

FEATURES



The First Drop of the Realco Block

- A community of two 6-storey buildings, Scott + 77 is a mix of 291 thoughtfully designed homes built by Georgie Award Winner, Realco Properties, a quality-driven, local North Delta developer
- Homes enhance family living by emphasizing functionality and incorporating elevated interior features
- Modern architecture by Keystone Architects is inspired by the community's natural elements
- Oversized private balconies for each home extend the living space and invite nature indoors

Max Community + Family

- Nestled in the heart of North Delta, this vibrant neighbourhood is rapidly evolving into Delta's fastest-growing, family-focused community
- Everyday conveniences — including parks and shopping centres — are within minutes of your front door, making life a breeze
- Top schools, including IB, are in the community close to home — kids will receive a premium education
- The new rapid transit expansion (R6 bus line) links North Delta to communities throughout the Fraser Valley and beyond — cutting your morning commute to Scott Road SkyTrain station by 10 minutes in each direction



Max Home

- Beautifully designed interiors by The Collaborative Design Studio complement the architecture — featuring modern, linear lines and neutral, contrasting tones
- Carefully designed, functional layouts for maximum livability
- Choose from two sleek designer colour palettes: Light + Dark
- Double-glazed windows provide homes with natural light
- Airy 9' ceilings enhance spacious living
- Recessed pot lights throughout add warmth and atmosphere
- Thoughtful roller shades on all windows provide ambiance and privacy
- Elegant, durable, and easy-to-clean vinyl floors throughout
- Built-in melamine closet organizers in all closets
- Most entry and/or laundry closets are equipped with a charging station for Dyson or other vacuums
- Bedrooms include built-in USB charging ports
- Energy-efficient front-loading washer and dryer
- Expansive patios feature BBQ gas hook-ups and are large enough to entertain family and friends
- Each home has through-the-wall air conditioning vents to attach your free-standing air conditioning units
- Telus Optik 'Home Sweet Home' Package:
 - Telus Pure Fibre Internet 500 + Telus Optik TV Core for \$80/month

Max Kitchens

- Functionality and style merge in versatile kitchens — outfitted in a Light or Dark scheme
- Convenient island complete with room for seating and a variety of plugs for electronics, including phones and appliances
- Modern flat-panel cabinetry, with soft-close drawers, provides plenty of storage — and includes a coveted pantry
- LED under-cabinet lighting for precision tasks
- Sophisticated and durable quartz countertops complemented by polished porcelain backsplashes
- Stainless steel under-mount sink with bold matte-black faucet
- Premium appliance package:
 - 30" Samsung stainless steel refrigerator with bottom freezer
 - 30" Samsung stainless steel slide-in gas range with convection oven
 - 30" stainless steel slide-out under-cabinet hood fan
 - 24" Samsung stainless steel fingerprint-resistant dishwasher
 - Samsung stainless steel microwave

Max Bathrooms

- Modern flat-panel, soft-close vanity drawers and handy medicine cabinet provide plenty of storage
- Sophisticated and durable quartz countertops
- Polished chrome plumbing fixtures throughout
- Subtle Terrazzo-style tile flooring
- Primary ensuite feature shower with glossy floor-to-ceiling tiles and wall-mount spray system
- Main bathrooms feature a large soaker tub — perfect for winding down with epsom salts or a glass of wine
- Toilets include soft-close seat

Max Amenities

- Lifestyle is experienced to the max in an unexpected mix of indoor and outdoor amenities — all 30,000 square feet of them — designed with the same innovative approach as interiors
- **OUTDOOR AMENITIES:**
- Beautifully landscaped, ground-level, resident-only courtyard:
 - Watch your kids make life-long friends on the playground
 - Let your pup run wild in the enclosed dog area
 - Cook a summer feast in the BBQ kitchen
 - Hang with friends in the sun on ample seating
- Expansive rooftop terrace with neighbourhood views:
 - Get together with friends in the dining and lounge areas

- Gather around the cozy fire pits to chill outdoors year-round
- Play fun games on the perfectly manicured artificial turf lawn
- Outdoor bike station for handy repairs when you're on the go

INTERIOR AMENITIES:

- State-of-the-art fitness facility to keep up with your health goals:
 - Customize your routine with top-of-the-line cardio and weight-lifting machines/accessories
 - Breathe deeply in a peaceful yoga/meditation room
- Inspiring co-work lounge for easy work-from-home days:
 - Focus on solo work or spark ideas together on high-tops and lounge seating
 - Take private calls or Zoom meetings in enclosed pods with sound absorption
- Vibrant social lounge amplifies the community feel:
 - Host your fave people to watch the big game on a huge flat-screen TV
 - Prep a celebratory meal in a fully-equipped kitchen; then gather with your nearest and dearest around a long dining table
 - Unwind from a workday by challenging friends to a game of pool
 - Savour a drink by the fireplace
- Intimate cafe-style lounge
 - Cozy up with your favourite book or for a quiet chat

Max Peace of Mind

- Touchless access to main elevator and parkade elevator lobbies
- Secure well-lit underground parkade with double-gate fob access
- EV charging capabilities in every parking stall for a more sustainable future (rough in only)
- Bike/storage lockers offer ultimate access to prized possessions
- Two elevators with restricted floor access
- All homes and common areas are equipped with hardwired smoke detectors, CO2 detectors, and fire sprinklers
- At Realco Properties, all homes are backed and insured with comprehensive third-party warranty — 2-5-10 home warranty insurance

March 2024 Prices, availability and offerings are subject to change or can be withdrawn without notice. Prices do NOT include applicable taxes. Measurements may be based on architectural areas and not taken from the strata plan. In the event of any discrepancy between the home size shown on this feature sheet and the size of the strata lot as shown in the preliminary strata plan, the estimated size of the strata lot shall be as per the preliminary strata plan. Buyer to verify strata lot size if important. In the event of any discrepancies between the information provided here and an executed contract or disclosure statement, the terms of the contract and/or disclosure statement shall prevail. This is not an offering for sale. Any such offering can only be made with a Disclosure Statement. E.&O.E. Sales & Marketing by KEY Marketing.

Buyer to verify information if important. In the event of any discrepancies between the information provided here and the EnerGuide Step Code

REALCO

