

HARLOWE

THE START OF SOMETHING NEW

ADVANCED PREVIEW KIT



Hello Harlowe.

Experience modern West Coast living in the heart of South Surrey. Harlowe features 86 thoughtfully designed residences, including a mix of studio to 2-bedroom apartments and townhomes.

An exclusive address nestled among South Surrey's scenic trails and lush parks, Harlowe brings together modern design and natural beauty to create a truly unique living experience. Thoughtfully crafted for those seeking both comfort and style, it's more than just a place to call home—it's where new beginnings flourish in a lifestyle that feels both welcoming and distinctly upscale.

SOUTH SURREY'S NEW HIDDEN SECRET

With its clean lines, modern finishes, and thoughtfully chosen materials, Harlowe is a true reflection of contemporary West Coast style. The building's design embraces natural tones and textures, while large windows bring in light and offer views of the lush greenery. From the outside in, Harlowe was built to stand out while feeling perfectly at home in South Surrey.





Set within one of South Surrey's thriving neighbourhoods, Harlowe blends access to nature, community, and modern living.

Harlowe is perfectly positioned to make the most of South Surrey's abundant green spaces. From nearby trails to expansive parks, every path leads to relaxation, adventure, and a renewed sense of connection to nature—all right outside your door.

Well-Connected Neighbourhood

Situated just moments from a vibrant coastal community, this location offers access to some of the area's most desirable attractions. From scenic trails and green spaces to boutique shopping and dining with breathtaking views, you'll enjoy a lifestyle that blends natural beauty with unique experiences.

Beyond the coastline, the surrounding area features a mix of outdoor adventures, local cafes, artisan shops, and fine dining options. Whether strolling through parks, exploring trails, or discovering unique neighbourhood gems, every day is an invitation to connect with nature and community.



DINING

Whether you're craving fresh local fare or global flavours, the thriving culinary scene nearby offers something for every taste.

MORGAN CREEK GOLF COURSE

Live close to the greens—enjoy proximity to one of Canada's top-ranked golf courses, offering year-round play and pristine views.



WHITE ROCK BEACH

Stroll along the iconic White Rock pier and promenade, explore local boutiques, and unwind with breathtaking sunsets and refreshing ocean air.

GREEN LIFE

Step outside and discover a world of green—parks, trails, and forests offering endless opportunities for relaxation and adventure.



Close to the Coast. Close to it All.



HEALTH

- 1 NICO WYND GOLF CLUB
- 2 ANYTIME FITNESS
- 3 OXYGEN YOGA
- 4 DRIVE 365 FITNESS & HEALTH
- 5 MORGAN CREEK GOLF
- 6 GRANDVIEW HEIGHTS AQUATIC CENTRE
- 7 BARRE FITNESS
- 8 FITNESS WORLD
- 9 CLUB 16 TREVOR LINDEN FITNESS
- 10 BARBELL FITNESS
- 11 24HR SANDCASTLE FITNESS
- 12 GENUINE ATHLETICS
- 13 REALYOGA
- 14 FITNESS WORLD
- 15 KEVALA YOGA
- 16 WESTCOAST HOT YOGA
- 17 WELLNESS YOGA
- 18 THE YOGA BAR
- 19 LIVE YOGA STUDIO
- 20 SAHAJA YOGA

SHOPPING

- 1 CHOICES MARKET
- 2 M&M FOOD MARKET
- 3 RONA
- 4 HOME SENSE
- 5 CANADIAN TIRE
- 6 COBS BREAD
- 7 KIN'S FARM MARKET
- 8 SAVE ON FOODS
- 9 THE SHOPS AT MORGAN CROSSING
- 10 MORGAN CROSSING
- 11 GRANDVIEW CORNERS
- 12 SEMIAHMOO SHOPPING CENTRE

EDUCATION

- 1 SOUTHRIDGE SCHOOL
- 2 GRANDVIEW HEIGHTS SECONDARY
- 3 EDGEWOOD ELEMENTARY
- 4 EARL MARRIOTT SECONDARY
- 5 TA'TALU ELEMENTARY
- 6 WHITE ROCK CHRISTIAN ACADEMY
- 7 SEMIAHMOO SECONDARY SCHOOL
- 8 ELGIN PARK SECONDARY SCHOOL
- 9 ÉCOLE LARONDE ELEMENTARY SCHOOL

DINING

- 1 CACTUS CLUB
- 2 THE KEG STEAKHOUSE
- 3 LIBERTY KITCHEN
- 4 AFGHAN KITCHEN
- 5 WOODEN SPOON
- 6 3 DOGS BREWING
- 7 ISLANDS CAFE
- 8 THE BOATHOUSE RESTAURANT
- 9 WEST BEACH BAR & GRILL
- 10 CHARLIE DON'T SURF
- 11 DASTAAN MODERN INDIAN CAFE
- 12 ULI'S RESTAURANT
- 13 DOCKS FISH & CHIPS
- 14 FIVE KITCHEN & OYSTER BAR
- 15 MOBY DICK RESTAURANT
- 16 WASHINGTON AVENUE GRILL
- 17 SEAHORSE GRILL
- 18 CRESCENT BEACH BISTRO
- 19 HOOKED BAR FISH

- H** PEACE ARCH HOSPITAL

Find Your Space

Socialize, work or unwind in one of Harlowe's many amenities.



Private Escape Outdoors

Your outdoor space for relaxation and connection. Enjoy BBQs with friends, quiet moments by the fire, or playtime with the kids. With lounge seating and garden beds to complete the setting, every moment feels well-spent.



Where Quiet Evenings and Memorable Moments Come to Life

Relax and connect in Harlowe's private lounge, a thoughtfully designed retreat for every occasion. Whether hosting friends at the spacious dining table, preparing a meal in the fully-equipped kitchen, or enjoying a movie on the oversized flat screen, this welcoming space is perfect for quiet evenings or lively gatherings.





LOUNGE



FITNESS CENTRE

Energize Your Day

Harlowe's fitness centre offers a private retreat to recharge and focus on your well-being. Designed with everyday health in mind, it includes a variety of cardio and strength equipment alongside open spaces for mindful movement. Flooded with natural light and finished with mirrors and elegant details, this shared space inspires activity and relaxation alike.

Spaces Designed to Fit Your Lifestyle



Harlowe's interiors are crafted with the modern resident in mind, balancing aesthetics and practicality in every element. Living areas are expansive yet welcoming, while kitchens are designed as both a centrepiece and a gathering place. Bathrooms embody simplicity and purpose, providing a tranquil space that feels intuitive and inviting.



Ash Rich tones of Ash flow through your home, adding depth and sophistication from the kitchen to the bathroom.



Mist The Mist palette bathes your home in soft, refreshing tones, creating an airy and serene ambiance throughout.



Comfort Zone

Recharge and dream big in a space that's as inviting as it is restful, offering the perfect retreat after long days.



Finishes & Features

WELCOME HOME

- Harlowe by Genaris Properties offers a convenient lifestyle in a peaceful, family-oriented neighbourhood, centrally located in Grandview Heights, South Surrey.
- Features an elegant collection of 61 West Coast-inspired studio to 2-bedroom condominium residences and 25 two to three level stacked townhomes.
- Over 9,200 sq.ft. of serene indoor and outdoor amenities.
- Easy access to Highway 99 in less than 2 minutes.
- Just moments away from the charm of White Rock Beach & vibrant mix of cafes, artisan shops, and fine dining experiences.

INTERIOR FINISHES

- Intelligently designed floor plans with open layouts for functional family living with high 9-foot ceilings.
- Sophisticated West Coast-inspired colour palettes: Mist (light) and Ash (dark).
- Water resistant wide-plank laminate flooring throughout living areas, kitchens, and bedrooms.
- Roller blinds throughout for enhanced privacy & light control.
- Samsung front-load washer and dryer with steam wash and SelfClean technology
- Durable, modern square-edge quartz countertops accented by chrome faucets for a sleek, modern finish.

OPTIONAL ADD-ONS:

- Tosot ductless mini-split AC.

KITCHEN

- Dual-tone upper and lower cabinets with soft-close mechanisms and minimalist hardware.
- Under-cabinet recessed LED strip lighting for task illumination.
- Hidden hood fan seamlessly integrated into millwork.
- Generous floor-to-ceiling pantry in select homes.
- Stainless steel, single-basin undermount sink.
- Sleek appliance package:
 - Samsung stainless steel fridge
 - Samsung stainless steel 5-burner range
 - Samsung stainless steel dishwasher

OPTIONAL ADD-ON:

- Panasonic stainless steel microwave with trim kit.

BATHROOM

- 12" x 24" porcelain tile on bathroom floors and walls.
- Square soaker bathtub for a relaxing experience.
- Undermount porcelain sink for a clean, seamless look.
- Dual-flush, one-piece toilets for water efficiency.

INDOOR AND OUTDOOR AMENITIES

OUTDOOR AMENITIES (7,500+ SQ.FT.):

- Community garden and garden shed.
- Spacious children's play area.
- Open seating areas and covered lounge seating with a firepit.
- Barbecue grill and dining tables.
- Future direct access to the Grandview Trail.

INDOOR AMENITIES (1,700+ SQ.FT.):

- Large fitness centre with professional-grade equipment, plus ample space for yoga and stretching.
- Flexible co-work spaces for work-from-home convenience.
- Multi-purpose lounge featuring a grand kitchen, dining area, and lounge with a large TV for entertaining.
- Private meeting room equipped with a large table for team collaboration or client presentations.

PEACE OF MIND

- Secure bike/storage locker combos for condominium residents.
- Secured underground parking.
- Parking stalls roughed in for EV charging.
- Hardwired smoke detectors and fire sprinklers in all homes.
- Comprehensive 2-5-10 year warranty protection.

Meet the Developer



Genaris Properties is a vertically integrated real estate developer specializing in crafting landmark communities. We focus on building purposeful spaces that meet community needs while enhancing the surrounding area.

This commitment is part of our integrated business model, enhancing problem-solving and fostering innovation. From inception to completion, we remain accountable, ensuring a seamless and transparent buyer experience. Our focus on detail and quality control at every stage defines the Genaris Difference, providing peace of mind that their home is in expert hands.

BRIZA



STOWA



ELLIOTT



Meet the Team

Bringing this development to life is a collective endeavor, driven by a unified focus on delivering excellence. It's a process that demands total commitment, seamless collaboration, and meticulous attention to detail from start to finish, ensuring a result that exceeds expectations at every level.



ARCHITECT

Flat Architecture is a multi-disciplinary architectural firm that shares a deep commitment to responsive, meaningful and human-centered design interspersed with elements of playfulness. With over 100+ diverse, low to high-rise architecture projects over 8 years, they are driven by the core belief that through functional and playful design, spaces and communities can transform for the better.



CONSTRUCTION

Vertis Construction is a trusted partner in creating exceptional spaces, driven by a commitment to quality and meticulous execution. Their expertise ensures that every project reflects the highest standards, combining functionality and design to deliver results that inspire confidence and satisfaction.



SALES & MARKETING

MLA Canada combines an unmatched level of professionalism, service, and innovation to deliver world-class real estate sales and marketing solutions. With more than 360+ projects and 28,000 homes sold over 30 years, MLA is passionate about creating meaningful tailored homebuyer experiences.





HarloweLiving.ca
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The developer reserves the right to make changes, modifications or substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. This is not an offering for sale and such an offering can only be made after filing a disclosure statement. Sales powered by MLA Canada Realty. E.&O.E. Genaris Properties Inc. (ATOQ CAPITAL (HARLOWE) G.P. LTD.)

