

SAPPERTON

339 Keary Street, New Westminster

New Westminster

Townhomes Designed
for Growing Families

**ONLY 9 UNITS AVAILABLE
STARTING AT**

\$1,190,000

The smart alternative
to single family.



Ready Spring/Summer 2025

SAPPERTON LIVING, THE MOST CENTRAL LOCATION ACROSS METRO VANCOUVER

The perfect balance of convenience,
comfort, and style.

- Enjoy the comforts of a single family home, with all the benefits of townhome living.
- 10min drive from most lower mainland hubs.
- Walk, bike or bus to work. Steps to skytrain/transit and Royal Columbia Hospital.
- Beautiful parks & green spaces, amidst a wide selection of trendy restaurants, cafes and bars.

REGISTER TODAY!



604-828-8531



www.sappertonliving.com

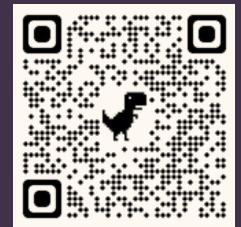


info@sappertonliving.com



[Illuma Development](#)

REGISTRATION



A GOOD LOCATION GIFTS MORE TIME FOR LIVING.



Dining & Drink

1. Browns Social House
2. Blue Fin Sushi
3. Noodle Box
4. Thai New West
5. Sapperton District Tap House

Parks & Recreation

1. Sapperton Park
2. Queens Park
3. Westburnco Sports Courts
4. Hume Park
5. Skwo:wech Elementary School

Shopping & Groceries

1. Save on Foods
2. Holland Shopping Centre
3. Royal Square Mall
4. Wal-Mart

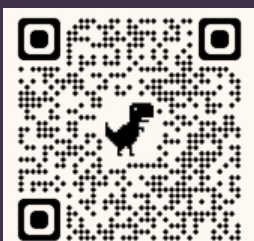
Health & Wellness

1. Royal Columbia Hospital
2. Synergy Rehab New West Physiotherapy
3. Children & Family Development-Ministry of
4. Health & Wellness
5. New West Community Midwives

Sapperton! It's Truly Greater Vancouver's Epicentre.




Floor Plans



SAPPERTON

339 Keary Street, New Westminister





**It's the care in the details
that makes it feel like
home.**

Developer: Illuma Developments

Architect: Grimwood Architecture

Interior Designer: Loop & Co

Sales: Exp Realty

Completion Date: Spring/Summer 2025

Single Family Inspired Homes

Spacious 3 bedroom homes with rec. room/ nanny/ in-law suite & attached garage*.

Interiors

- Large glass panel front door with contemporary side light window
- Choice of two elegant colour palletes
- Attached garage with storage*
- Ample storage so everything has a place
- Warm recessed pot lighting
- 9ft Ceiling on main level
- Roller blinds for shade and privacy
- Bidet toilet compatible

Sustainable Features

- Energy Efficient, Step 3 Building
- Roughed in EV chargers
- Efficient + quiet VRF heating & cooling on main level
- Zoned heating and cooling controlled thermostats throughout home
- 2-5-10 Year Home Warranty

Exterior

- Quiet tree lined street in a single family neighbourhood
- Convenient direct access to your home from garage, street or courtyard
- Timeless brick + cementitious shingles exterior
- On-site children's play area
- Built-in irrigation system
- Manicured zen garden seating area
- Private balcony, decks and yards
- Pocket community feel
- Dog wash area

Kitchen

- Modern quartz countertops & back splash
- Soft close cabinetry
- Island features breakfast bar
- Full size stainless steel appliance package

*most units

REGISTRATION



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339 Keary Street, New Westminster

Experience a life of
community and comfort in
our thoughtfully designed
townhomes.

Deposit Structure (20%)

Payable to "Bell Alliance LLP"

- 1st deposit: \$10,000.00
- 2nd deposit: increase to 10% in 7 days
- 3rd deposit: 10% due in 180 days

Limited Time deposit of 5% now+ 5% in 12 months!+ up to \$60k off

Unit	Type	Interior Sq Ft	Other Areas Sq Ft*	Total Sq Ft	Price*
1	3brm, 2.5bth	1238	46	1284	\$1,190,000
2	3brm, 3.5bth, rec. room/ nanny/ in-law suite	1804	376	2180	\$1,690,000
3	3brm, 3.5bth, rec. room/ nanny/ in-law suite	1804	376	2180	\$1,690,000
4	3brm, 3.5bth +den, rec. room/ nanny/ in-law suite	1804	376	2180	\$1,980,000
5	3brm, 3.5bth, rec. room/ nanny/ in-law suite	1718	459	2177	\$1,780,000
6	3brm, 3.5bth, rec. room/ nanny/ in-law suite	1697	456	2153	\$1,590,000
7	3brm, 3.5bth, rec. room/ nanny/ in-law suite	1697	456	2153	\$1,590,000
8	3brm, 3.5bth, rec. room/ nanny/ in-law suite	1697	456	2153	\$1,590,000
9	3brm, 2.5bth, rec. room/ nanny/ in-law suite	1720	457	2177	\$1,780,000

Parking & Storage: 1 parking & bike storage included

Estimated Completion: Spring/ Summer 2025

Estimated Strata Fees: Approx. \$0.26/sf

*Other areas include attached garage (for some units), patios, balconies or outdoor spaces. Prices are exclusive of all taxes.

This is not an offering for sale. Any such offering may only be made with a Disclosure Statement. Prices, layouts, unit numbers/ addresses, features and finishes and internal and external areas are subject to change without notice. Development sales team members provided by the listing agent are licensed Real Estate professionals and cannot provide representation to potential buyers of Sapperton Living. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Prices, plans, specifications and sizes subject to change without notice. E.&O.E. Marketing and sales by Exp Realty.

Floor Plans



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