

The background is split into two main sections. The top section is white with thin, light brown topographic contour lines that flow from the left side towards the center. The bottom section is a dark, textured brown area that resembles a close-up of a rock surface or a weathered wall, with various shades of brown and black. The word 'BUTE' is centered across the boundary between these two sections.

BUTE

CLAYTON CREST



VIP OFFERING

CONGRATULATIONS! YOU ARE AMONG THE FIRST
TO RECEIVE THE EXCLUSIVE ADVANCE PREVIEW
PACKAGE FOR BUTE AT CLAYTON CREST.

We offer you the early opportunity to learn more about this
exciting development and receive the following benefits:

- ▲ Priority access
- ▲ Private preview at the Presentation Centre
before the public opening
- ▲ Priority pricing
- ▲ Priority inventory selection

BE THE FIRST

As the second building in this exciting new community, Bute offers a rare opportunity to invest early and grow with the vision of what's to come. The future is taking shape at Clayton Crest. Be part of it from the start.



Be among the first to own in this rapidly growing community—an incredible investment opportunity before property values rise



Stunning rooftop retreat with breathtaking valley + mountain views



Just a short walk to the future SkyTrain station



Access to stunning rooftop patio, fully equipped fitness center, lounge and games room, co-working space, on-site daycare, and extensive lush outdoor spaces



Seamless city access, serene valley living



With a proven track record of award-winning communities, Zenterra Developments has a trusted reputation of building high-quality homes with superior craftsmanship

LIFE INSPIRED

CLAYTON CREST

BUTE

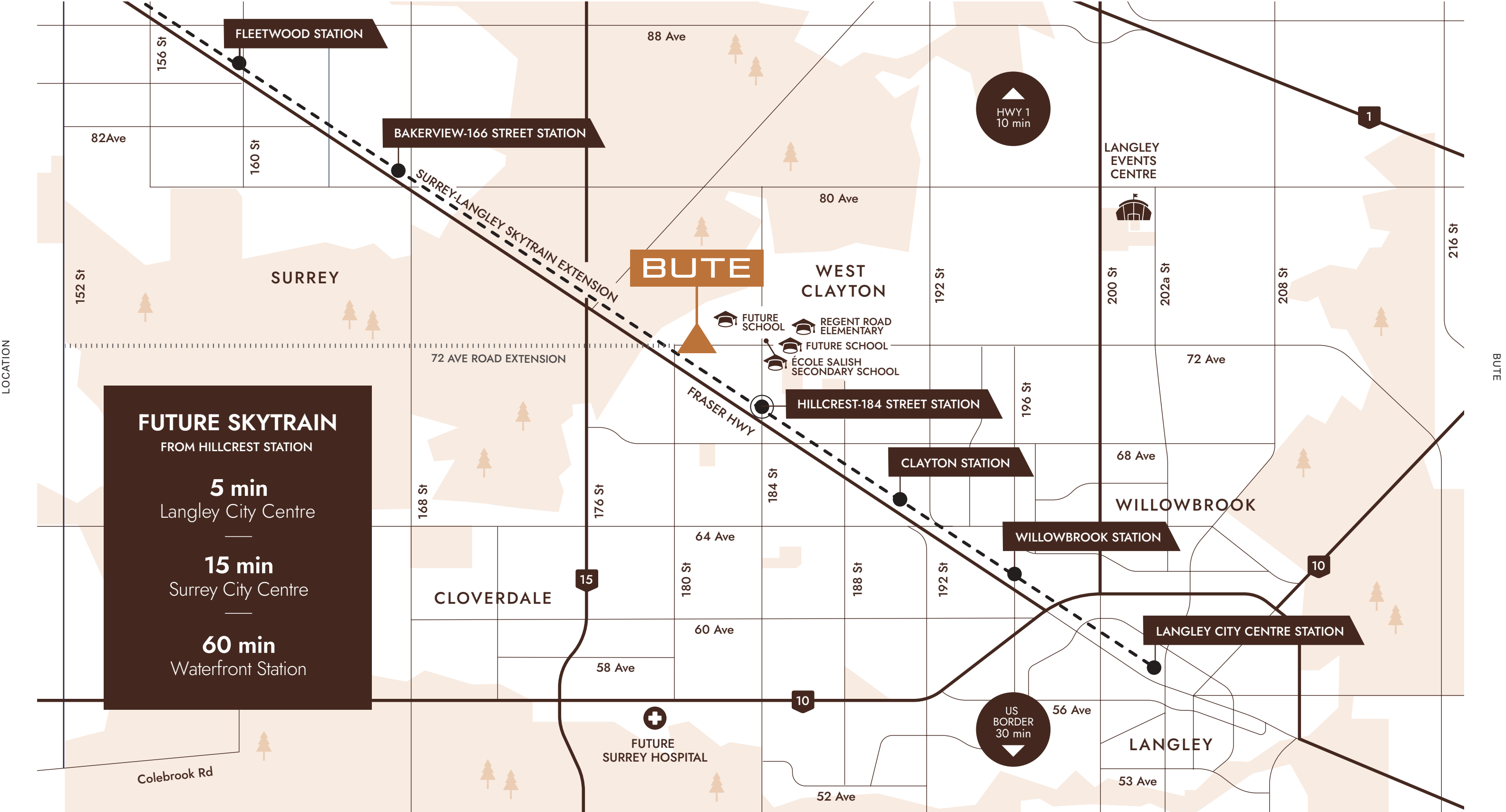
18075 Fraser Hwy



THE FUTURE IS HERE

Live in a community at the beginning of something extraordinary. Clayton Crest is set to redefine West Clayton with modern homes, vibrant greenspaces, rooftop patios, extensive amenities, and walkable connections—all in a thoughtfully designed, master-planned neighbourhood. With the future SkyTrain just a short walk away, commuting will be effortless. Plus, shopping, dining, schools, and recreation are all just minutes from home. Everything you need—and more—is coming together here.

LOCATED A SHORT WALK TO THE FUTURE SKYTRAIN STATION

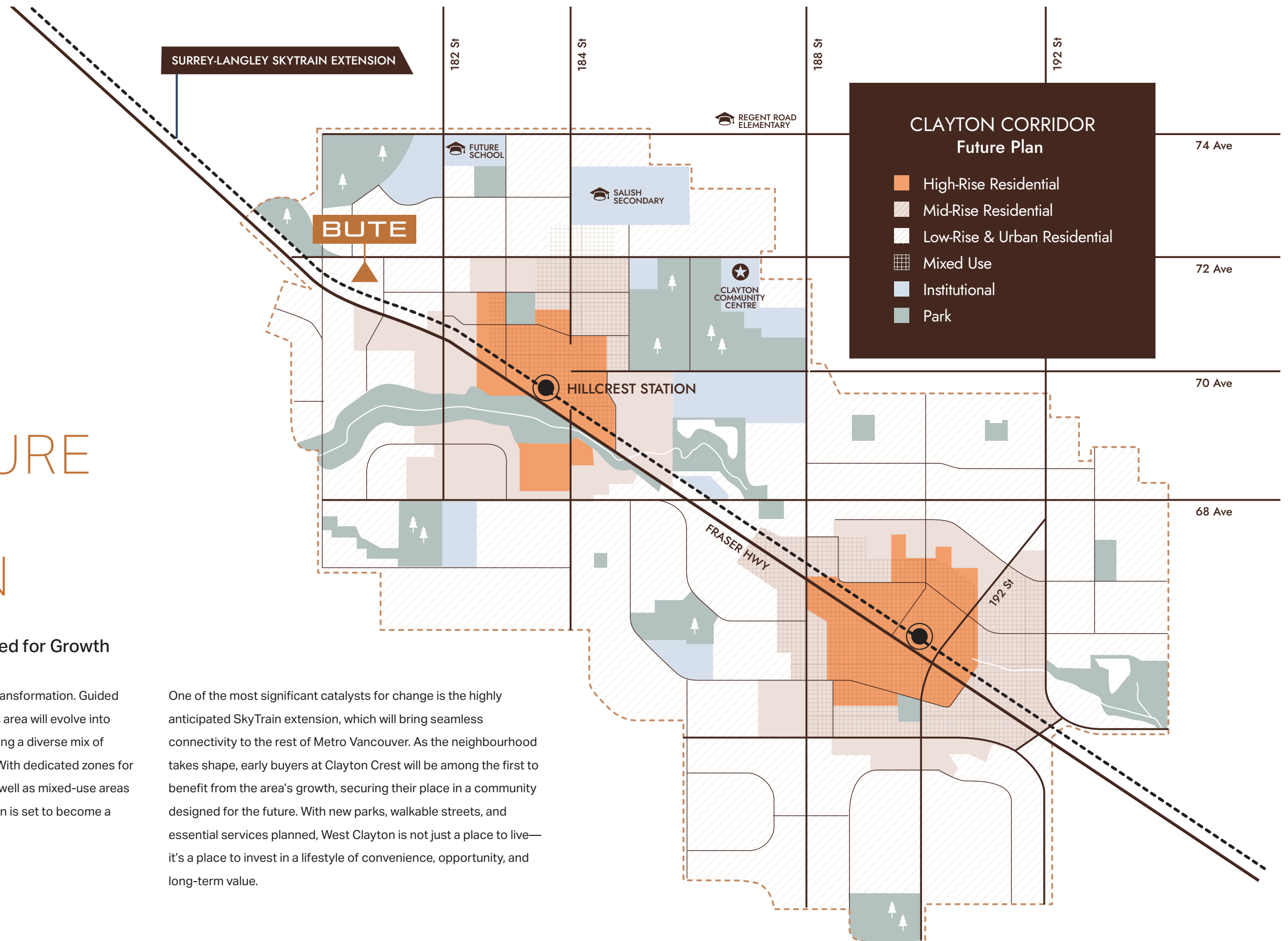


THE FUTURE OF WEST CLAYTON

An Emerging Community Poised for Growth

West Clayton is on the brink of an exciting transformation. Guided by the Neighbourhood Community Plan, this area will evolve into a vibrant, well-connected community featuring a diverse mix of residential, commercial, and green spaces. With dedicated zones for high-rise, mid-rise, and low-rise housing, as well as mixed-use areas and institutional developments, West Clayton is set to become a dynamic and thriving urban hub.

One of the most significant catalysts for change is the highly anticipated SkyTrain extension, which will bring seamless connectivity to the rest of Metro Vancouver. As the neighbourhood takes shape, early buyers at Clayton Crest will be among the first to benefit from the area's growth, securing their place in a community designed for the future. With new parks, walkable streets, and essential services planned, West Clayton is not just a place to live—it's a place to invest in a lifestyle of convenience, opportunity, and long-term value.



ENDURING DESIGN. BUILT TO LAST

Timeless exteriors, crafted with quality materials like corrugated metal, ensure lasting beauty and durability for years to come.

EXTERIOR

BUTE



SERENE ROOFTOP VIEWS

Soak in breathtaking mountain and valley views from Bute's expansive rooftop patio. This thoughtfully designed outdoor space offers the perfect backdrop for every moment. Elevate your lifestyle and enjoy the beauty of home from a whole new perspective.

THE ROOFTOP

BUTE



▲ Homeowners get priority access to onsite daycare—avoid the wait lists!

ONSITE DAYCARE FOR ULTIMATE CONVENIENCE

Family life is simple at Bute with an on-site daycare, offering residents first access to keeping their kids close to home. Just steps away, the safe and nurturing environment provides peace of mind while you stay connected to your busy routine.

It's the perfect blend of convenience and care, designed for families on the go. Just an easy pick-up and drop-off knowing your children are being cared for by a caring, qualified team—right at home.

EVERYTHING YOU NEED, RIGHT AT HOME

AMENITIES



FITNESS CENTRE ▲



BUTE

LOBBY ▲

Live, work, and play in a community built to keep you close to what matters most. With an on-site daycare to keep your little ones nearby, a co-working space with a patio for remote workdays, and endless opportunities for relaxation and fun—including a lounge, games and party room, rooftop patio with entertainment areas, and a fully equipped fitness centre—everything you need is right at your doorstep. Experience a vibrant, connected environment with playgrounds, lush seating areas, and walkways designed for true community living.



ROOFTOP ▲



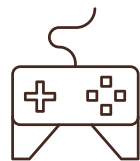
COURTYARD ▲





ELEVATED AMENITIES

Bute's thoughtfully designed indoor and outdoor amenities offer something for every lifestyle:



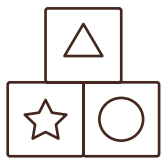
GAMES ROOM



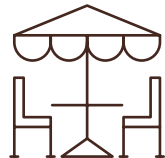
CO-WORKING SPACE



FITNESS CENTRE



DAY CARE



ROOFTOP PATIOS



PARTY LOUNGE

ROOFTOP SITE PLAN

AMENITIES



BUTE

3,875 SF
ROOFTOP PATIOS

3,875 SF
DAY CARE

550 SF
CO-WORKING SPACE

1,450 SF
GYM

800 SF
GAMES ROOM

950 SF
PARTY LOUNGE

4,030 SF
PLAYGROUNDS

27,530 SF
OUTDOOR AMENITY
(GROUND LEVEL)

IMPRESSIVE INTERIORS

INTERIORS



BUTE

ENTERTAIN IN STYLE



INTERIORS

BUTE

Kitchens at Bute feature sleek white marbled quartz countertops, minimalist flat-panel cabinetry, and premium stainless steel appliances, offering both style and functionality. Choose from two thoughtfully curated designer palettes—a light, airy scheme for a timeless, elegant feel, or a bold, dark option for a striking, modern statement.

◀ LIGHT SCHEME



A PRIVATE ESCAPE

INTERIORS

Each home at Bute is designed to elevate your everyday living with wide-plank luxury vinyl flooring, expansive nine-foot ceilings, and custom designer closets that bring both elegance and functionality. Effortless roller blinds provide privacy and comfort, while clean, modern lines allow for a space that's both stylish and practical.



BUTE



LUXURIOUS BATHROOM RETREATS

Designed for both relaxation and functionality, the spa-inspired ensuite offers a seamless blend of style and comfort. Featuring a frameless glass shower, modern porcelain undermount sinks, and a vanity with ample storage, every detail is thoughtfully crafted to enhance your daily routine.

◀ DARK SCHEME



STYLISH & FUNCTIONAL

INTERIORS



KIDS BEDROOM ▲



▲ OFFICE DEN SPACE

Whether you need a productive home office or a cozy space for the little ones, these thoughtfully designed rooms balance style and function. With modern finishes, smart storage solutions, and plenty of natural light, your home adapts to every stage of life.

BUTE



THOUGHTFULLY
DESIGNED HOMES
TO ELEVATE YOUR
LIFESTYLE

FEATURES & FINISHES

CONNECTED TO EVERYWHERE

- ▲ Situated on the crest of West Clayton overlooking the expansive valley with unobstructed mountain and valley views
- ▲ A short walk to the future Skytrain – Hillcrest 184th Street Station offers easy access all the way from Langley to Vancouver
- ▲ The new 72nd Avenue road extension will allow for quick east-west commutes between Surrey and Langley

ELEVATED AMENITIES

- ▲ Landscaped common rooftop patio with outdoor BBQ kitchen, dining area, fire pits, and lounge
- ▲ Communal rooftop garden plots
- ▲ Co-working lounge with outdoor patio
- ▲ Fully equipped fitness studio
- ▲ On-site daycare
- ▲ Games room
- ▲ Party lounge with kitchen and outdoor patio
- ▲ Ground-level terraced pathways connecting the community with two outdoor fitness centres, three children’s play area’s, multiple patios and seating areas, and extensive lush landscaping
- ▲ Secure bike room
- ▲ Bike repair station
- ▲ Car wash station inside the parkade

IMPRESSIVE INTERIORS

- ▲ Two colour palette options:
Light: Soft cream-coloured cabinetry paired with a light oak-coloured vinyl plank flooring
Dark: Rich walnut cabinetry paired with a dark oak-coloured vinyl plank flooring
- ▲ Expansive 9-foot ceilings
- ▲ 8-inch wide-plank luxury vinyl flooring throughout main living areas
- ▲ Enjoy added peace and quiet—select homes include enhanced sound-reducing windows
- ▲ Contemporary roller shades for effortless privacy
- ▲ Recessed ceiling lights throughout the main living area with ceiling mounted fixtures in the bedrooms
- ▲ Energy-efficient front-loading Samsung washer and dryer

PRIMARY SUITE

- ▲ Spacious primary suites with plush carpeting for added comfort
- ▲ Solid shelving in all closets
- ▲ Spa-inspired ensuite offers:
 - Soft-close doors + drawers
 - Durable quartz countertops with undermount porcelain sinks
 - Brushed nickel plumbing fixtures by Kohler
 - Walk-in shower with frameless glass and showerhead with handheld wand combo for easy cleaning
 - Porcelain floor and wall tiles
 - Kohler high- efficiency one piece toilet with a soft-close lid
 - Bidet outlet located next to toilet

INSPIRED KITCHENS

- ▲ Premium stainless steel Samsung appliances, including:
 - 5-burner gas cooktop with built in wall oven
 - 32” counter-depth refrigerator with ice maker
 - Quick Touch microwave with built in trim kit
- ▲ AEG telescopic hood fan
- ▲ Kitchen islands with round amber coloured tinted pendant lighting above (*in most homes)
- ▲ Sleek, flat-panel cabinetry with ample storage and soft-close doors + drawers
- ▲ Lazy Susan for easy accessibility in corner cabinet
- ▲ Under-cabinet LED lighting for enhanced visibility and ambiance
- ▲ Stain-resistant, ribbed ceramic cream kitchen tile backsplash
- ▲ White marbled, durable quartz countertops - scratch and stain resistant
- ▲ Sleek brushed nickel hardware throughout
- ▲ Spacious undermount stainless steel single-bowl sink
- ▲ Premium Kohler dual-spray pull-down faucet
- ▲ Gas connection for BBQ for all homes

THOUGHTFUL DETAILS

- ▲ Intercom at lobby entrance with secure FOB access system
- ▲ Dedicated elevator for residents with secure FOB access
- ▲ Gated underground parking with secure FOB access
- ▲ Secure parcel delivery system
- ▲ 1VALET Smart Building Technology system – a virtual concierge system that allows you to manage everything securely from an app on your phone:
 - Grant guests access and register visitor parking
 - Reserve amenity space for private events
 - Receive packages with automated parcel lockers
 - Enter the building using your smartphone
- ▲ Electric car charging rough-in for all residential parking stalls
- ▲ Cat6 wiring for fibre optic high-speed internet, phone and TV

PEACE OF MIND WITH ZENTERRA

- ▲ With nearly 30 years of excellence in homebuilding, Zenterra Developments has earned multiple awards and has been recognized for Multi-Family Home Builder of the year for 10 years in a row.
- ▲ Bute is backed by Zenterra's dedicated in-house Homeowner Care team and the comprehensive Travelers 2-5-10 Year Warranty Program:
 - 2-Year Coverage: materials and labour
 - 5-Year Coverage: building envelope protection
 - 10-Year Coverage: structural defects

BUTE FLOORPLATES

BUTE FLOORPLATE

Level 1

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



In a continued effort to improve our homes, we reserve the right to modify plans, specifications and prices without notice room sizes, square footage, features and outdoor spaces may vary within this community. Floor plans may be reversed based upon location. All dimensions and sizes are approximate. Buyers are recommended to read the sales disclosure statement and review the floor plans prior to purchase. E&O.E

BUTE FLOORPLATE

Level 2

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

CLAYTON CREST

BUTE



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BUTE FLOORPLATE

Level 3

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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BUTE FLOORPLATE

Level 4 - 6

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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BUTE FLOORPLANS

THE ZENTERRA STANDARD

30 Years of Experience

Award-Winning Craftsmanship, Trusted Reputation

With over 100 award nominations and 30 prestigious victories, including three national awards, Zenterra Developments has earned industry-wide recognition for excellence. Each award is a testament to our unwavering commitment to superior design, quality craftsmanship, and thoughtful community planning. From local honours to national accolades, our reputation is built on delivering homes that exceed expectations—earning the trust of homeowners and investors alike.

30+ Industry Awards | 3 National Awards | 100+ Nominations

A Fully Integrated Team, A Seamless Experience

At Zenterra, we believe that exceptional homes begin with a meticulous, hands-on approach. Unlike many developers, we have a dedicated in-house team that oversees every step of the journey—from concept and design to construction and final key handover. By keeping everything under one roof, we ensure precision, quality, and efficiency at every stage.

- Design & Planning – Thoughtfully crafted layouts and architectural excellence.
- Construction Management – High standards of workmanship and durability.
- Sales, Marketing & Customer Care – A seamless buying experience from start to finish.

Our fully integrated approach means that every home we build meets the highest standards—because we're there every step of the way.

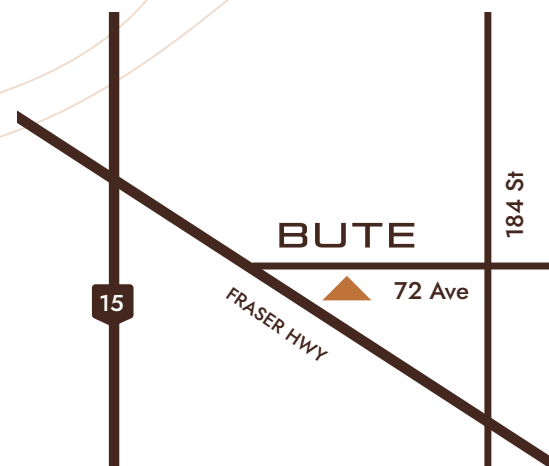


Windsor – 2024 FINALIST for Best Multi-Family Condo Unit ▲

▼ King + Crescent – 2025 FINALIST
for Best Multi-family low rise development



Camden – 2024 WINNER for Best Multi-Family Development under 7 Storeys ▲



COMMUNITY LOCATED AT
18088 72 AVE, SURREY, BC



PRESENTATION CENTRE
#30 - 2411 160 STREET,
SOUTH SURREY, BC, V3Z 0C8



butecondos.ca

claytoncrest@zenterra.ca

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.

