



LIVE
LARGE



WELCOME TO QUEENS

You're among the first to explore Queens — a limited release of spacious family townhomes in the heart of Queensborough.

As a priority registrant, you get early access to floorplans, pricing, and the first chance to secure your home — before the public launch.

Your Early Access Perks:

PRIORITY ACCESS — First in line

PRIVATE PREVIEW — Tour the display home early

PRIORITY SELECTION — Choose from the best homes

PRIORITY PRICING — Access the best value early

Come Live Large — at Queens.





LIVE LARGE AT QUEENS

2, 3, and 4-bedroom townhomes designed for families who need more — more space, more comfort, and room to grow. At Queens, every home offers wide open layouts, kitchens built to gather, and side-by-side double garages to give you the function of a house.

In the heart of Queensborough, you're steps from schools, parks, shops, and everyday essentials — with the kind of breathing room that's hard to find.

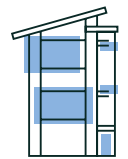
WHY QUEENS?

SIMPLE — IT'S EVERYTHING
YOUR FAMILY NEEDS



BUILT FOR FAMILIES

Spacious 2, 3, and 4-bedroom homes designed for growing families.



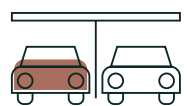
MORE SPACE FOR MORE VALUE

Family-sized homes with premium finishes — more space without stretching your budget.



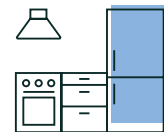
WIDER HOME LAYOUTS

Floorplans that feel bigger, live better, and give everyone their own space.



SIDE-BY-SIDE DOUBLE GARAGES

No more shuffling cars — every home includes a full-size double car garage.



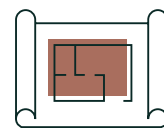
KITCHENS MADE TO GATHER

Kitchen islands, gas stoves, powerful hood fans, and built-in pantries for family cooking and everyday connection.



CONNECTED TO WHAT MATTERS

Close to schools, parks, trails, shops, and essentials — everything you need.



CRAFTED BY GULZAR

A trusted local builder with 30+ years of experience. Built Right. Built for Life.

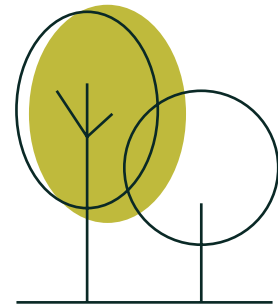


PRE-SALE FLEXIBILITY

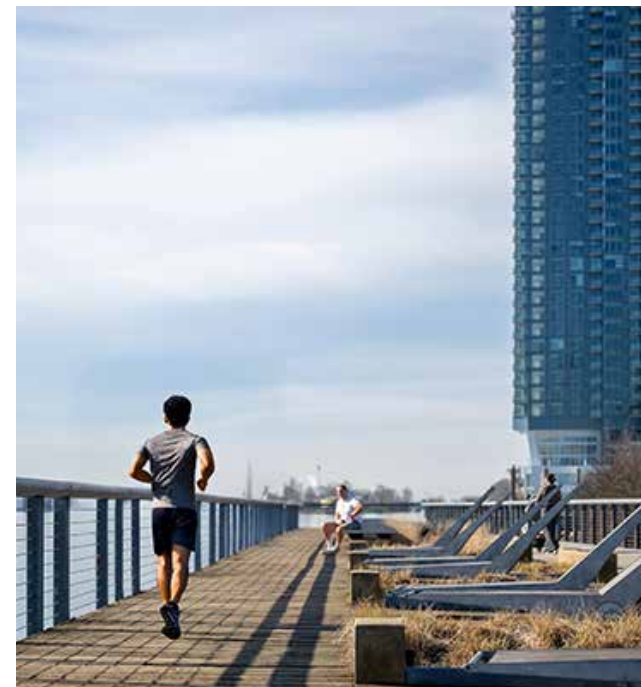
Secure your home early and lock in today's pricing — giving your family time to plan and save.

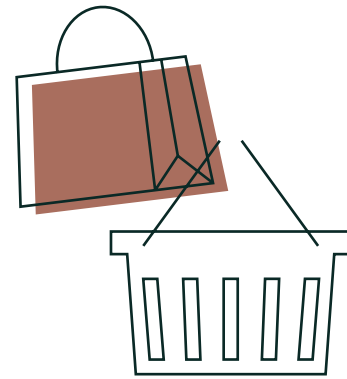
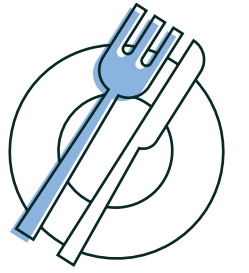


A NEIGHBOURHOOD THAT FEELS LIKE HOME



Queens is where neighbours know each other and kids have room to roam. Tucked into a quiet pocket of Queensborough, life at Queens flows just the way it should — connected, comfortable, and always close to home. Parks, playgrounds, and local shops create a true sense of community — where everything feels close, familiar, and easy.





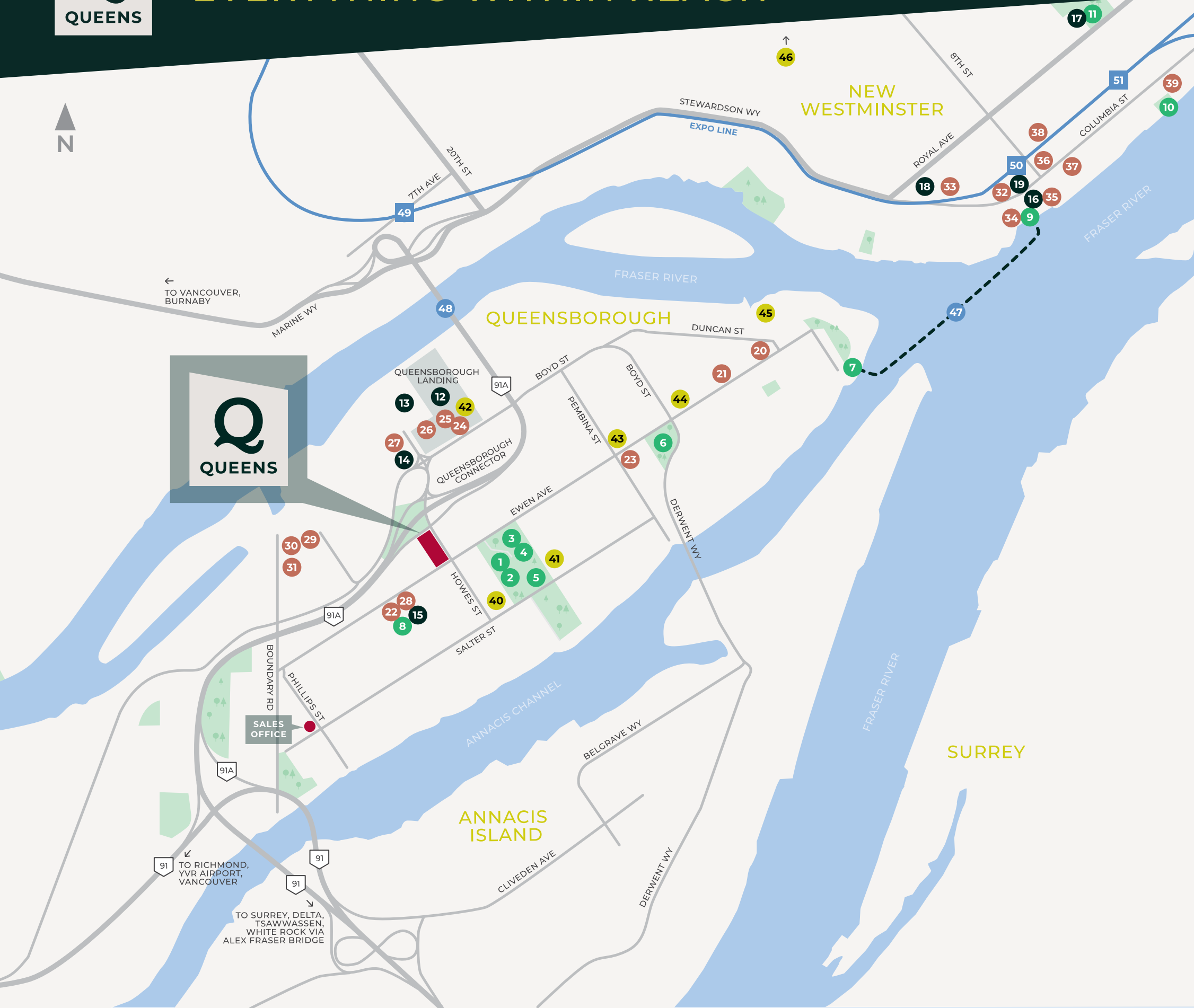
CONNECTED TO MORE

Queens puts you right where everything comes together — close to the best of New Westminister, Richmond, and beyond. With easy access to major highways, transit, and minutes from downtown Vancouver, yet tucked into a family-friendly neighbourhood built for balance. Living here means your essentials are all nearby.





EVERYTHING WITHIN REACH



PARKS & ACTIVITIES

- 1 Queensborough Community Centre
- 2 New Westminister Public Library
- 3 Queensborough Dog Park and Off-Leash Dog Area
- 4 Boro All Wheel Park
- 5 Ryall Park: Spray Park, Playground and Tennis Courts
- 6 Old Schoolhouse Park
- 7 Port Royal Park, Boardwalk, Riverfront Trail and Community Garden
- 8 Anytime Fitness
- 9 New Westminister Quay
- 10 Westminister Pier Park
- 11 Tipperary Park

SHOPPING & SERVICES

- 12 Queensborough Landing Outlet Mall: Old Navy Factory, Gap Factory, Banana Republic Factory, Calvin Klein, Tommy Hilfiger, la Vie en Rose Outlet, Liquor Store
- 13 Walmart Supercentre
- 14 Bulk Barn
- 15 Queensborough Market
- 16 River Market: City Avenue Market, Churi, Potteryworks, Rain City Games, Kinder Books
- 17 New West Farmer's Market
- 18 Save-On-Foods, PharmaSave, TD, BMO
- 19 Shops at New West: Safeway, Shoppers Drug Mart, RBC, CIBC

DINING & ENTERTAINMENT

- 20 Rozzini's Restaurant
- 21 Frankie G's Pub-Kitchen-Patio
- 22 Take The Cake Patisserie
- 23 Epic Grill Silogs + Sans Rival
- 24 Starbucks
- 25 Dana Pani Indian Cuisine
- 26 Boston Pizza
- 27 Taco Del Mar
- 28 Kalash Indian Kitchen
- 29 Kirin Seafood Restaurant
- 30 Match Eatery & Public House
- 31 Starlight Casino
- 32 Landmark Cinemas
- 33 Cockney King Fish & Chips
- 34 The Boathouse Restaurant
- 35 Angelina's Dutch Corner
- 36 Piva Modern Italian
- 37 El Santo
- 38 The Hide Out Café
- 39 Taverna Greka

SCHOOLS & DAYCARES

- 40 Queen Elizabeth Elementary School
- 41 Queensborough Middle School
- 42 Tiny Hoppers Early Learning
- 43 Ewen Childcare Centre
- 44 Merseyside Montessori
- 45 Queensborough KIDS
- 46 New Westminister Secondary School

TRANSIT & CONNECTIVITY

- 47 Q to Q Ferry
- 48 Queensborough Bridge
- 49 22nd Street SkyTrain Station
- 50 New Westminister SkyTrain Station
- 51 Columbia SkyTrain Station



GREAT, BIG FAMILY LIVING IN 23 PERFECTLY-PLACED TOWNHOMES

Spacious 2, 3, and 4-bedroom homes with the comfort, connection, and room your family needs — right here in Queensborough.



A COMMUNITY FOR EVERYDAY LIVING

From the moment you arrive, Queens feels like home — with a welcoming entrance and on-site commercial space that brings everyday essentials and a sense of community right to your doorstep.



THE HEART OF THE HOME

At Queens, the kitchen is built to bring people together — with a central island for connection, a built-in pantry for everyday storage, and a gas stove with a powerful hood fan made for real family cooking.

Open-concept layouts flow naturally from kitchen to dining to living, creating a space where meals are shared, routines are easy, and family life feels effortless.



YOUR DAILY ESCAPE

Start and end your day in a space that's calming, practical, and made for everyday routines.

The ensuite bathroom at Queens pairs modern finishes with everyday functionality — including a three-drawer vanity and integrated medicine cabinet to keep everything organized and within reach.

With quartz countertops, large-format wall and floor tiles, and a glass-enclosed rain shower with handheld wand, it's the spa-inspired retreat you want, built for how you really live.



FEATURES

LIVE LARGE WHERE IT MATTERS MOST

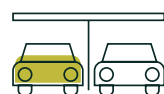
Every home at Queens is designed for the way families really live — with smart layouts, quality finishes, and space that works. From kitchens that bring everyone together to floorplans that flex as your family grows, these are townhomes that live big every day.



WIDER HOME LAYOUTS



KITCHENS MADE TO GATHER



SIDE-BY-SIDE DOUBLE GARAGES

HOME FEATURES

More comfort. More function. More space.

- Side-by-side double-car garages pre-wired with Level 2 EV charging, no more juggling vehicles
- Heat pump heating & cooling for year-round comfort
- Outdoor living with patios, balconies, or fenced private yards (varies by home)
- Samsung Smart front-load washer and dryer — energy-efficient and family-ready
- Wide-plank vinyl flooring throughout for durability and modern style
- Roller shades for light control and privacy
- Solid-core entry doors for better sound insulation and peace of mind
- Choose from two designer colour palettes — Timeless or Classic

KITCHENS – MADE TO GATHER

Where family moments and shared meals happen. The kitchens at Queens are designed to anchor your home — combining clean design, everyday function, and premium appliances to support how you live and cook.

- Quartz countertops with full tile backsplash
- Flat-panel duo-tone cabinetry with soft-close hardware and under-cabinet lighting
- Built-in pantry for smart storage
- Large single-bowl undermount sink with polished chrome pull-down faucet
- Stainless steel appliance package featuring:
 - 32" Samsung French door refrigerator
 - 30" Samsung 5-burner gas range with convection & air fry
 - 28" Falmec Insert 600 CFM ventilation hood fan
 - 24" Samsung dishwasher
 - GE stainless steel microwave
- Gas BBQ outlet for each home

BATHROOMS – EVERYDAY COMFORT

Style meets function in every detail. Every Queens townhome comes with thoughtful safety features and a comprehensive warranty, offering homeowners security and lasting peace of mind.

- Quartz countertops with undermount sinks and polished chrome fixtures
- Three-drawer vanity and integrated medicine cabinet for storage that stays organized
- Tiled floors and shower walls with glass enclosures
- Rainhead shower with handheld wand in ensuite bathrooms
- Deep soaker tub in the main bath
- Main floor powder room in select homes

BUILT FOR CONFIDENCE & COMFORT

Because peace of mind should come standard.

- Backed by a full 2-5-10 New Home Warranty
 - 2 years materials & labour
 - 5 years building envelope
 - 10 years structural coverage
- Hardwired smoke & CO detectors
- Fully sprinklered homes for added safety
- Pre-wired for security and smart home upgrades

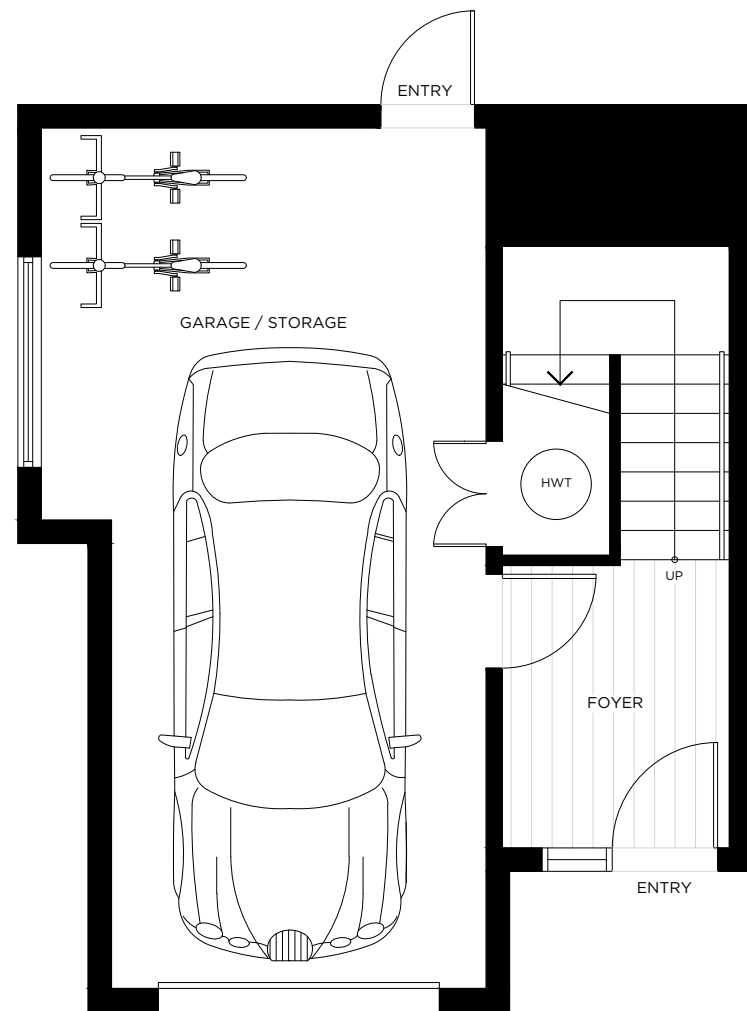
SITE PLAN



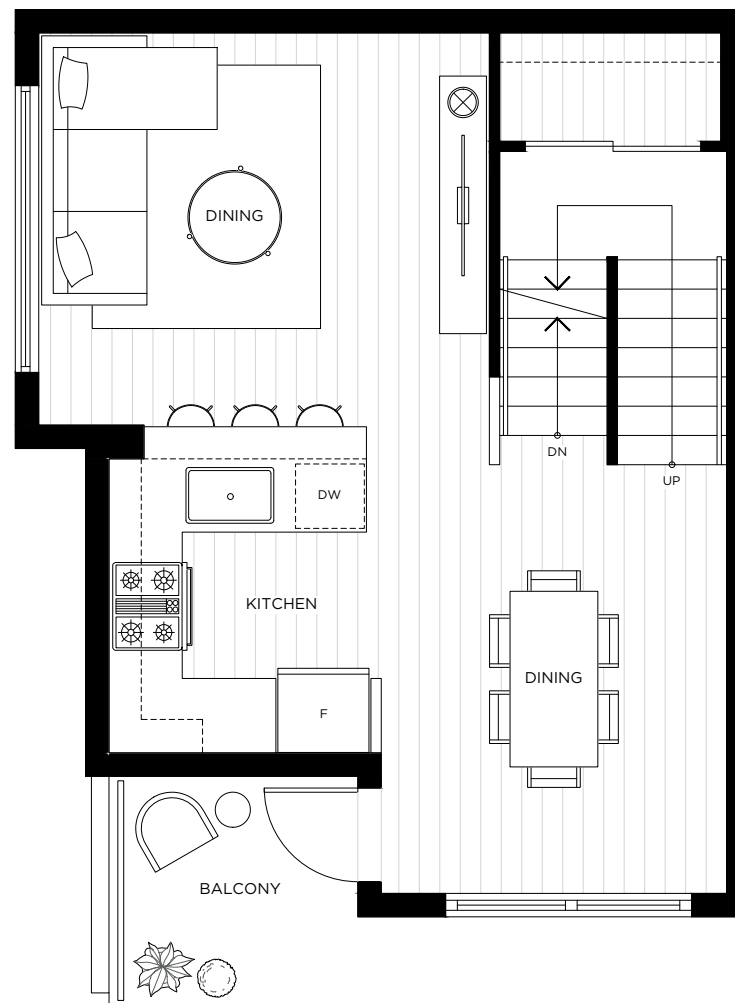


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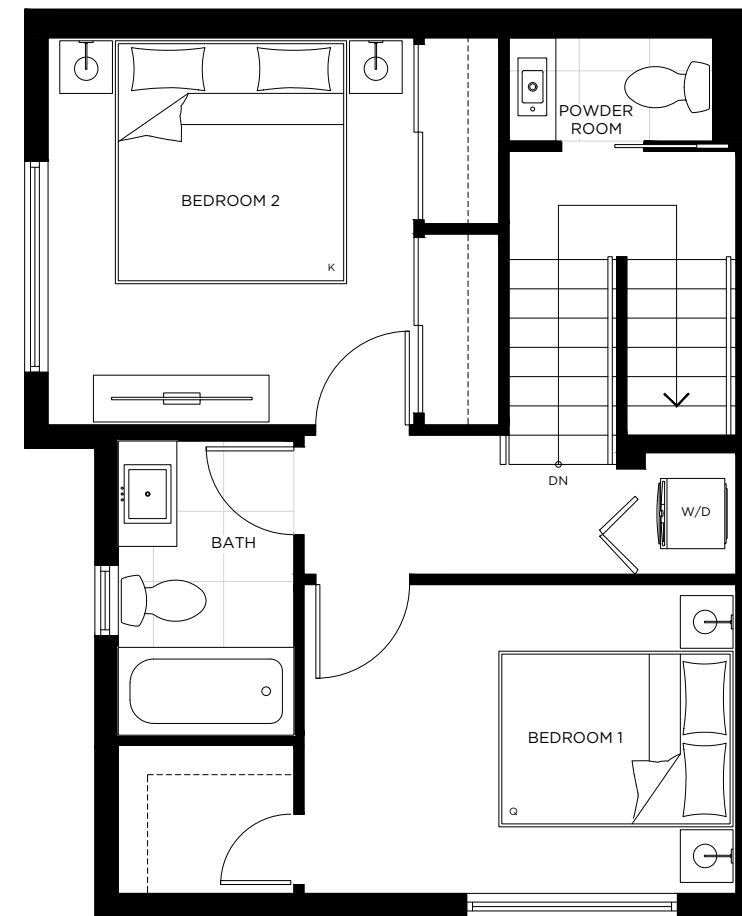
2 BED, 1.5 BATH
1,097 SF Living Area
320 SF Garage
1,417 SF Total Area



LOWER



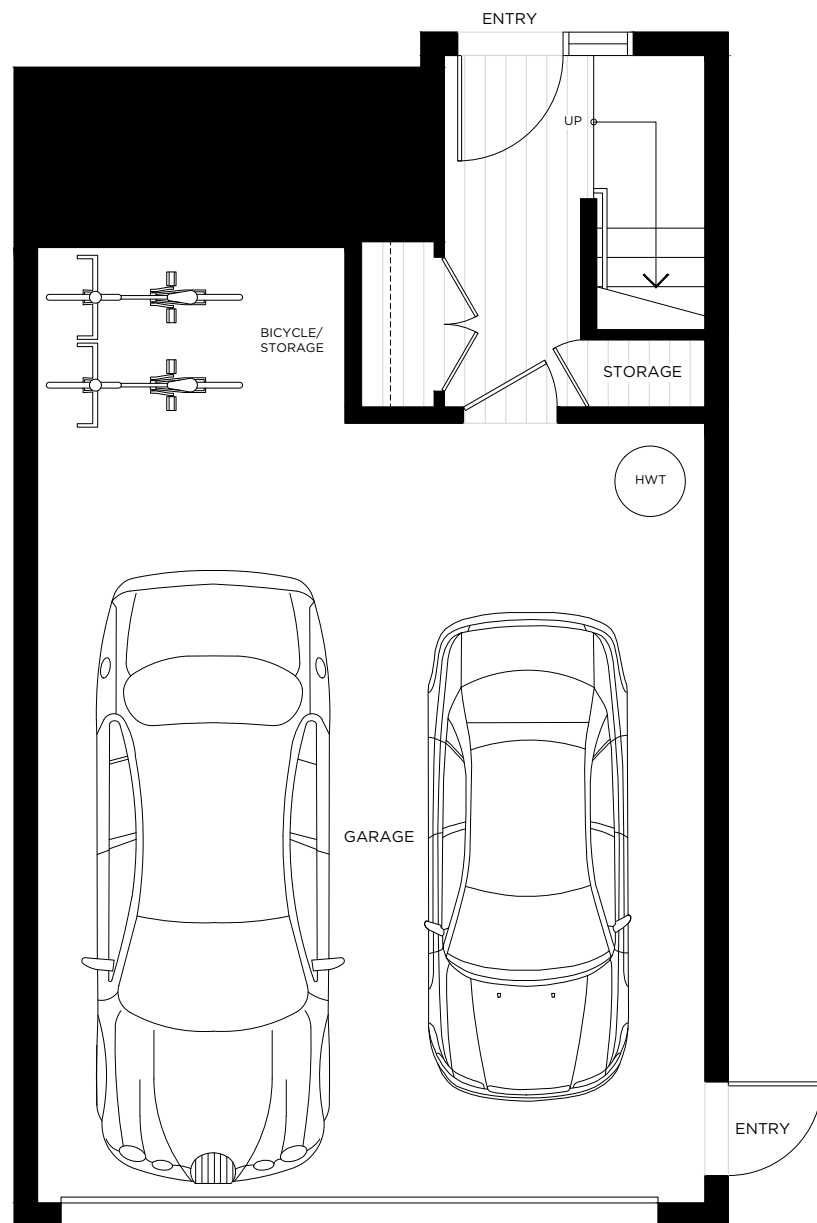
MAIN



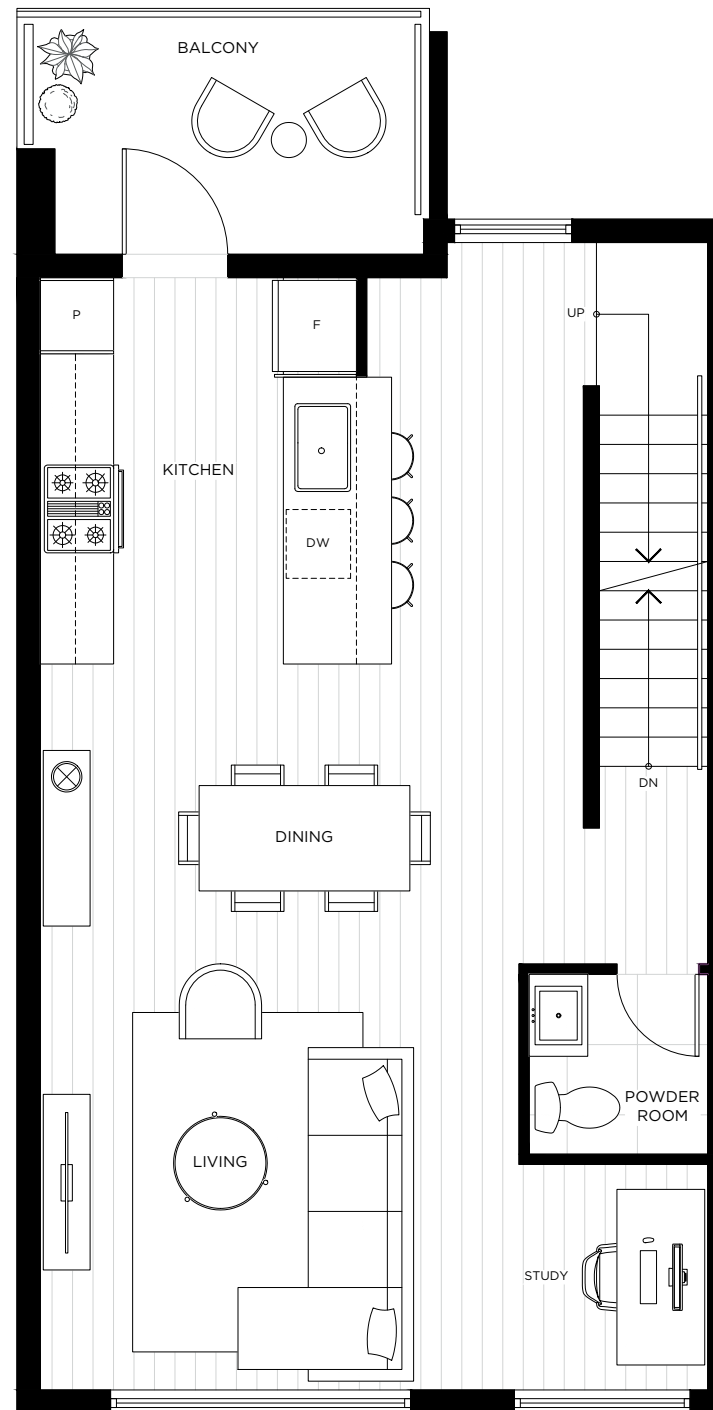
UPPER

C1A

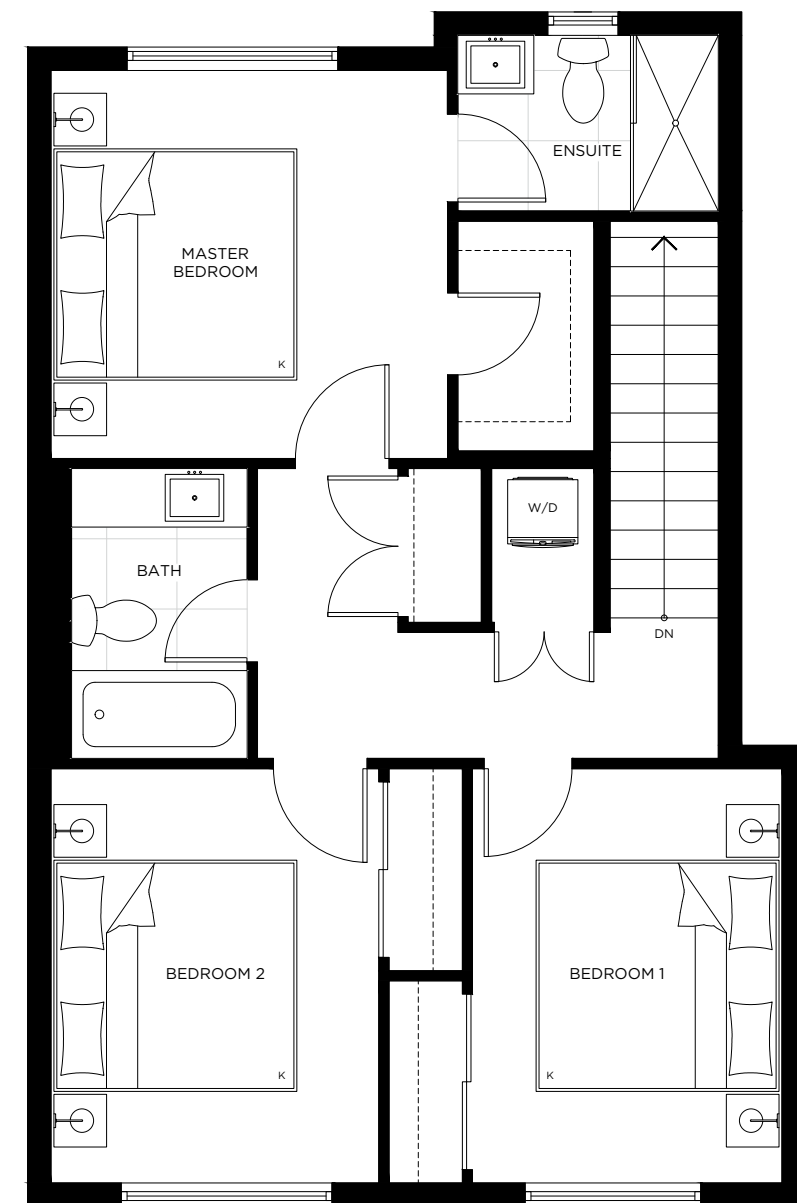
3 BED, 2.5 BATH + STUDY
 1,469 SF Living Area
 452 SF Garage
 1,921 SF Total Area



LOWER



MAIN

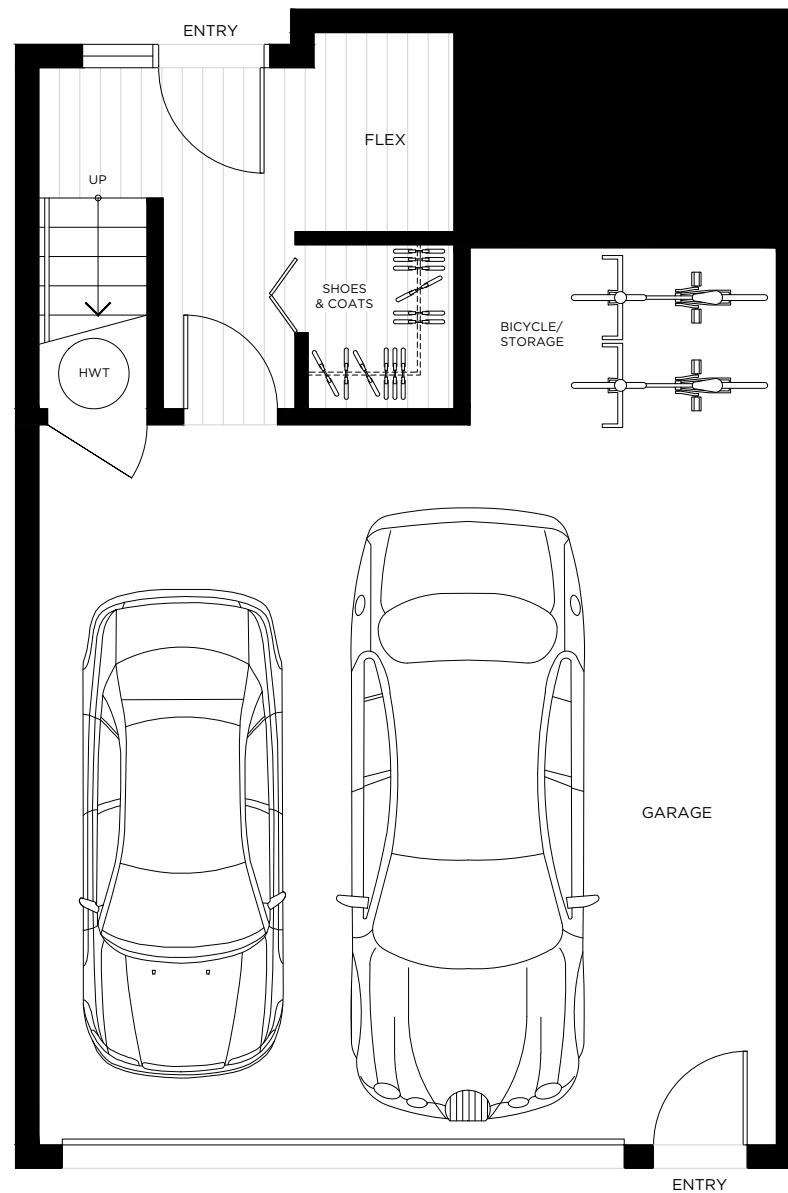


UPPER

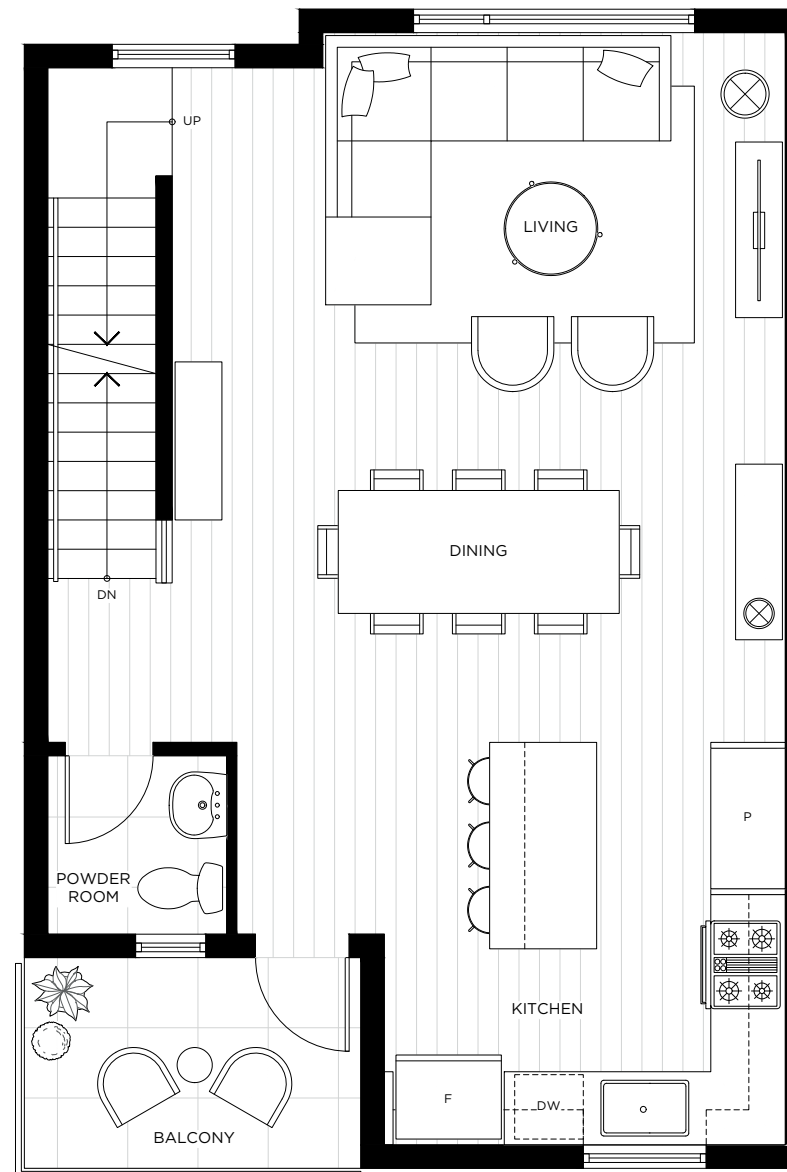


C2

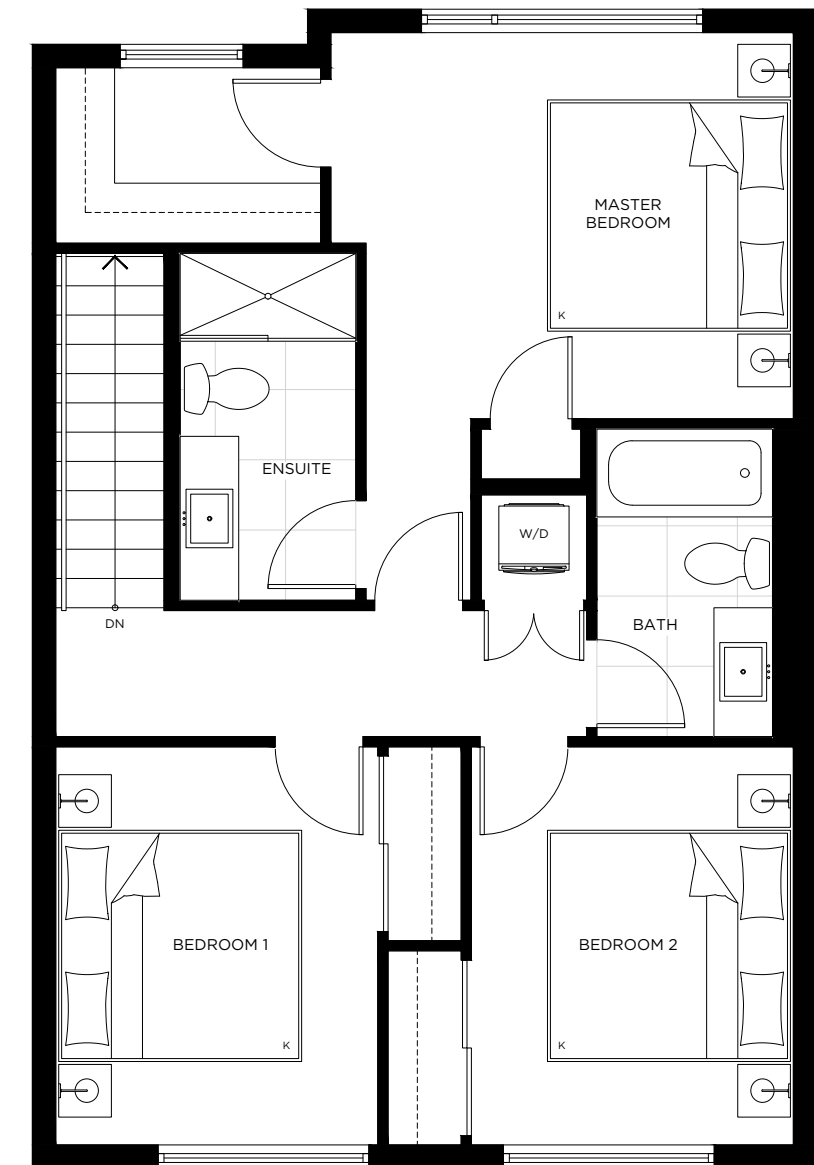
3 BED, 2.5 BATH + FLEX
1,479 SF Living Area
452 SF Garage
1,931 SF Total Area



LOWER



MAIN

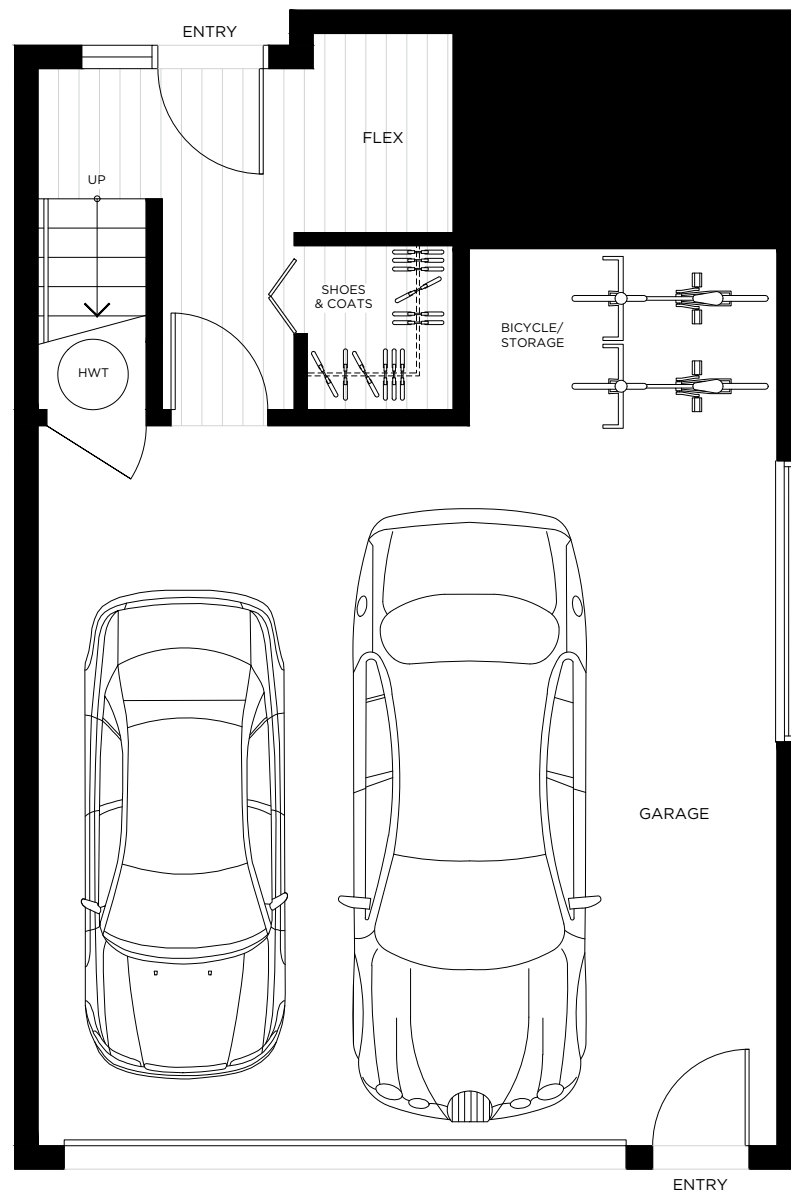


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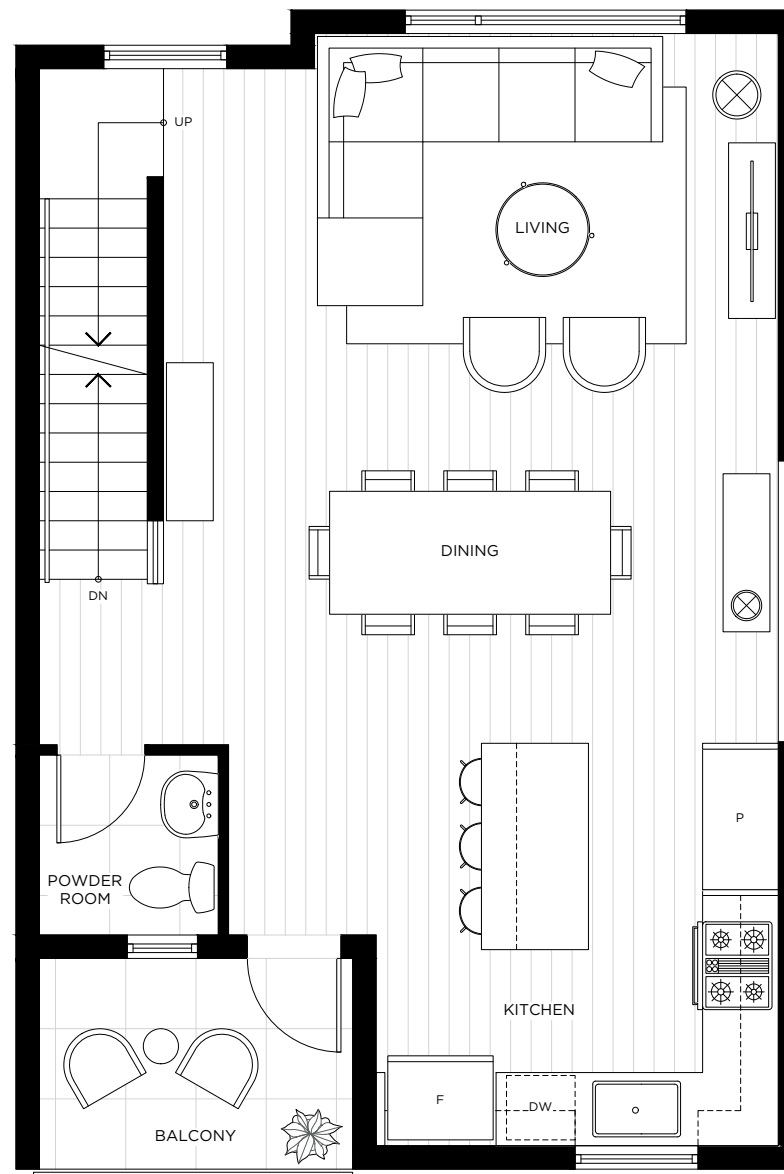


C2A

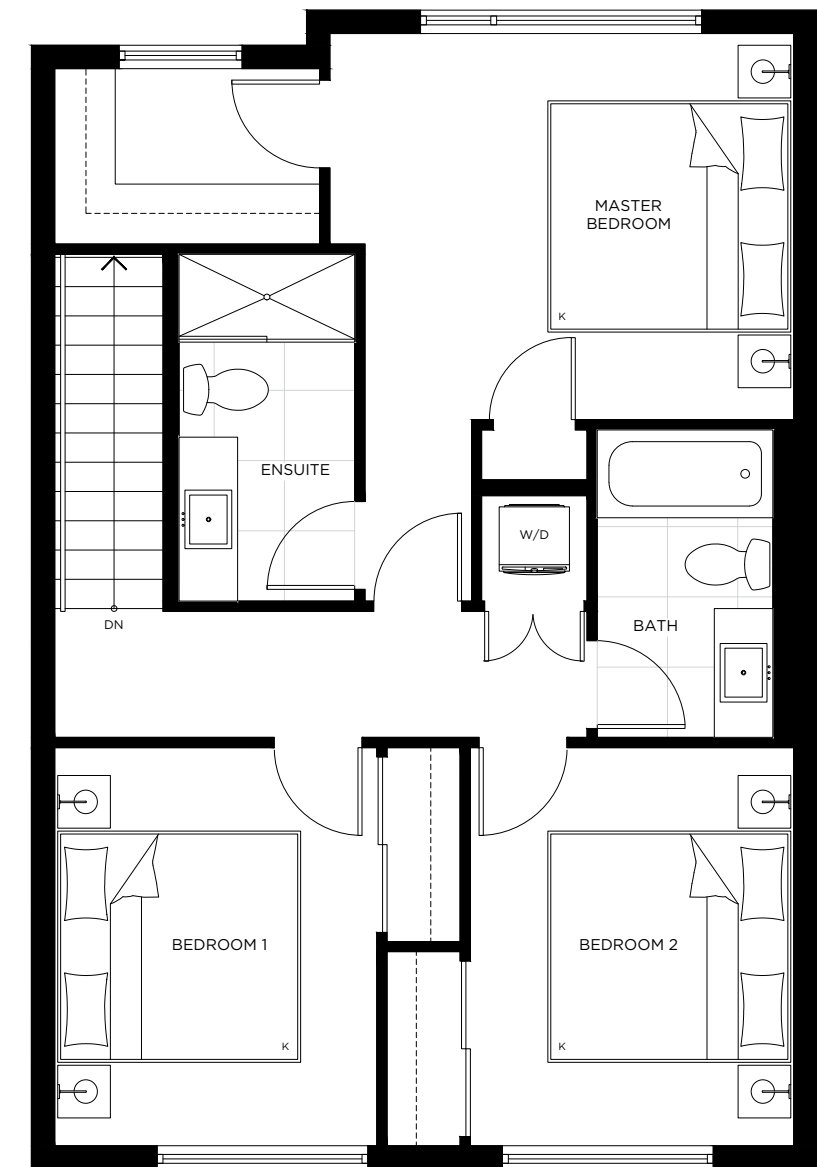
3 BED, 2.5 BATH + FLEX
1,479 SF Living Area
452 SF Garage
1,931 SF Total Area



LOWER



MAIN



UPPER

23 TOWNHOMES FOR
LIVING LARGE

QUEENSLIVING.CA

GULZAR
INVESTMENTS

PROPEL
REAL ESTATE GROUP

 OAKWYN REALTY