

LIVE
TO THE
MAX

FULLY-MAXED HOMES FOR NORTH
DELTA'S NEXT GENERATION



MAX FAMILY

S+
77



Renderings are artistic interpretations only, final building design may vary from what's depicted. E. & O. E.

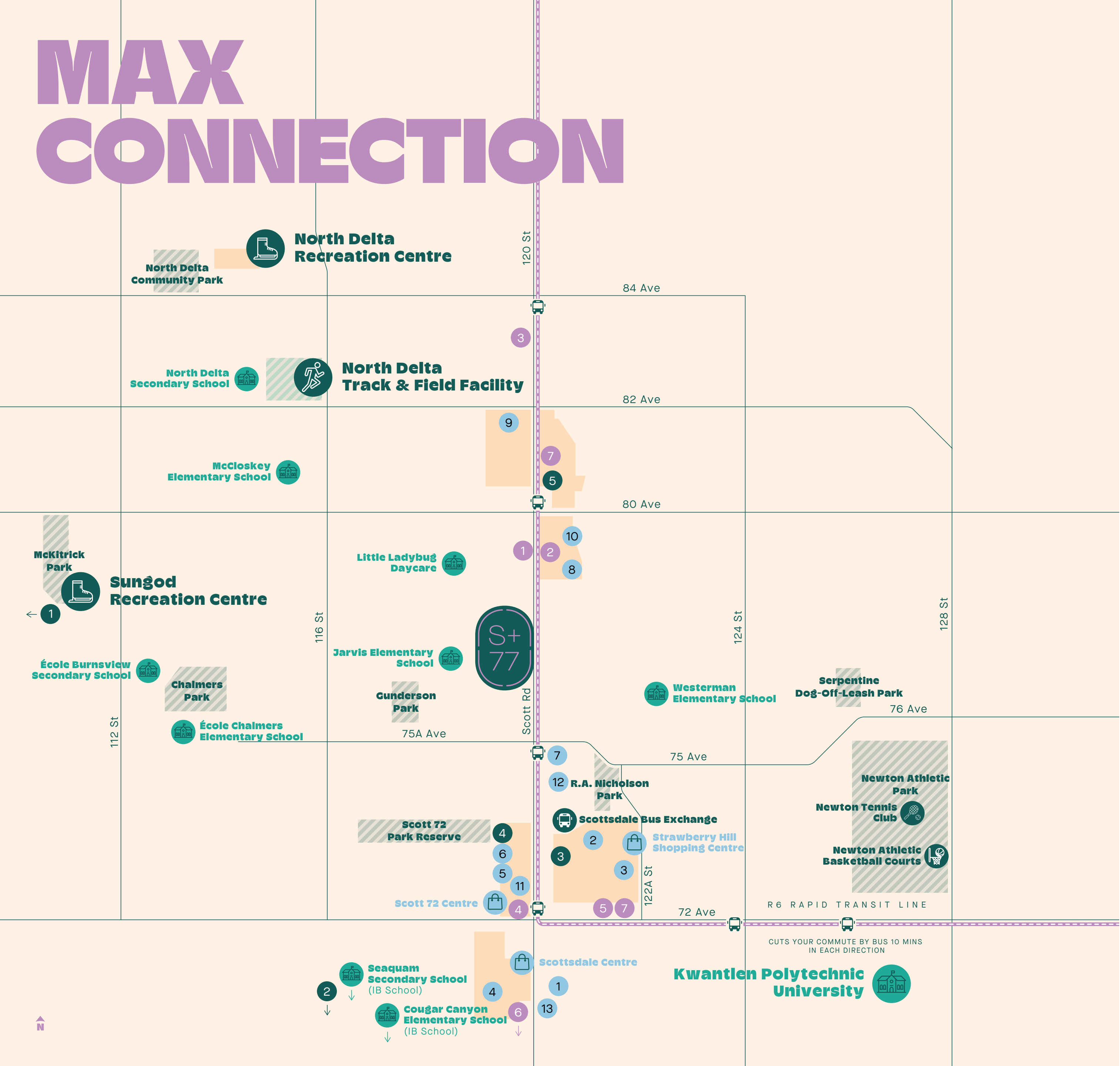
Homes at Scott + 77 redefine family living. They're designed to maximize space and function for evolving lives, while setting you up for a secure future. That's what Realco does — build real homes for real families.

MAX COMMUNITY

S+
77

Live in Delta's fastest growing family community. From home, it's just a short walk or drive away to schools, parks, restaurants, and shopping centres — the essential places that make life feel good.

MAX CONNECTION



Shopping & Amenities

- 1 Guru Nanak Sikh Gurdwara
- 2 The Home Depot
- 3 Cineplex Cinemas Strawberry Hill
- 4 Save-On-Foods
- 5 London Drugs
- 6 Staples
- 7 Shoppers Drug Mart
- 8 Canadian Tire
- 9 Real Canadian Superstore
- 10 Best Buy
- 11 Starbucks
- 12 FreshCo
- 13 Fruiticana

Dining

- 1 Cactus Club Cafe
- 2 The Keg
- 3 Tasty Indian Bistro
- 4 White Spot
- 5 Chipotle
- 6 Browns Socialhouse Sunshine Hills
- 7 Tim Hortons

Parks & Recreation

- 1 Delta Nature Reserve at Burns Bog
- 2 Watershed Park
- 3 Orangetheory Fitness
- 4 Anytime Fitness
- 5 Fit4Less

10 MINS Scott Rd SkyTrain Station

15 MINS Surrey Memorial Hospital

15 MINS King George SkyTrain Station

CUTS YOUR COMMUTE BY BUS 10 MINS IN EACH DIRECTION

MAX VALUE

Location is the cornerstone of max value. Homes are attainable today to help you grow wealth and security for tomorrow. They're realistic homes without compromising on quality or function.

↑ 6.1%

North Delta's population is growing quicker than Ladner (3.7%) and Tsawwassen (3.5%) — making it one of the Fraser Valley's most desirable communities.

↑ 56%

North Delta takes up over half of Delta's entire population

↓ 0.6%

Delta is experiencing low vacancy rates, practically ensuring your suite will be rented.

↓ 35%

The number of days a listed home in North Delta is on the market decreased — buyers are buying at a faster rate than any other submarket in Metro Vancouver

↗ 5 min

You're close to some of the Fraser Valley's top IB programs at Seaquam Secondary & Cougar Creek Elementary Schools



MAX LIFESTYLE

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Indoor and outdoor amenities at Scott + 77 are a big deal — all 30,000 square feet of them. They're designed with as much thought and innovation as homes. And they'll appeal to all your moods and needs — your kids' and your dogs' too.



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MAX RELAX

Chill with family, friends, and neighbours in the ultimate rooftop terrace and lounge — you'll love the games area, long-table dining, cozy seats by a fireplace, and outdoor turf lawn and firepits. It's like you're a member of a private club.



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MAX WORK



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Get into a zone in a co-work space that inspires. Work solo on a high-top table or collaborate with colleagues on lounge seating. When you need privacy, take a call in one of the pods — they're soundproof.

MAX FUNCTION



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Homes optimize living with efficient layouts, lots of storage, and quality finishes. You'll find features not usually seen in a wood-frame home — like kitchen islands, built-in closet organizers, and oversized patios with gas BBQ hook-ups. They're made for families to thrive.

MAX COMFORT

S+
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Style is a big part of comfort. Ensuites feature terrazzo-style flooring, a handy three-mirror medicine cabinet, double sinks, and frameless-glass showers with glossy floor-to-ceiling tiles and a wall-mount handheld spray. Nothing's ordinary. And everything feels good.

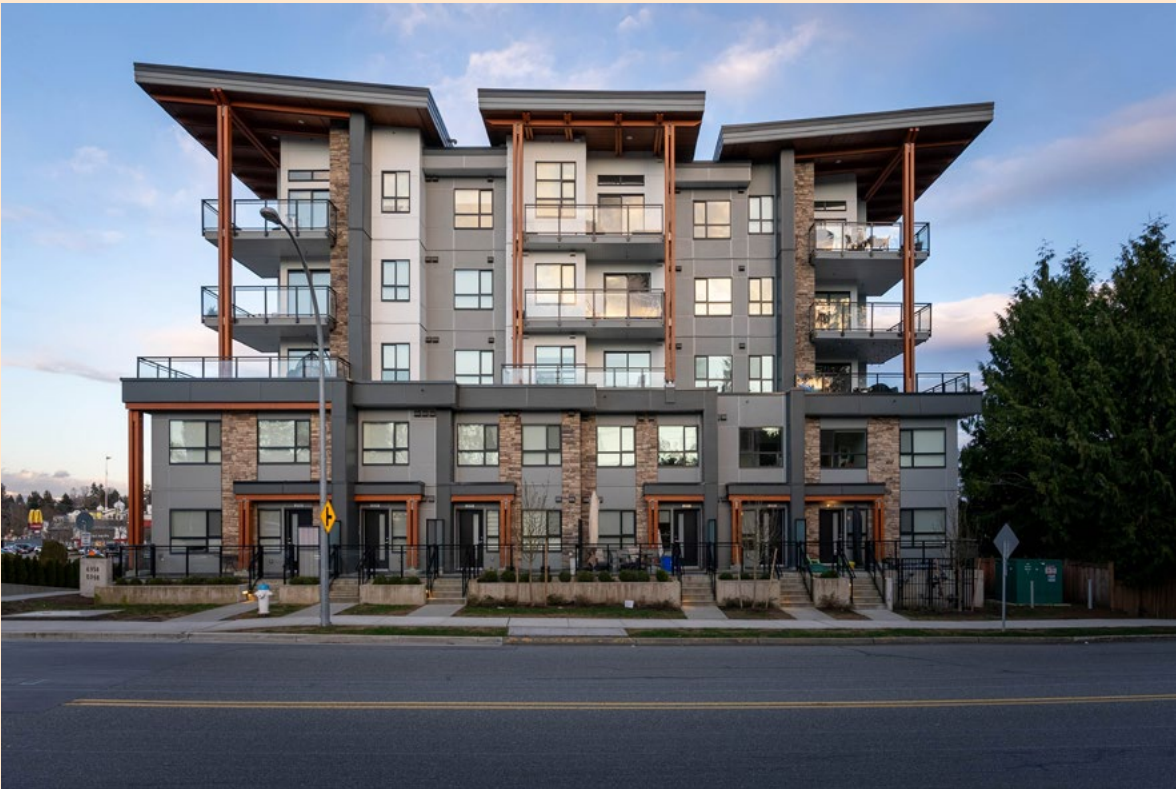


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MAX COLLAB

As a family-run company in business for 20 years, Realco has an integral and long-standing reputation for delivering real results. From crafting single-family homes to shaping communities with retail developments, Realco brings a rare authenticity. Realco buildings root people to their community. Multi-family homes centre around where and how people want to live. It's also why their homes are built economically and energy-efficient, as well as with a vision for long-term livability. Real homes for real people.

REALCO



Scott & Nicholson

KEYSTONE ARCHITECTURE

Keystone Architecture provides innovative designs and practical solutions for an extensive array of clients and industries across Alberta and British Columbia. For over 30 years, they have been cultivating and fine-tuning a collaborative design process that seamlessly integrates thoughtful ideas with sound management practice to provide designs of lasting value.

THE COLLABORATIVE DESIGN STUDIO

The Collaborative Design Studio is a full-service interior design firm based in the Greater Vancouver Area, specializing in services for multi-family and single-family home developments. They stay true to their innovative process, and collectively approach every new project as an exciting and creative opportunity. It's their objective to bring accessible, quality-appointed design details to each and every project.

KEY MARKETING

KEY Marketing is a full-service project marketing and sales firm that specializes in multi-family communities. KEY has had the privilege of working with some of Western Canada's top developers to acquire, envision, market, and sell projects throughout the Lower Mainland, BC Interior, Calgary, and Toronto.

291 NEXT-GEN ONE BEDROOM
TO JR. THREE BEDROOM HOMES



Scott77Living.com

The developer reserves the right to make modifications to the building design, specifications and floorplans as deemed necessary in their sole discretion. Prices are subject to change without notice. Renderings are artistic interpretations only, final building design may vary from what's depicted. View studies are not guaranteed. Buyer to verify any feature deemed important. This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. E.&O.E. Sales & Marketing by KEY Marketing.

REALCO

