



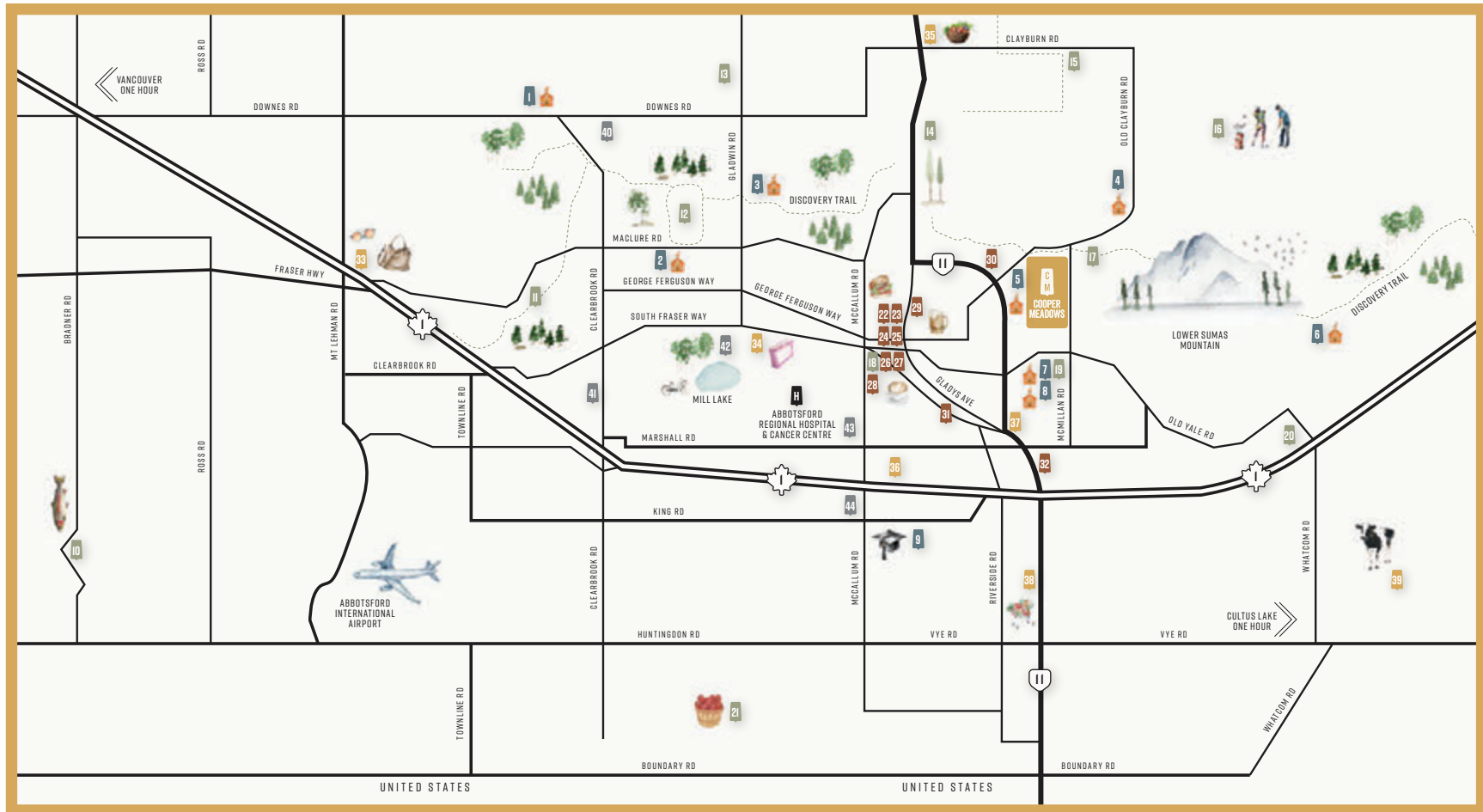
South Hill

COOPER MEADOWS



SPECTACULAR NATURE. CONNECTED COMMUNITY.

South Hill at Cooper Meadows offers the best of Valley living, combining nature with urban convenience in a prime Abbotsford location. Surrounded by parks and walking paths, South Hill provides beautifully crafted homes for every stage of life in a desirable neighbourhood.



ADVENTURES AT YOUR DOORSTEP

SCHOOLS

1. MENNONITE EDUCATIONAL INSTITUTE
2. W.J. MOUAT SECONDARY
3. CHIEF DAN GEORGE MIDDLE
4. ABBOTSFORD CHRISTIAN MIDDLE & SECONDARY
5. MARGARET STENERSEN ELEMENTARY
6. ABBOTSFORD SCHOOL OF INTEGRATED ARTS
7. YALE SECONDARY
8. WILLIAM A. FRASER MIDDLE
9. UNIVERSITY OF THE FRASER VALLEY

RECREATION

10. SILVERBROOK FARM
11. DISCOVERY TRAIL ROUTE
12. ABBOTSFORD EXHIBITION PARK
13. VALLEY GOLF CENTRE
14. WILLBAND CREEK PARK
15. CLAYBURN VILLAGE
16. LEDGEVIEW GOLF CLUB
17. CASSIAR PARK
18. ABBOTSFORD FARM & COUNTRY MARKET
19. ABBOTSFORD RECREATION CENTRE
20. CASTLE FUN PARK
21. TAVES FAMILY FARMS

RESTAURANTS & CAFÉS

22. THE HABIT PROJECT
23. ANN MARIE'S CAFÉ
24. OLDHAND COFFEE
25. DUFF & GO BAKEHOUSE
26. BOW & STERN
27. THE POLLY FOX
28. BANTER ICE CREAM
29. LOU'S GRILL
30. CAFE AMARTI
31. FIELD HOUSE BREWING CO.
32. CACTUS CLUB CAFE

SHOPPING

33. HIGHSTREET SHOPPING CENTRE
34. SEVENOAKS SHOPPING CENTRE
35. LEPP FARM MARKET
36. BASS PRO SHOPS
37. ABBOTSFORD VILLAGE
38. COSTCO
39. BIRCHWOOD DAIRY

PLACES OF WORSHIP

40. NORTHVIEW COMMUNITY CHURCH
41. THE GATHERING CHURCH
42. SEVENOAKS ALLIANCE CHURCH
43. ST ANN'S CATHOLIC CHURCH
44. CENTRAL HEIGHTS CHURCH



MODERN HOMES. CLASSIC CHARM.

South Hill is an exceptional collection of duplex homes inspired by modern farmhouse architecture and the latest in smart, functional design. With a variety of distinctive facades, the homes at South Hill brim with character through classic elements such as gables, shingles, board and batten, stone, and brick.



WHERE LIFE UNFOLDS BEAUTIFULLY

Contemporary front entry doors and lush landscaping welcome you into a sanctuary of comfort and convenience. Modern must-haves such as double-car garages with EV outlets, Telus Home smart security systems, and energy efficient features blend seamlessly with the simple pleasures of family-friendly living spaces, including generous patios or decks and fully fenced backyards.

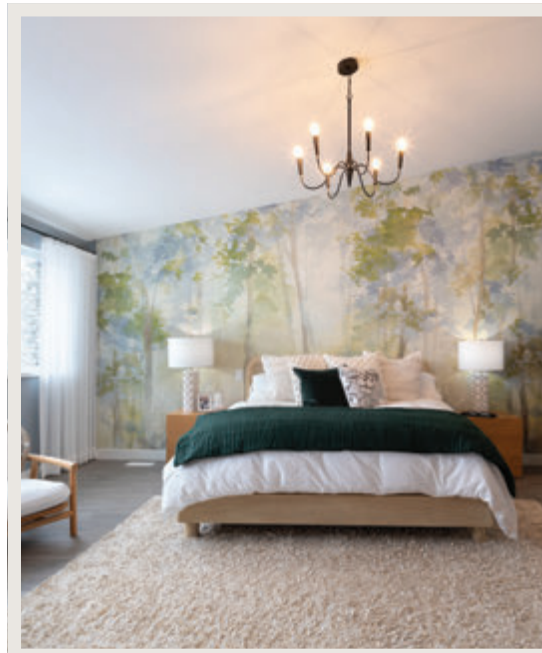


INTERIORS THAT BRING YOU TOGETHER



LAYOUTS FOR REAL LIFE

Bright, open-concept living areas are the heart of each home, with airy 10-foot ceilings and stunning kitchens centred around oversized islands. Three- and four-bedroom floorplans range from 2000 to 2240 square feet, including fully finished basements for guests or game nights. Upstairs, find comfortable bedrooms, convenient laundry, and a spacious primary retreat with walk-in closet and luxurious ensuite. Select your layout and colour scheme and experience a home that feels just right.





Nelson & Grove MISSION

MORNINGSTAR PROMISE

Morningstar has established itself as one of the leading builders of single-family homes in British Columbia, having successfully built over 2,400 homes across more than 40 neighbourhoods throughout the Lower Mainland. We are proud to be an associate of Polygon Homes Limited, one of the region's top homebuilders. Since 1980, Polygon and its associated companies have built more than 34,000 homes, drawing on decades of experience to provide homeowners, at any stage of life and in any Lower Mainland municipality, with the confidence and peace of mind that comes with purchasing a well-crafted home. Morningstar is committed to upholding and expanding upon Polygon's strong reputation for quality design, durable construction, and exceptional customer service. Plan your next move with us, we promise to make your experience truly exceptional.

MORNINGSTAR

NOW SELLING

34767 Quarry Avenue, Abbotsford BC V2S 0P7

604 209 8784

southill@mstarhomes.com

mstarhomes.com

MORNINGSTAR



FLOORPLANS & FEATURES

Berks

TOTAL AREA 2000 SQ FT (INCLUDING FINISHED BASEMENT)



South Hill
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A



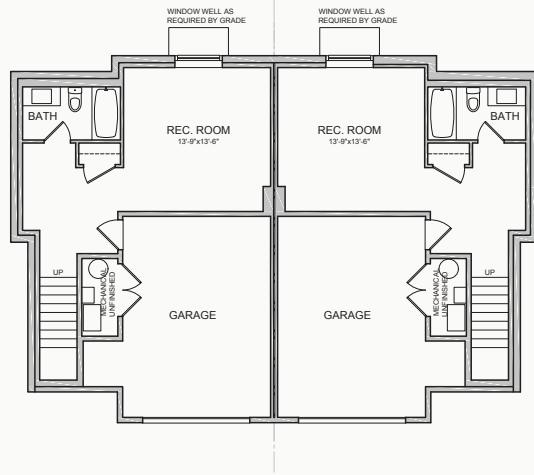
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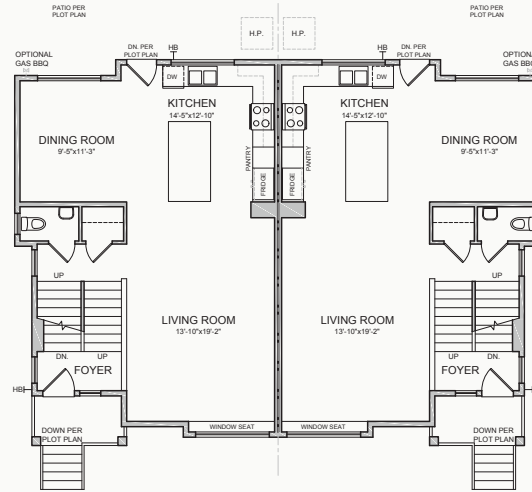
C

Berks

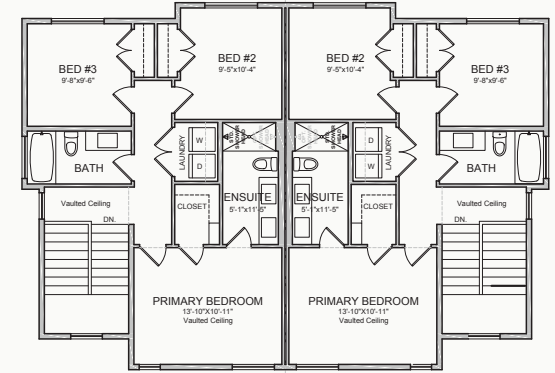
TOTAL AREA 2000 SQ FT (INCLUDING FINISHED BASEMENT)



FINISHED BASEMENT
BASED ON BERKS A • 500 SQ FT



MAIN FLOOR
BASED ON BERKS A • 800 SQ FT



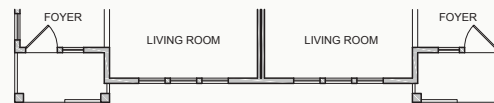
UPPER FLOOR
BASED ON BERKS A • 700 SQ FT



MAIN FLOOR • BERKS B



UPPER FLOOR • BERKS B



MAIN FLOOR • BERKS C



UPPER FLOOR • BERKS C

The developer reserves the right to make modifications to floor plans, elevations, features and/or finishes without notice. Sizes are based on architectural measurements E. & O.E. All landscaping elements for illustrative purposes only. Refer to plot plan.

Juniper

TOTAL AREA 2085 SQ FT (INCLUDING FINISHED BASEMENT)



South Hill
COOPER MEADOWS



A



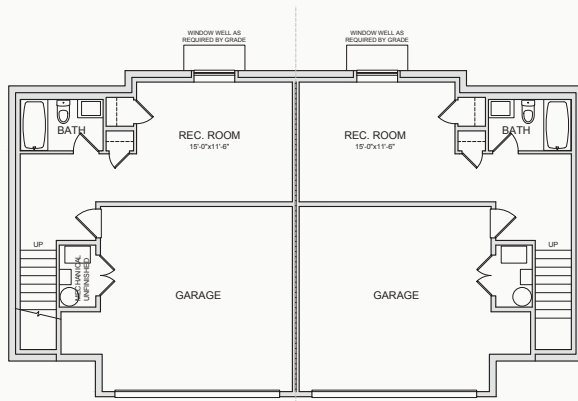
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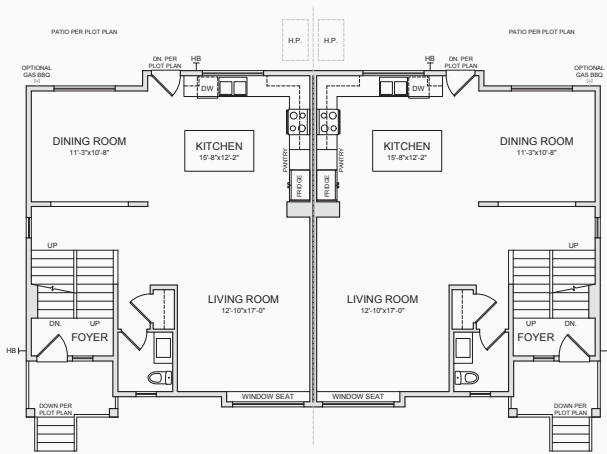
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Juniper

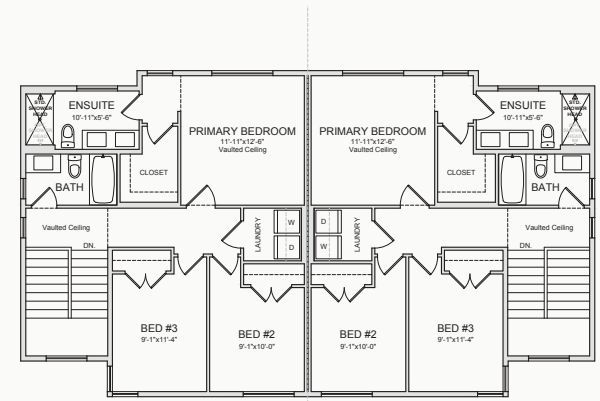
TOTAL AREA 2085 SQ FT (INCLUDING FINISHED BASEMENT)



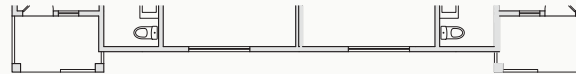
FINISHED BASEMENT
BASED ON JUNIPER A • 475 SQ FT



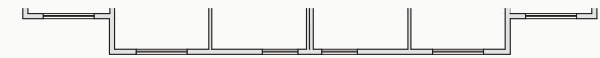
MAIN FLOOR
BASED ON JUNIPER A • 850 SQ FT



UPPER FLOOR
BASED ON JUNIPER A • 760 SQ FT



MAIN FLOOR • JUNIPER B



UPPER FLOOR • JUNIPER B



MAIN FLOOR • JUNIPER C



UPPER FLOOR • JUNIPER C

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Larch

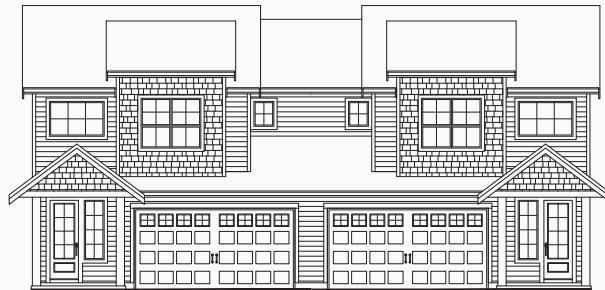
TOTAL AREA 2240 SQ FT (INCLUDING FINISHED BASEMENT)



South Hill
COOPER MEADOWS



A



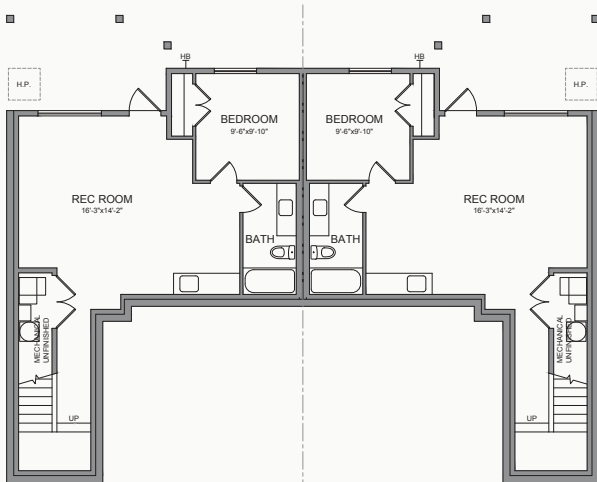
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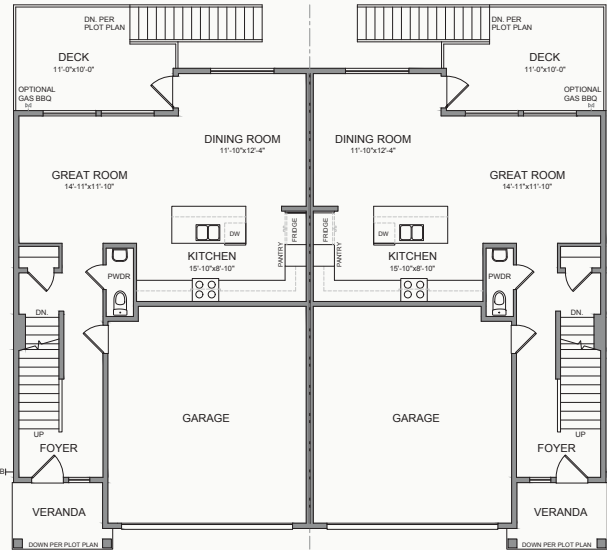
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Larch

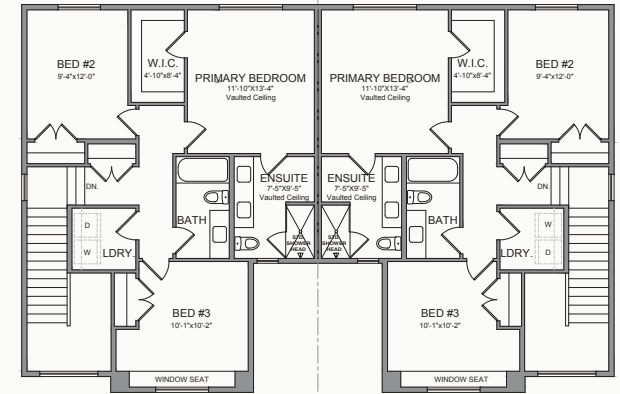
TOTAL AREA 2240 SQ FT (INCLUDING FINISHED BASEMENT)



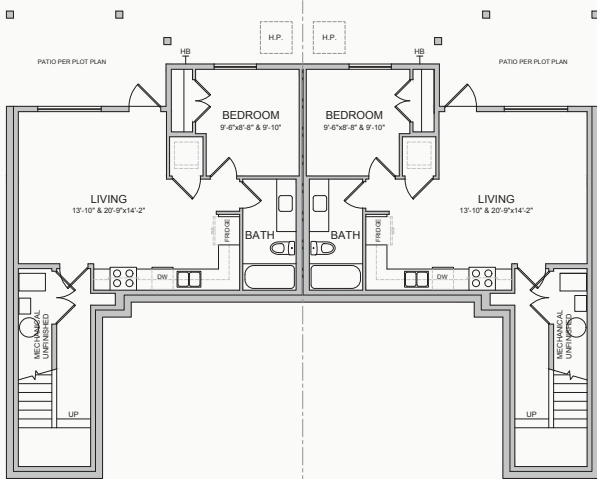
FINISHED BASEMENT
BASED ON LARCH A • 720 SQ FT



MAIN FLOOR
BASED ON LARCH A • 720 SQ FT



UPPER FLOOR
BASED ON LARCH A • 800 SQ FT



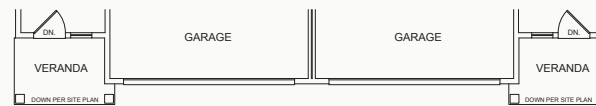
OPTIONAL BASEMENT SUITE
BASED ON LARCH A • 836 SQ FT



MAIN FLOOR • LARCH B



UPPER FLOOR • LARCH B



MAIN FLOOR • LARCH C



UPPER FLOOR • LARCH C

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FEATURES



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EXTERIORS

- 9 distinctive architectural elevations
- Hardie board siding, shingle, board & batten, brick or stone (per elevation) with wood detailing
- 8' contemporary flush-glazed entry door with iron black handle set
- Double garage (per model) with smart automatic door opener
- Driveway with broom finish concrete
- Professionally landscaped front and back yards
- Fully fenced back yards

SPA-LIKE BATHROOMS

- Powder Room vanity with quartz countertop, matte black single-lever faucet, floating polished edge mirror, and durable laminate flooring
- Main and Basement Bath with vanity, quartz countertop, matte black single-lever faucets, relaxing soaker tub, and ceramic tile flooring coordinated with wall and accent tiles (per colour scheme)

- Primary Ensuite with elegant dual-sink vanity and quartz countertop, matte black single-lever faucet, extra large frameless glass shower, and ceramic tile flooring with coordinated wall and accent tiles (per colour scheme)

THOUGHTFUL DETAILS

- TELUS wireless smart security system: Includes control panel, keypad, motion sensor, window and door contacts, leak detection devices, smart doorbell, smart lock, smart garage door opener, and a rear-yard turret camera mounted under the soffit
- Roughed-in garburator
- Two exterior hose bibs
- Two exterior electrical outlets
- Telephone outlet on each floor
- Cable T.V. outlet in living room
- USB combo outlet on each floor
- 40 amp, 240 volt EV outlet in garage

INTERIORS

- Choice of 2 designer interior colour schemes
- 9' basement, 10' main floor, and 8' upper floor ceilings with vaulted areas (per model)
- Durable laminate flooring on main floor
- Plush carpeting on stairs and upper floor
- Ceramic tile flooring in laundry room
- Contemporary matte black door hardware
- Staircase with half-wall and wood cap
- Fully finished basement with bathroom, rec room and bedroom (per model)

GOURMET KITCHENS

- Premium appliance package:
 - Fisher & Paykel integrated refrigerator
 - KitchenAid electric convection range
 - KitchenAid integrated dishwasher
 - Discreet Elica hood fan
 - Panasonic microwave
 - Whirlpool washer & dryer

- Quartz countertop (per colour scheme)
- Shaker & flat panel cabinets (per colour scheme) with soft close hinges
- Oversized islands with eating bar and storage
- Full height ceramic tile backsplash
- Matte black single lever pull-down faucet with matching natural composite sink

QUALITY CONSTRUCTION

- Gas condensing furnace with heat pump and HRV
- Energy efficient, 76 US gallon, electric water heater
- Low E, vinyl windows
- Low VOC paint and adhesives
- 30 year asphalt laminate shingle roof
- Smoke & carbon monoxide detectors
- Engineered joists with 2x6 exterior wall construction
- 2-5-10 year warranty with Travelers Guarantee

SITEPLAN



South Hill
COOPER MEADOWS



Morningstar South Hill Homes Ltd. reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices, without prior notification. E. & O.E.

MORNINGSTAR
MORNINGSTAR SOUTH HILL HOMES LTD.
COOPER MEADOWS DEVELOPMENTS LTD.