807 SQ FT
SOLARIUM 294 SQ FT
TOTAL 1101 SQ FT
ROOF DECK 778 SQ FT

Sage



BUILDING 2



6





Sage

Space to breathe.
Freedom to grow.

LiveatSage.ca

Rendering is artist's concept only. This is not an offering for sale. Any such an offering can only be made with a disclosure statement. 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.

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and operated

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