

HILLSIDE

NEIGHBOURHOOD

at

THE RAIL DISTRICT

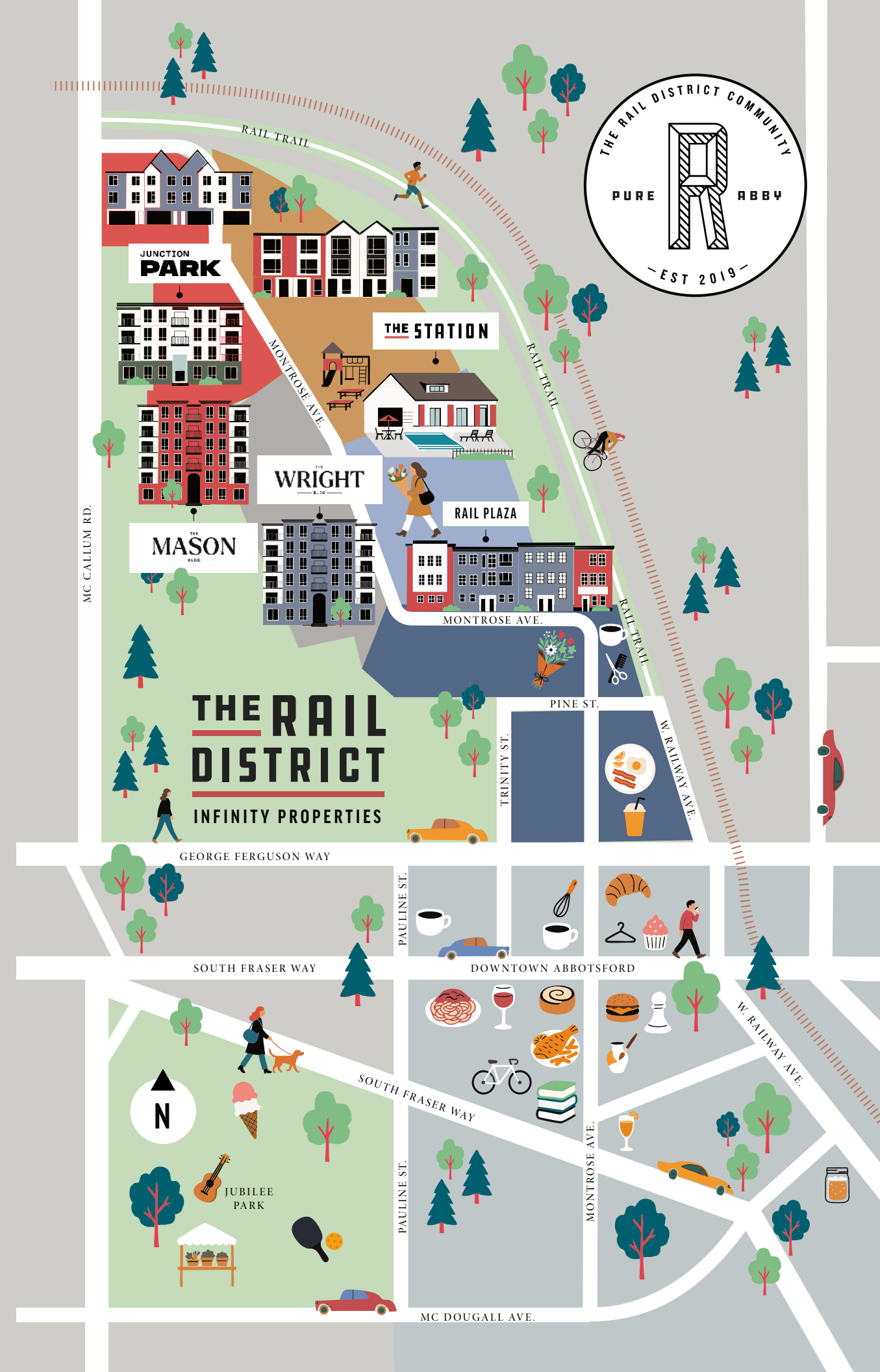
Build Authentic Live Local

Our goal is simple: to be a meaningful part of the communities we build in. We want to design homes that make sense for their surroundings—and to do that, we need to understand the local context. In order to truly experience a place, we look to the land, its history and natural beauty. We tap into the authentic spirit of the community by really becoming a part of it. When we forge connections with the local businesses and grassroots organizations that shape these places, we shift our perspective to one of respect—for the land we build on, the people we build with and the neighbourhoods we build in. This is the foundation for every Infinity home.



The Valley's Central Hub

Welcome to the Rail District: a master-planned community blending urban excitement with laid-back Valley living. Located in Abbotsford's Historic Downtown, the Rail District is steeped in rich local history and situated in a close-knit network of small businesses, restaurants and cultural experiences.



Live in the Heart of the Community

THE RAIL DISTRICT

FOXGLOVE

COFFEE + FLOWERS

Renderings and Site Plans are an artist's interpretation only, the Developer reserves the right to modify the information contained herein without notice. E & O.E.



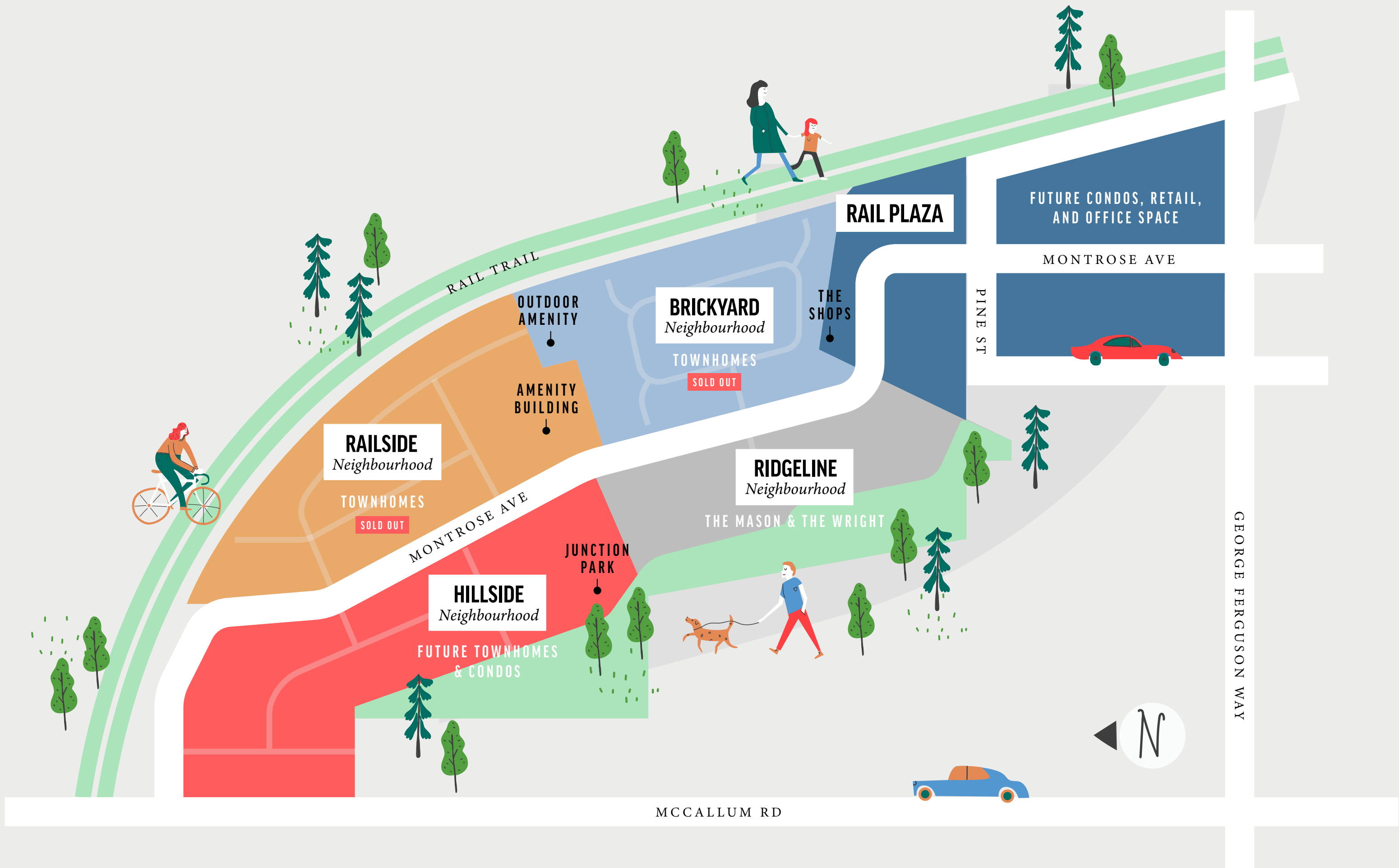
Hillside Neighbourhood

Downtown Abbotsford is defined by its storied past and tight-knit character. Hillside honors this legacy with a shift toward timeless design, featuring enhanced brick detailing and a classic, enduring aesthetic. As the last phase

of townhomes available at The Rail District, Hillside offers a final opportunity to own a home in this landmark community. Experience an elevated sense of place where history meets its most sophisticated finish yet.



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RAILSIDE
Neighbourhood

TOWNHOMES
SOLD OUT

BRICKYARD
Neighbourhood

TOWNHOMES
SOLD OUT

HILLSIDE
Neighbourhood

FUTURE TOWNHOMES
& CONDOS

RIDGELINE
Neighbourhood

THE MASON & THE WRIGHT

RAIL PLAZA

FUTURE CONDOS, RETAIL,
AND OFFICE SPACE

OUTDOOR
AMENITY

AMENITY
BUILDING

JUNCTION
PARK

THE
SHOPS

MONTROSE AVE

MONTROSE AVE

PINE ST

GEORGE FERGUSON WAY

MCCALLUM RD



Hillside Neighbourhood



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C PLANS

Open Concept Living for the Social Spirit

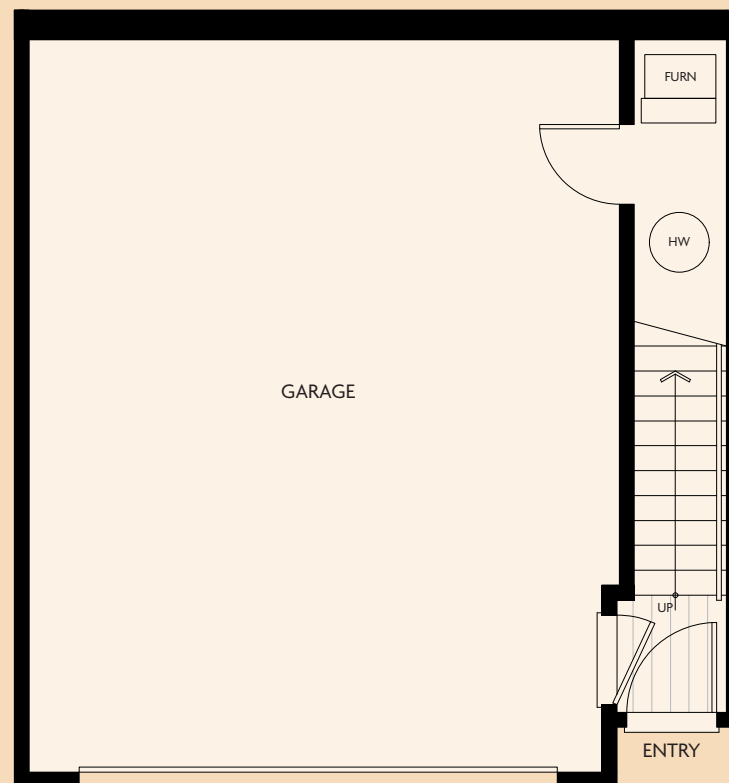
The three-bedroom Social Homes are a private retreat with plenty of room to gather inside or out. Generous open concept main floors feature wide layouts and a convenient powder room off the kitchen. Extend your social space outside with large walk-out patios and/or raised sun decks.

THE
SOCIAL
HOMES

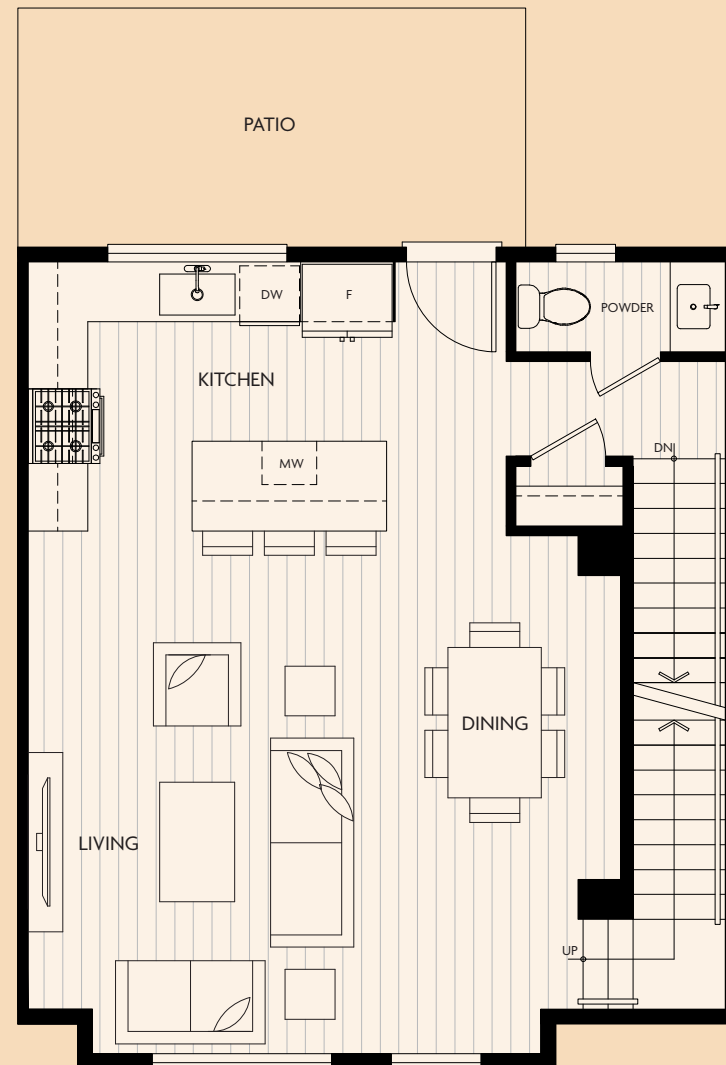
THE SOCIAL HOMES



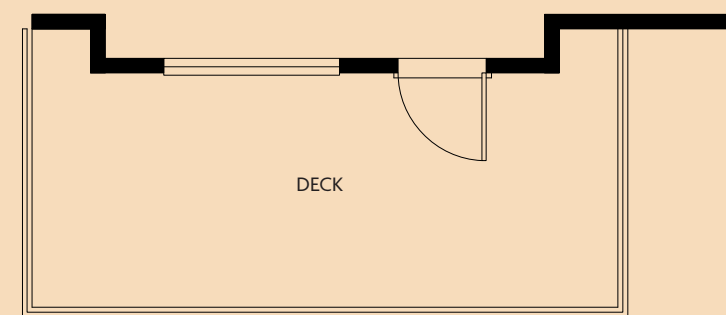
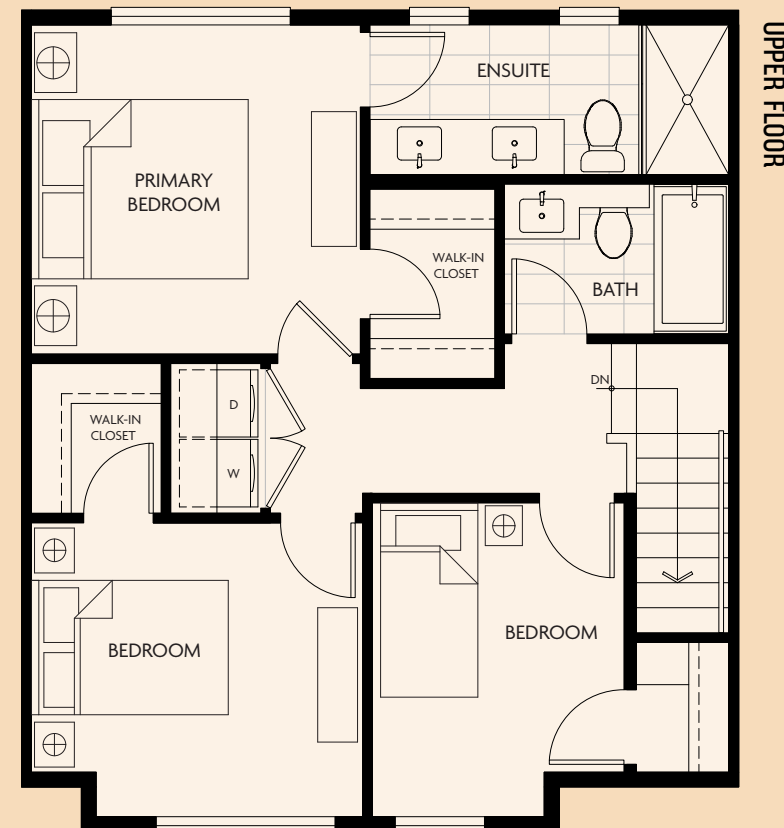
3 BEDROOM
2.5 BATHROOM
1,393 SQUARE FEET



PLAN CR-D



PLAN CR-D

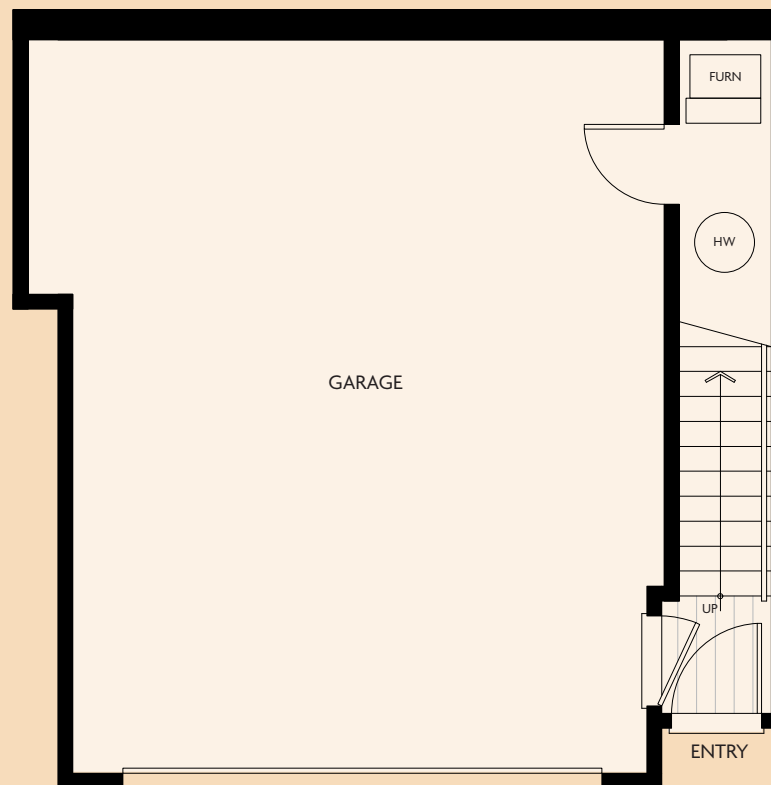


Plan CR/CR-D

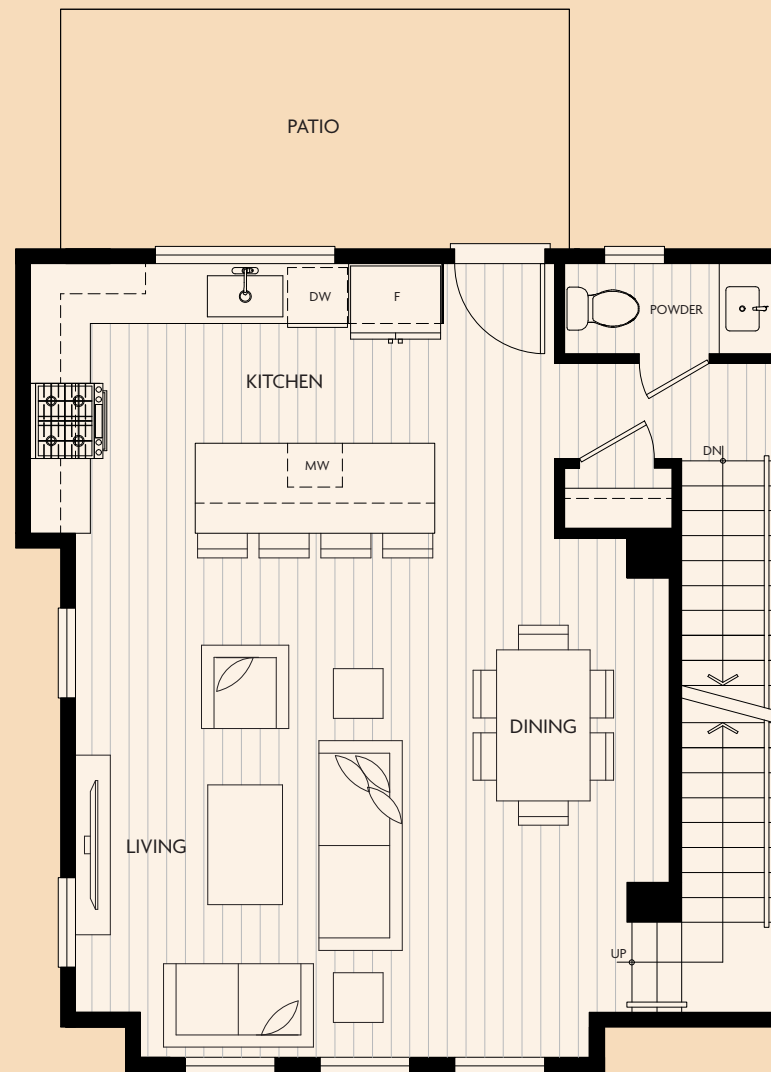
THE SOCIAL HOMES



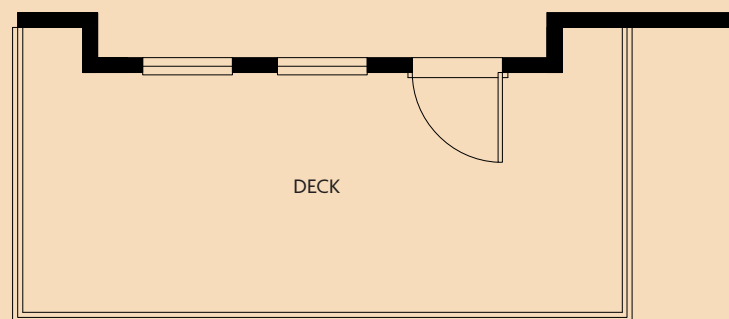
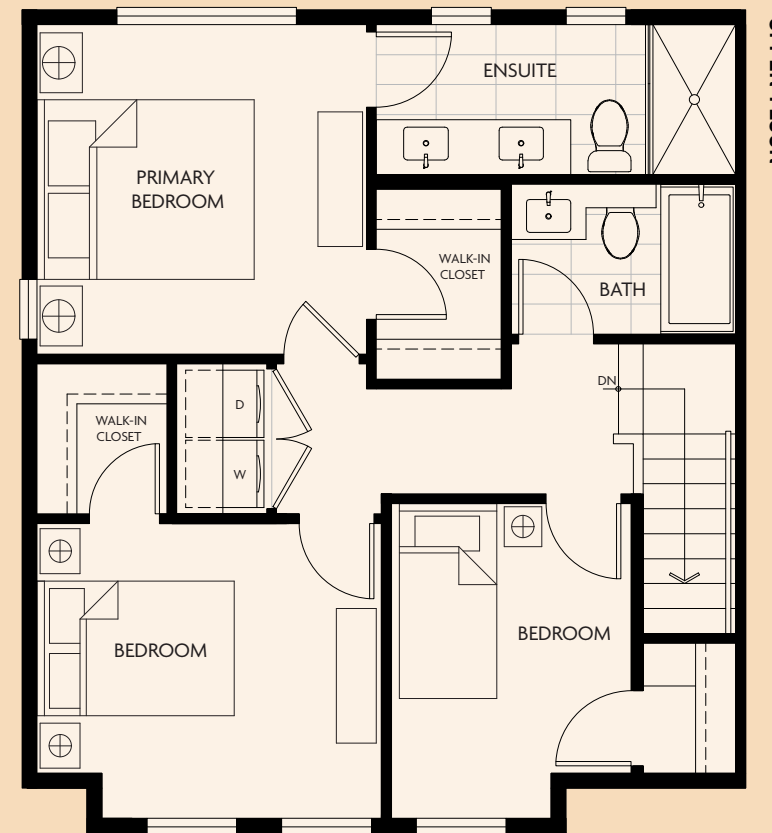
3 BEDROOM
2.5 BATHROOM
1,416 SQUARE FEET

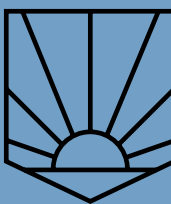


PLAN CRI-D



PLAN CRI-D





D PLANS

Elevated Indoor/Outdoor Living

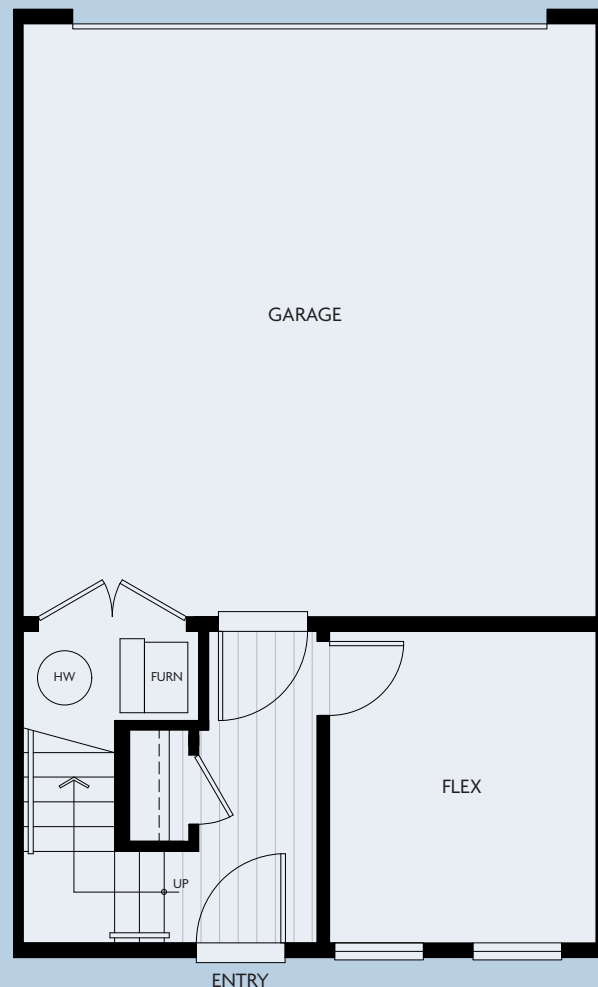
With three bedrooms and a large flex room, the Veranda Homes offer spacious open-concept living near the heart of Downtown Abbotsford. An expansive covered veranda off the kitchen extends your home and creates space to enjoy the outdoors year-round.

THE
VERANDA
HOMES

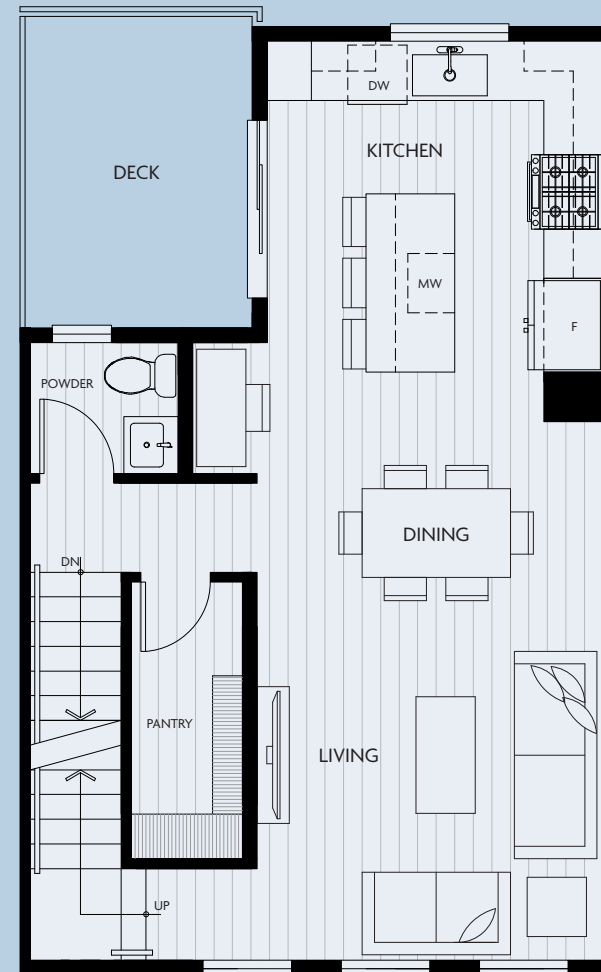
THE VERANDA HOMES



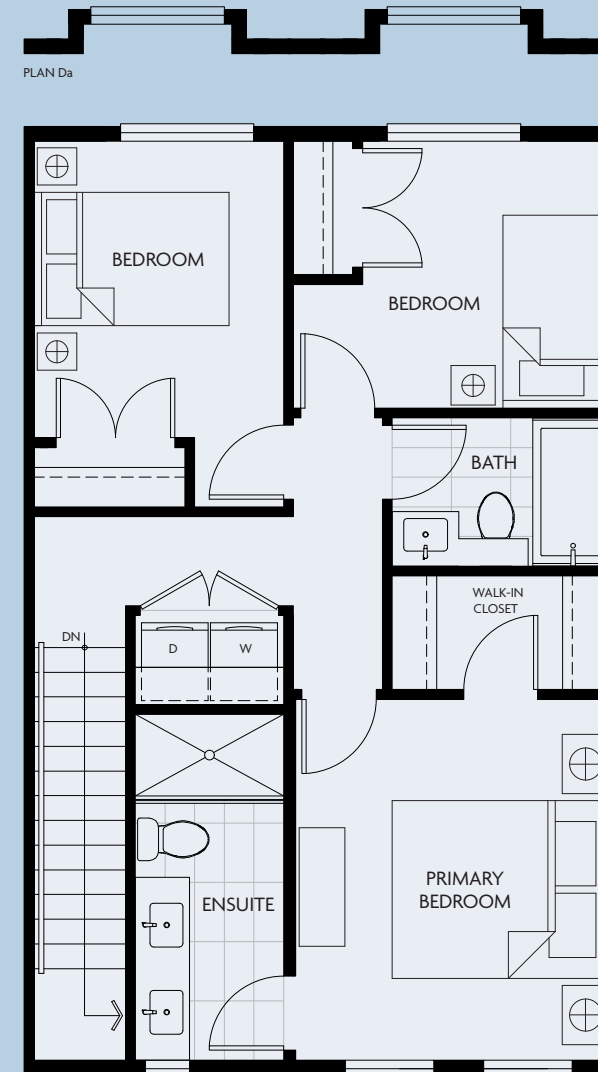
3 BEDROOM + FLEX
2.5 BATHROOM
1,430 - 1,443 SQUARE FEET



PLAN Da



PLAN Da



PLAN Da
RAISED 11' CEILING IN PRIMARY BEDROOM

THE VERANDA HOMES



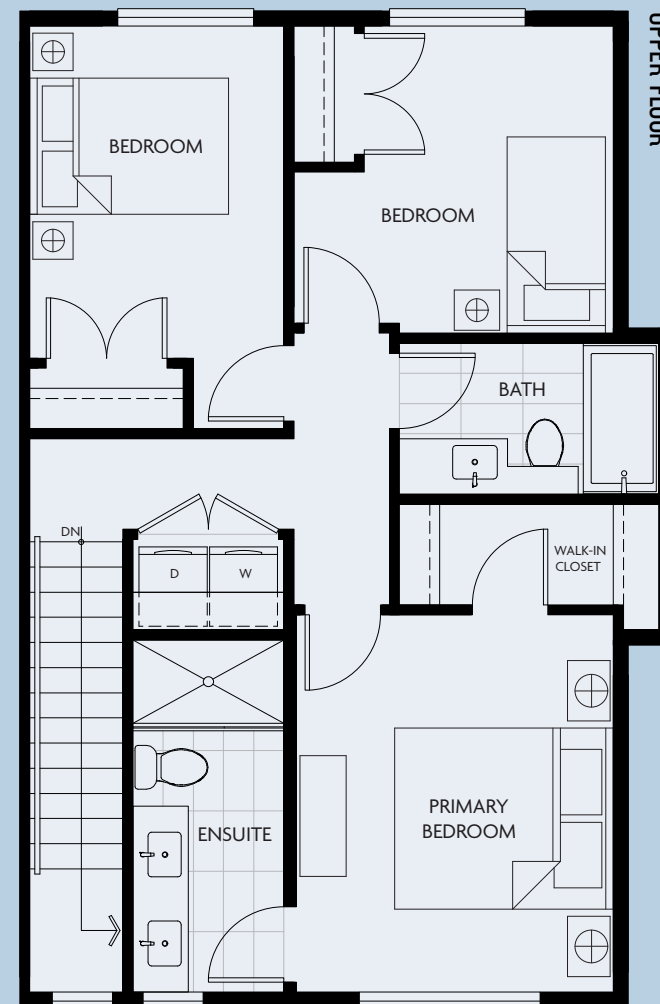
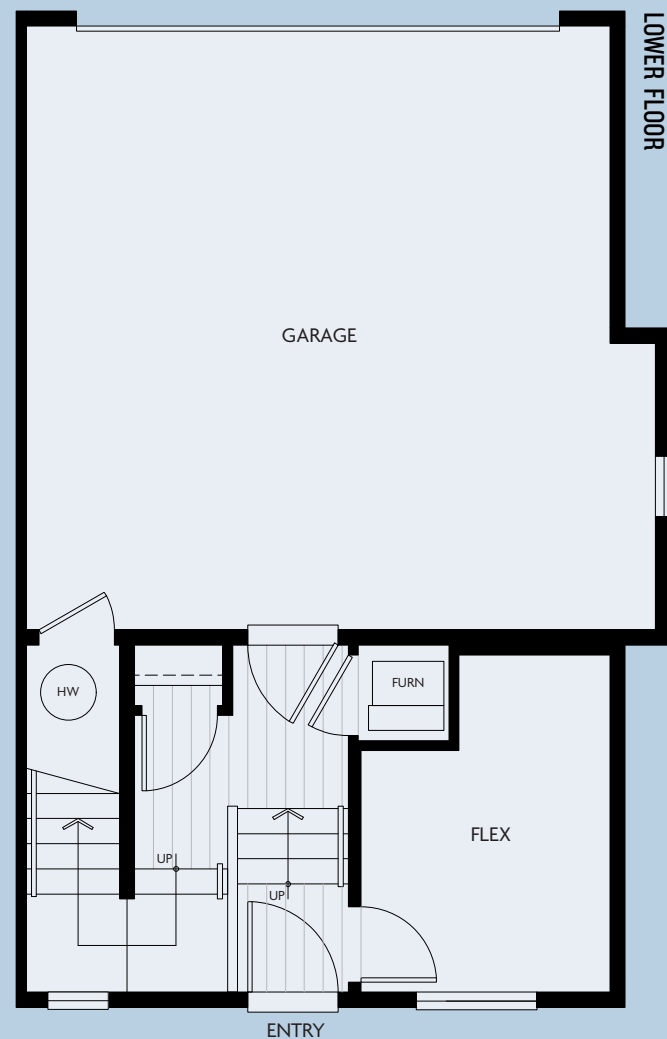
3 BEDROOM + FLEX
2.5 BATHROOM
1,474 SQUARE FEET



THE VERANDA HOMES



3 BEDROOM + FLEX
2.5 BATHROOM
1,535 SQUARE FEET



ELEVATED EXTERIORS

Modern Historic architecture inspired by the distinctive character of Downtown Abbotsford

Durable James Hardie siding and vinyl siding with rustic brick accents

Oversize 8’ garage door with 2 remote openers

Convenient front and rear hose bibs

Fully fenced yards and spacious decks with lighting and gas BBQ hook up

Lush landscaping with mature trees, flowering shrubs, plants and grasses

Walk out patios (select plans)

SOPHISTICATED INTERIORS

Choice of two curated designer colour schemes

Soaring 9’ ceilings on all levels, 11’ on upper floor bedrooms (select plans)

Bold matte black plumbing fixtures, accessories and hardware throughout

Large ENERGY STAR® windows flood homes with natural light

2” faux wood blinds

Durable laminate wide plank floors throughout main floor living spaces

Plush carpeted floors in bedrooms, flex spaces and select landings

Contemporary flat stock baseboards and door casings

45-gallon hot water tank

Hardwired smoke and carbon monoxide detectors

Dedicated circuit in garage for electric car charger

Efficient natural gas forced air heating system and electric heat pump for A/C

Samsung front-load, large capacity washer and dryer

PROFESSIONAL-STYLE KITCHENS

Choice of stainless steel or black stainless appliances by Whirlpool, including:

- 5-burner gas range and convection oven with cast-iron grates
- Counter-depth French door refrigerator with interior water dispensor
- ENERGY STAR® dishwasher with hidden controls and third rack
- Microwave with sensor cooking feature

Contemporary chimney-style range hood (select plans)

Custom shaker-style cabinets with soft-close doors and drawers

Sleek black metal and glass feature cabinet

Separate pantry for additional storage (select plans)

Polished quartz countertops with a stacked tile backsplash in choice of black, white or marble

Premium Kohler single bowl stainless steel undermount sink and single-lever, high-arc faucet

Under-cabinet puck lighting

Convenient USB-A & USB-C charger

Lazy Susan (select plans)

ENSUITES

Polished quartz countertop and backsplash

Double vanity with undermount sinks (select plans)

Large-format tile floors and shower walls

Frameless glass walk-in shower

LUXE BATHROOMS

Powder room with shiplap feature wall and floating vanity

Polished quartz countertops with over height backsplash

Shaker-style cabinets with soft-close doors and drawers

Tile floors and shower surround

Premium Kohler plumbing fixtures

Designer black vanity light fixtures

BUILT PROUD

Built by award-winning Infinity Properties, a trusted builder from the Fraser Valley with over two decades of experience

Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:

- 2 years on materials and labour
- 5 years on the building envelope
- 10 years on the structure

Low maintenance exterior materials with rain-screen technology

2” x 6” exterior wall construction

ENHANCED AMENITIES

The Rail Trail walking and biking path connecting McCallum Road with the Rail Plaza and Downtown Abbotsford

Access to The Station amenity building with:

- Dedicated event space including kitchen, BBQ, entertainment and outdoor area
- Gym with cardio and weight equipment
- Boardroom
- Private workstations
- Dog wash room
- Bike repair room
- Basketball & hockey court
- Swimming pool
- Kids’ play & picnic area

CUSTOM OPTIONS

Quartz countertop in laundry room with upper cabinet, shelf, and hanging bar (select plans)

Smart home technology package including Weiser lock, Nest video doorbell, and Nest thermostat

Wireless security alarm system

Black pendant lights over kitchen island

Garburator

Heated tile floors in ensuite

Epoxy garage floor

Features & Finishes

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604.850.0040
INFO@RAILDISTRICT.CA

2774 MONTROSE AVE.
ABBOTSFORD, BC

HILLSIDE

NEIGHBOURHOOD

at

THE RAIL DISTRICT

INFINITY
P R O P E R T I E S

Infinity Properties Ltd. reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All dimensions are approximate and based on architectural measurements. Reverse and/or mirror plans occur throughout the development. E & O.E.