



Harlo

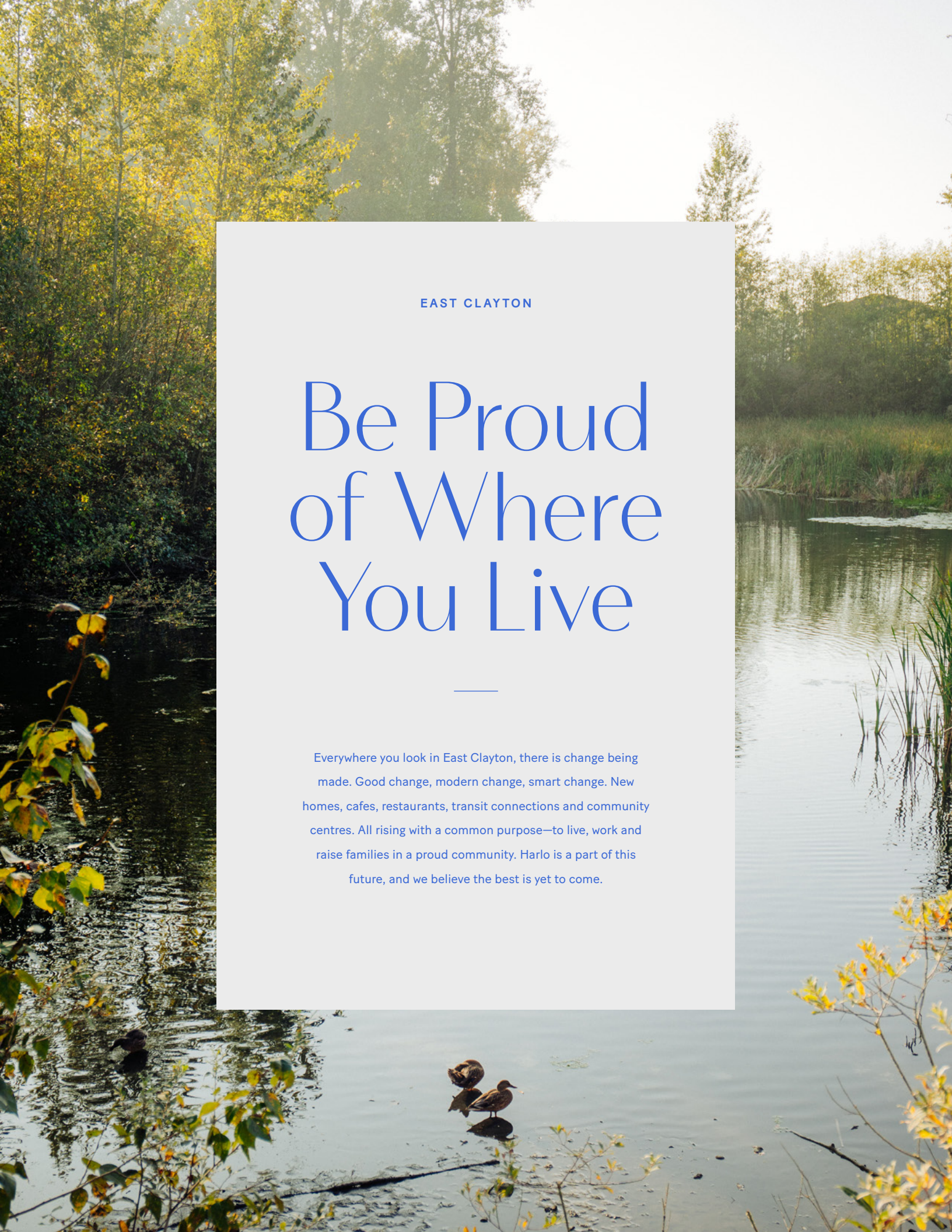
Parkside living.
Elevated amenities.
Welcome to Harlo.



THIS IS WHERE COMMUNITY, CULTURE, AND A VIBRANT WAY OF LIVING CONNECT.
FROM UNPARALLELED ROOFTOP VIEWS, TO ENDLESS PARKSIDE AMENITIES AND
EFFORTLESS ACCESS TO TRANSIT, HARLO IS A CONTEMPORARY OASIS WHICH
BRINGS THE BEST OF URBAN DESIGN TO THE MODERN HOMEOWNER'S DOORSTEP.

CONNECTED COMMUNITY
132
1, 2 & 3 BEDROOM HOMES





EAST CLAYTON

Be Proud of Where You Live

—

Everywhere you look in East Clayton, there is change being made. Good change, modern change, smart change. New homes, cafes, restaurants, transit connections and community centres. All rising with a common purpose—to live, work and raise families in a proud community. Harlo is a part of this future, and we believe the best is yet to come.

EVERYTHING IS AT YOUR DOORSTEP



Harlo is optimally located on the SkyTrain's planned expansion route along the Fraser Highway, offering residents fast, frequent, service to get where they need to go quickly, safely, and affordably.



East Clayton is home to a selection of well-renowned schooling options for all ages from local preschools and Katzie Elementary, to the diverse and progressive Kwantlen Polytechnic University all within close proximity.



Harlo is at the centre of the vibrant East Clayton community. The nearby, much-anticipated Clayton Community Centre and the latest branch of Surrey Libraries are now open, offering happening hubs for homeowners to exercise, learn, and connect.



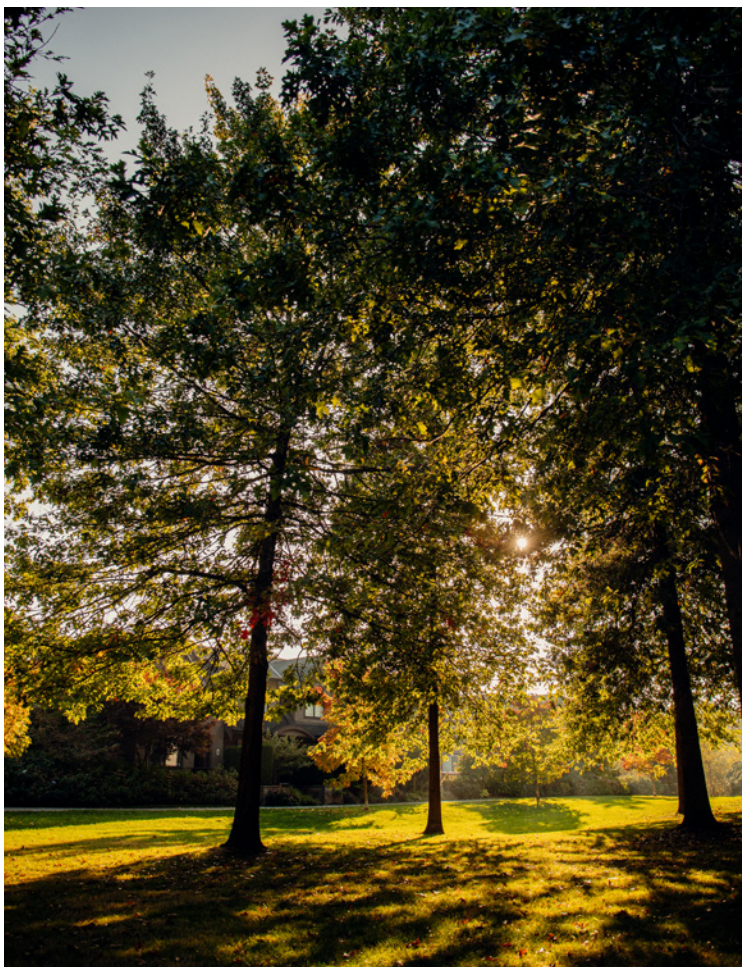
Harlo is connected to green spaces galore, with leafy Willowbrook Park and family-friendly Katzie Park just steps away from your front door. The popular Langley Meadows Recreational Fields boasts sports courts and walking trails for added outdoor adventure.



Retail therapy is well within reach with the Willowbrook Shopping Centre and a selection of charming second-hand shops and boutiques just minutes away from Harlo.



Clayton has a culinary choice for every appetite with its variety of welcoming coffee shops, local breweries, and restaurants. Favourites spots include Camp Beer Co., Corner Cafe, and Yugafu Japanese Bistro.



Local Amenities

5
MINUTE DRIVE TO:

Clayton Community Centre
—
Langley City Centre
—
Langley Events Centre

PROPOSED SURREY-LANGLEY
SKYTRAIN LINE

FUTURE TRANSIT HUB

East Clayton

Willowbrook

Langley City

SCHOOLS

- 1 BrightPath Clayton Hills
- 2 Cloverdale Montessori Preschool
- 3 Kumon Math & Reading Centre
- 4 Katzie Elementary
- 5 Fraser Valley School – IB Program
- 6 Clayton Heights Secondary
- 7 Salish Secondary
- 8 Kwantlen Polytechnic University

SHOPPING

- 9 Willowbrook Shopping Centre:
 - Hudson's Bay
 - SportChek
 - Toys R Us
 - Sephora
 - H&M
 - Nordstrom Rack
 - Winners
 - 150+ Other Shops & Services
- 10 Langley Crossing Shopping Centre:
 - Real Canadian Superstore
 - Dollarama
 - Shoppers Drug Mart
 - Marble Slab Creamery
 - Canada Post
 - Langley Crossing Medical Clinic
- 11 SmartCentres Langley:
 - Best Buy
 - BC Liquor Store
 - London Drugs
 - Old Navy
 - Walmart Supercentre
 - Save-on-Foods
 - London Drugs
- 12 RioCan Langley Centre:
 - Indigo
 - PetSmart
 - HomeSense
 - Starbucks
 - HSBC Bank
 - Club 16 Trevor Linden Fitness
- 13 Costco
- 14 H-Mart
- 15 Heritage Meats
- 16 Save-on-Foods
- 17 Safeway
- 18 Canadian Tire
- 19 Home Depot

RESTAURANTS

- 20 Earls Kitchen + Bar
- 21 Cactus Club Cafe
- 22 Browns Socialhouse
- 23 Haven Kitchen + Bar
- 24 Camp Beer Co.
- 25 Townhall Public House
- 26 Sammy J's Grill + Bar
- 27 Trading Post Brewery & Tasting Room
- 28 Hugo's
- 29 Whitespot
- 30 Olive Garden
- 31 Chipotle Mexican Grill
- 32 Galini Greek Kouzina & Grill
- 33 An Indian Affair
- 34 Umami Sushi
- 35 Sushi Mori
- 36 Luxe Chinese Seafood Restaurant
- 37 Dublin Crossing Irish Pub

PARKS AND LEISURE

- 38 Katzie Park
- 39 Willowbrook Park
- 40 Hazelgrove Park & Waterpark
- 41 Clayton Off-Leash Dog Park
- 42 North Creek Duck Pond
- 43 Willoughby Community Park
- 44 Clayton Hills Golf Course
- 45 Hi-Knoll Driving Range & Minigolf
- 46 Elements Casino
- 47 Black Tiger Coffee Co.
- 48 Starbucks
- 49 Tim Hortons
- 50 Baskin-Robins

RECREATION

- 51 Clayton Community Centre
- 52 Cloverdale Recreation Centre
- 53 Cloverdale Skating Club
- 54 Cloverdale Curling Rink
- 55 Cineplex Cinemas
- 56 Langley Events Centre
- 57 Anytime Fitness
- 58 Orange Theory Fitness
- 59 Fast Track Indoor Karting
- 60 Extreme Air Park
- 61 Exit Langley





Home is everything now, and Harlo has it all.

SURROUNDED BY AN INTIMATE AND PRIVATE NATURAL ENVIRONMENT, HARLO'S WEST COAST CONTEMPORARY HOMES BOAST A BALANCE OF ELEVATED AMENITIES AND UPSCALE DESIGN, WITH EASY ACCESS TO NEIGHBOURHOOD ESSENTIALS.



Harlo's enriched amenities support a robust lifestyle. Homeowners can relax with friends and family on our unique rooftop terrace against the spectacular backdrop of Mount Baker.



You'll find more time for fitness when access to our gym outfitted with a Virtual Fitness Studio and a Golf Simulator is at your fingertips. Harlo has something for all members of the family, with a built-in Children's Play Area accessible year-round.



Embrace the "new normal" and work comfortably from our modern co-working space. Equipped for productivity without the commute.

Harlo's spacious interiors are designed with your best life in mind.

HARLO'S TWO UNIQUE INTERIOR SCHEMES BALANCE ONE ANOTHER LIKE YIN AND YANG,
EACH DELIVERING HOMEOWNERS A NATURAL, TEXTURAL, AND NEUTRAL WEST COAST FEEL.





Dusk Scheme

Sleek black and cool-toned cabinetry accented by matte black fixtures in the kitchen and bathroom contrast with bold stone backsplash, countertops and cool-toned wood flooring throughout. These modern spaces give a distinct yet familiar feel while maintaining openness throughout.



Dawn Scheme

Timeless wood finishes and interior touches of light-toned cabinetry contrast with warm wood flooring and modern matte black fixtures in both kitchen and bathroom. Elements of white and oak combine effortlessly, creating an inviting, airy, and comfortable atmosphere.



Dawn Scheme

Designed to make your morning routine a breeze and offer a welcome retreat at the end of the day. Sleek cabinetry with integrated shelving is topped with Quartz countertops and undermount sinks. Mirrors with built-in shelving provide additional wall storage, keeping everything within reach.



Our Standard

Steelix homes and community spaces are intentionally designed to fit your lifestyle; the layouts are purposeful and consider your day-to-day routines. Working with materials and products that will last long after they are installed ensures that your home feels special today and into the future. We are committed to delivering our standard of condo development. The surrounding community is shaped by the people who live there, so the included amenities are designed to make the common spaces an extension of your home.

Features & Finishes

Intentional by Design

Harlo’s two buildings adapt to the sloping hillside of the property to create unique streetscapes and incredible outdoor spaces.

- Elements of design and purposeful floor plans that enhance lifestyle are complemented by expansive windows and larger decks that showcase the surroundings
- Amenity spaces that work for different elements of your day and foster a sense of community
- Neighbourhood connections with a future park and direct access to Clayton’s path network for an active lifestyle at your door steps

Impressive Interiors

Dedication to the fit and finish of each floor plan has been inspired by how life has shifted to rely more on our homes.

- Choice of two colour palettes: Dawn or Dusk
- A variety of floor plans designed to function for your lifestyle
- Roller shades throughout homes to create the perfect amount of natural light
- Wide-plank laminate flooring flanked by 4” baseboards
- Covered balconies provide additional privacy and extend outdoor living year-round

Functional Kitchens

A variety of kitchen layouts, all of which offer practical designs, ease of use, and ample storage.

- A Full Appliance Package, including:
 - Samsung Stainless Steel French Door Fridge
 - Samsung Stainless Steel 5-burner Gas cooktop & range
 - Faber Slide-out hood fan
 - Samsung Stainless Steel Dishwasher
 - Panasonic Microwave with Trim-Kit
- Quartz countertops with single-basin stainless steel undermount sink with matte black Riobel Kitchen Faucet with Pull-Down Spray
- Integrated pantry for additional storage and quick access
- Sleek integrated lower door pulls with all cabinet doors and drawers being soft-close
- Recessed pot lighting and task lighting to illuminate prep, cooking, and eating

Elevated Bathrooms

Fresh, modern designs make your morning routine a breeze and offer a welcome retreat at the end of the day.

- Hospitality-inspired shelving integrated into sleek cabinetry that appears to float with LED accent lighting
- Bright Mirrors with built-in shelving provide additional wall storage for toiletries, keeping everything within reach
- Quartz Countertops with undermount sinks leave enough space to lay out your daily essentials
- Frameless Showers with 3-jet, matte black showerhead
- Master Ensuites feature rain showerhead and showerhead arm
- High Efficiency, Dual-Flush Toilets

An Extension of Your Home

The distinct collection of amenity spaces at Harlo offer areas that build community and deliver added value for residents.

- Work from home in a fully functional shared Co-Working office space
- Rooftop Terrace with views of Mt. Baker overlooks beautifully landscaped grounds
- Rooftop Lounge is outfitted with barbecue, high-top tables and outdoor entertaining space with direct access to private indoor dining space that features well-equipped kitchen and flexible seating
- Cascading landscape design increases functionality and privacy
- Children’s play area suitable for a variety of ages
- Garden plots for your homegrown vegetables
- Outdoor kitchen with built-in barbecue and picnic table seating
- Full chef’s kitchen and lounge area separated by two-way fireplace and equipped for entertaining with a pool table
- Virtual Fitness Studio for online classes
- Free weights and gym equipment
- Golf Simulator equipped with full courses and training modules
- Parkside access and integrated trail system connects to Clayton’s community path network

Effortless Conveniences

Thoughtful considerations that make daily essentials and routines easier:

- Electrolux Front Load Washer and Dryer in every home
- Wi-Fi throughout all common areas
- Secure storage locker for each home
- Ample amount of bicycle storage available
- Car wash station located in secure underground parkade
- Every residential parking stall pre-wired for electric vehicle charging
- Central high-efficiency domestic hot water boilers
- Restricted FOB system access to common areas, underground parking and elevators
- Parcel pick-up integrated into lobby mail room

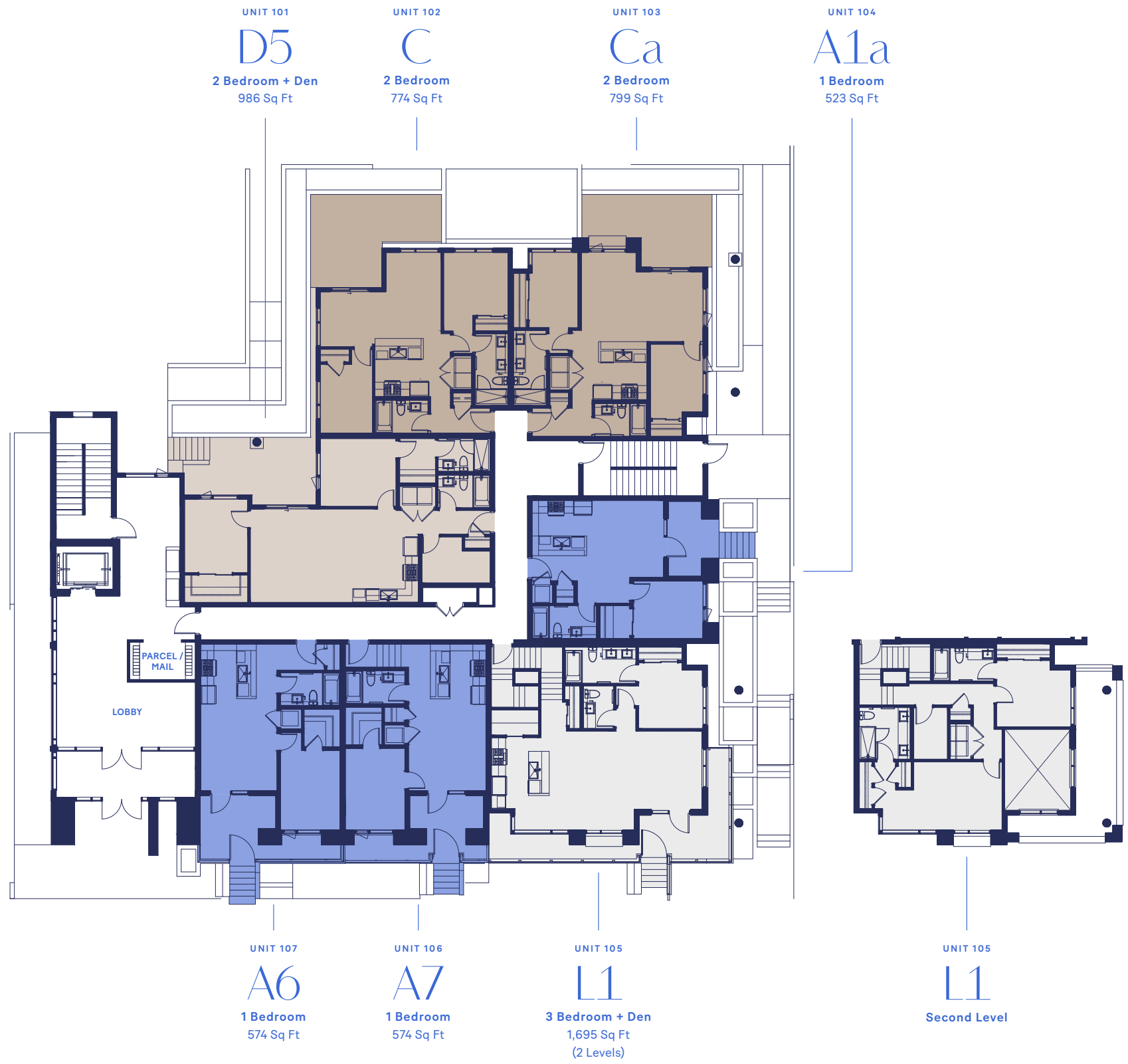
Peace of Mind

The Steelix standard is combined with the latest building requirements to provide confidence that your home was built with care and attention to important details.

- Backed and Insured by WBI Home Warranty’s comprehensive services that are approved by BC Housing and follow the Homeowner Protection Act
 - 2 years for materials and labour
 - 5 years for building envelope
 - 10 years for structural defects
- Rainscreen Technology System
- BC Energy Step 3 code construction delivers higher energy-efficiency for your home
- Double insulated party wall with acoustic insulation and 2x6” staggered studs
- 1½” concrete topping between floors for enhanced soundproofing
- Comfortable electric baseboard heating
- Sturdy 2x6” exterior wall construction with R24 insulation
- Secured building and underground parking with video surveillance
- Secure Building Access with Enter-phone/access-control systems outside main lobby
- TELUS “Welcome Home” package for all homeowners
- Safety with built-in sprinkler systems, carbon monoxide (CO) and smoke alarms.
- Convenient recycle, compost and garbage disposal

Building 1

FLOORPLATES

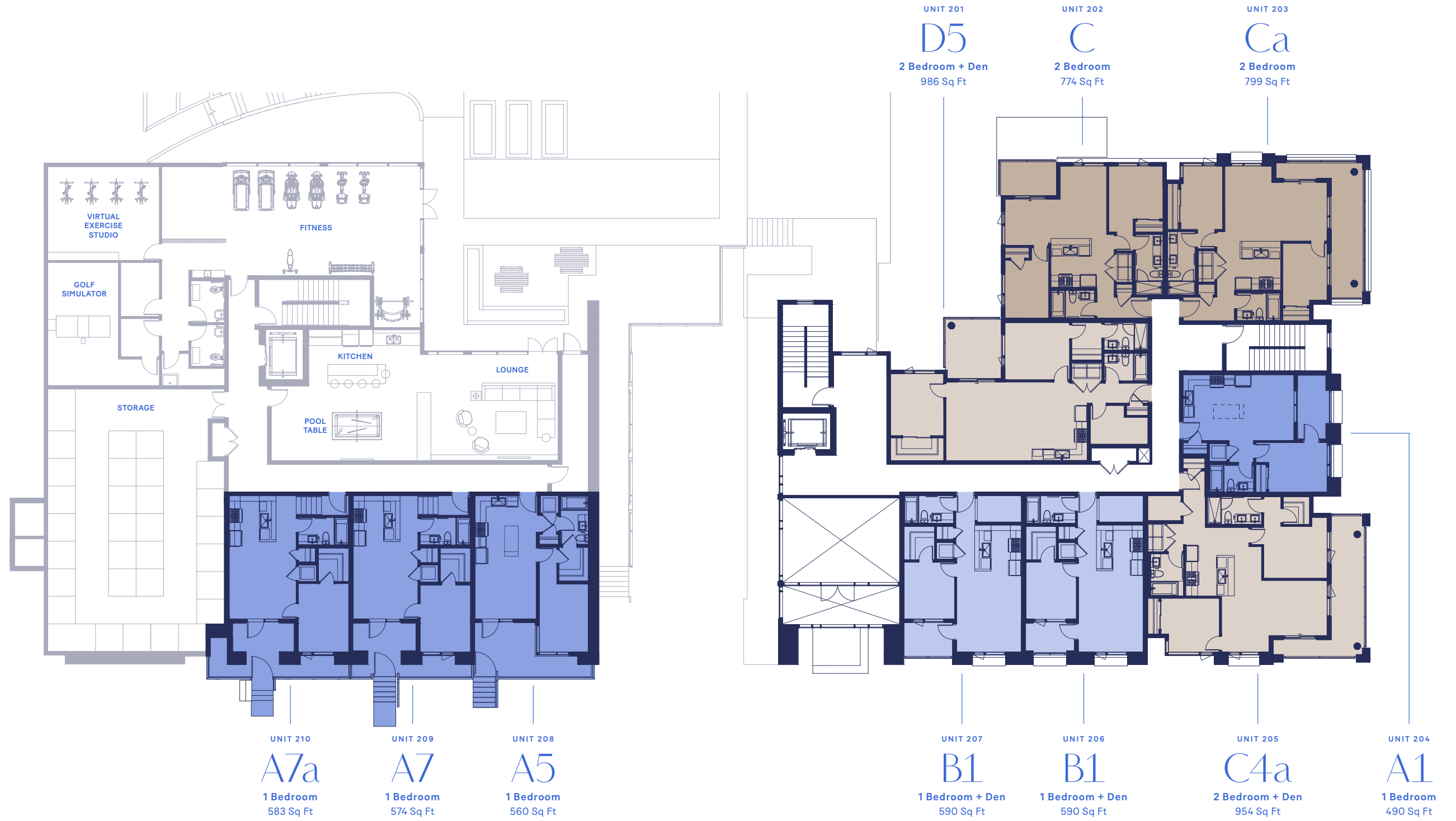


Building 1 | Floorplate

FIRST FLOOR

6	
5	
4	
3	
2	
	1



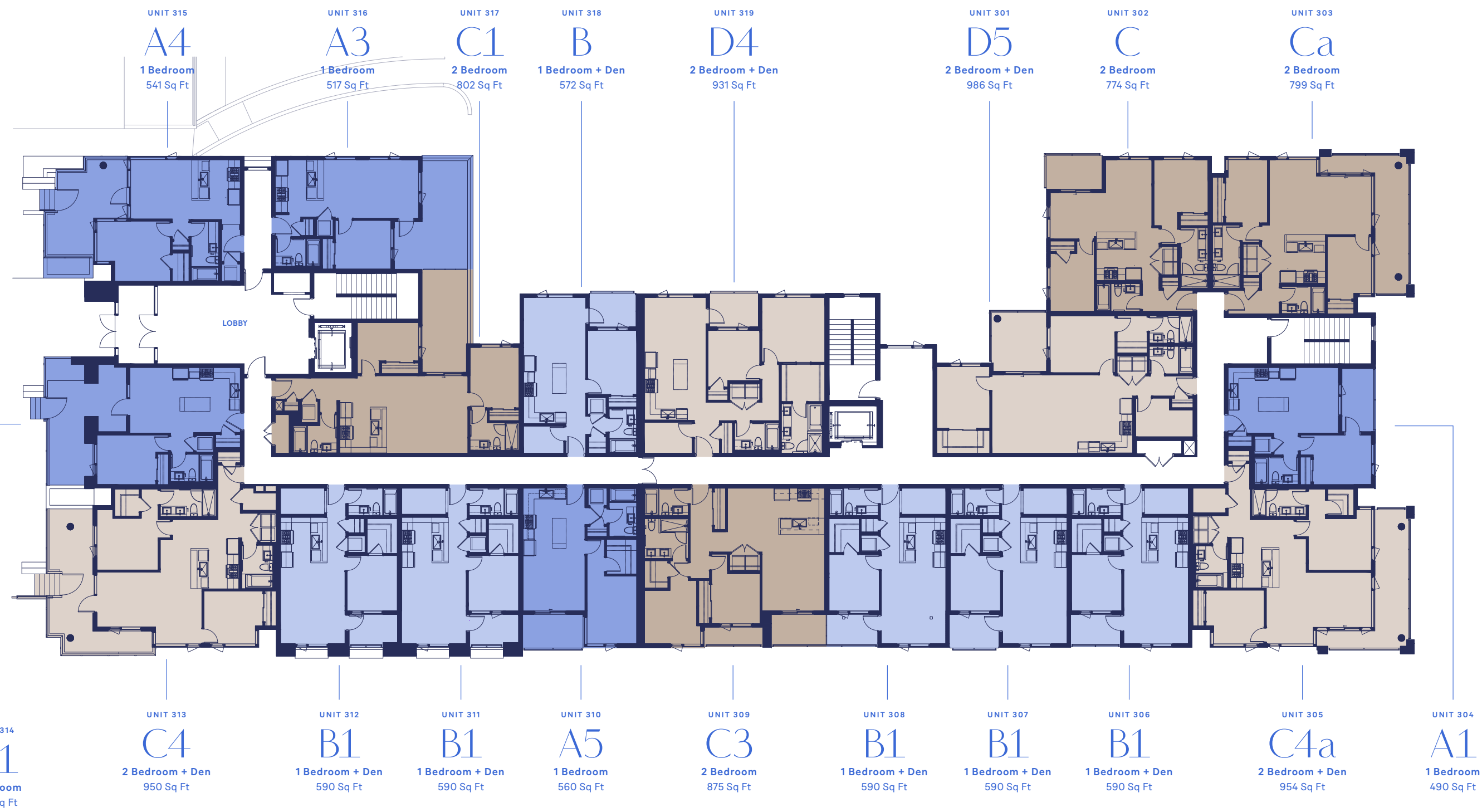


Building 1 | Floorplate

SECOND FLOOR

6	
5	
4	
3	
2	
1	



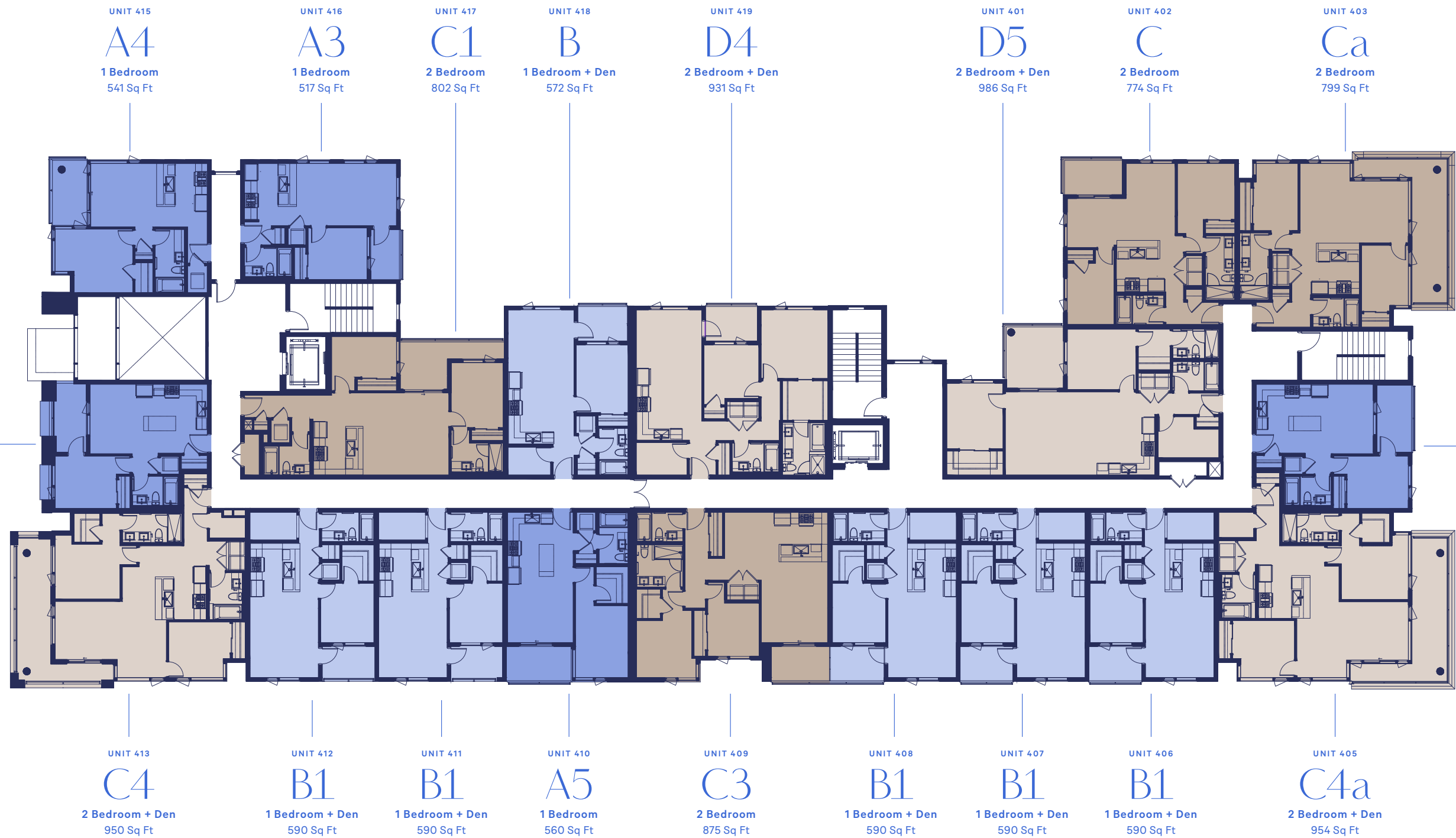


Building 1 | Floorplate

THIRD FLOOR

6	
5	
4	
3	
2	
	1



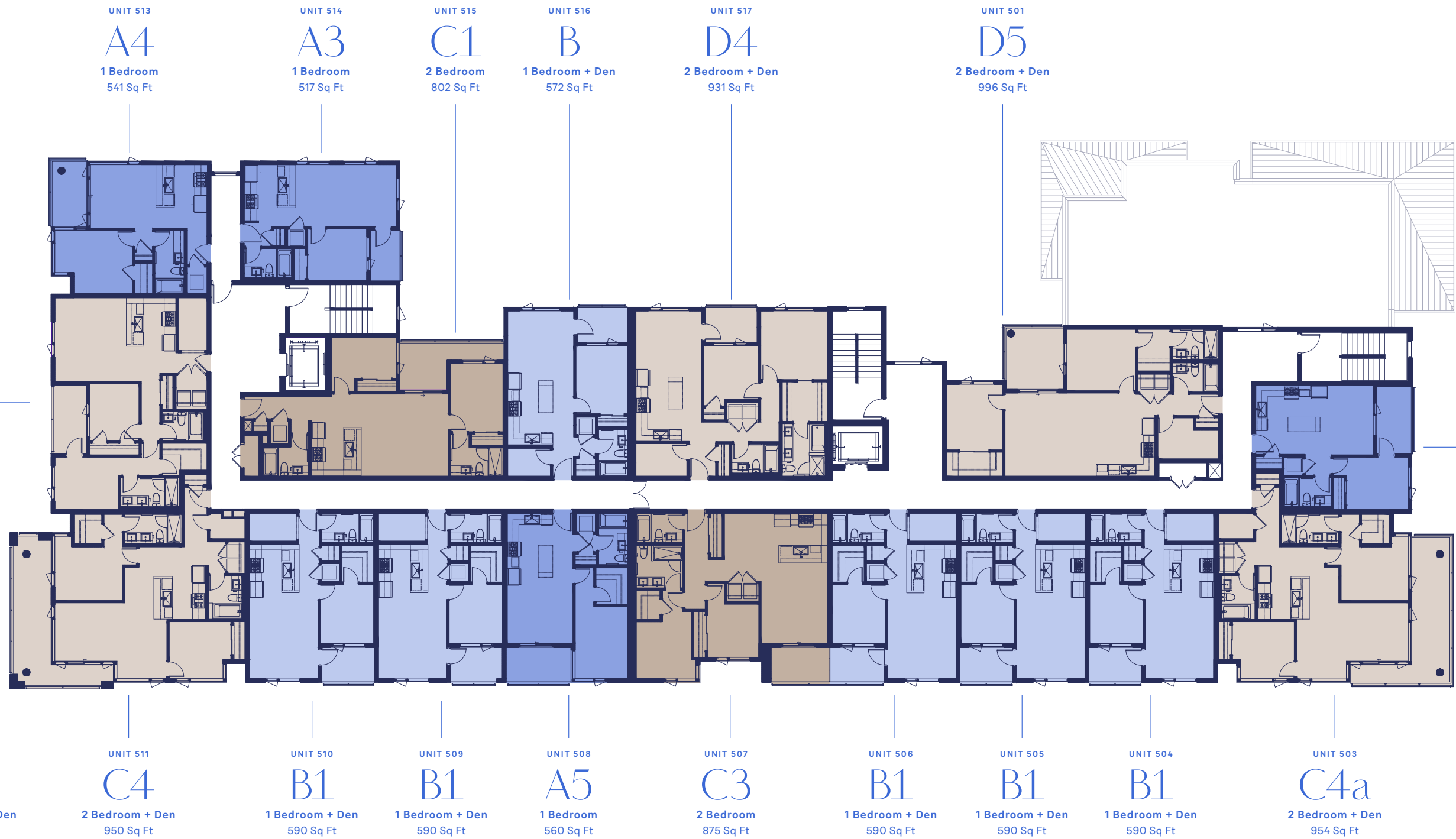


Building 1 | Floorplate

FOURTH FLOOR

6	
5	
4	
3	
2	
	1



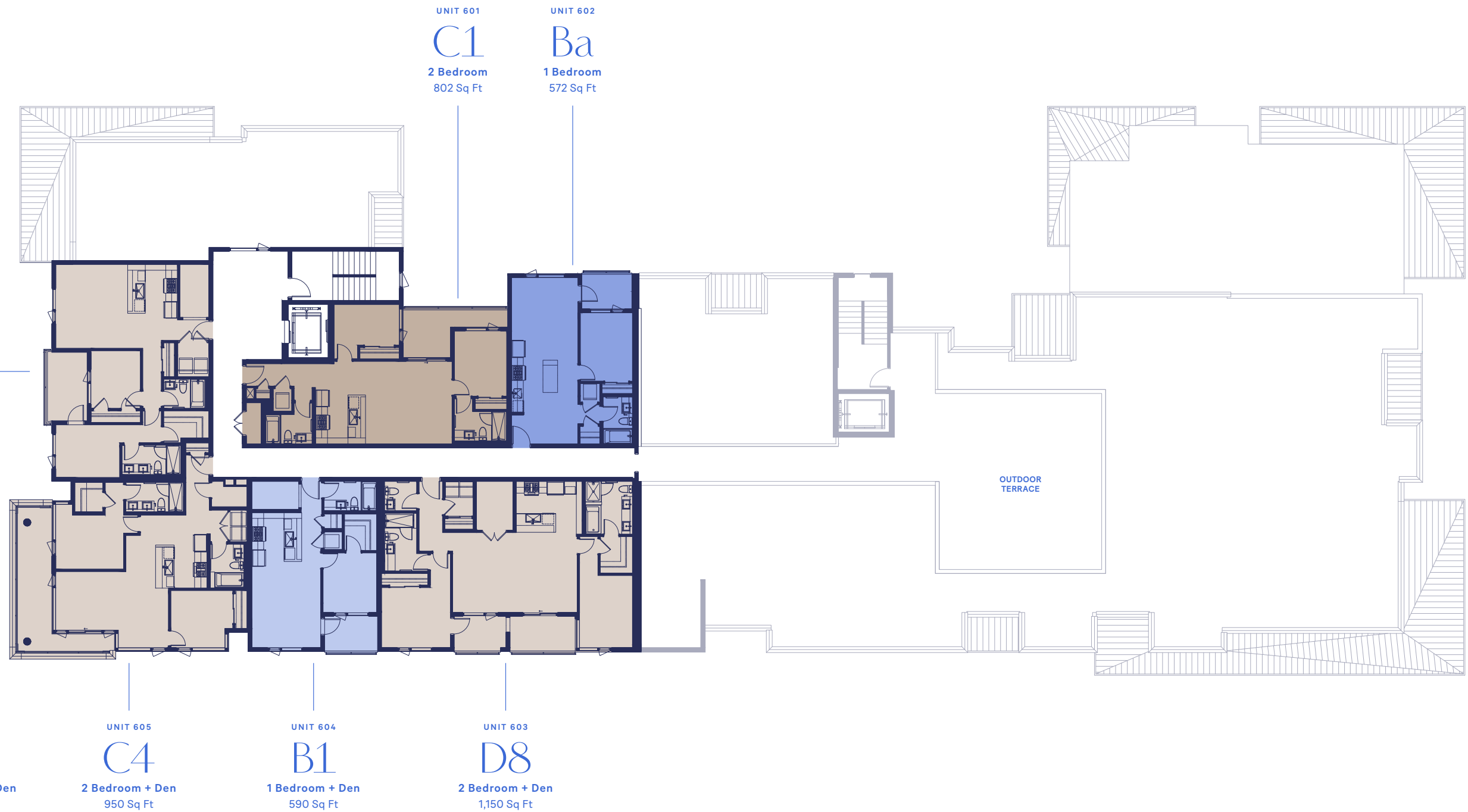


Building 1 | Floorplate

FIFTH FLOOR

6	
5	
4	
3	
2	
1	





Building 1 | Floorplate

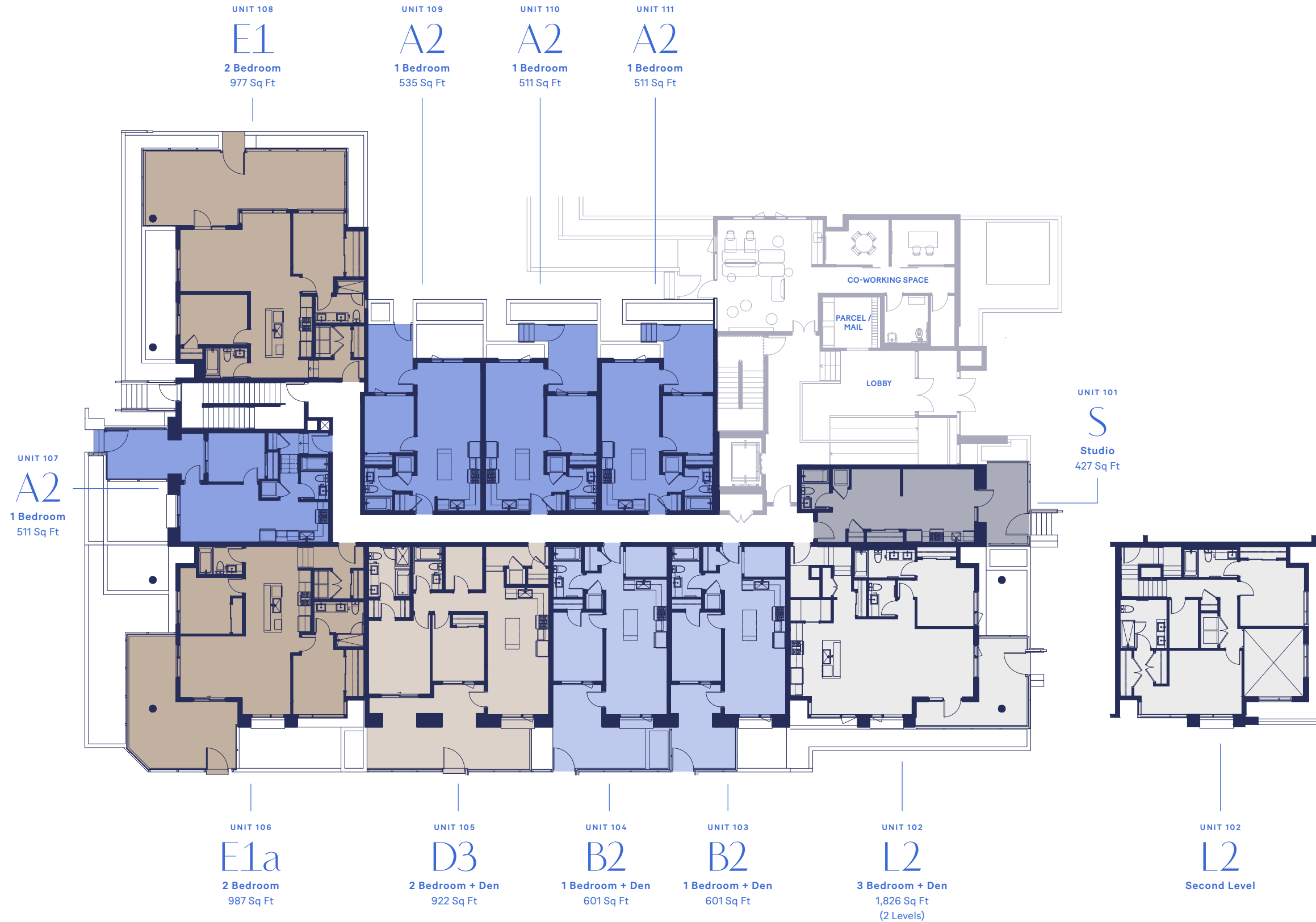
SIXTH FLOOR

6	
5	
4	
3	
2	
	1



Building 2

FLOORPLATES

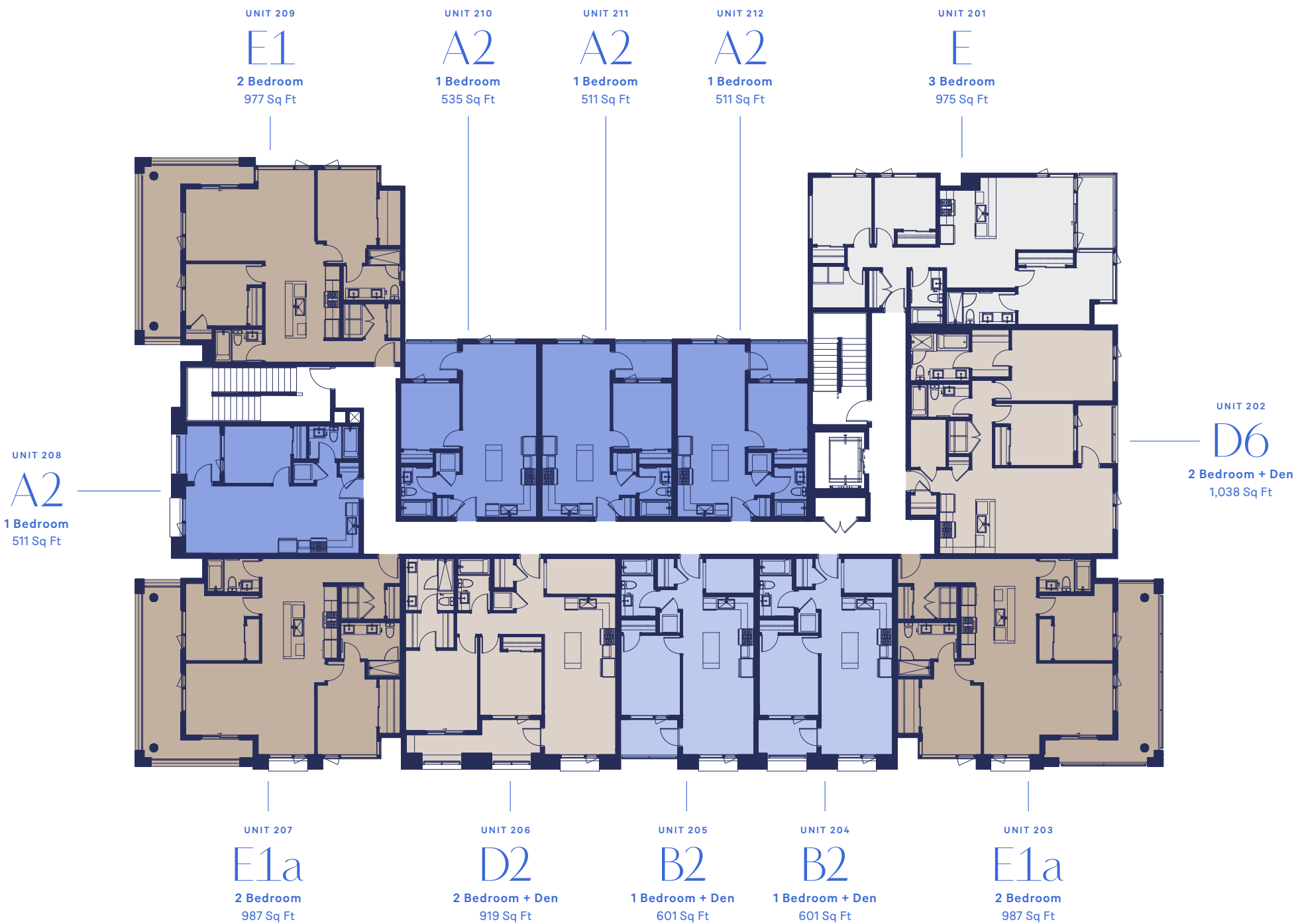


Building 2 | Floorplate

FIRST FLOOR

5
4
3
2
1





Building 2 | Floorplate

SECOND FLOOR

5
4
3
2
1





Building 2 | Floorplate

THIRD FLOOR

5
4
3
2
1



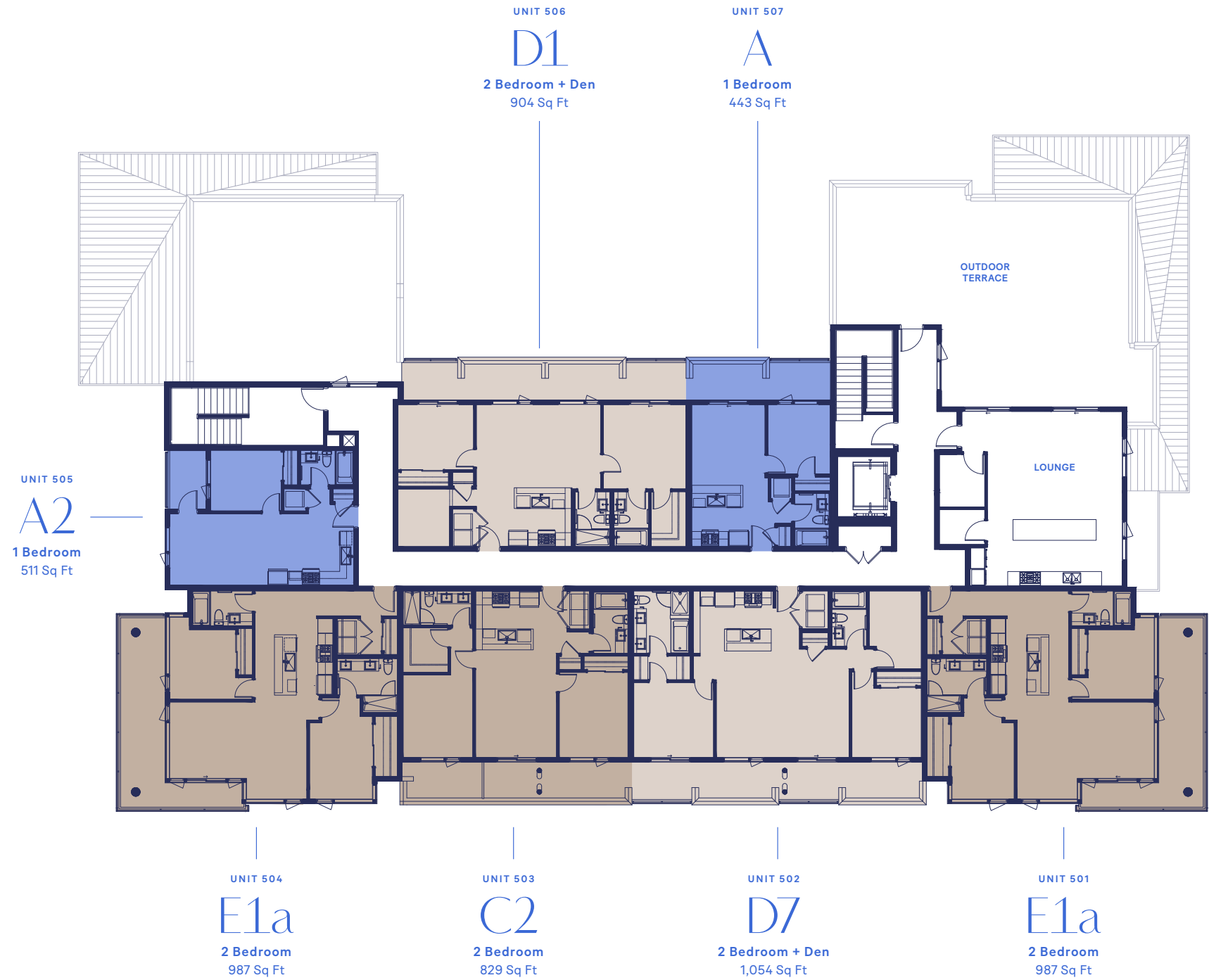


Building 2 | Floorplate

FOURTH FLOOR

5
4
3
2
1





Building 2 | Floorplate

FIFTH FLOOR

5
4
3
2
1



Together, We Build Community.

Steelix is a forward-thinking community builder. We are committed to bringing a fresh perspective to every project that we develop. The next generation of residents prioritizes affordability, their lifestyle and a connection to nature. This is what Steelix builds—communities that are tailored to what people want and can call home while supporting local amenities.

Steelix utilizes the same tried-and-true business framework and techniques that our family has been using for decades. These methods set Steelix up for future growth in strategic investment, urban planning, real estate development, construction, and property management. When considering housing that reflects how an emerging generation thinks, feels, works, and lives—we want people to think of Steelix.

STEELIX 
SteelixDev.com

Steelix focuses on the importance of green spaces and works closely with the City of Surrey to remain mindful of how parks can increase pedestrian access to build a sense of community. Steelix's local history is combined with a focused vision to create homes that consider residents' feedback, whether they will live in or around Steelix projects.

Harlo is the first of many strategic investments in the Clayton community. The company has an initiative that will include over 700 homes, which equates to over 800,000 square feet across multiple real estate development projects. This commitment has been thoughtfully designed to bring value to an area close to home for us. By taking a strategic approach to developing communities, we combine our family ties with a vision for the future of families growing up in Clayton.

AXIS Real Estate Solutions is dedicated to promoting and selling the best built residential communities in British Columbia. With a solid understanding of the needs and expectations of all types of buyers, the AXIS team works closely with architects and designers in every aspect of planning, design and marketing. The goal is to ensure that homebuyers get exactly what they want: a superior product, the perfect home and exceptional service every step of the way.

Sales & Marketing by

AXIS
REAL ESTATE SOLUTIONS INC.



LiveatHarlo.com

604•530•8744

This is not an offering for sale. Any such offering may be made only with a disclosure statement. Prices and specifications are subject to change. E & O.E.