



ARIA

FRESH LIVING

*In Latin, Aria translates to 'air'*



## ARIA—A BREATH OF FRESH AIR

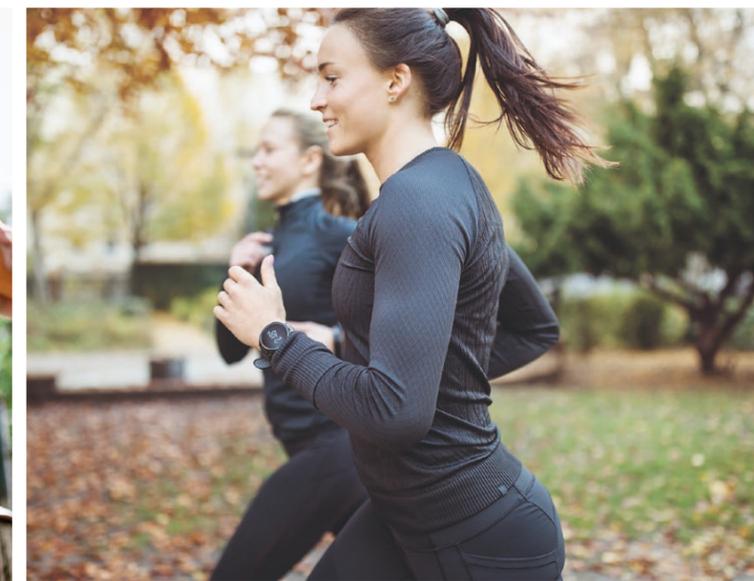
NESTLED IN THE HEART OF ABBOTSFORD, ARIA INTRODUCES 4 REFINED CONDOMINIUM BUILDINGS, ADDING A FRESH TOUCH TO THIS REVITALIZED HUB OF THE CITY.

Life's evolving needs are met with an innovative collection of homes, ranging from studios to 2 bedrooms + den, that stand apart for their exceptional design.

Aria offers connectivity at its best. With unrivalled access to the Highway, the University of the Fraser Valley, Abbotsford's Regional Hospital, Mill Lake Park and other key attractions—it's time you experience effortless access to your city.

Fresh living is experienced inside every home expanding the potential of indoor and outdoor living with a Lumon solarium—a retractable glass enclosure with heating for year-round enjoyment.

Aria is more than a place to live; it's a community that welcomes you back home from the lively rhythm of your city.



## A RARE OFFERING IN A REVITALIZED NEIGHBOURHOOD

ARIA SEAMLESSLY INTEGRATES WITH ITS SURROUNDING NEIGHBOURHOOD, FEATURING INDUSTRIAL INSPIRED BRICK AND A NATURAL COLOUR PALETTE THAT COMPLEMENTS THE AREA.

The 4 buildings surround the perimeter of the site to maximize walkable access, creating connected pathways to the vibrant commercial hub along McCallum Road. Modern touches are integrated through unique architectural features that highlight the solarium balconies and showcase stylish wood accents.

Peace and privacy are enhanced with raised gardens and fencing as you meander through Aria, finding your way to the central outdoor amenity for residents to socialize. Plaza seating, open lawn space, and a family-oriented playground add to the experience of community.

The buildings are thoughtfully positioned to showcase the surrounding views, letting you select from captivating sights of the North Coastal Mountains or picturesque Mount Baker.



# THRIVE IN THE ENERGY OF CENTRAL ABBY

THE HIGH LEVEL OF WALKABILITY WITHIN THE NEIGHBOURHOOD GOES BEYOND CONVENIENCE.

Aria is moments away from an array of everyday essentials that you will love. For nature and fitness enthusiasts, Mill Lake Park is the perfect spot to run, bike, or admire the calming scenery. Witness the hustle of aspiring professionals attending the University of the Fraser Valley and enjoy peace of mind knowing that you are close to Abbotsford's Regional Hospital.

Whether you're craving a well-crafted cup of coffee, a relaxing oasis at the spa, or fresh pastries from the artisan hub of historic downtown—everything you need is within a 10-minute walk.

### AMENITIES + FITNESS

- Abbotsford Arts Centre
- Abbotsford Centre
- Abbotsford Regional Hospital
- Iron Cycle Club
- M.S.A. Arena
- Oxygen Yoga & Fitness
- Planet Fitness
- Sandman Hotel
- The Wild Orange Spa

### RESTAURANTS

- Banter Ice Cream
- Bow & Stern
- Browns Socialhouse
- Cobs Bread
- Duft & Co Bakehouse
- El Companeros
- Field House Brewing Co.
- Good Kid Coffee
- Greek Islands
- Old Yale Brewing
- Oldhand Coffee
- Restaurant 62
- Sprouted Oven Bakery
- Starbucks
- The Habit Project
- The Polly Fox Bakery
- The Table Bistro
- Whitespot

### SCHOOLS

- Abbotsford Middle
- Abbotsford Sr. Secondary
- Alexander Elementary
- Centennial Park Elementary
- Godson Elementary
- Jackson Elementary
- University of the Fraser Valley

### SHOPS & ESSENTIALS

- Complete Eyecare Optometry
- Gladwin Crossing Dental
- Home Hardware
- Lepp's Bakehouse & Delicatessen
- Little Green Apple
- London Drugs
- McCallum Centre
- McCallum Junction
- Sevenoaks Shopping Centre
- The Book Man
- West Oaks Mall

Renderings are artist's concept only.



## A NEW STANDARD OF ELEVATED LIVING

### ARIA OFFERS AN ALLURE TO THOSE SEEKING EXCEPTIONAL VALUE IN THEIR HOME.

Expect quality finishings for everyday essentials: air conditioning, quartz countertops, and reliable yet sleek Samsung appliances are all included to deliver the comfort and practicality you desire. Select your style, with the choice of a warm teak or light oak upper cabinets to create your ideal ambiance.

Our studio to 2 bedroom + den homes are designed with ultra-efficient layouts that break the mould and offer you an unmatched value proposition.

Presenting you with a fresh approach, Aria combines elegance and functionality with spacious solarium living areas, ensuring your investment goes further with competitive pricing and exceptional value. These innovative homes offer more than just efficient use of space; they make homeownership more attainable and enhance your living experience both inside and out.



# DESIGN EXCELLENCE WITH A PERSONAL TOUCH

AT ARIA, WE ARE COMMITTED TO CREATING HOMES OF EXCEPTIONAL QUALITY,  
WHILE PROVIDING THE FREEDOM TO ADD YOUR PERSONAL FLAIR.

An appealing retro-modern inspired design sets the stage. Each home embodies excellence with 9-foot ceilings, durable laminate flooring throughout and open concept layouts that are perfect for flow and connection. At the heart of the home, Aria kitchens stand out with their marble-inspired tile backsplash, sleek black hardware and elegant lighting.

Personalization is offered through a selection of finishing upgrade options to suit your style and budget.

Upgrade and select a cozy fireplace with a media cabinet, an efficient closet organizer, or a spa-like bathroom package that includes a frameless glass shower enclosure and rain head. For those seeking a heightened culinary experience, the kitchen upgrade package offers on-trend fluted cabinets in your choice of light oak or warm teak, alongside attractive Fisher & Paykel appliances.

At Aria, you can ensure your home is as distinctive as you are.





## EXPAND YOUR SPACE WITH SOLARIUM LIVING

EVERY HOME OFFERS AN INVITATION TO FRESH LIVING BY INCLUDING A LUMON SOLARIUM—A RETRACTABLE GLASS ENCLOSURE WITH HEATING FOR YEAR-ROUND ENJOYMENT.

Transform your balcony into a quiet solarium enclosure any time of the year. Imagine the possibilities—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 other outdoor elements.

Your solarium not only elevates the livability of your home but also adds to the value of your investment through higher resale value and rental income.

Aria embodies a new standard of fresh living, seamlessly blending the beauty of the outdoors with indoor comforts, regardless of the season.

# DEVELOPED BY DIVERSE PROPERTIES

AN AWARD-WINNING DEVELOPER DEDICATED  
TO BUILDING INNOVATIVE HOMES THAT  
STRENGTHEN NEIGHBOURHOODS.

Diverse Properties plays a part in reshaping life in the Fraser Valley and beyond, building homes and communities 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://DiverseProperties.com)



# FEATURES & FINISHING

## ◉ Upgrade Option

### HOMES AT ARIA

- Modern architecture with industrial inspired colours and brick siding
- Every home at Aria includes a retractable solarium enclosure with heating
- 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

- Retro-modern inspired design with a dark or light cabinet colour scheme
- Durable laminate flooring throughout the home with underlay for advanced sound protection
- 9' ceilings
- Outlet provided for future electric fireplace
- Pot lights throughout and feature light above island
- White roller shade window coverings with blackout in the bedrooms
- ◉ **Fluted wood grain media cabinet and fireplace feature**

### LAUNDRY

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

### REFRESHING KITCHENS

- Fresh white lower cabinets with warm teak or light oak upper cabinets
- ◉ **Fluted wood grain accent in upper cabinets and island**
- Soft close doors and drawers
- Large porcelain tile backsplash with marble vein look
- 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 matte black rain head**
- Feature shower wall tile with marble vein look
- Durable quartz countertop
- Glazed porcelain floor tile
- Flat panel, warm teak or light oak cabinets
- Matte black plumbing fixtures and cabinet pulls
- Soft close drawers in select homes
- Large mirror with modern vanity light
- ◉ **Fluted wood grain medicine cabinet for additional storage**

### SAFE AND SECURE

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

# ARIA

FRESH LIVING

[LIVEATARIA.CA](https://liveataria.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.

Each office is independently  
owned and operated **RE/MAX**  
TRUEPEAK REALTY