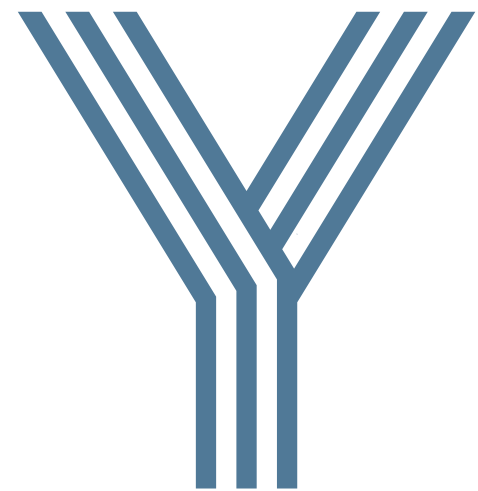




YORK
RESIDENCES
AT GARRISON CAMPUS





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.



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.



JOIN THE
SUCCESS STORY OF
CHILLIWACK’S MOST
SOUGHT-AFTER
NEIGHBOURHOOD
WITH THE LAUNCH
OF OUR THIRD AND
FINAL BUILDING AT
YORK RESIDENCES



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.



LUXURY IS IN THE DETAILS

Elevate your York living experience with a Kitchen Upgrade package, which includes a stunning Quartz backsplash and high-end Fisher & Paykel appliances.

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.



FEATURES & FINISHING

Home at York

- Campus inspired contemporary and traditional architecture
- High performance air conditioning in every home
- TV hook up (power & data) in living room and master bedroom
- All parkade stalls roughed in for Level 2 EV Charger

Distinctive Interiors

- Scandinavian inspired designer colour scheme
- Durable laminate flooring throughout main living area
- 9' ceilings
- Comfortable carpet in bedrooms
- Pot lights and decorative light fixtures throughout
- Ambiance enhancing light dimmer
- White linen roller shade window coverings

Inviting Kitchens

- Flat panel cabinets with a satin beige finish
- Under cabinet lighting
- Fresh white ceramic subway tile backsplash
- Durable quartz countertops
- Matte black lower cabinet pulls
- Classic stainless steel Samsung appliances
 - ENERGY STAR certified counter-depth refrigerator
 - Slide-in electric range with large capacity oven
 - 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 ceramic tile flooring
- Feature shower wall tile with marble vein look
- Semi-frameless glass shower enclosures in ensuite bathroom
- 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.

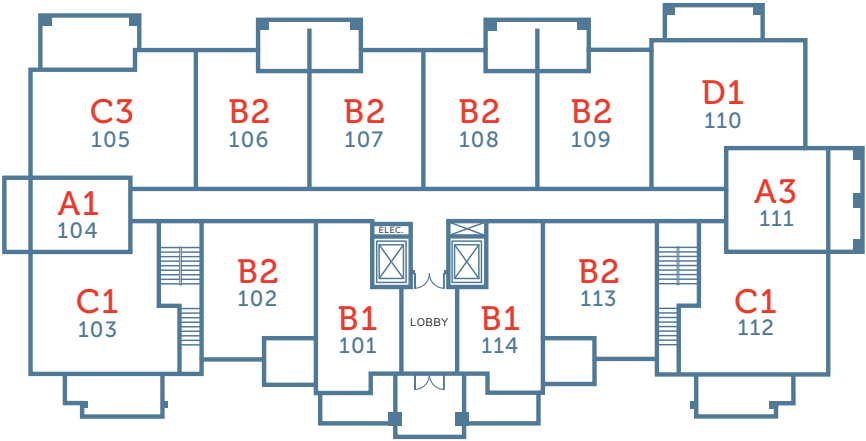


To learn more about past projects and upcoming opportunities, visit DiverseProperties.com

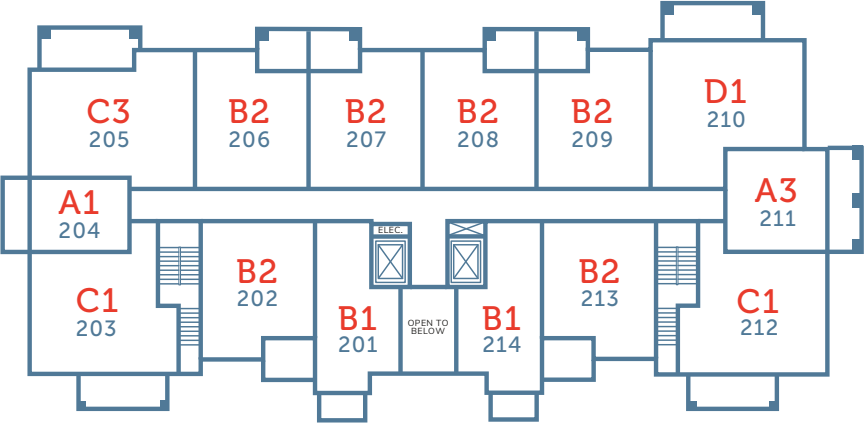
BUILDING C



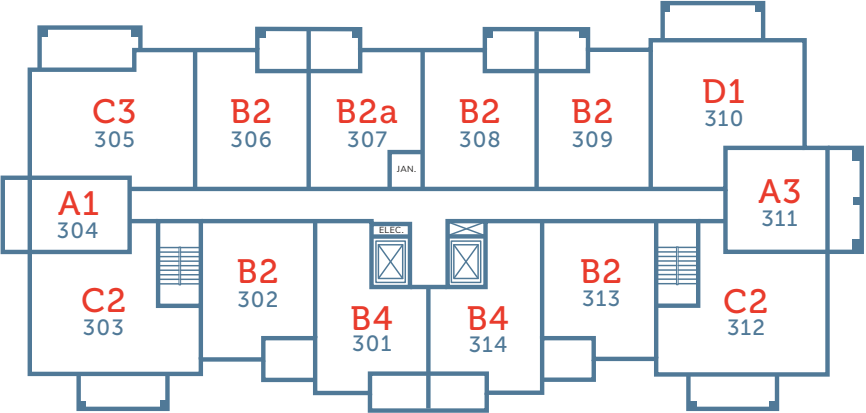
FLOOR 1



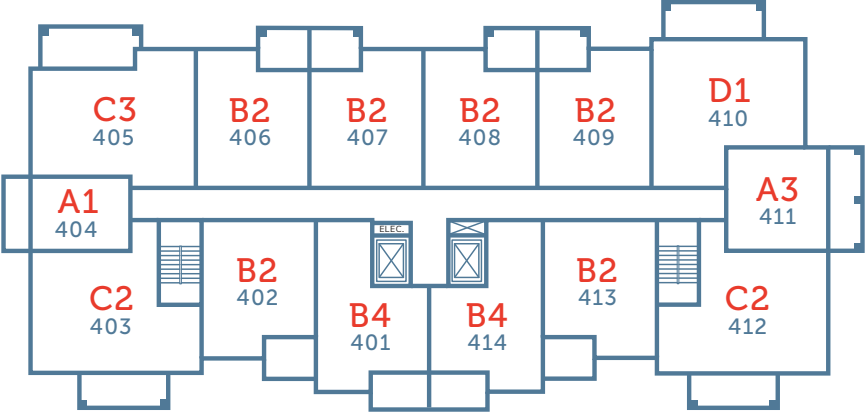
FLOOR 2



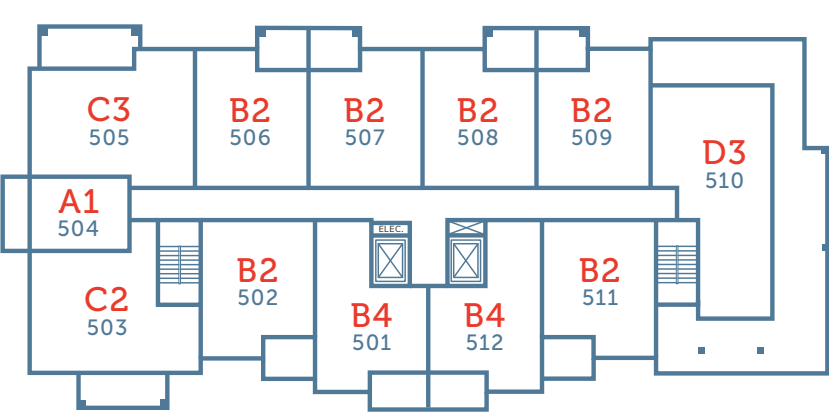
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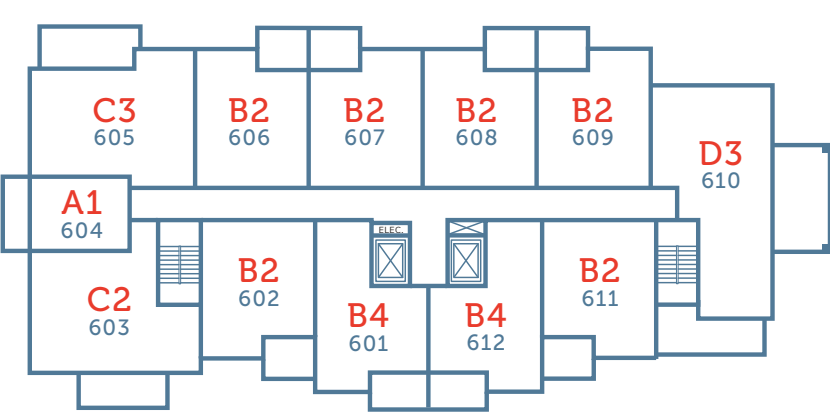
FLOOR 4



FLOOR 5



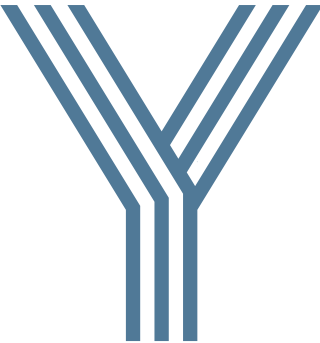
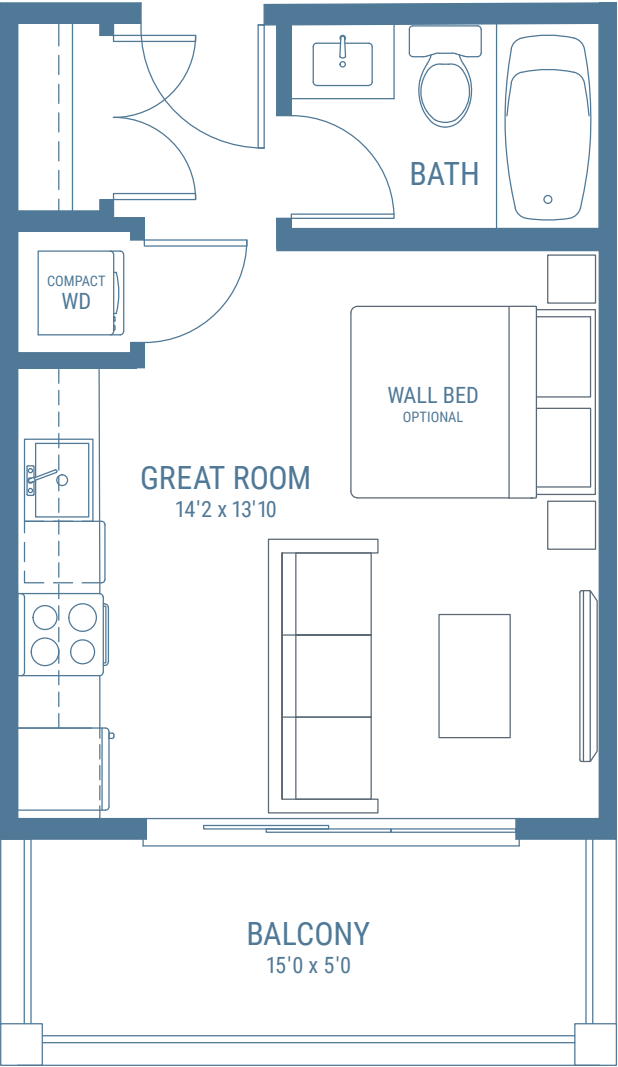
FLOOR 6



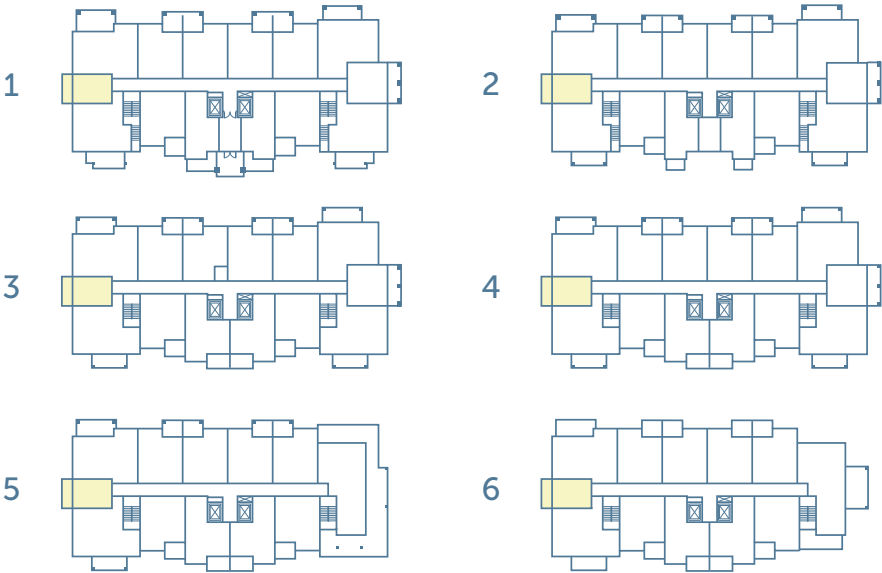
PLAN A1

STUDIO 1 BATH

INTERIOR	308 SQ FT
DECK	75 SQ FT



BUILDING C

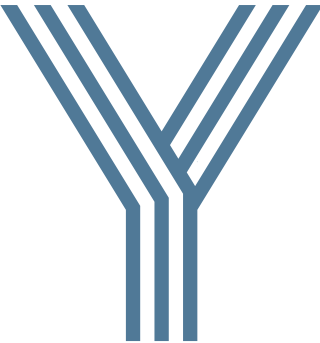
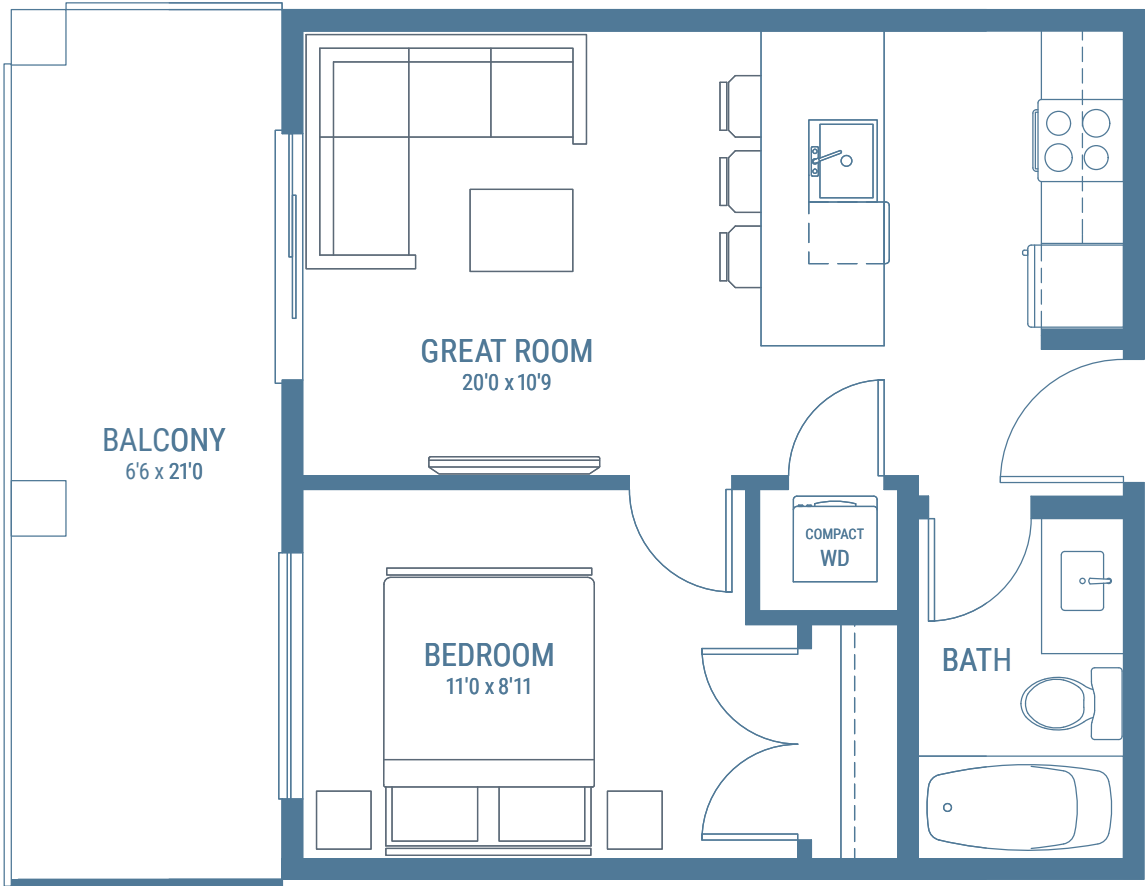


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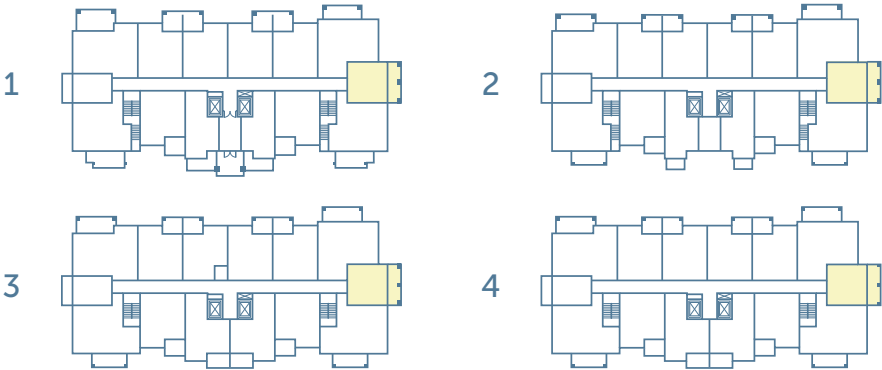
PLAN A3

1 BED 1 BATH

INTERIOR	445 SQ FT
DECK	136 SQ FT



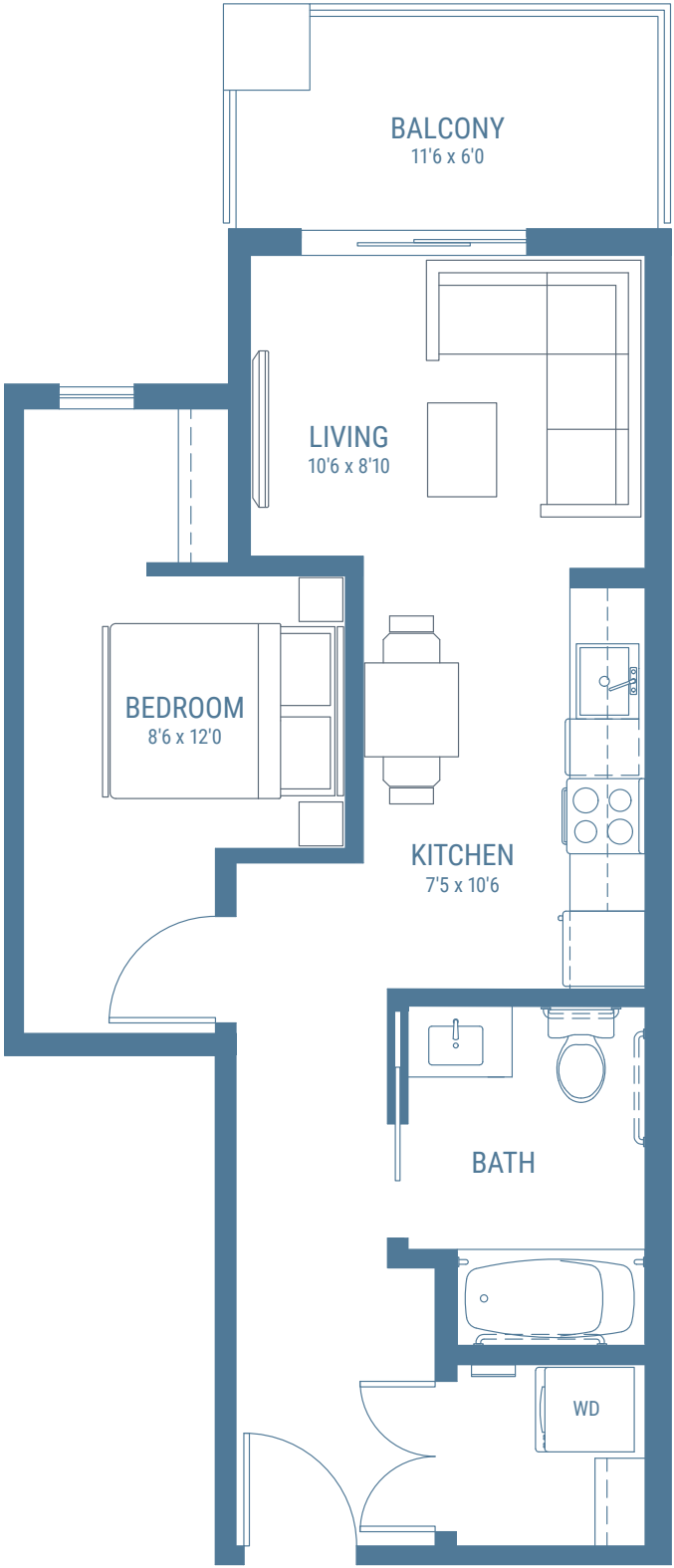
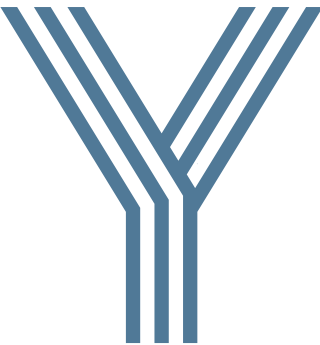
BUILDING C



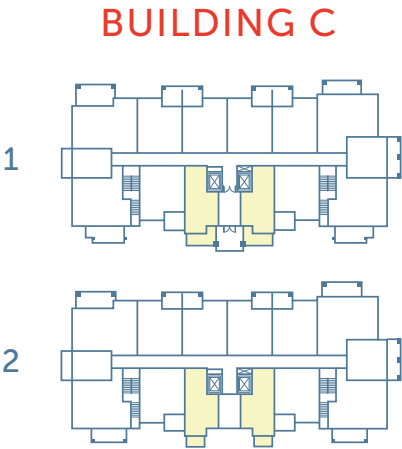
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PLAN B1

1 BED 1 BATH



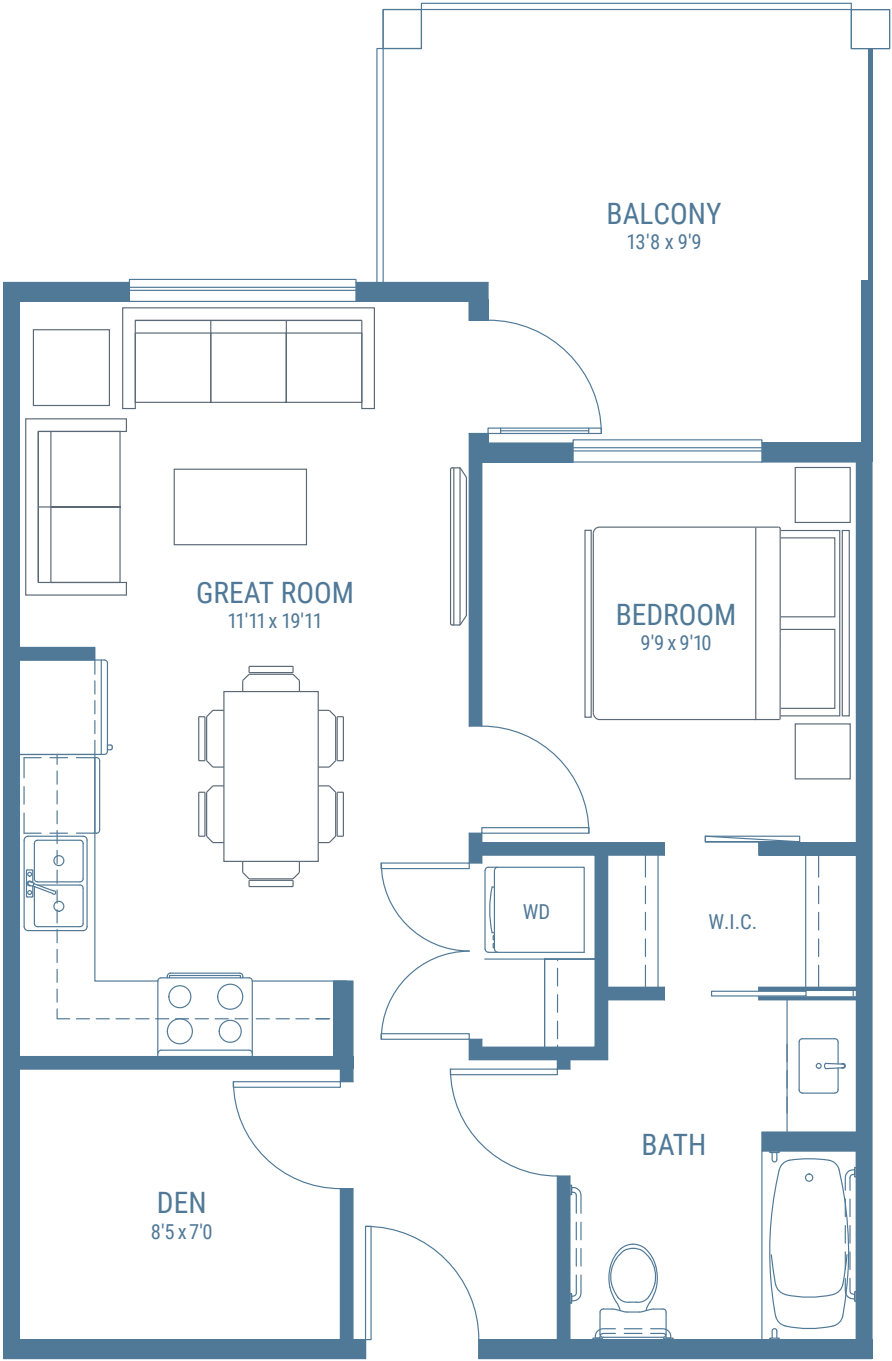
INTERIOR	514 SQ FT
DECK	69 SQ FT



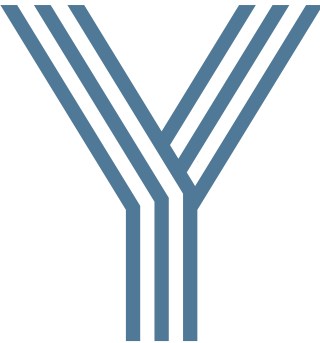
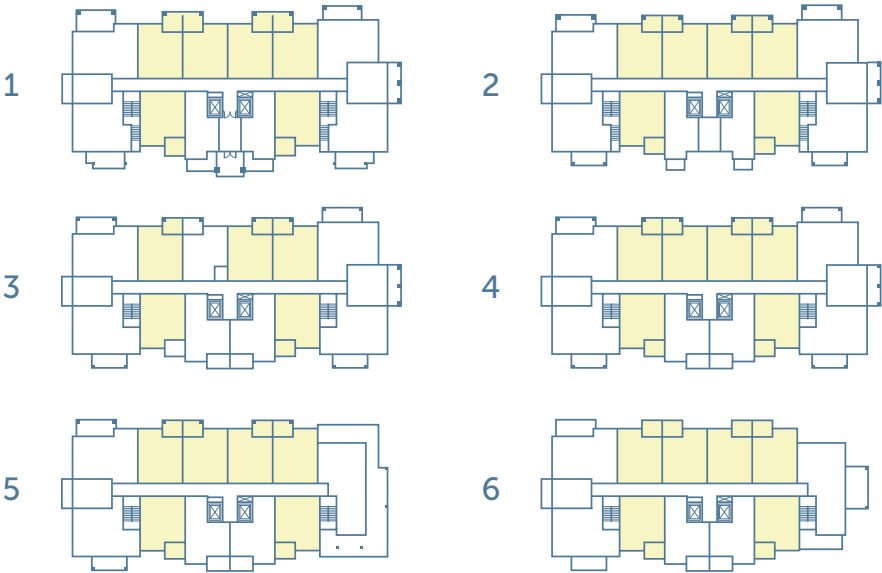
PLAN B2

1 BED+DEN 1 BATH

INTERIOR	610 SQ FT
DECK	147 SQ FT



BUILDING C

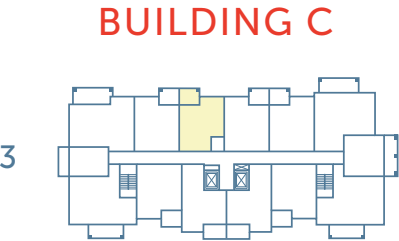
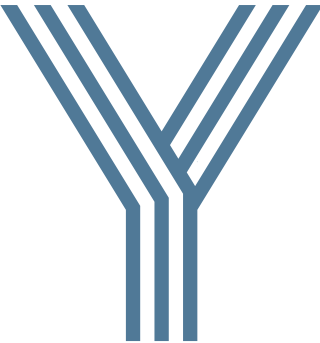
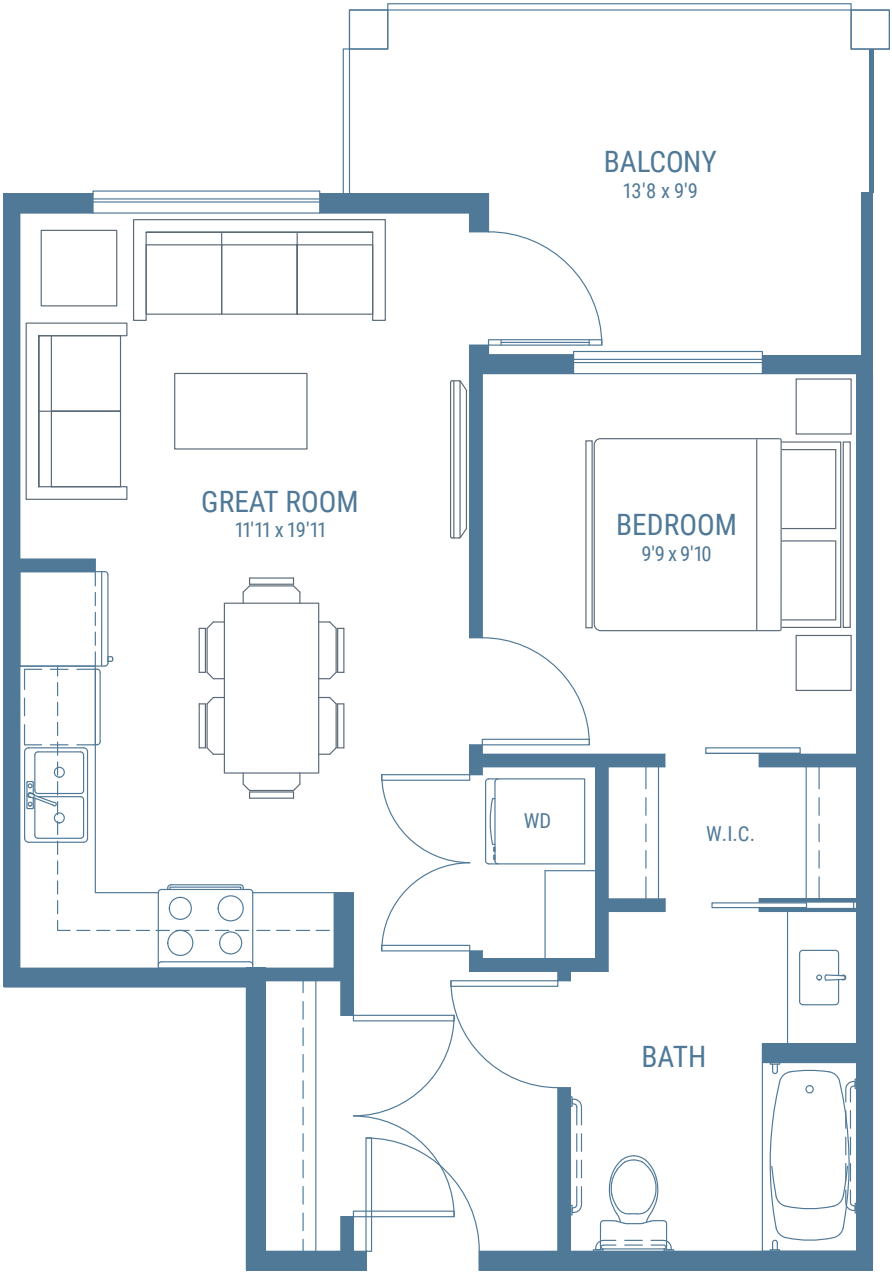


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PLAN B2A

1 BED 1 BATH

INTERIOR	565 SQ FT
DECK	133 SQ FT

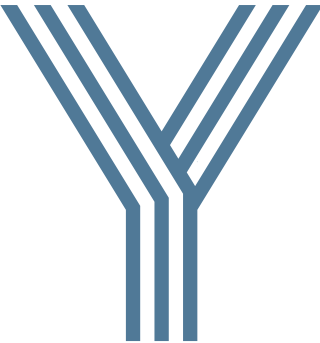
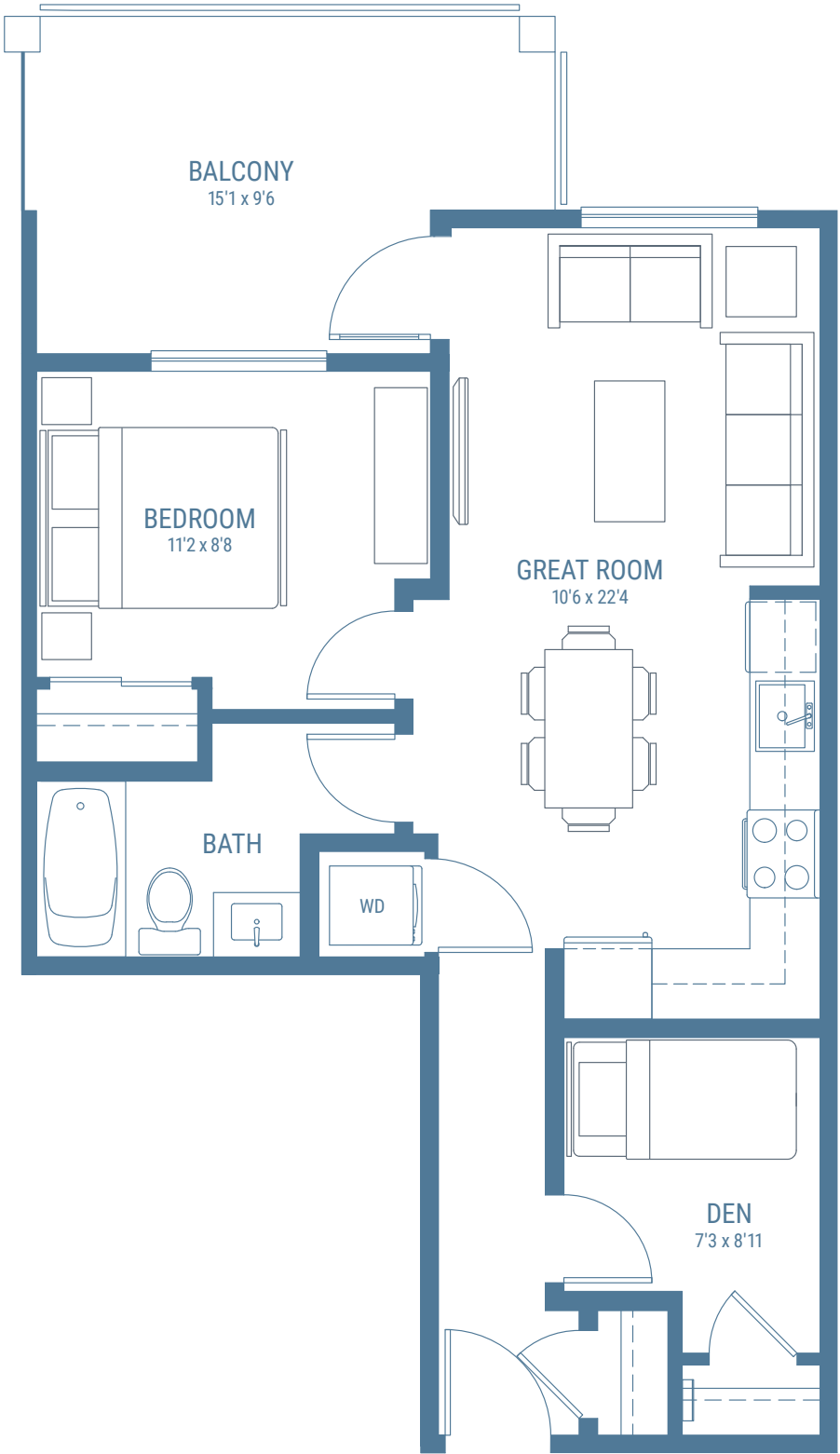


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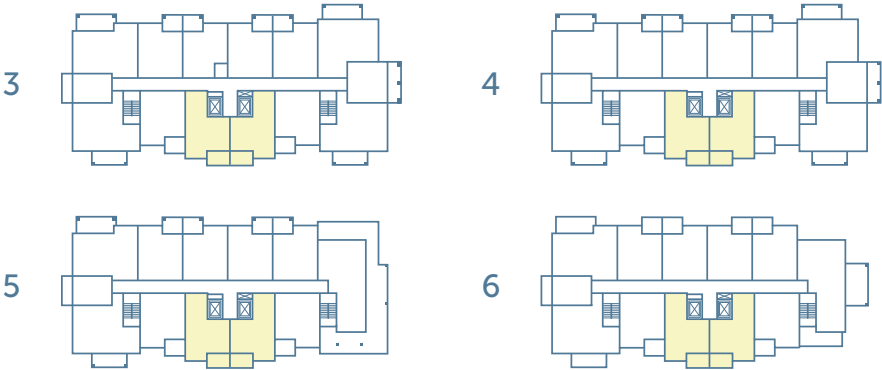
PLAN B4

1 BED+DEN 1 BATH

INTERIOR	612 SQ FT
DECK	130 SQ FT



BUILDING C

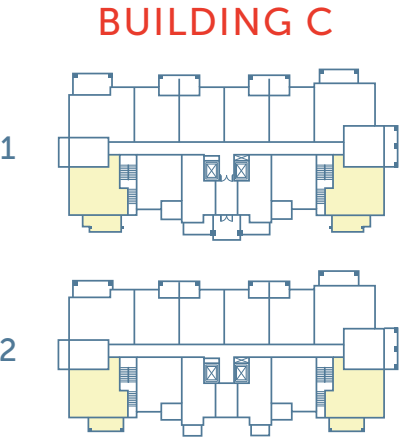
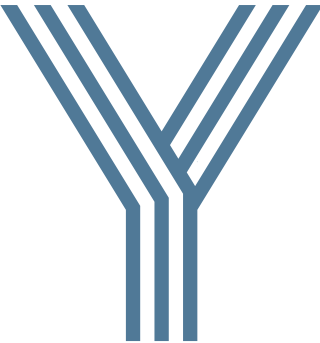
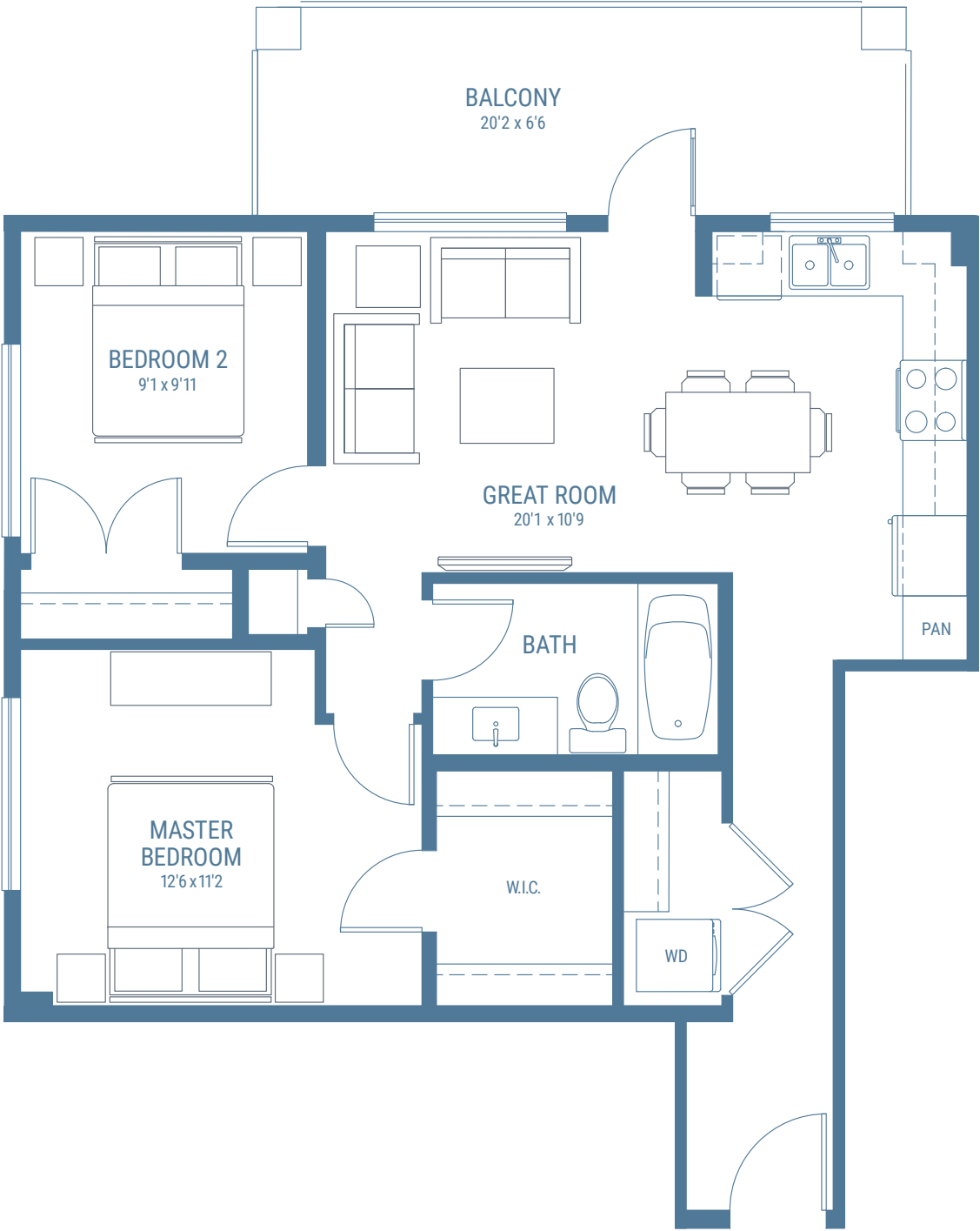


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PLAN C1

2 BED 1 BATH

INTERIOR	746 SQ FT
DECK	131 SQ FT

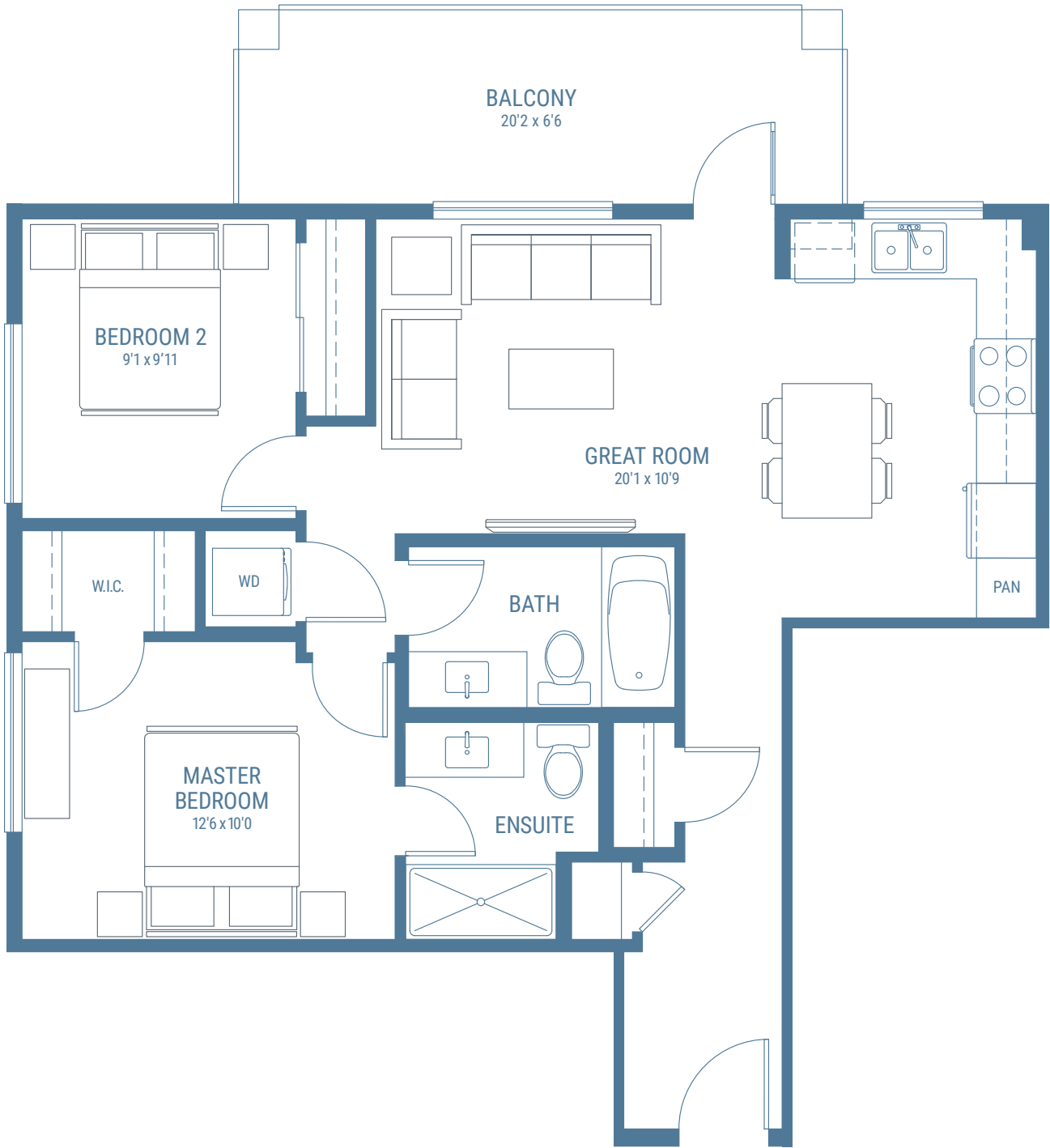


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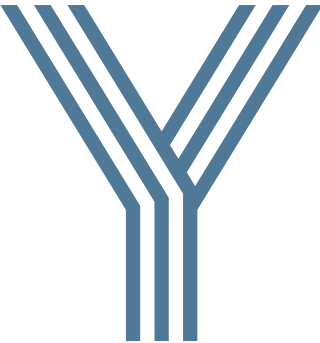
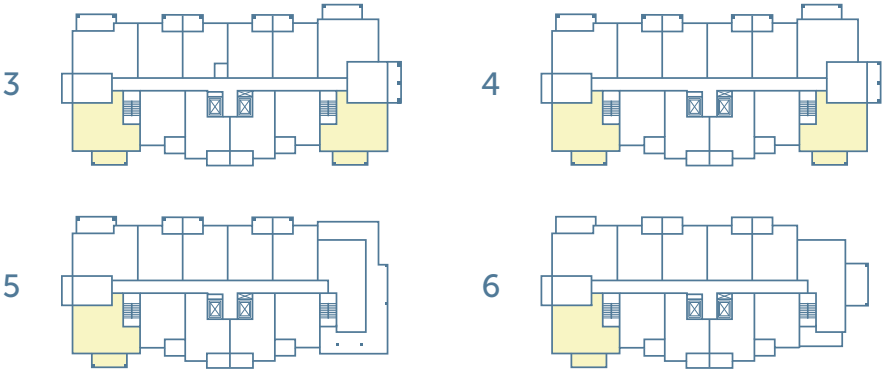
PLAN C2

2 BED 2 BATH

INTERIOR	814 SQ FT
DECK	131 SQ FT



BUILDING C

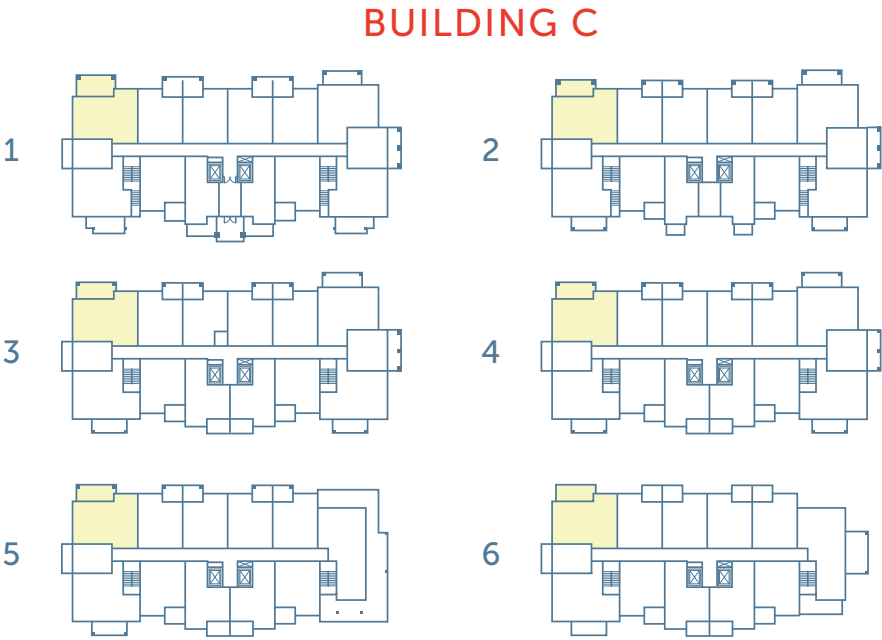
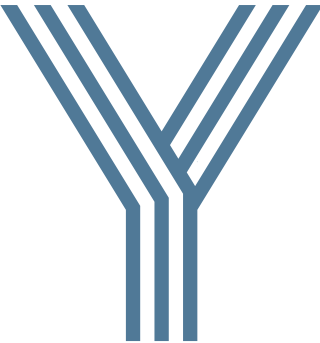
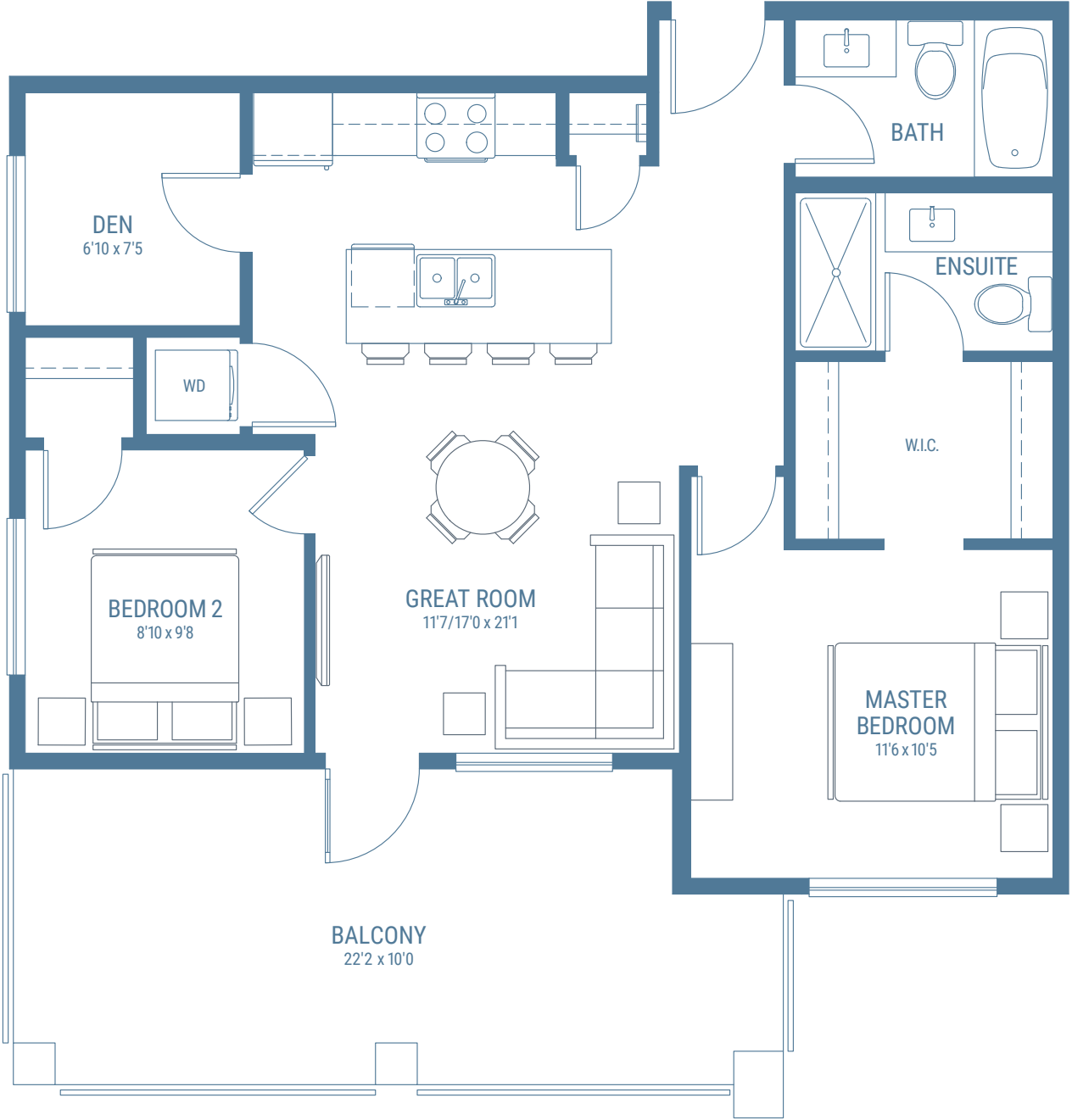


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PLAN C3

2 BED+DEN 2 BATH

INTERIOR	824 SQ FT
DECK	221 SQ FT

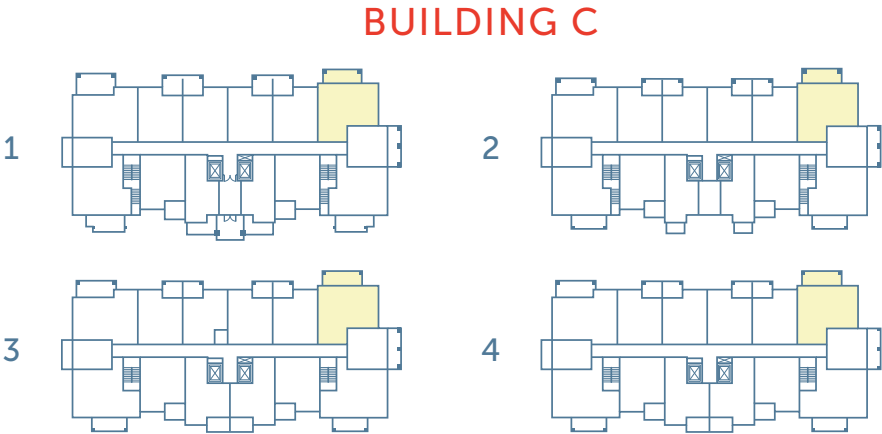
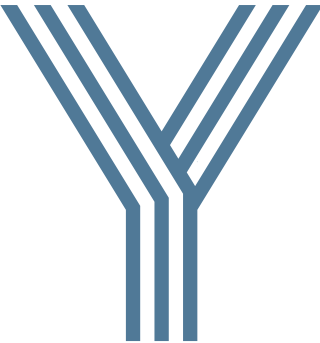
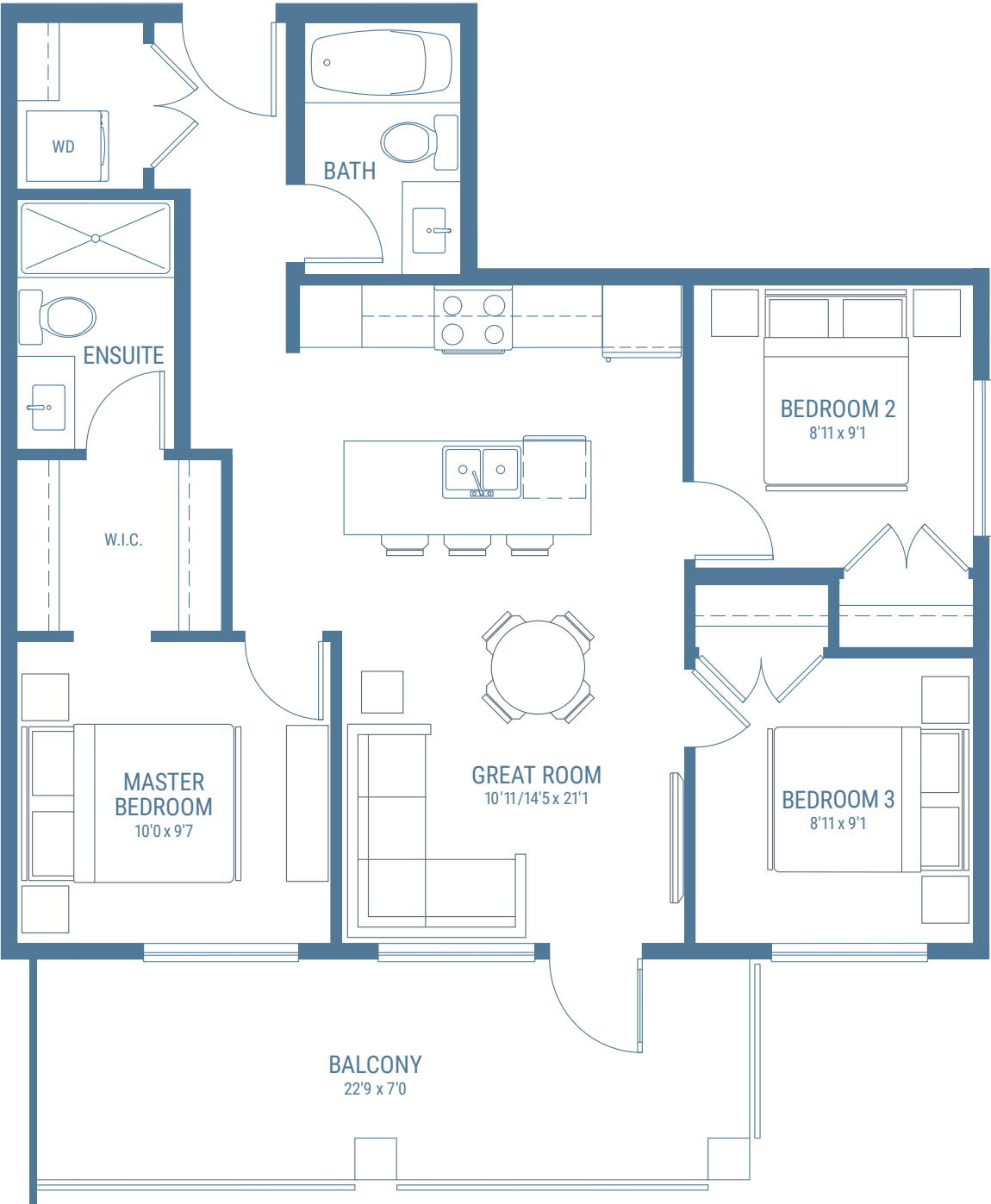


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PLAN D1

3 BED 2 BATH

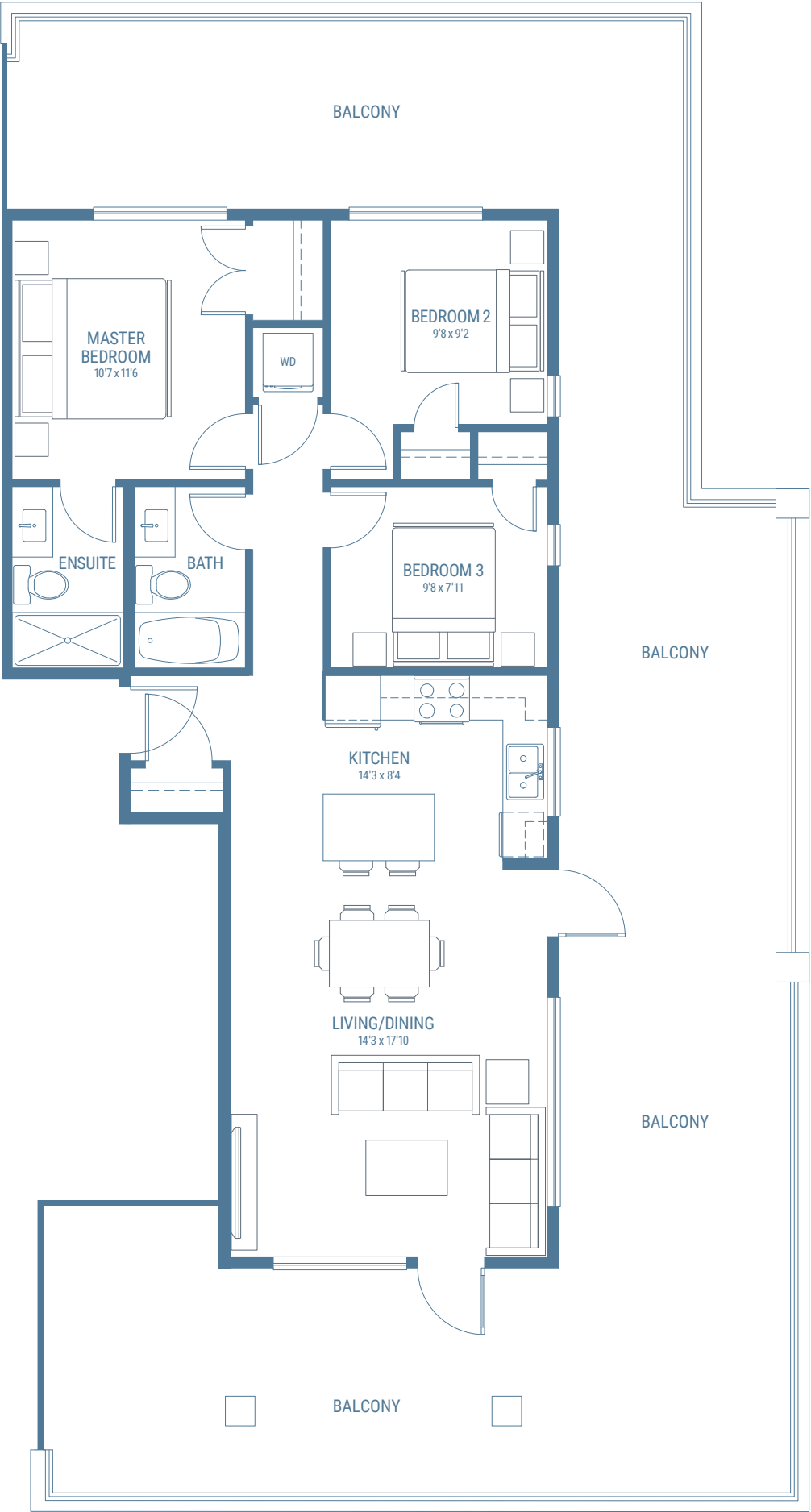
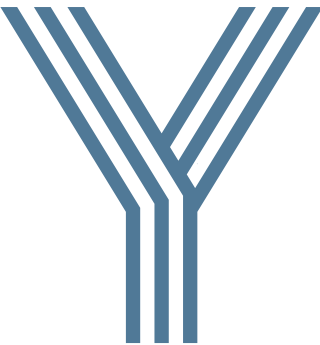
INTERIOR	821 SQ FT
DECK	159 SQ FT



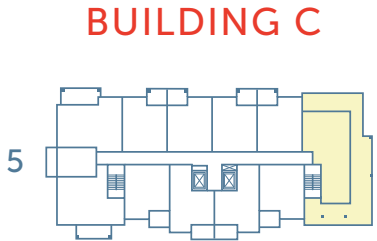
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PLAN D3 LEVEL 5

3 BED 2 BATH



INTERIOR	958 SQ FT
DECK	1,100 SQ FT

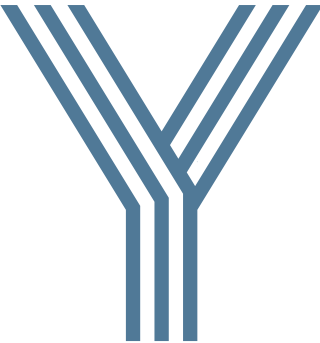
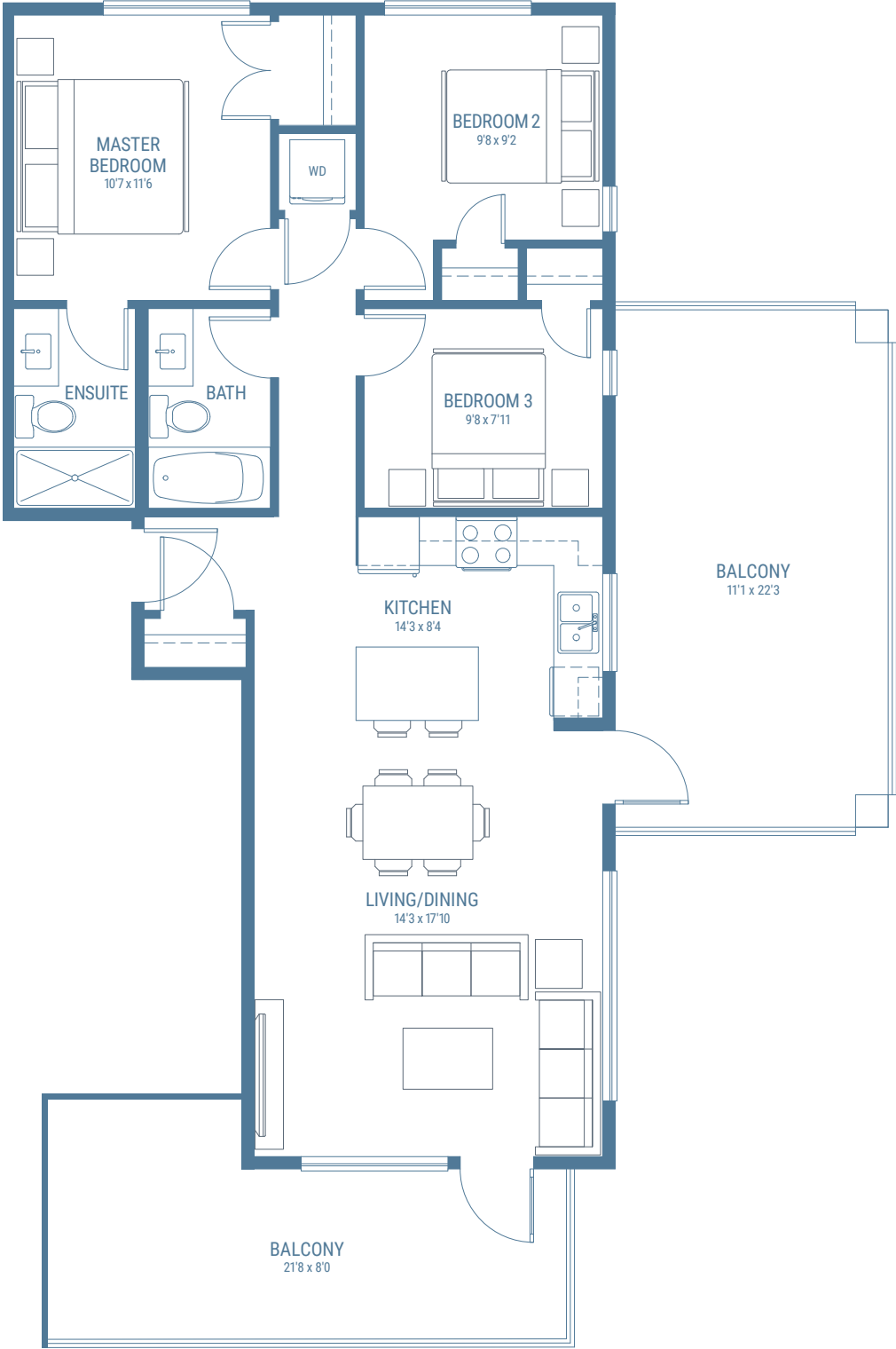


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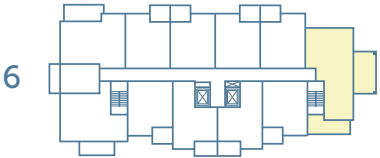
PLAN D3 LEVEL 6

3 BED 2 BATH

INTERIOR	958 SQ FT
DECK	419 SQ FT



BUILDING C



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