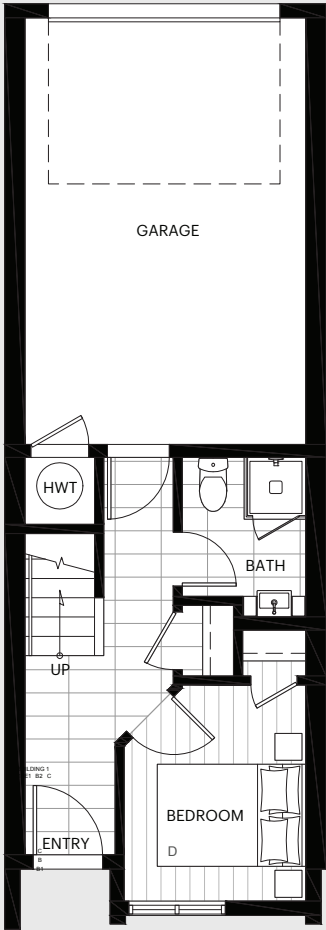


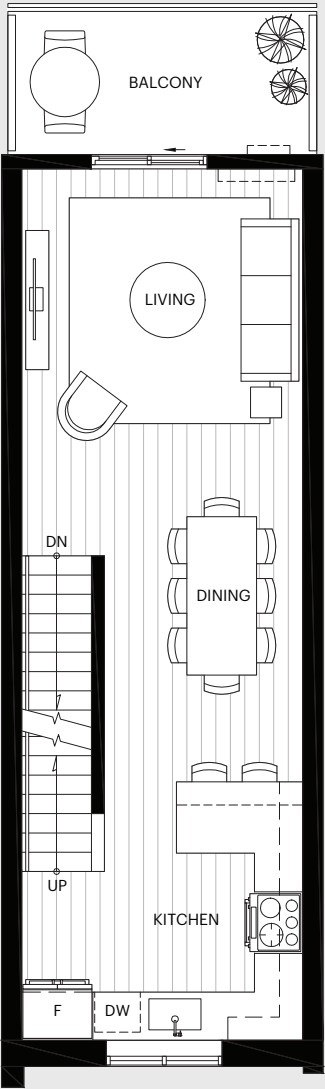
# Plan B

3 Bedroom  
3 Bath

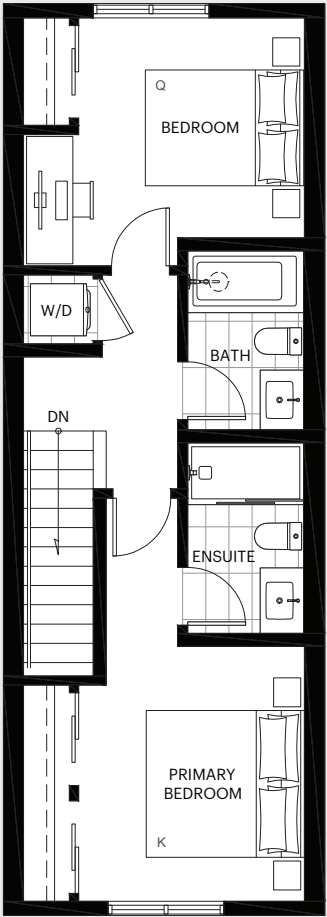
Interior 1,271 - 1,283 sq ft  
Exterior 81 sq ft  
**Total 1,352 - 1,364 sq ft**



Ground Floor



Second Floor



Third Floor

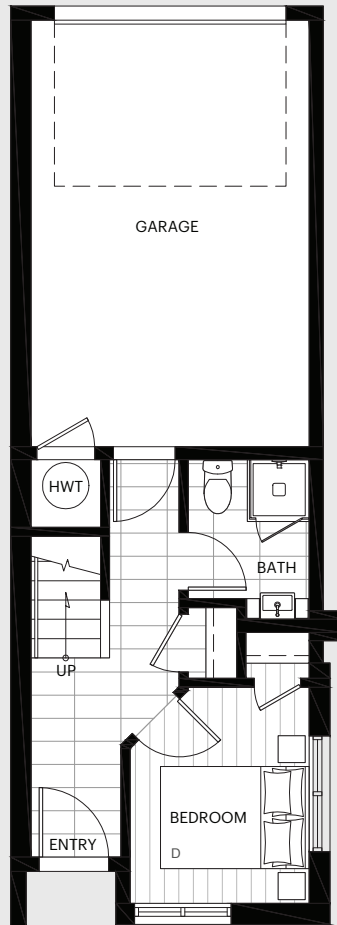


The developer reserves the right to make changes and modifications to the information contained herein. Floorplans and floorplates are subject to change without notice. Please contact a developer sales representative for details. This is not an offering for sale, as an offering can only be made after the filing of a disclosure statement, and only in jurisdictions where qualified in accordance with applicable local laws. E.&O.E.

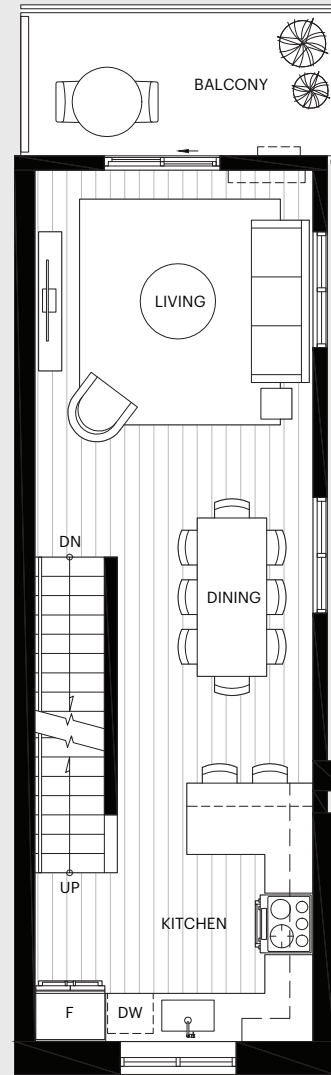
# Plan B1

**3 Bedroom  
3 Bath**

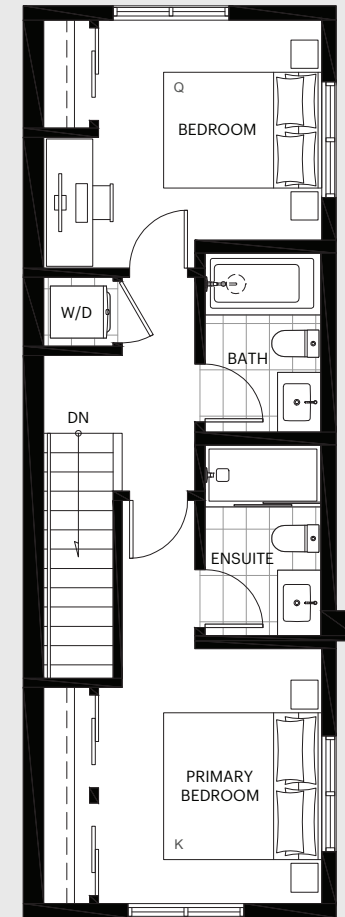
Interior 1,270 - 1,298 sq ft  
Exterior 83 - 113 sq ft  
**Total 1,354 - 1,401 sq ft**



**Ground Floor**



**Second Floor**



**Third Floor**



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# Plan C

**3 Bedroom  
2.5 Bath**

Interior 1,335 sq ft  
Exterior 83 - 95 sq ft  
**Total 1,418 - 1,430 sq ft**



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# Features and Finishes



## WELCOME TO THE NEIGHBOURHOOD

- South Grove is a curated collection of 50 contemporary 2 bedroom and den to 4 bedroom townhomes, featuring Prairie-inspired architecture and spacious, family focused interiors designed for modern everyday living
- Perfectly positioned in Abbotsford, the Berry Capital of Canada, South Grove blends peaceful pastoral living with commuter-friendly convenience, just minutes from the McCallum Road exit and the US border
- A shared outdoor amenity space brings neighbours together with a children's play area and open green space to run and play

## CRAFTED FOR EVERYDAY LIVING

- Designed by local firm, Cynthia Florano Design, interior finishes are warm, functional, and beautifully detailed
- Offering two refined colour palettes: Light and Dark
- Airy 9' ceilings on the main level
- Air conditioning units in living rooms and AC-ready primary bedrooms (PTAC System)
- Roller-blind window coverings offer light control and privacy with blackout blinds in bedrooms
- Durable wide-plank laminate flooring throughout the main level
- Soft, solution-dyed nylon carpet – quiet underfoot and built to last
- Each home includes a private garage with direct interior access for added everyday convenience
- Enjoy seamless indoor-outdoor living with a private main-level balcony in every home
- Full-sized stacked, front-loading LG washer and dryer in a sleek white finish
- Matte black faucets and hardware throughout

## THE KITCHEN: HEART OF THE HOME

- Modern flat-panel, soft-close cabinetry with matte black pulls
- Engineered stone countertops with square edge detailing
- Scandinavian inspired matte white tile backsplash
- Generous single-bowl stainless steel undermount sink
- Premium matte black BARIL pull-out kitchen faucet
- LED recessed lighting with white trim and under-cabinet lighting throughout
- **Premium Appliance Package:**
  - 33" LG stainless steel French-door refrigerator with bottom freezer and built-in ice maker
  - 30" LG slide-in range with Wi-Fi and Air Fry
  - 24" LG stainless steel dishwasher
  - 30" LG over-the-range microwave hood fan

## BATHROOM RETREAT: A PLACE TO RESTORE

- Milky White engineered square edge quartz countertop and backsplash
- Large-format porcelain tile flooring in the main bathroom, powder room, and laundry closet
- Frameless walk-in shower with large format porcelain tile with a raw, natural stone texture
- Convenient powder room included in select homes
- Spa-inspired ensuite with BARIL matte-black faucet, rain shower head and shower faucet
- Matte-black towel bar, paper roll, and shower rod
- Soaker tub in main bath
- Laufen porcelain two-piece toilet

## PEACE OF MIND

- Home warranty program provided by Travelers
  - 2 year coverage for electrical and mechanical system
  - 5 year coverage for building envelope
  - 10 year coverage for structural defects
- Well-lit pathways throughout the community for added security
- Hard-wired smoke and carbon monoxide detectors in all homes
- Alarms installed by Prism Systems in all homes
- Expertly developed and built by Anthem
- Industry leading Homeowner Care provided by Anthem