

FROM THE BUILDERS OF GARRISON CROSSING AND RIVER'S EDGE



THE YEARLING

AT 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



**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.





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FEEL THE WARMTH OF COMMUNITY.

Nestled in the southeast corner of Chilliwack's charming Iron Horse master-plan community, The Yearling by Diverse Properties cultivates connection and quality. Travel through Iron Horse's colourful landscape of homes and greenery to arrive at a welcoming collection of 86 condos with stunning mountain views offering studio, one and two bedrooms. Belong to a new community that has already become one of South Sardis' most desirable neighbourhoods.

Whether you choose to live or invest here, a home at The Yearling is a smart choice for today and tomorrow.



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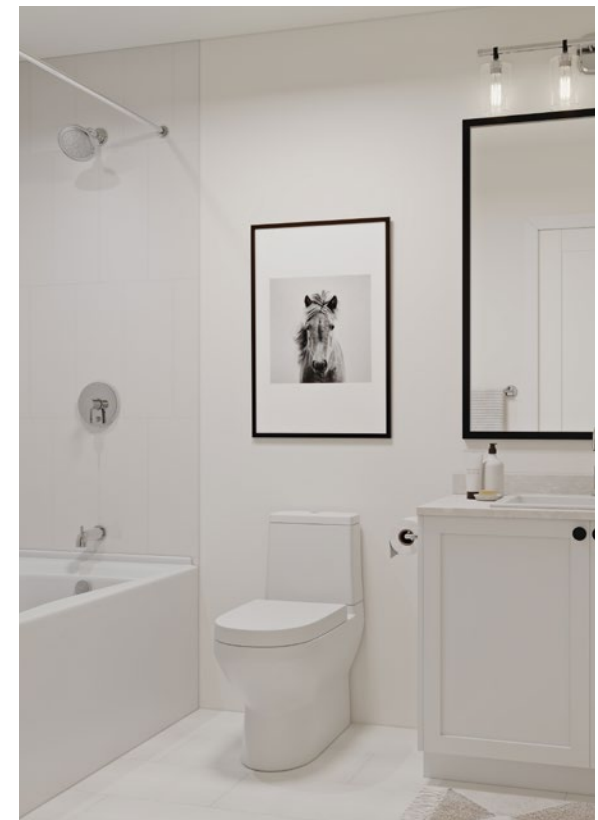


THE ENDLESS POTENTIAL OF HOME

The Yearling's architecture beautifully combines brick and metal, with red-framed windows making a vibrant statement. The six-storey building is surrounded by leafy trees and other lush plantings inspired by Chilliwack's natural surroundings. A nature-themed play area keeps kids entertained and parents social.

Out your window peaceful greenery and stunning mountains in the near distance. Beauty is all around.





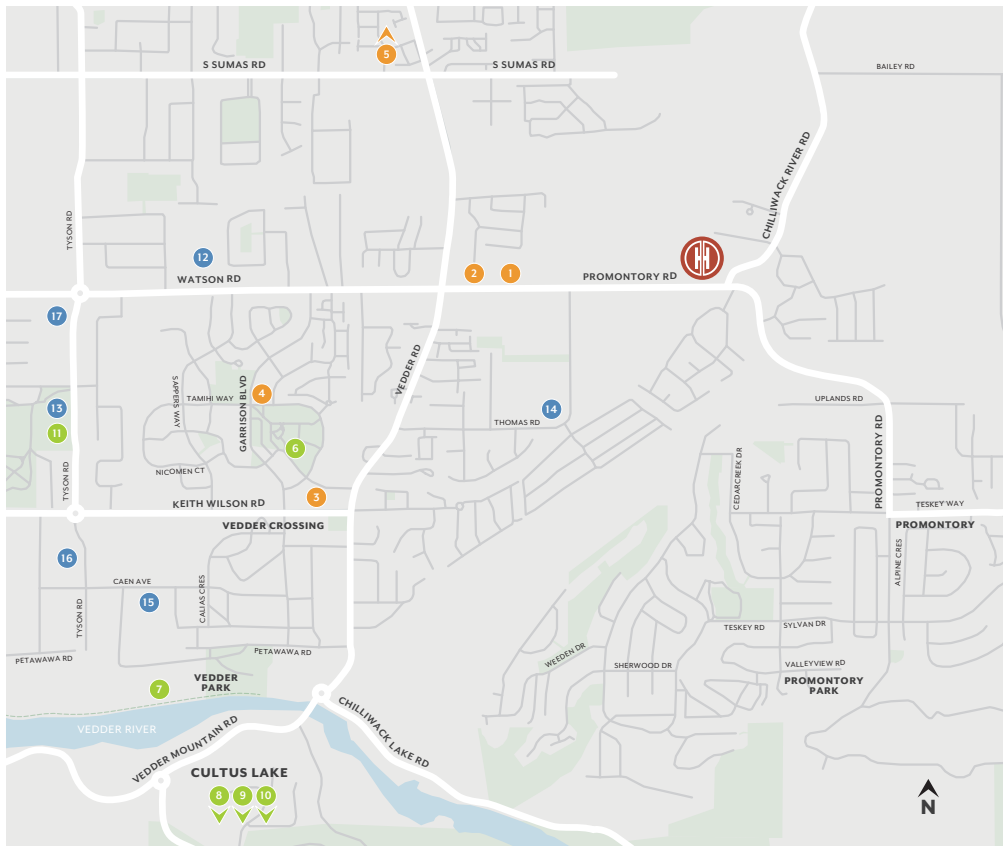
A BETTER QUALITY OF LIVING

Whichever home is the right fit for you, layouts are efficiently designed to maximize space. Continuing with our Modern Farmhouse design theme, interiors are fresh and bright, contemporary with a touch of tradition. Quality is key, with materials that are designed to last.

Get creative with your meals in functional and stylish kitchens with matte-black fixtures, stainless steel appliances, and a versatile island. Bathrooms are a relaxing sanctuary, where you can recharge under the shower or get ready for the day ahead at the elegant vanity.

Enjoy the comfort of home with your family and pride in where you live.





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.



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





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.





THE YEARLING

AT IRON HORSE

FEATURES LIST

HOMES AT YEARLING

- High performance base board heating
- TV hook up (power & data) in living room and primary bedroom
- Future fireplace outlet
- Air Conditioning in common hallways
- Two Level 2 EV Chargers on surface parking
- All parkade stalls roughed in for Level 2 EV charger

DISTINCTIVE INTERIORS

- Modern Farmhouse inspired designer colour scheme
- Durable laminate flooring throughout main living areas
- Comfortable carpet in bedrooms
- Black ceiling fan in living room
- Bright pot lights throughout main living areas
- 2" white faux wood spring loaded Venetian blinds
- Whirlpool energy efficient stacking front load washer and dryer
- 9' ceilings

INVITING KITCHENS

- Durable quartz countertops
- Timeless white shaker cabinet doors and drawers
- Matte black pulls and knobs on cabinetry
- Ambiance enhancing puck lights under cabinetry
- Complimentary matte black tap set
- Chic glass pendants above island
- Spacious stainless top mounted sink
- Fresh white ceramic subway tile backsplash
- Classic stainless steel Whirlpool appliances
 - ENERGY STAR certified top-freezer refrigerator with "Flexi-Slide" bin
 - Electric range with "Frozen Bake" technology
 - Ultra quiet dishwasher with sensor cycle
 - Convenient and durable microwave hood

DELUXE BATHROOMS

- Strong and sleek porcelain tile flooring
- Detailed shower wall tile in vertical brick pattern
- Stylish vanity lights above black framed mirror
- Complimentary white shaker cabinets with black knobs
- Clean stainless steel plumbing fixtures

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

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IRON HORSE

BUILDING THE LIFE YOU WANT

 ROWHOMES

 ROOFTOP
ROWHOMES

 DETACHED HOMES
FRONT GARAGE

 DETACHED HOMES
REAR GARAGE

SITEPLAN



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 DIVERSE



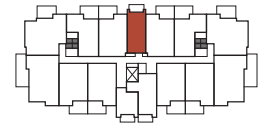
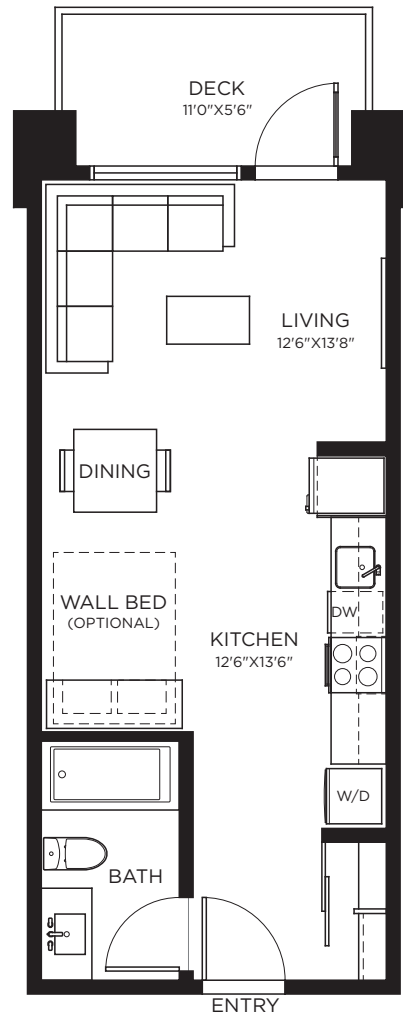


THE YEARLING

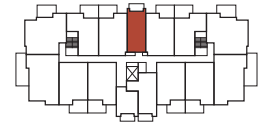
AT IRON HORSE

PLAN A1

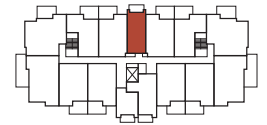
STUDIO 1 BATH
439 SQ.FT.



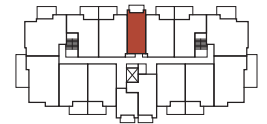
FLOOR 6



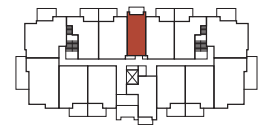
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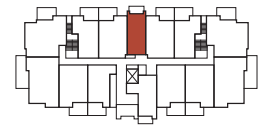
FLOOR 4



FLOOR 3



FLOOR 2



FLOOR 1



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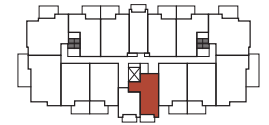
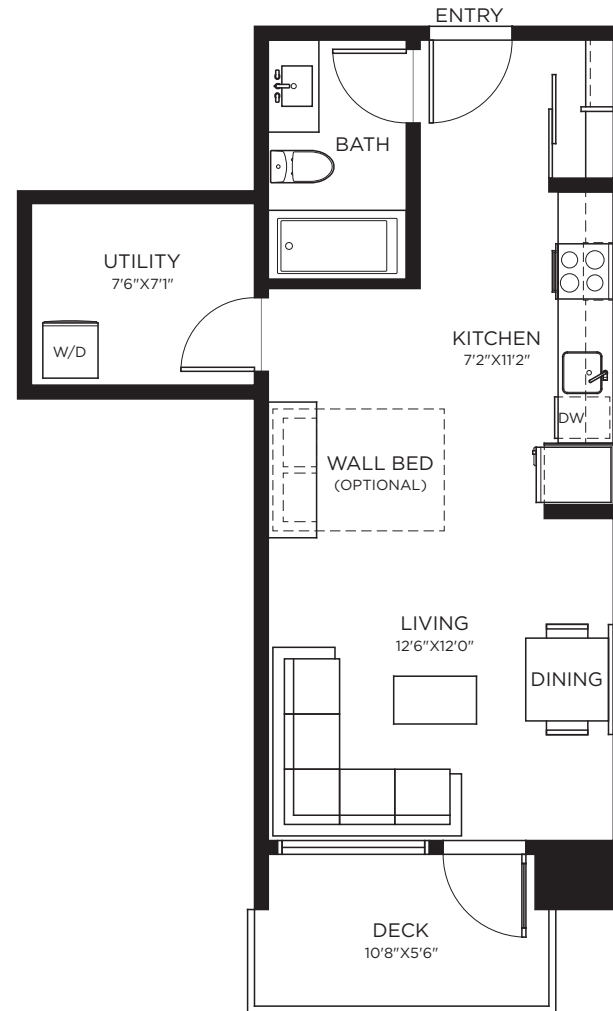


THE YEARLING

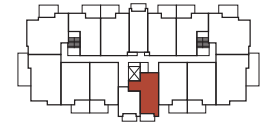
AT IRON HORSE

PLAN A2

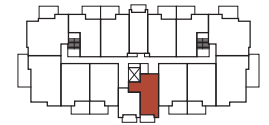
STUDIO 1 BATH
470 SQ.FT.



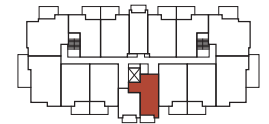
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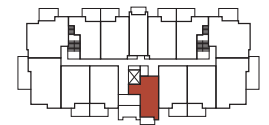
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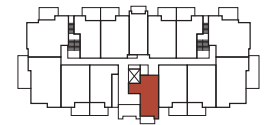
FLOOR 4



FLOOR 3



FLOOR 2



FLOOR 1



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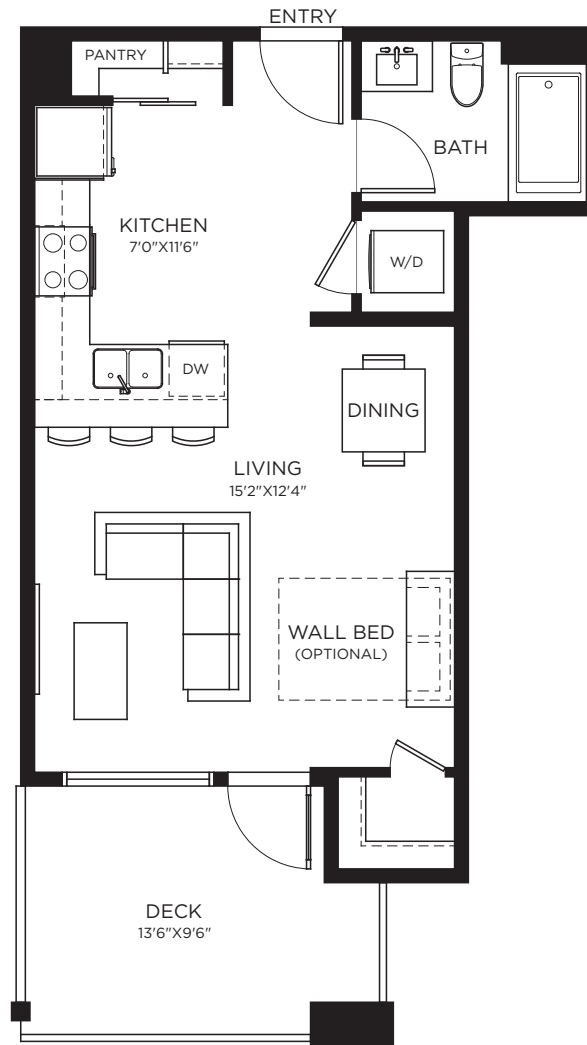


THE YEARLING

AT IRON HORSE

PLAN A3

STUDIO 1 BATH
497 SQ.FT.



FLOOR 1



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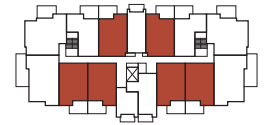
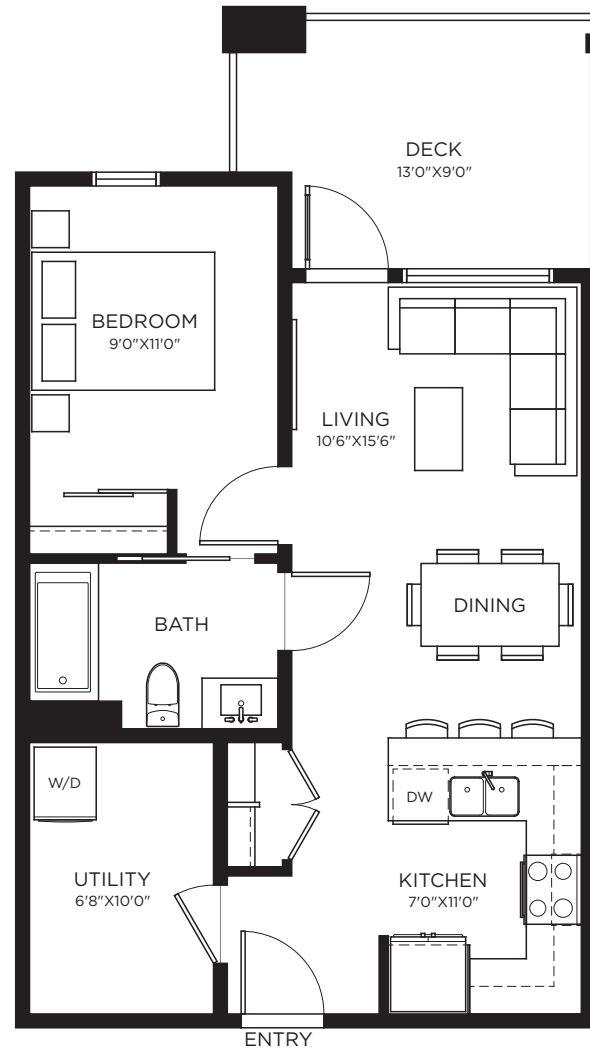


THE YEARLING

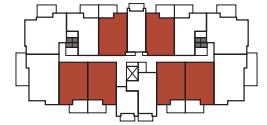
AT IRON HORSE

PLAN B4

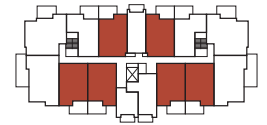
1 BED 1 BATH
613 SQ.FT.



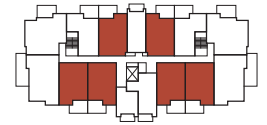
FLOOR 6



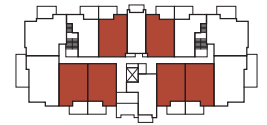
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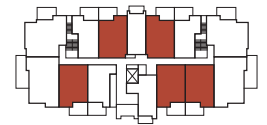
FLOOR 4



FLOOR 3



FLOOR 2



FLOOR 1



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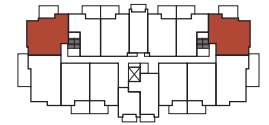
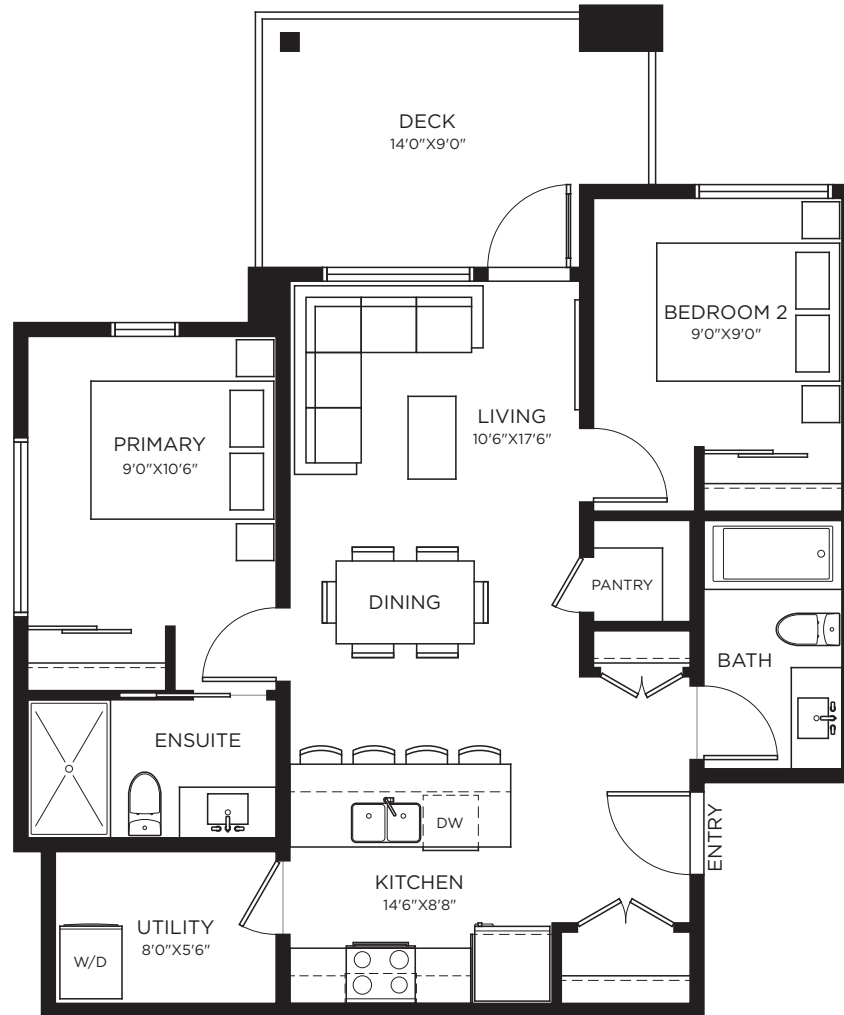


THE YEARLING

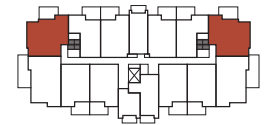
AT IRON HORSE

PLAN C1

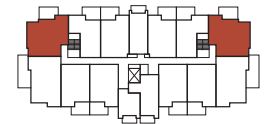
2 BED 2 BATH
787 SQ.FT.



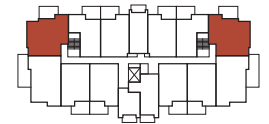
FLOOR 6



FLOOR 5



FLOOR 4



FLOOR 3



FLOOR 2



FLOOR 1



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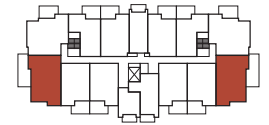
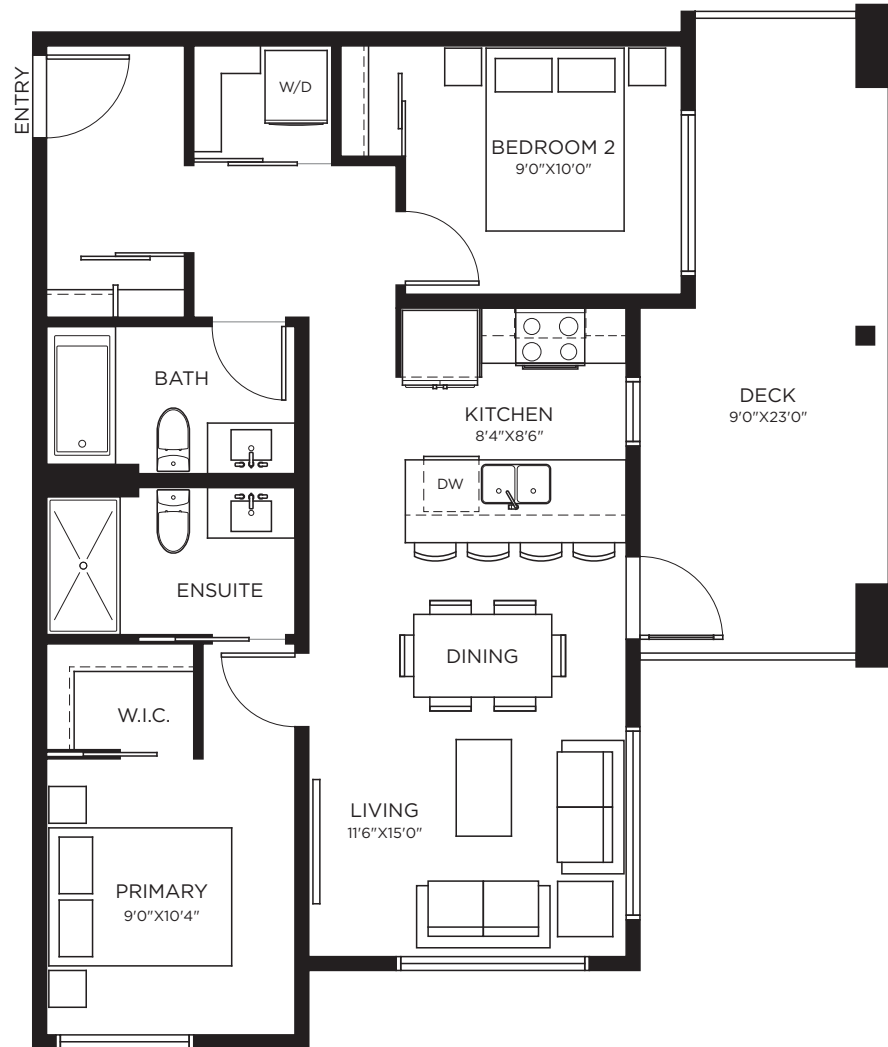


THE YEARLING

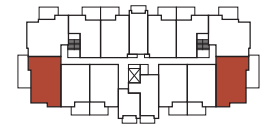
AT IRON HORSE

PLAN C2

2 BED 2 BATH
796 SQ.FT.



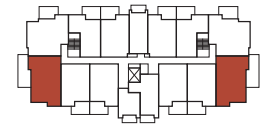
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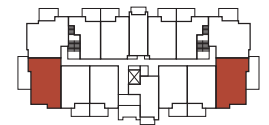
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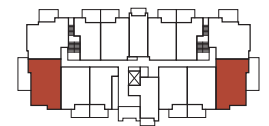
FLOOR 4



FLOOR 3



FLOOR 2



FLOOR 1



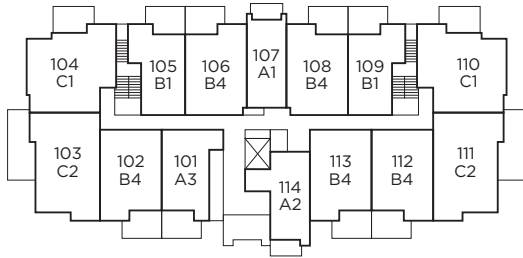
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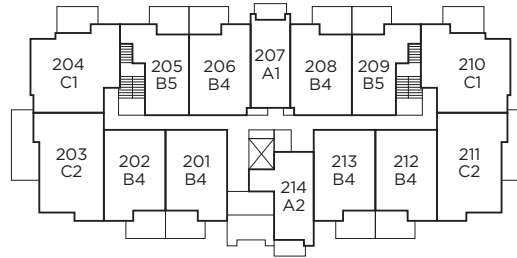


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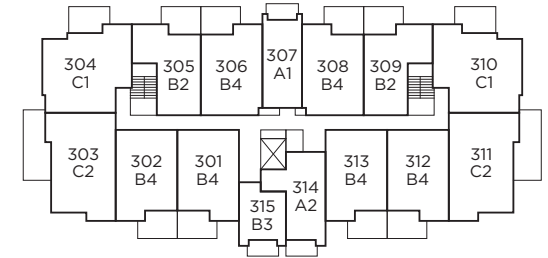
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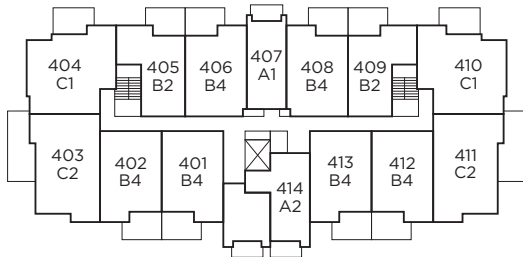
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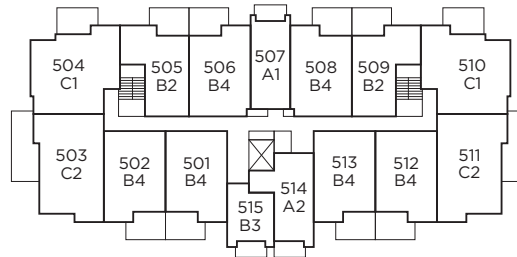
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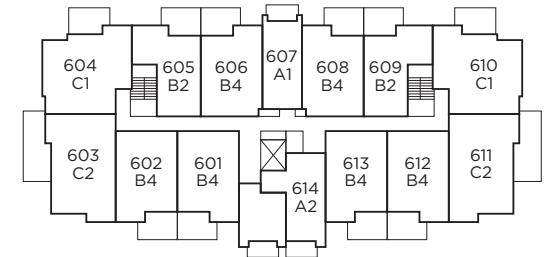
FLOOR 3



FLOOR 4



FLOOR 5



FLOOR 6



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46211 Promontory Road, Chilliwack, BC

TheYearling.ca

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.

