



# Village

at Sunshine Hills



JPS DEVELOPMENTS INC



Scotiabank

Pharmacy

Lady Falcon



# FIND YOUR VILLAGE

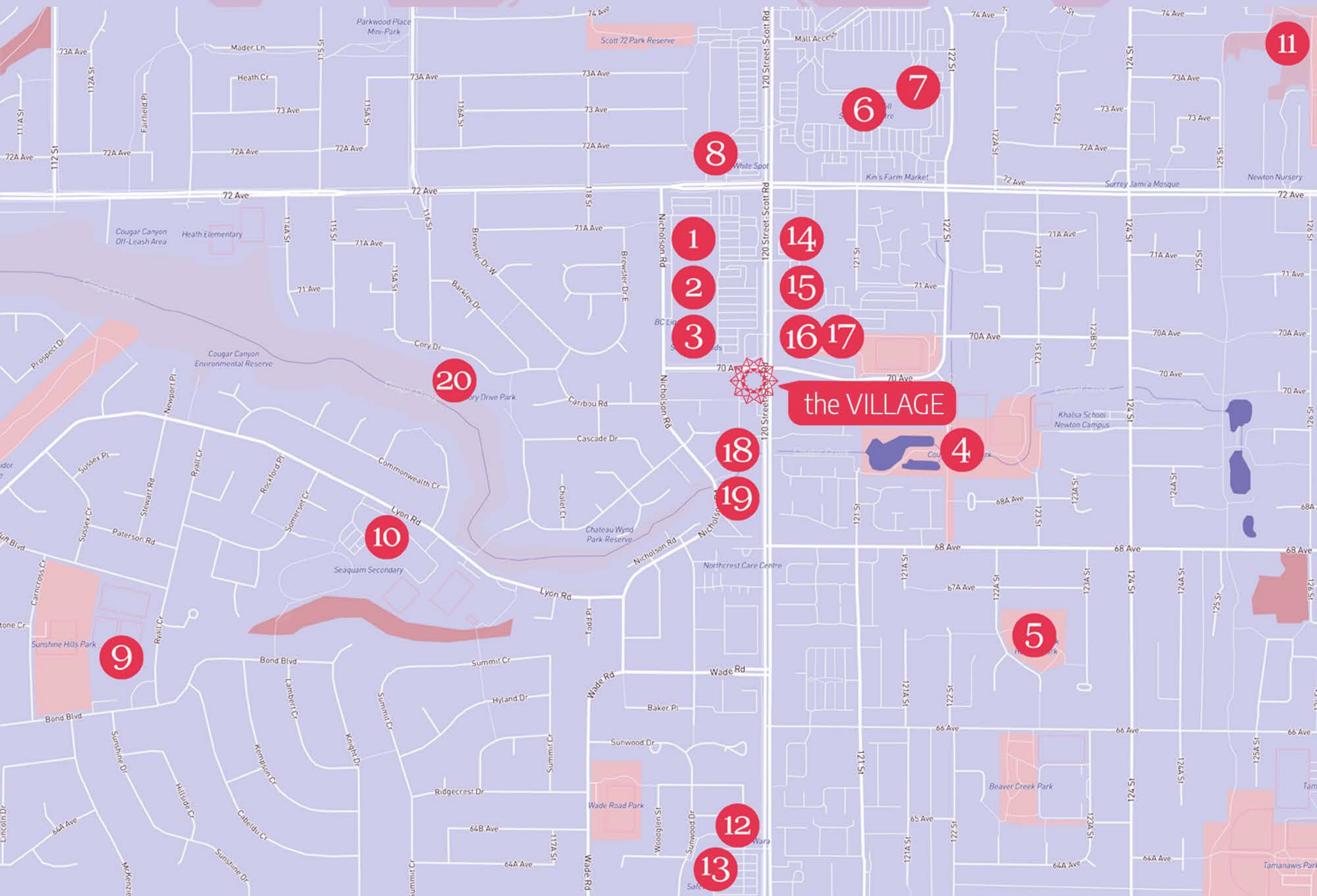
One of the standout features of Sunshine Hills is its abundant green spaces and natural beauty. The neighborhood is surrounded by lush parks, forested areas, and scenic trails, providing ample opportunities for outdoor recreation and relaxation.





# WHAT'S NEAR THE VILLAGE

1. Walmart
2. Scottsdale Centre
3. Save-on-Foods
4. Cougar Creek Park
5. Beaver Creek Park
6. Strawbetty Hills Centre
7. Cineplex
8. Starbucks
9. Sunshine Hills Elementary
10. Seaquam Secondary
11. Newton Athletic Park
12. Browns Social House
13. Sunshine Hills Centre
14. Mountainview Health
15. Flex Gym
16. Guru Nanak Gurudhwara
17. Spice Meat Shop
18. Cloudberries Day Care
19. Rai Medical Clinic
20. Cory Drive Park





SPORTSHER

12 7 6

Bringing a little  
sunshine to the  
community



# FEATURES

The Village offers 90+ condos designed for you to call home offering 1, 2, & 3 bedroom variations

## VILLAGE AMENITIES

- On-site daycare facility
- Courtyard gathering place
- Bicycle repair and washing station in parkade

## DESIGNED FOR FAMILY LIVING

All homes include:

- Light and Dark themes available
- 2 parking spaces
- High ceilings
- Roller blinds with black-out rollers
- Air conditioning
- USB connectors on selected outlets
- Large foyers
- Entryway closets
- Dual-primary bedroom desing
- Powder room features in bathroom
- Side-by-side laundry

## KITCHENS BUILT FOR A CHEF

- Designed abundant cabinet space
- Quartz countertops with backsplash
- Durable wood cabinetry
- Under cabinet lighting
- Double bowl sinks
- Matte black fixtures
- Recycling and refuse centre

## APPLIANCES

- 36" LG Stainless french door refrigerator
- 30" LG Smart gas range with air-fryer
- 30" Braun insert hoodfan
- 24" LG dishwasher
- Full-size LG 5.2 cu.ft. washing machine
- Oversize LG 7.4 cu.ft. dryer

## BATHROOMS

- Large format floor-to ceiling tile
- Dual flush toilets
- Custom-built vanity cabinetry
- Custom-built medicine cabinets
- Standalone shower
- Shower & tub combo
- Matte black fixtures
- LED mirrors

## LIVING IN THE VILLAGE

- Underground parkade
- Smart-lock entryways
- Lighting throughout the landscaping
- 2-5-10 National Home Warranty

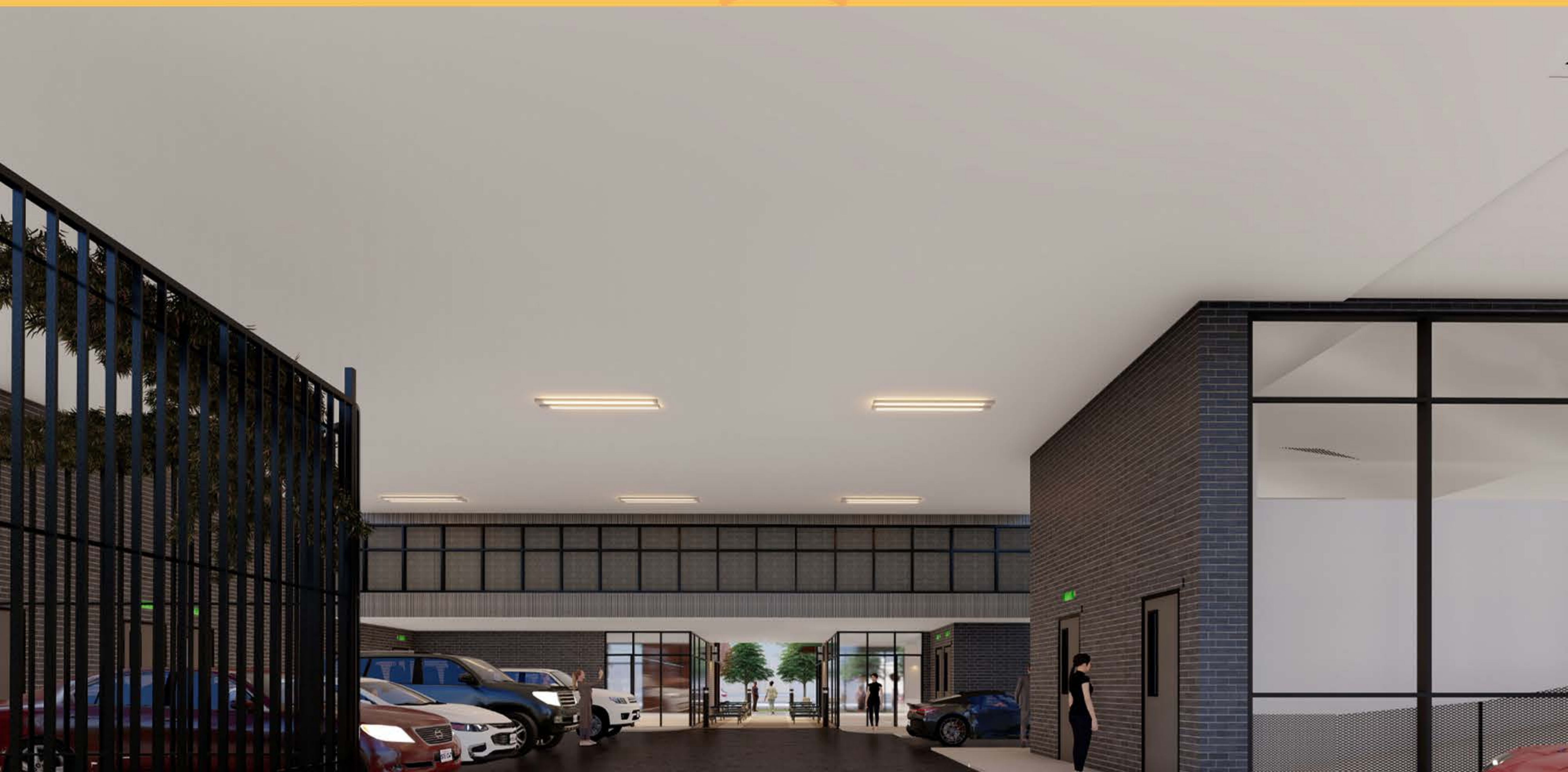








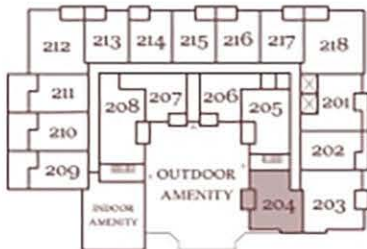
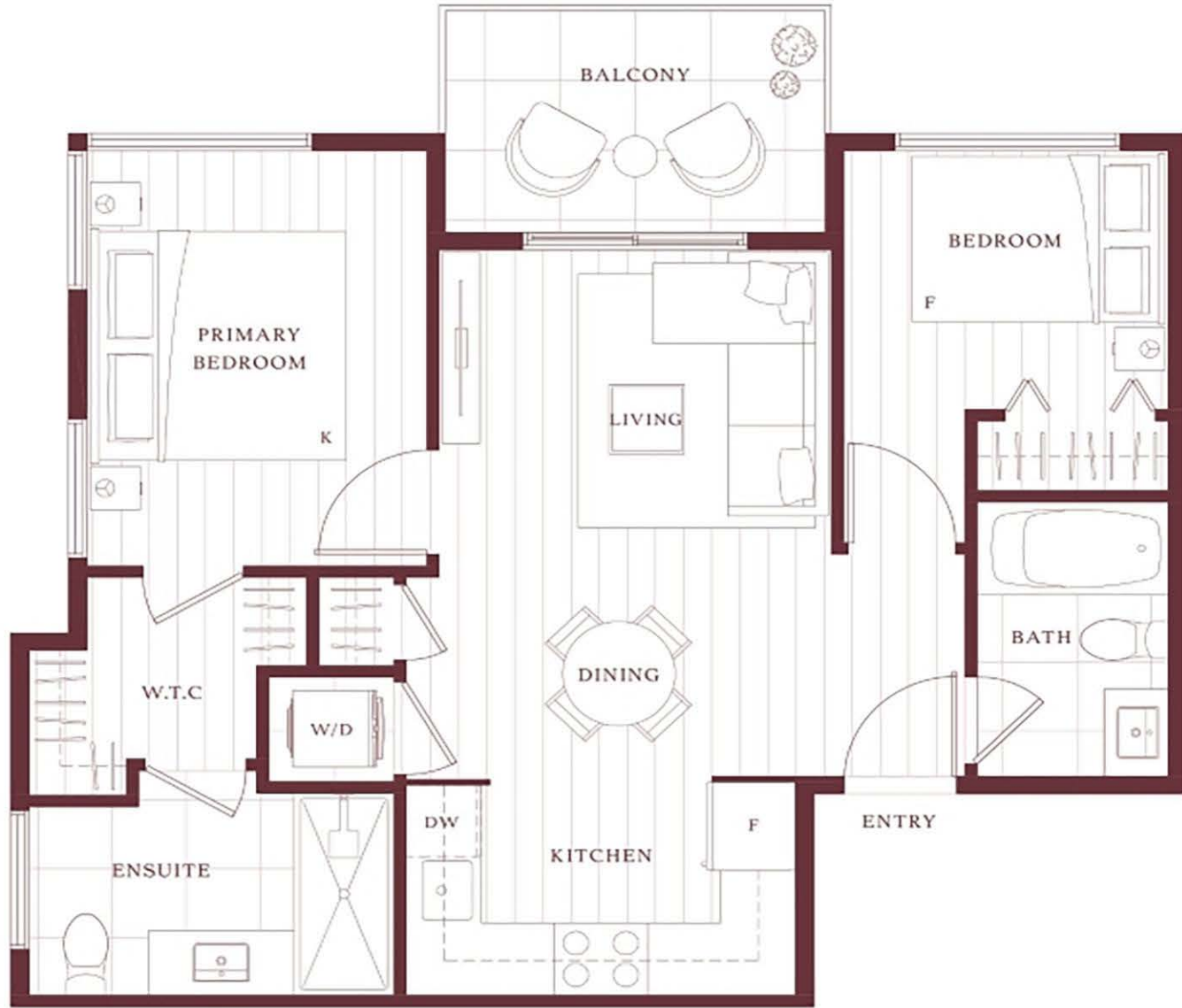
DESIGNED FOR  
SUNSHINE LIVING



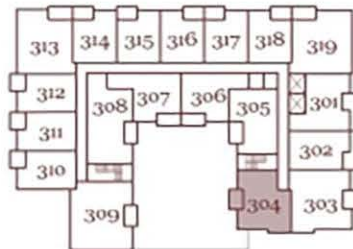




2 BEDROOM, 2 BATH (ADAPTABLE)  
INTERIOR: 677 SQ FT  
EXTERIOR: 75 SQ FT



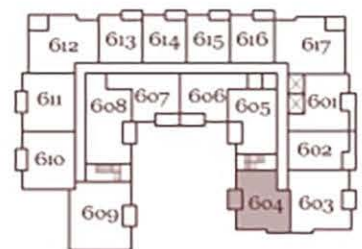
Level 2



Level 3 and 4



Level 5

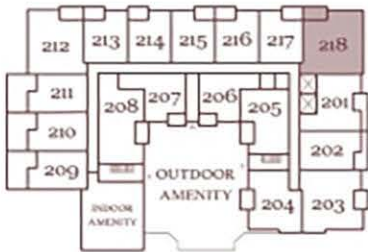
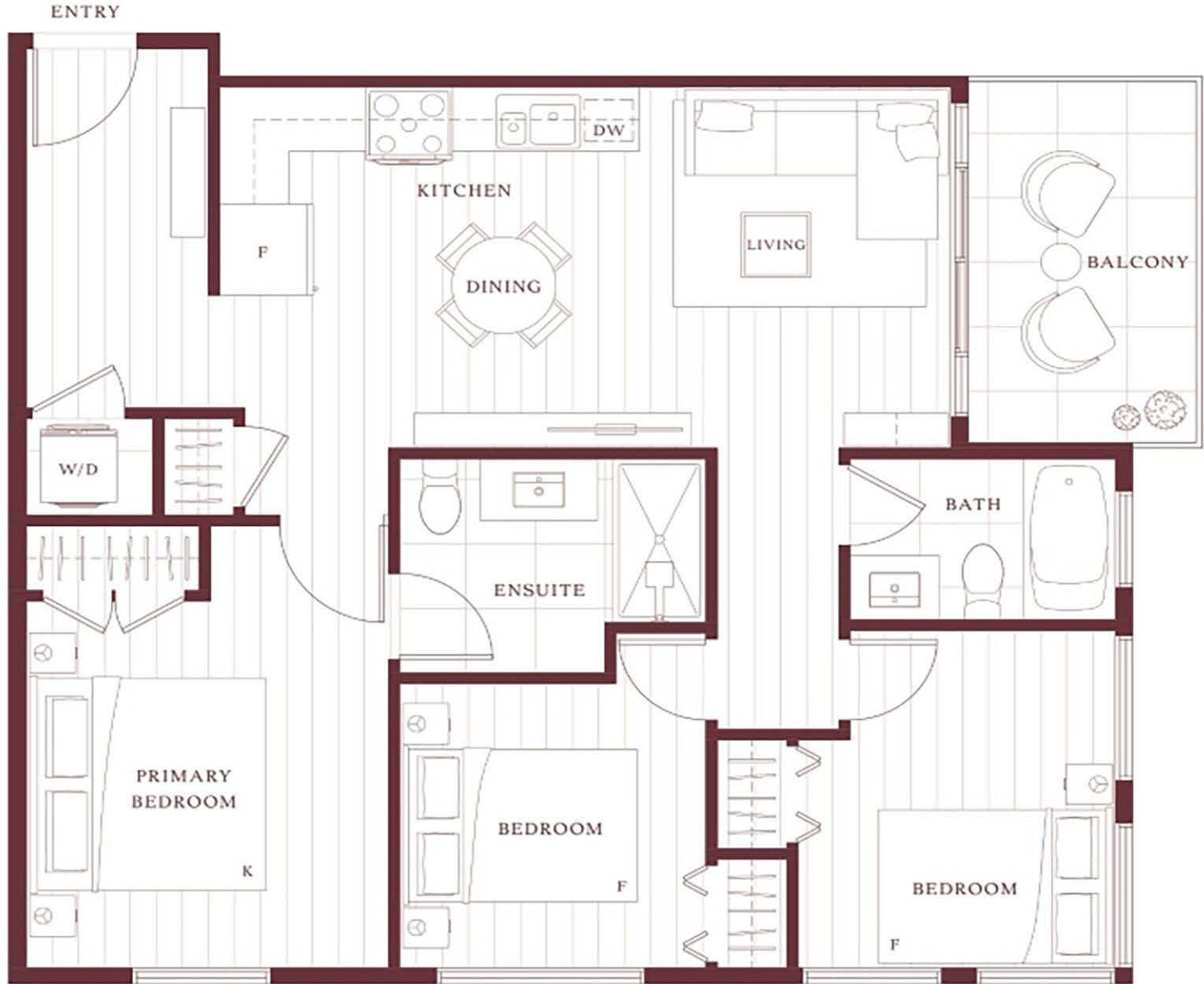


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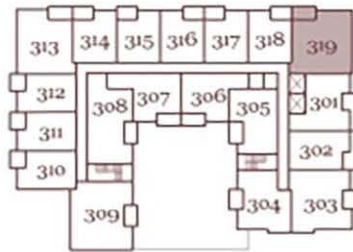


# A1

3 BEDROOM, 2 BATH (ADAPTABLE)  
INTERIOR: 869 SQ FT  
EXTERIOR: 86 SQ FT



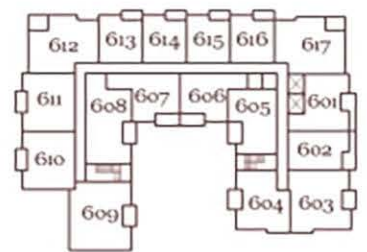
Level 2



Level 3 and 4



Level 5

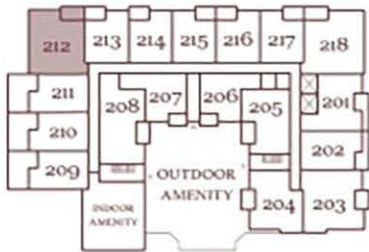
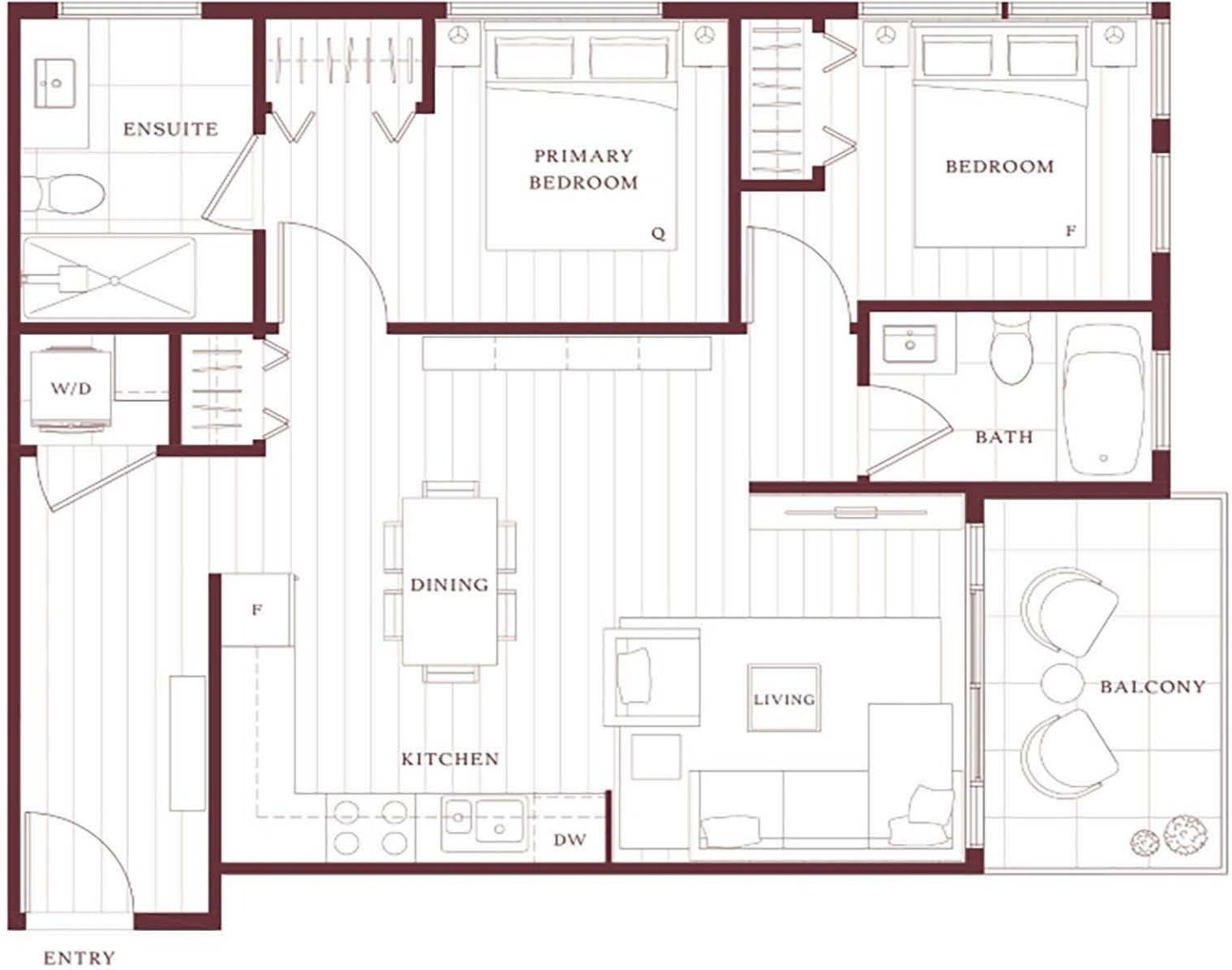


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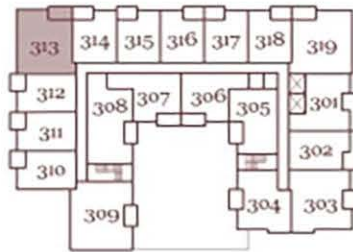


# A2

2 BEDROOM, 2 BATH (ADAPTABLE)  
INTERIOR: 790 SQ FT  
EXTERIOR: 86 SQ FT



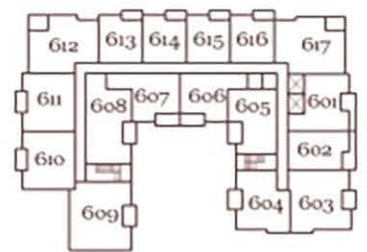
Level 2



Level 3 and 4



Level 5

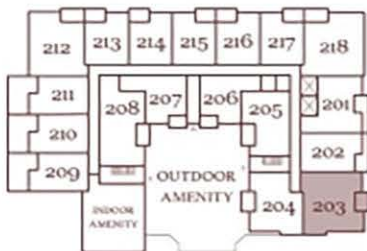


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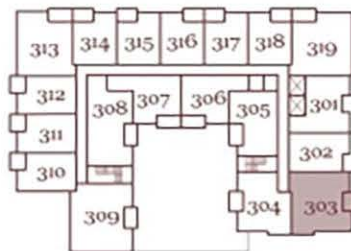


# B

3 BEDROOM, 2 BATH (ADAPABLE)  
INTERIOR: 835 SQ FT  
EXTERIOR: 64 SQ FT



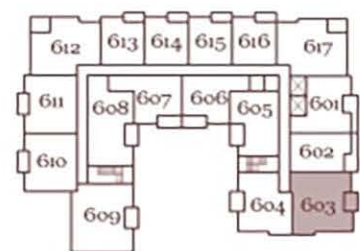
Level 2



Level 3 and 4



Level 5

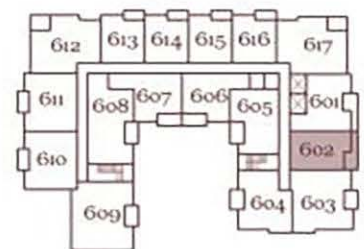
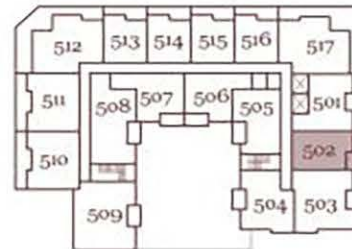
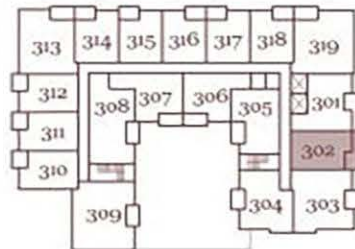
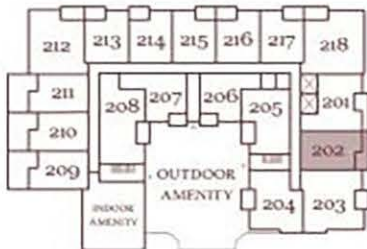


Level 6



# B1

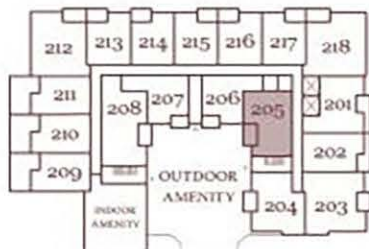
1 BEDROOM+DEN, 1 BATH  
INTERIOR: 532 SQ FT  
EXTERIOR: 96 SQ FT



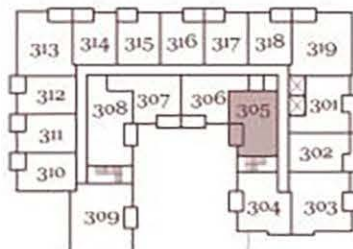


# B2

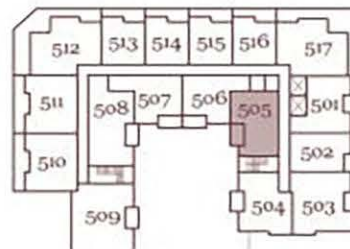
2 BEDROOM, 2 BATH  
INTERIOR: 651 SQ FT  
EXTERIOR: 75 SQ FT



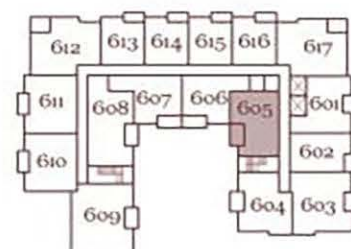
Level 2



Level 3 and 4



Level 5

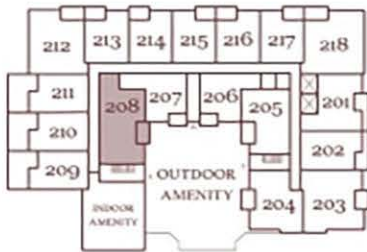


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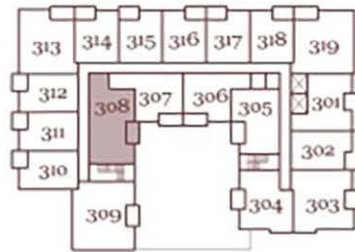


# B3

JR. 3 BEDROOM  
INTERIOR: 835 SQ FT  
EXTERIOR: 75 SQ FT



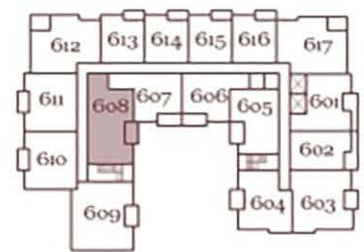
Level 2



Level 3 and 4



Level 5

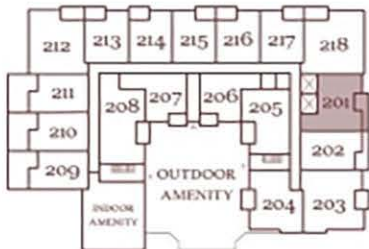


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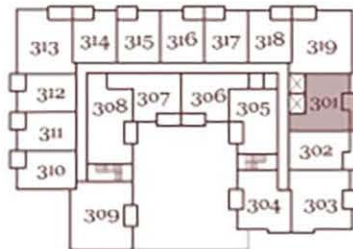




2 BEDROOM, 2 BATH  
INTERIOR: 626 SQ FT  
EXTERIOR: 96 SQ FT



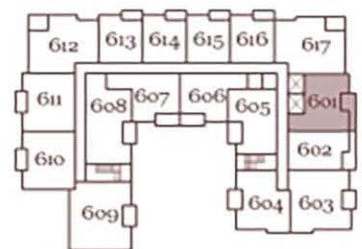
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Level 3 and 4



Level 5

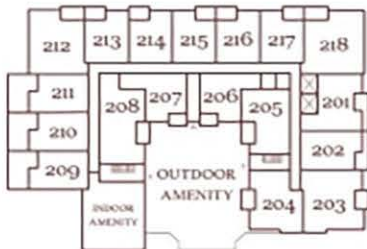


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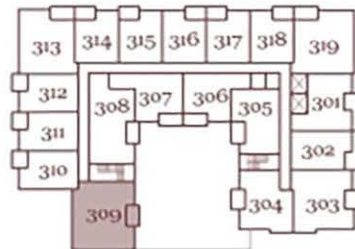


# C1

3 BEDROOM, 2 BATH  
INTERIOR: 940 SQ FT  
EXTERIOR: 75 SQ FT



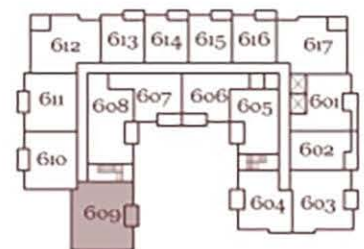
Level 2



Level 3 and 4



Level 5

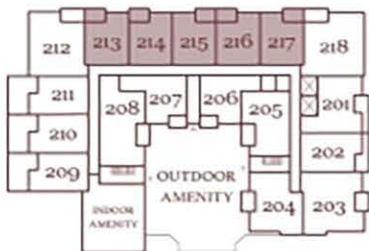


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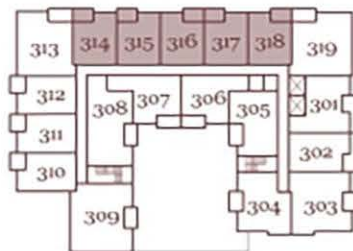


# D

1 BEDROOM, 1 BATH  
INTERIOR: 490 SQ FT  
EXTERIOR: 64 SQ FT



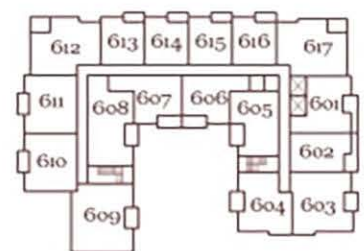
Level 2



Level 3 and 4



Level 5

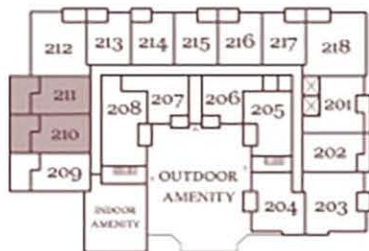
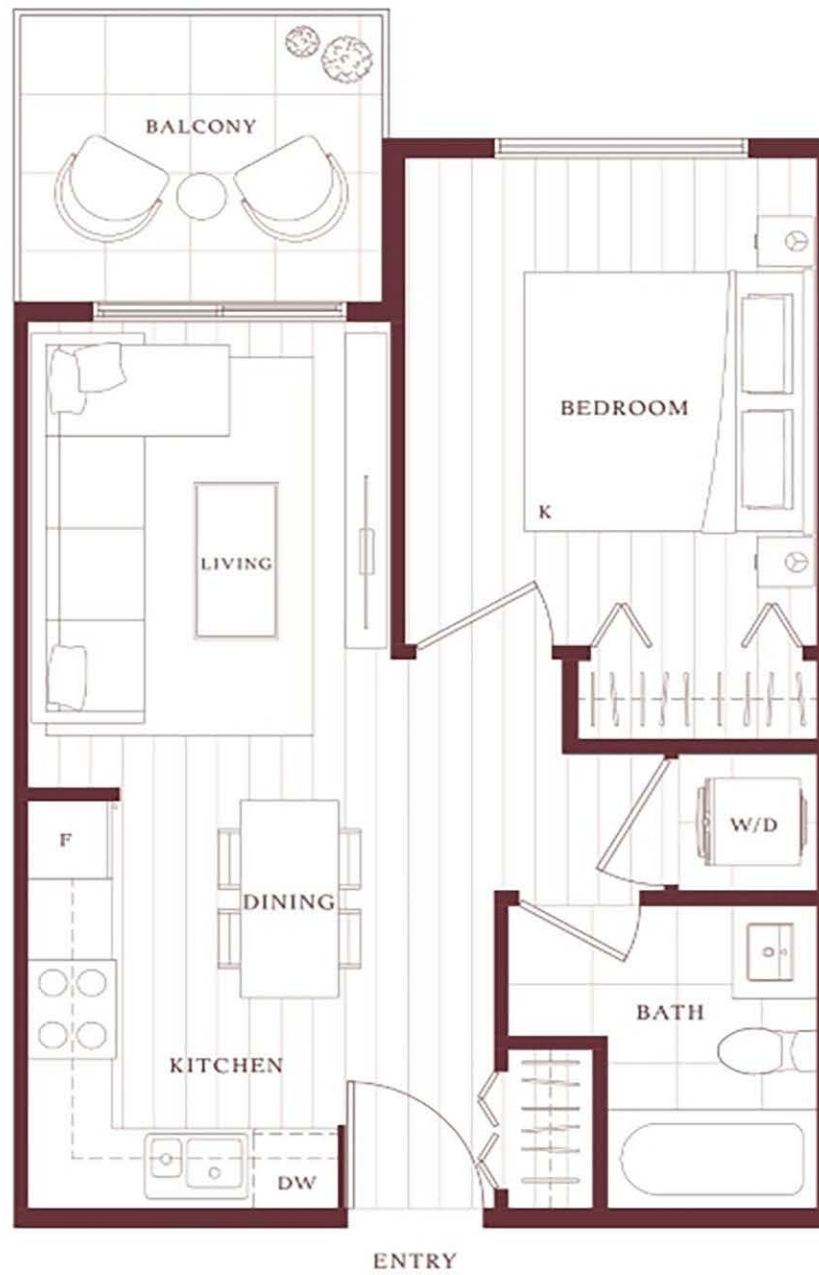


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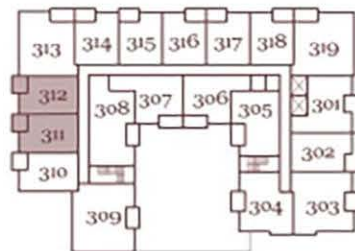


# D1

1 BEDROOM, 1 BATH  
INTERIOR: 500 SQ FT  
EXTERIOR: 64 SQ FT



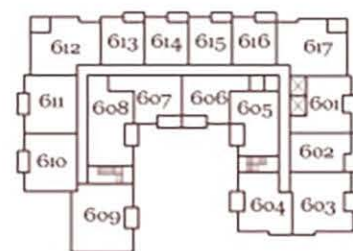
Level 2



Level 3 and 4



Level 5

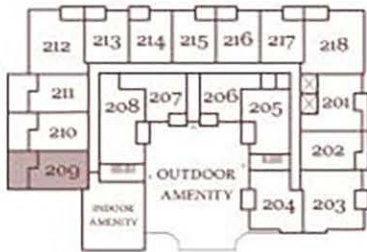


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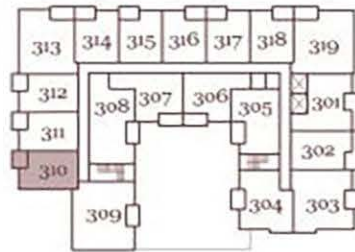


# D2

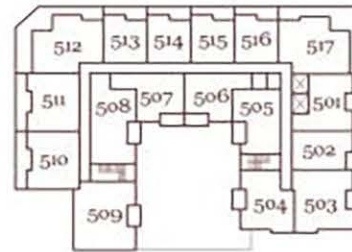
1 BEDROOM, 1 BATH  
INTERIOR: 500 SQ FT  
EXTERIOR: 64 SQ FT



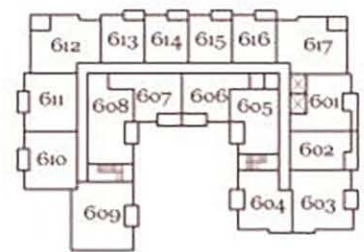
Level 2



Level 3 and 4



Level 5

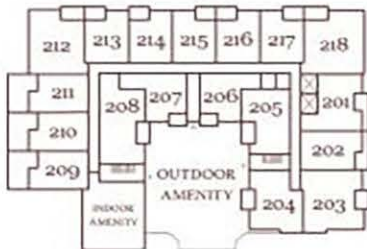


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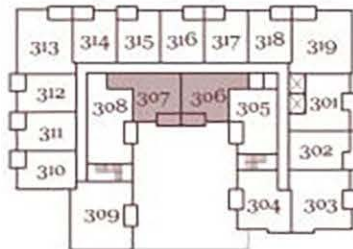


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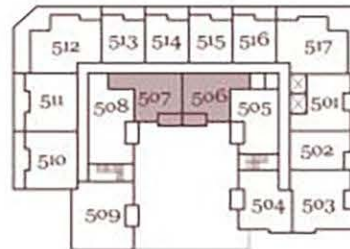
JR. 2 BEDROOM  
INTERIOR: 571-594 SQ FT  
EXTERIOR: 75 SQ FT



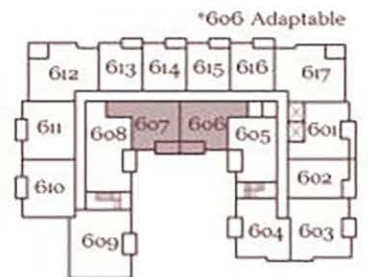
Level 2



Level 3 and 4



Level 5



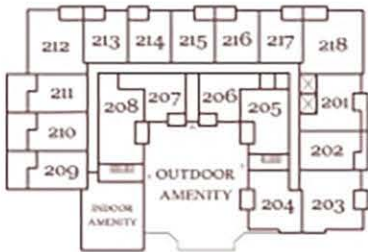
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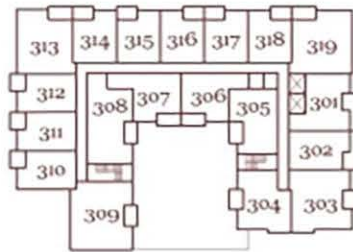


# E

1 BEDROOM, 1 BATH  
INTERIOR: 476 SQ FT  
EXTERIOR: 48-124 SQ FT



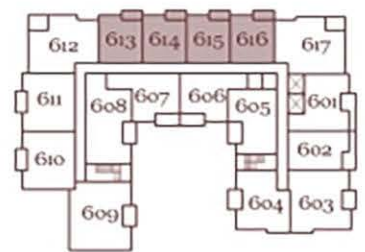
Level 2



Level 3 and 4



Level 5

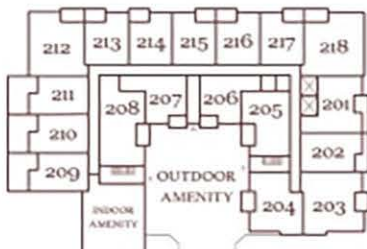


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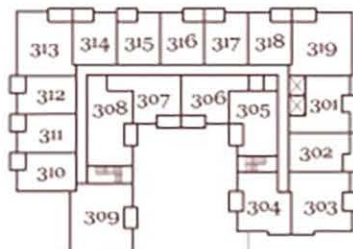


# E1

JR. 3 BEDROOM  
INTERIOR: 833 SQ FT  
EXTERIOR: 67-421 SQ FT



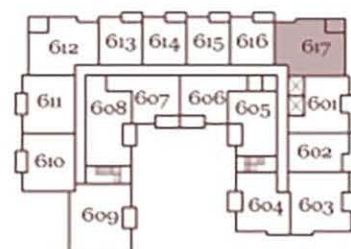
Level 2



Level 3 and 4



Level 5

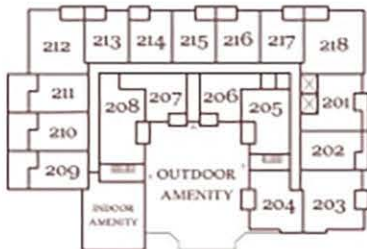


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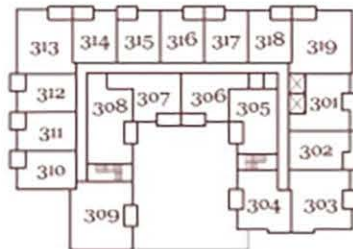


# E2

JR. 3 BEDROOM  
 INTERIOR: 812 SQ FT  
 EXTERIOR: 75-452 SQ FT



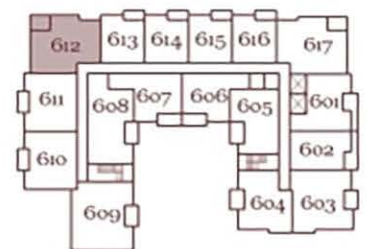
Level 2



Level 3 and 4



Level 5

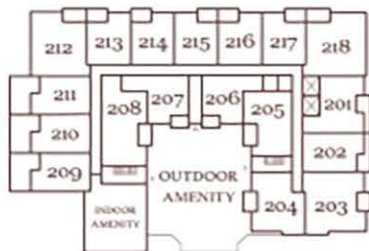


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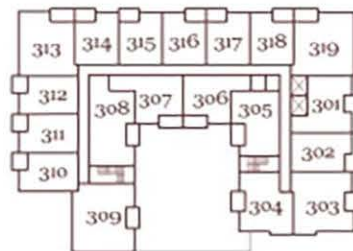


# E3

2 BEDROOM, 2 BATH  
INTERIOR: 687 SQ FT  
EXTERIOR: 68-187 SQ FT



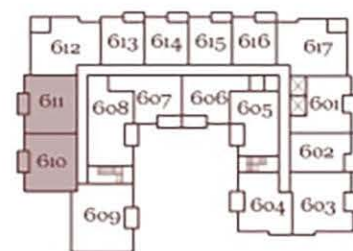
Level 2



Level 3 and 4



Level 5

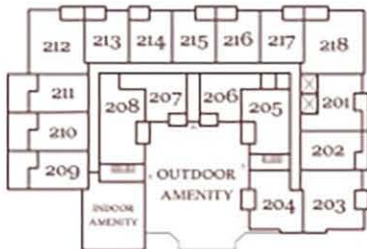


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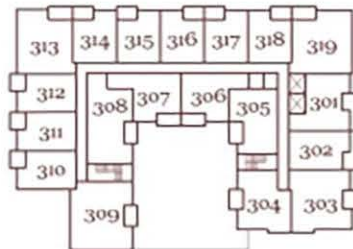


# E2

JR. 3 BEDROOM  
INTERIOR: 812 SQ FT  
EXTERIOR: 75-452 SQ FT



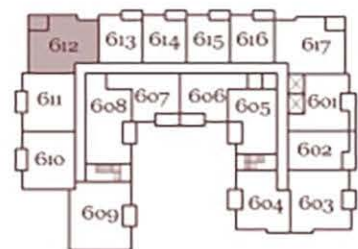
Level 2



Level 3 and 4



Level 5

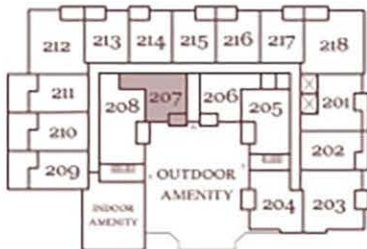


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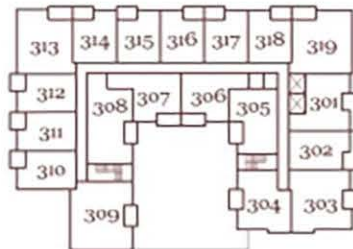




JR. 2 BEDROOM  
INTERIOR: 544 SQ FT  
EXTERIOR: 64 SQ FT



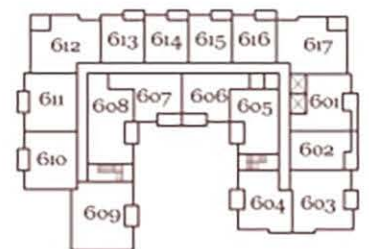
Level 2



Level 3 and 4



Level 5

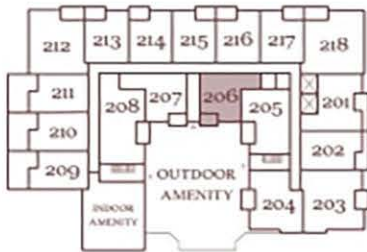


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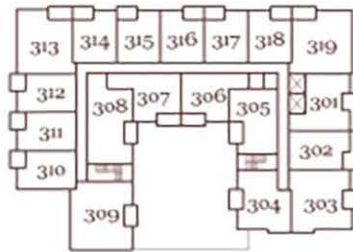




JR. 2 BEDROOM  
INTERIOR: 520 SQ FT  
EXTERIOR: 64 SQ FT



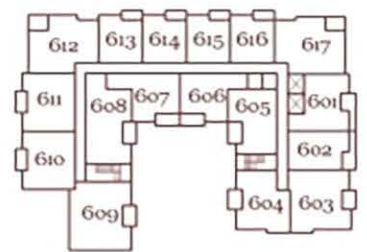
Level 2



Level 3 and 4



Level 5



Level 6





## **JPS DEVELOPMENTS INC**

JPS Developments, an industry leader in the Surrey area, is set to make a remarkable mark on the real estate landscape.

JPS Developments, an industry leader in the Surrey area, is set to make a mark on the real estate landscape with their latest project. JPS Developments has been shaping the Surrey area for over 20 years. Their journey began as a single-family home builder, and over time, they have expanded their expertise to include multi-family developments. This growth has allowed them to open up more opportunities for families to achieve their dreams of homeownership.

What truly sets JPS Developments apart is their unwavering commitment to excellence. With every project they undertake, their focus remains on designing homes that prioritize the needs of families and the larger community. From the very start, their vision has been to create high-quality and beautifully designed spaces that people are proud to call home.





At Pilothouse Project Marketing, providing the best services in the industry is not just a goal; it's their driving force. With a team of seasoned professionals who possess an in-depth understanding of the market, they offer invaluable insights and guidance to their clients.



When it comes to architectural brilliance and cutting-edge design, one company stands heads above the rest, Flat Architecture. With their unrivaled expertise and passion for pushing boundaries.



**JPS DEVELOPMENTS INC**



**PILOTHOUSE**  
PROJECT MARKETING