



# HENDRIX

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URBAN MODERN HOMES

# Hendrix is Home

A collection of 1 & 2 bedroom condominiums in the heart of the Gateway District, Hendrix is beautifully designed and offers a variety of spacious floorplans and incredible amenity spaces.





# Hendrix is Inspired

The kitchens at Hendrix are bright and spacious with refined polished quartz countertops, accented matte porcelain geometric backsplash and a full compliment of premium Samsung stainless appliances. The perfect place to be inspired.



# Hendrix is Entertaining

The incredible party room has a full kitchen, lounge and dining area that extends outside to the courtyard, while the fireside lounge offers a quiet space for relaxation or work.





# Hendrix is Outdoors

The covered outdoor patio offers a beautiful spot to socialize with friends, old and new. Complete with a BBQ station, this expansive area overlooks a greenspace and children's play area.





# Hendrix is Healthy

The Hendrix gym is fully equipped with weight machines, a massive mirrored wall and an area for yoga and stretching. You'll be on your way to a healthier version of yourself in no time.



# Hendrix is Community

If you're looking for access, your search is over. Minutes from transit, great shopping, restaurants and services, Hendrix puts you close to everything you want and need.



2 SkyTrain  
stations within  
a 5 minute drive



5 minutes to  
SFU Surrey  
Campus



Great Investment  
in a Growing  
Community



30 minute drive  
to anywhere in  
Metro Vancouver

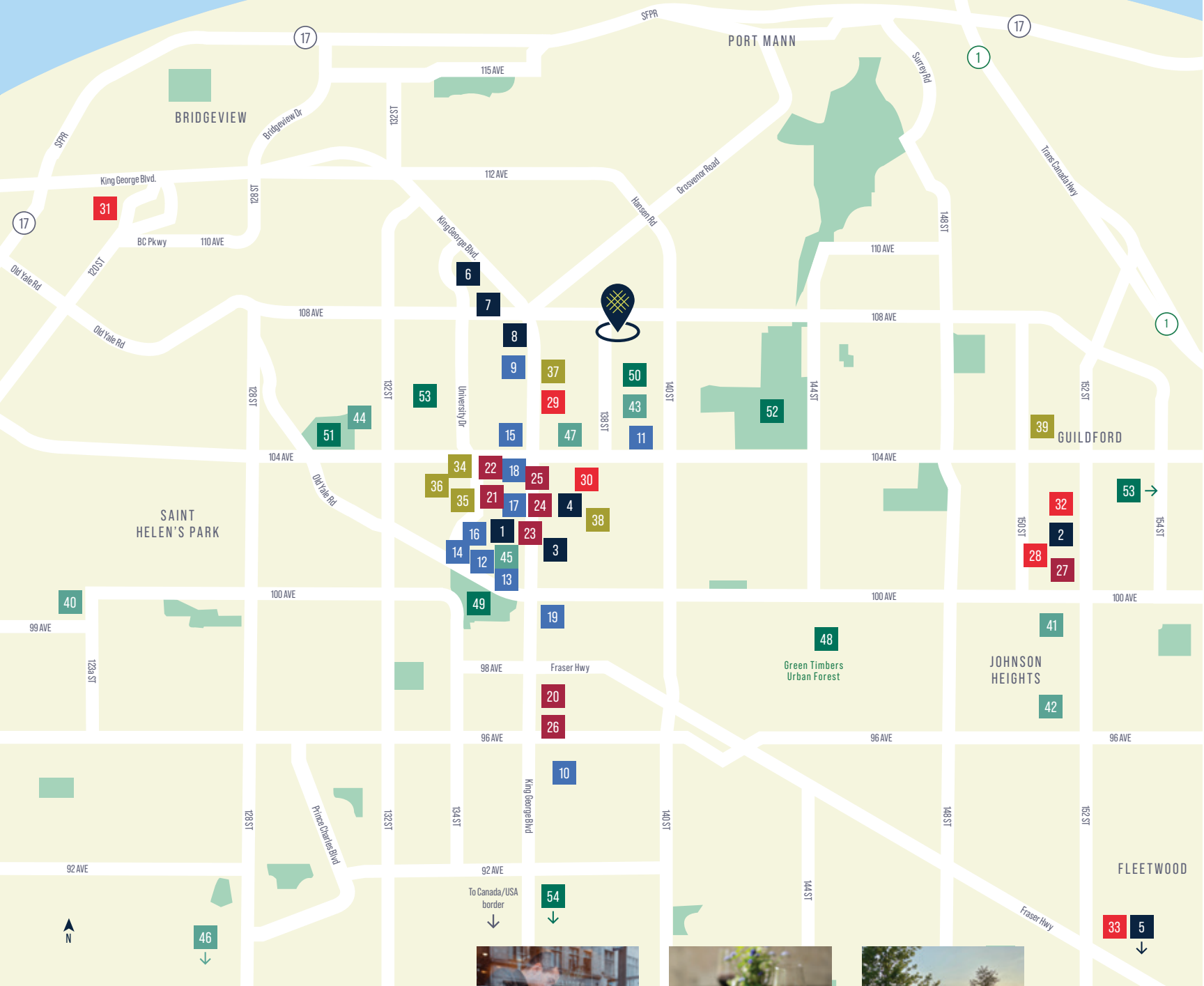


7 minute walk to a  
7 acre park with  
off-leash dog area

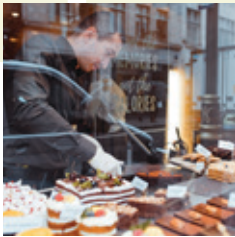


Over 40  
restaurants within  
a 5 minute drive





# Area & Amenities



## Shops and Essentials

- 1. Central City
- 2. Guildford Town Centre
- 3. Staples
- 4. Canadian Tire
- 5. Safeway Fleetwood
- 6. Nesters Market
- 7. Shoppers Drug Mart
- 8. BC Liquor Store

## Services

- 9. Surrey City Hall
- 10. Surrey Memorial Hospital
- 11. Service Canada Centre
- 12. Canada Post
- 13. Central City Medical Clinic
- 14. Surrey Place Dental Group
- 15. TD Canada Trust
- 16. Westminster Savings Credit Union
- 17. BMO Bank of Montreal
- 18. RBC Royal Bank
- 19. Coast Capital Savings

## Restaurants

- 20. Browns Socialhouse
- 21. Central City Taphouse and Kitchen
- 22. Dominion Bar + Kitchen
- 23. Boston Pizza
- 24. White Spot Central City
- 25. Pho Tâm Vietnamese Restaurant
- 26. Captain's Oven Pizza
- 27. Hanako Japanese Restaurant

## Entertainment

- 28. Landmark Cinemas
- 29. Dell Lanes
- 30. Joy Karaoke
- 31. Central City Fun Park
- 32. Gobo Virtual Reality Arcade
- 33. Play Abby Surrey - Playgrounds & Bubble Ball

## Recreation

- 34. Surrey Civic Plaza
- 35. Surrey Libraries - City Centre Branch
- 36. Club16 Trevor Linden Fitness

- 37. Planet Fitness
- 38. Fitness World
- 39. Guildford Recreation Centre

## Schools

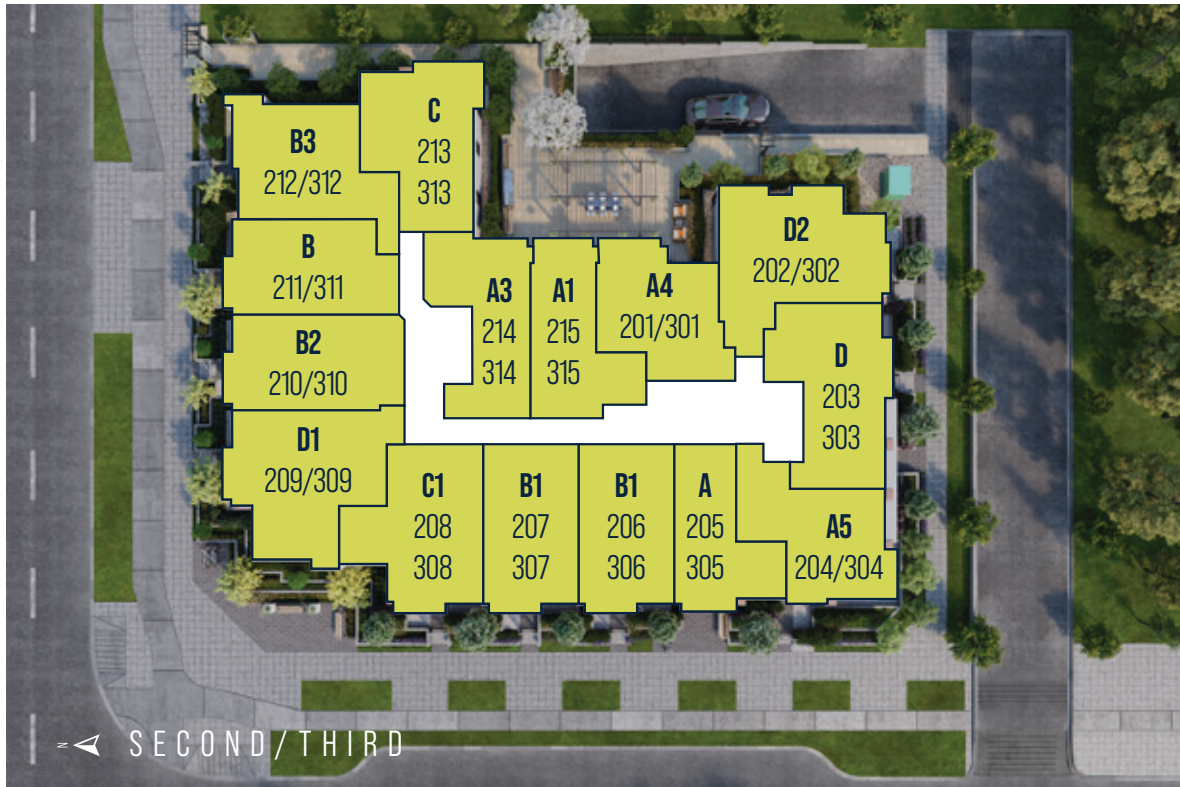
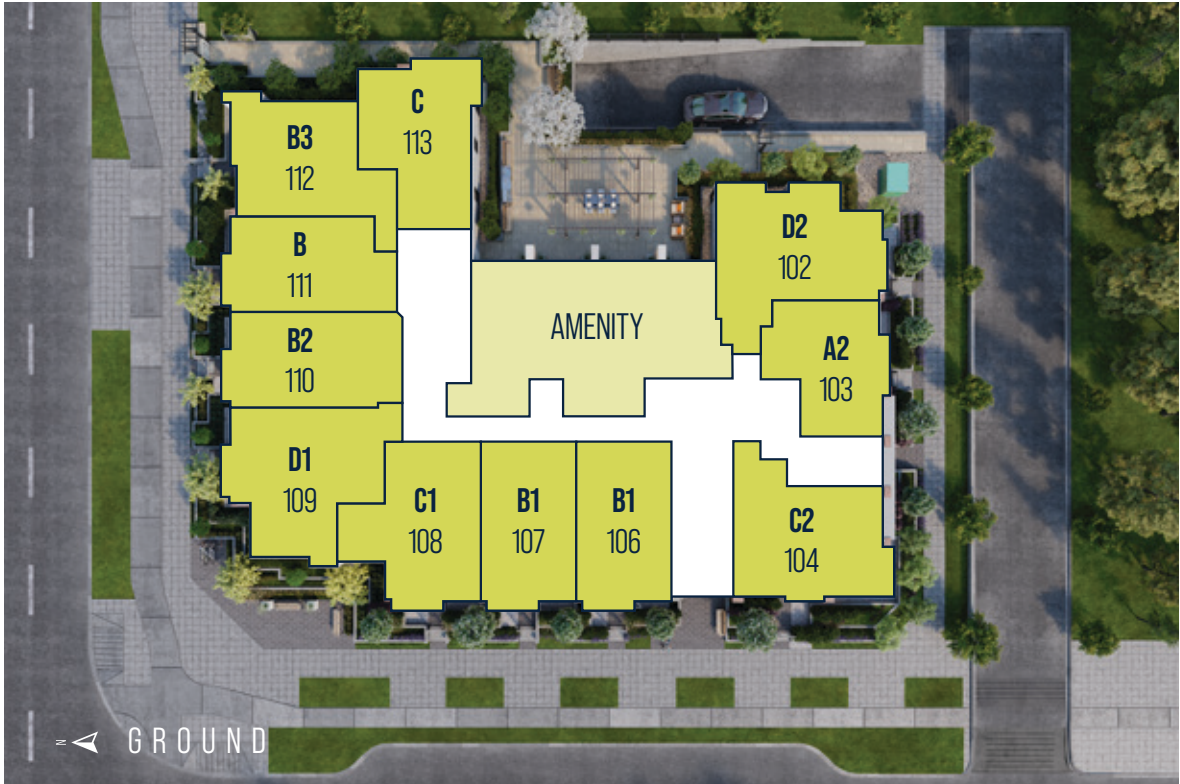
- 40. Surrey City Childcare
- 41. Head Starts Daycare Centre
- 42. Maple Childcare Center
- 43. Forsyth Road Elementary School
- 44. Ecole Kwantlen Park Secondary School
- 45. Simon Fraser University - Surrey Campus
- 46. Kwantlen Polytechnic University
- 47. Douglas College, Surrey Training Centre

## Parks

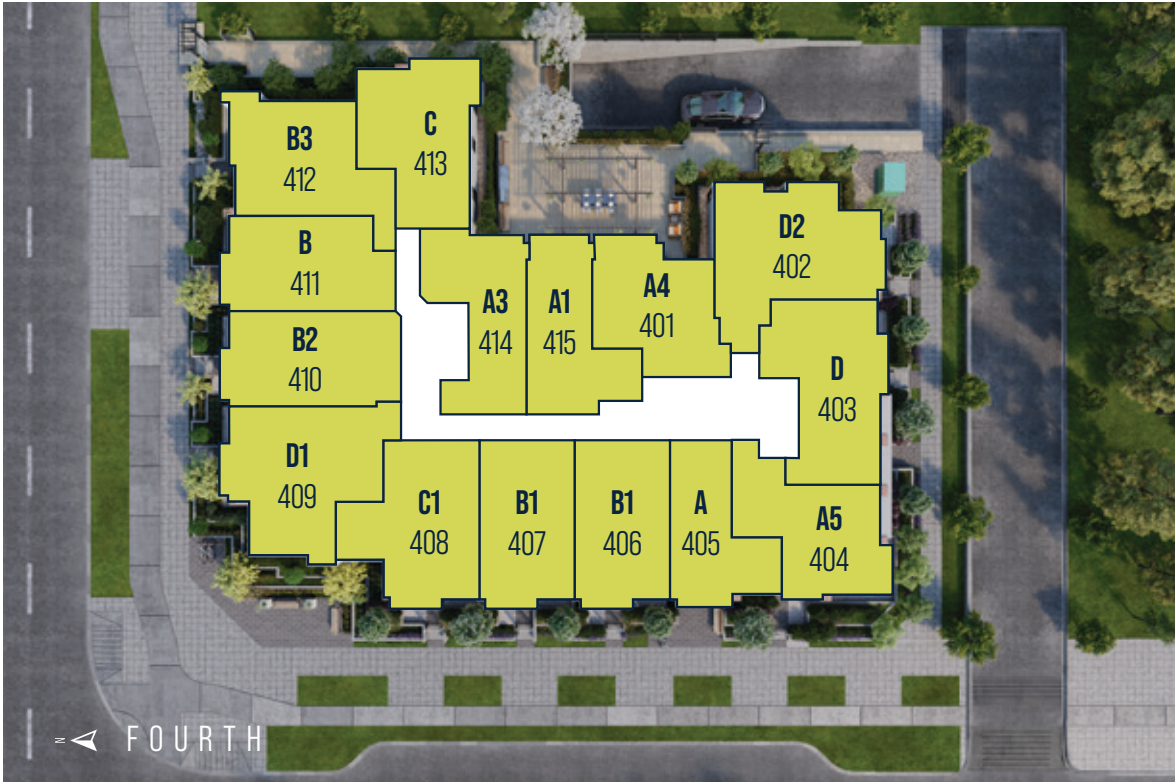
- 48. Green Timbers Urban Forest
- 49. Holland Park
- 50. Forsyth Park
- 51. Royal Kwantlen Park
- 52. Hawthorne Rotary Park
- 53. Guildford Heights Park
- 54. Bear Creek Park



# Siteplan



# Siteplan





# Features & Finishes

Natural beauty and the style of the west coast. A mixed palette of contemporary neutral tones with the organic textures of wood and stone.

## HENDRIX IS HOME

- A brand new collection of 86 modern urban homes
- Timeless contemporary architecture highlighted with brick, metal and hardie panels
- Select your home from a variety of one- and two-bedroom homes located in the Gateway District, a great investment in a growing neighbourhood
- Walk to the Gateway Skytrain station, offering easy access to Vancouver and the rest of the Lower Mainland

## INTERIORS

- Personalize your home by choosing from two professionally designed colour palettes
- Oversized windows allow fresh air and natural light to brighten your home and come with roller shades on all windows and black out shades in bedrooms
- Open floor plans feature airy 9-foot ceilings in the main living areas
- Spacious patios, balconies or terraces expand your living space into the outdoors
- Elegant and durable wide-plank vinyl hardwood flooring throughout the homes
- Flush-mounted LED pot lights tastefully illuminate key areas
- Solid-core main entrance door with a matte black lever and privacy lock
- Baseboard electric heat and ERV (energy recovery ventilation) system for comfort and air quality

## KITCHEN FEATURES

- Large spacious kitchens with ample space for cooking a meal or working from home
- Rich and refined polished quartz countertops accented with matte porcelain geometric backsplash

- Soft-close flat-panel cabinets and drawers in a combination of wood grain and solid-coloured laminate complimented with matte black hardware
- Stylish pendant lighting suspended over large island and under-cabinet lighting
- Large stainless steel double-bowl undermount sink
- Premium Samsung stainless steel appliance package including:
  - French door refrigerator
  - Front-control slide-in electric range
  - Dishwasher with integrated digital touch controls
- Sleek integrated AEG hood fan

## BATHROOMS

- Durable polished quartz countertops
- Sleek undermount rectangular sinks with matte black faucets
- Modern flat-panel cabinets with soft-close hardware
- Contemporary large-format 12" x 24" porcelain tile flooring
- Luxurious soaker bathtub in main bathroom
- Comfort height energy-efficient toilets
- Walk-in shower in ensuite
- Floating matte black vanity light on main and ensuite bath mirrors

## AMENITIES

- Fireside lounge offers quiet spaces for relaxation or work
- Fabulous party room with kitchen and dining area that extends out to the courtyard
- Common area courtyard with BBQ and dining area makes socializing a breeze
- Fully equipped gym and yoga studio for stretching and meditation with a courtyard view
- Convenient recycling and garbage disposal room

## SUSTAINABILITY

- All residential parking stalls are pre-wired for electric vehicle charging
- Sustainable design and best construction practices
- Energy recovery ventilation system for indoor air quality
- Stormwater management system provides improved water quality and circulation
- Energy-efficient front-loading Samsung washer and dryer

## OUTDOOR AMENITIES

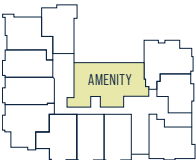
- A covered outdoor patio overlooks a green patch and a kids play area

## SAFE AND SECURE

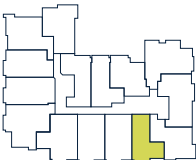
- SYNC Customer Care Program
- Gated underground parkade with security system
- Secure entry phone access to lobby with electronic fob control system
- Fob-operated elevator provides controlled access to each floor
- Full fire-protected building outfitted with sprinklers and alarm system
- Enjoy exclusive cable and internet package from Shaw
- Comprehensive 2/5/10 Home Warranty by WBI Home Warranty
  - 2-year materials and workmanship protection
  - 5-year building envelope protection
  - 10-year structural protection
- Quality built by Caliber Projects

# A Plan

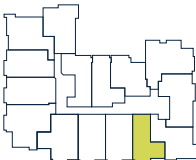
1 Bedroom + 1 Bathroom  
538 SF approx.



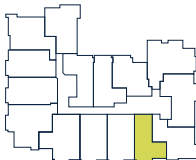
GROUND



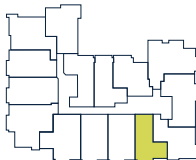
SECOND



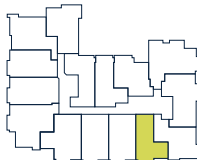
THIRD



FOURTH



FIFTH



SIXTH

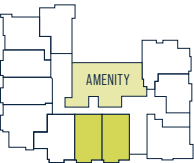
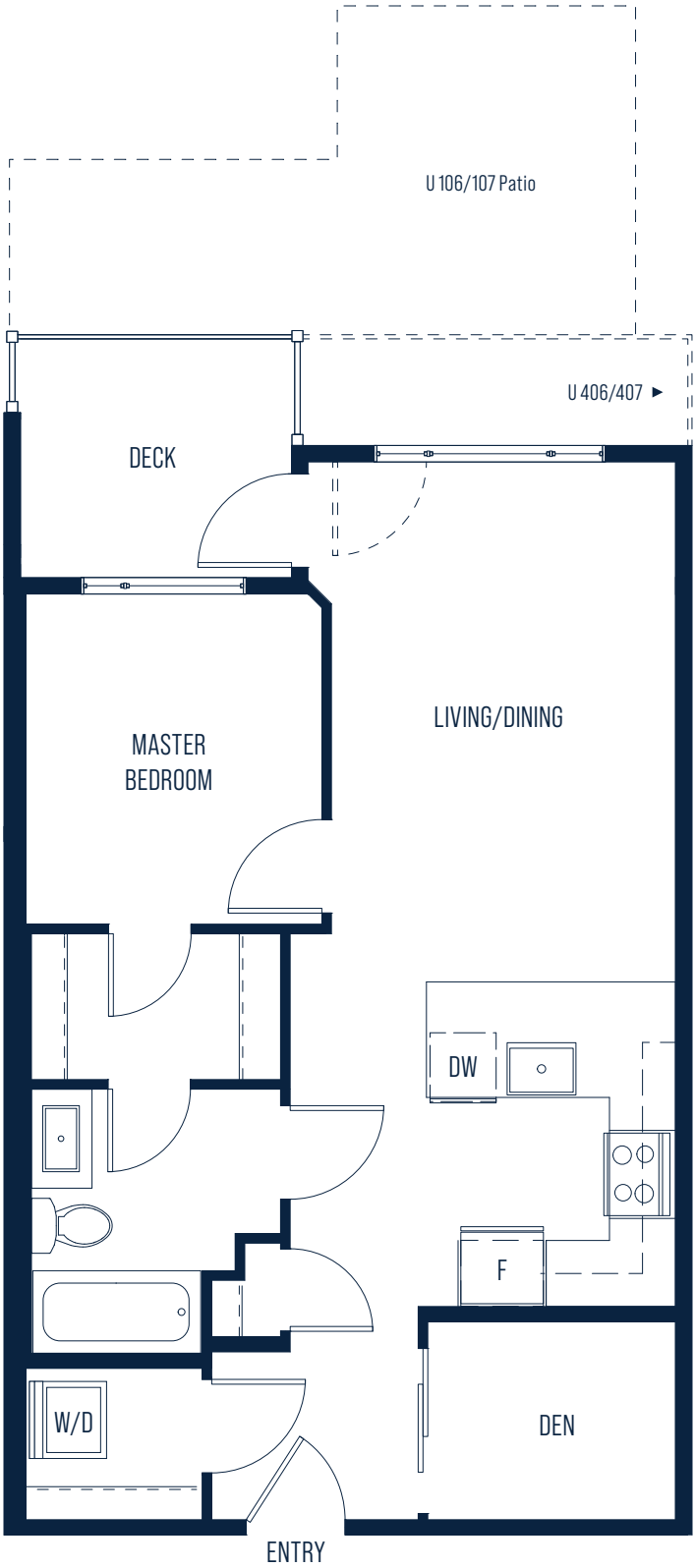


Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Please see sales team for more details. E&O.E.

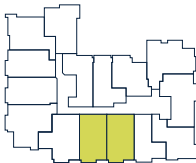


# B1 Plan

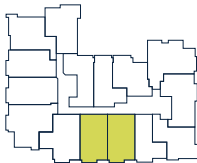
1 Bedroom + Den + 1 Bathroom  
638 SF approx.



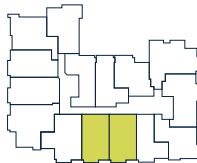
GROUND



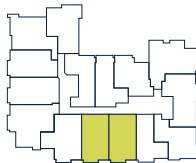
SECOND



THIRD



FOURTH



FIFTH

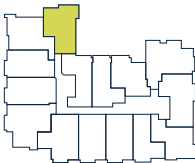
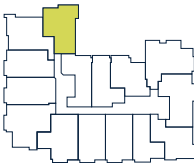
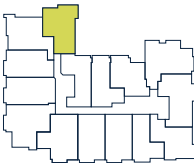
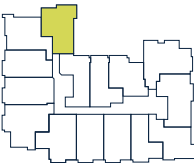
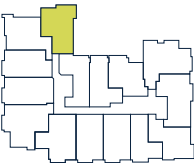
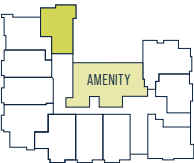
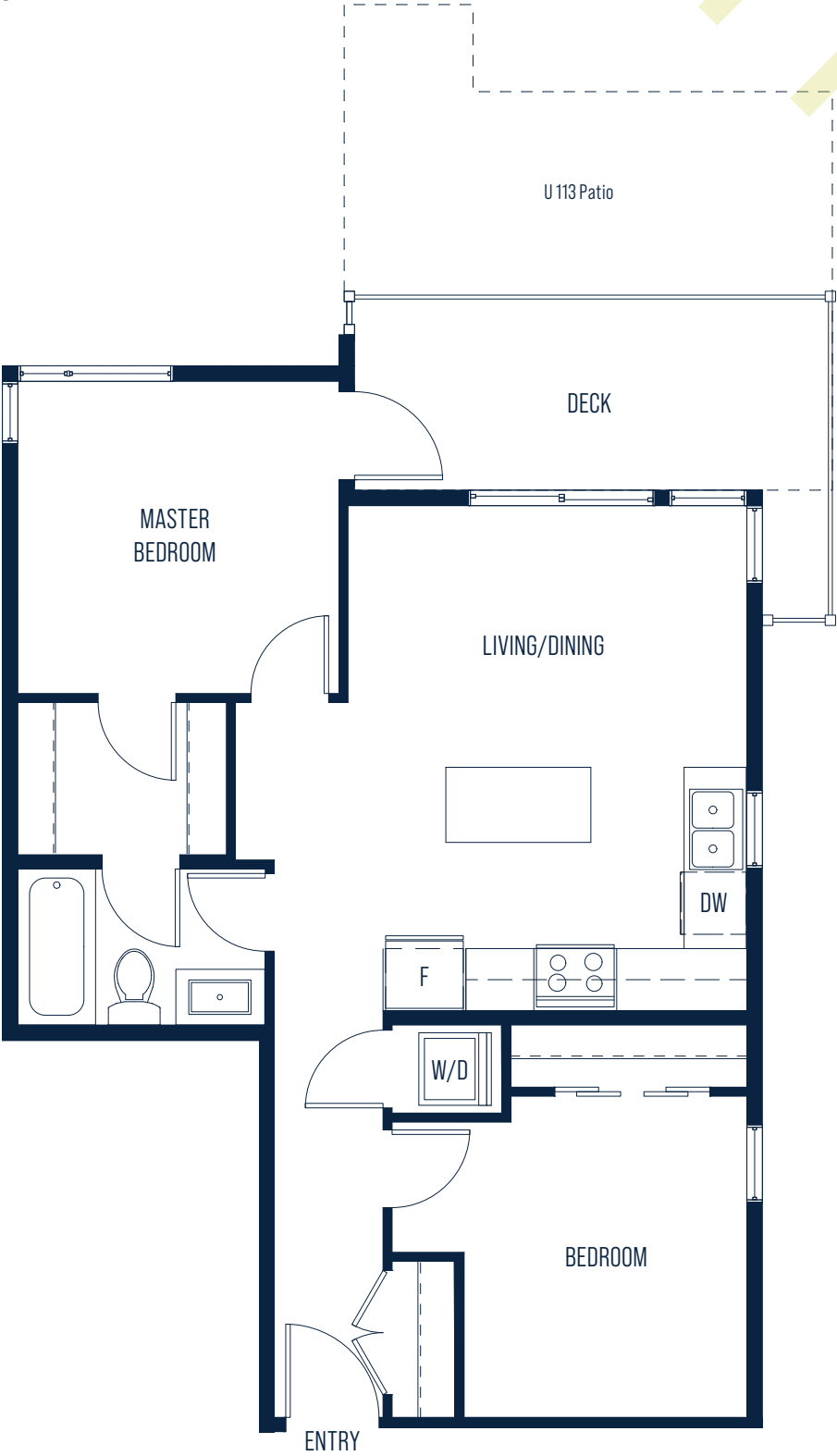


SIXTH



# C Plan

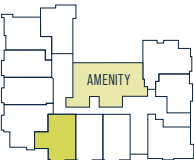
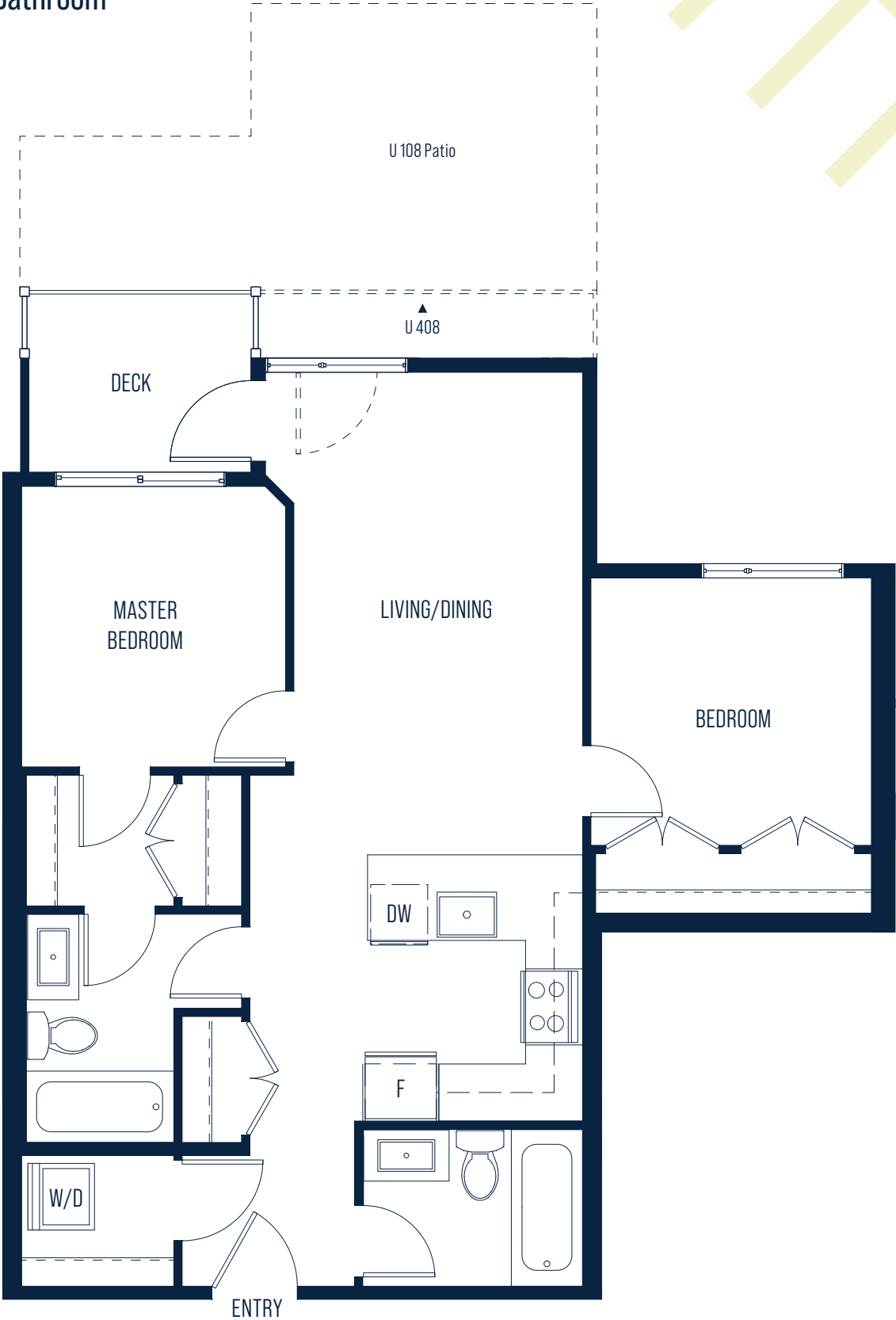
2 Bedroom + 1 Bathroom  
675 SF approx.



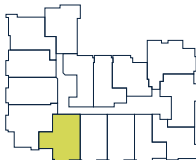


# D Plan

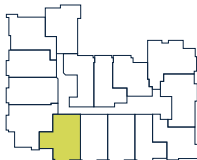
2 Bedroom + 2 Bathroom  
766 SF approx.



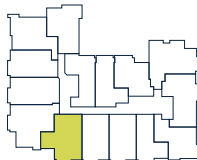
GROUND



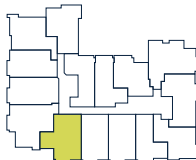
SECOND



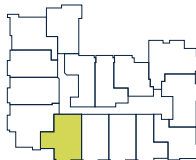
THIRD



FOURTH



FIFTH



SIXTH



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# Hendrix is Solid

With over 50 years of experience between them, Sync Properties and Caliber Projects are proud to bring their latest collaboration to life.



Hepburn - Cloverdale



Presley - Langley



## Homes Designed to Bring Everyone Together

Driven by years of expertise in real estate and hospitality, Sync Properties focuses on quality, innovation and integrity in everything they do.

Their entire team is dedicated to building homes that inspire communities, neighbours, and families to connect in meaningful and enduring ways. Because life together is better.



## Strong Ethics, Relationships, and Passion for Construction

Caliber Projects is built on a foundation of 4 pillars: Relationships, Precision, Transparency and Efficiency. They are proud of the reputation they have garnered - for adding value, a deep base of knowledge and innovation to each project they carefully collaborate on across British Columbia.

Home Warranty by:



Sales and Marketing by:



Interior Design by:







HENDRIX is located at:  
10778 138 Street  
Surrey, BC

Sales Centre is located at:  
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Surrey, BC  
604.385.6634  
[hendrix@syncproperties.com](mailto:hendrix@syncproperties.com)

[HENDRIXisHOME.com](https://HENDRIXisHOME.com)

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**SYNC**  
PROPERTIES

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**CALIBER**

Sales & Marketing by

**AXIS**  
REAL ESTATE SOLUTIONS INC.