



North Delta's Newest Community

Lineage offers a choice collection of modern 3 bedroom plus flex room urban townhomes with bright, spacious open concept layouts, double car garages, and contemporary finishes. With a rich blend of style and flair in a gorgeous natural setting, this is modern townhome living the way it's meant to be—urban, connected, and convenient.



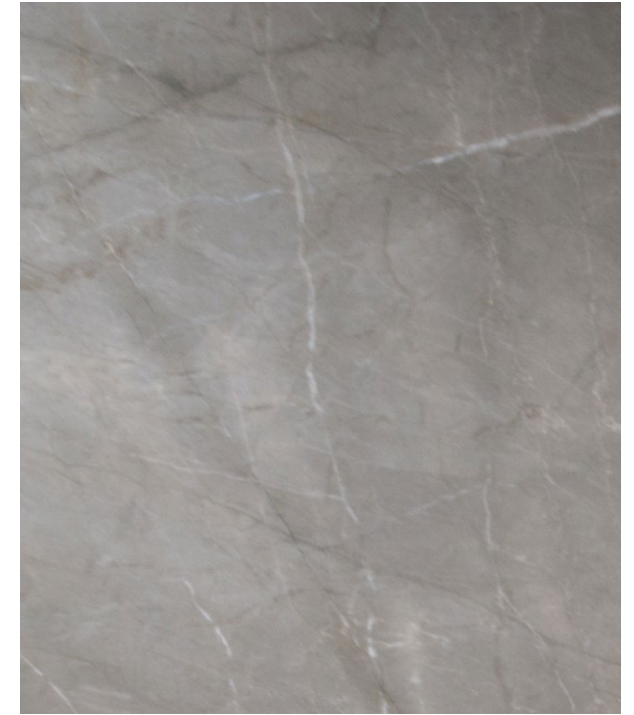
The Home You've Always Wanted

Whether you're looking for a space to raise your family or you're planning to settle down into a serene environment, Lineage is the perfect fit for you. This vibrant community is surrounded by endless green space and is just a stone's throw away from the many conveniences in this quaint neighborhood.

Cozy, Contemporary Interiors Designed For Living

Come home to a space that feels timelessly elegant, where sunlight brightens every room, and contemporary details provide a natural finishing touch.

Whether you're hosting a family gathering or enjoying a quiet evening at home, the open concept floorplan is as versatile as your social calendar, and is as spacious as it is intimate.



It's All In The Details

The kitchen features stainless steel LG appliances, gorgeous Simba vinyl plank flooring, and a durable quartz countertop and backsplash that invites you to gather around and makes you feel at home from the moment you walk through the door.

Ready For The Future

In times of change, it's important to have a home that can adapt with you. Step into your future-proof green home with EV ready rough ins for future charging stations, and climate control to keep you cool throughout the warm summer months.

Within a serene neighborhood tucked away from busy roads, Lineage is an ideal place to foster connection and community for modern living, with an outdoor gathering space and a children's playground for families of all sizes. It also boasts a wider layout and double garage for ample space and side-by-side parking.

1 *Bedrooms*

3 spacious quaint bedrooms can be found on the top floor, featuring an ensuite for the master.

2 *Laundry*

With a washer-dryer located on the bedroom level, you can do your laundry quickly and conveniently whenever you need.

3 *Main Floor*

The open-concept main floor is spacious and inviting, featuring an expansive kitchen for dining with the family.

4 *Patio*

The patio provides a convenient outdoor space for entertaining, barbecuing, or just spending time with family.

5 *Flex*

The ground floor has a flex room that can be used as an office space or as a nursery for a growing family.

6 *Bathroom*

A beautiful and inviting bathroom can be found on every floor.

7 *Garage*

EV-ready double garage gives you the opportunity to park both your cars side by side.





*A Serene Sanctuary You
Can Come Home To*

At the end of a long day, nothing is more important than your bedroom. It's where you come to lay your head to relax and recharge. But it doesn't have to be just a place to rest—it can also be a sanctuary where you can truly unwind.

Imagine waking up to the soft morning light to bring about a sense of peace and balance, and coming home to your very own oasis to enjoy rest and relaxation. Our spacious master bedrooms feature ensuite bathrooms, so you can feel at ease during your morning routine, and your two additional bedrooms are perfect for your growing family or for guests.



Everything You Need Is Right Here

We believe that home is a place to rest, but it's also a way to connect with the people who matter most. Our community offers shopping, entertainment and active living right at your fingertips.

These homes are only steps from North Delta Secondary, Richardson Elementary and are moments from a variety of boutiques and restaurants in the ever-developing Nordel Center Shopping Plaza. Endless greenspace with nearby parks and playgrounds offer enriching experiences for the young and old. Enjoy family fun at the George Mackie Library or the North Delta Recreation Center as part of the active and urban lifestyle you've always dreamed of.

For commuters, highways 91 and 17 allow for easy access to Richmond, Surrey, Vancouver, and beyond. Living at Lineage, you have a world of possibilities within easy reach.



A World Of Possibilities Within Reach

US Border
20 Minute Drive

YVR Airport
20 Minute Drive

Tsawwassen Mills & Ferry Terminal
20 Minute Drive

Costco
15 Minute Drive

KPU
10 Minute Drive

Walmart
7 Minute Drive

Cineplex
7 Minute Drive

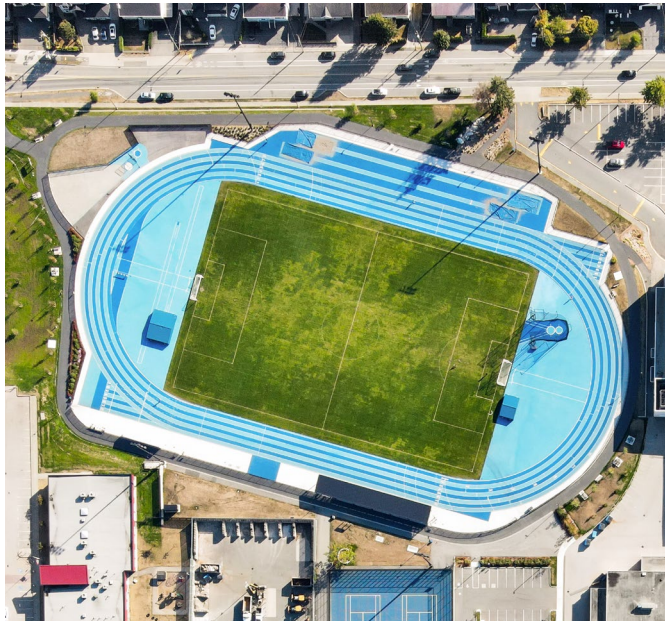
Best Buy
5 Minute Drive

Canadian Tire
5 Minute Drive

Superstore
3 Minute Drive

Bus Routes
312 and 316 from 84 Ave to Richmond Brighthouse or Surrey City Center

Highway Access
Highway 91, 17, and 99



Shopping & Entertainment

Lineage is conveniently located near the ever-developing Nordel Center Shopping Plaza, which is home to an impressive array of boutique shops and restaurants. For your day-to-day errands, Superstore, Walmart, and Canadian Tire are all just minutes away. If you're in the mood for entertainment, Cineplex is right around the corner—perfect for your next movie night with family-friendly flicks to romantic comedies and thrillers that will keep everyone on the edge of their seats!

The Local Lifestyle
You've Dreamed Of

Everything you need is right here. When you choose to live at Lineage, you are choosing to be a part of something bigger than yourself—you are part of a local way of life.



Active Living

We know you love to live life to the fullest, and that's why we've made it easy for you to do just that. At the North Delta Recreation Center, you can aim for a personal best at the gym, swim laps at the pool, enjoy an afternoon skating with your family at the ice rink, or spend some time outdoors in the fresh air at the beautiful North Delta Community Park.

Fostering Connection & Community

North Delta Community Center

The North Delta Recreation Center is a great place to get your family moving. Beyond a swimming pool and ice arena, this center also has a weight room, gymnasium, curling rink, public art gallery, off-leash dog park, and Youth Club—there’s always something for everyone.

North Delta Community Park

For those that prefer to spend their time outdoors, the North Delta Community Park offers picnic tables, tennis courts, soccer fields, a baseball diamond, trails, and playgrounds year round.

George Mackie Library

If you’re looking for a place where your children can enrich their minds while having fun with friends, then look no further than the George Mackie Library! This beautiful library is filled with books on every topic imaginable—all waiting for you to dive into them together.

Fire Hall & Police Station

You can’t put a price on your family’s safety. When you’re looking for a home, you want to know that your family will be safe and secure. With the North Delta firehall and police stations nearby, you’ll never have to worry about a thing.



THE COMMUNITY



You’ll be able to meet new people, explore new places, and try new things. Activities for all ages are just a short distance away. It’s all here, just waiting to be discovered.



Nurturing A New Generation

Daycare & Pre-School

We believe in investing in our community by helping families like yours thrive—and we believe that every child deserves a chance at success! Early childhood education is crucial for a child’s development, and we want to ensure that you have the peace of mind that comes with knowing your child is well-cared for. The Lineage community is built around great options like Believe N U Child Day Care and Lookout Preschool so you never have to worry about finding the right place for your little ones.

K-12

Imagine your child growing up on a beautiful street with their friends, at a school that’s just a block away. It’s not a dream—it’s reality! The local schools are all within walking distance so your children can foster independence in this tight-knit community. They’ll get to grow up with lifelong friends as they begin their K-12 journey at Richardson Elementary or McCloskey Elementary, and graduate into North Delta High School.

College & University

Whether your children choose to commute or live on-campus, there are no shortage of options if they want to stay close to home. World renowned universities including UBC and SFU are a short commute away, and a great choice for students looking for quality education, top-notch faculty and staff, and cutting-edge facilities. Other post-secondary institutions nearby also include Delta Community College and KPU that offer a wide range of programs to prepare them for success after graduation.



Experts You Can Trust



JPS DEVELOPMENTS INC.

DEVELOPED BY

JPS Developments

For over 20 years, we've designed homes with families and the community in mind. From our beginnings as a single-family home builder, we've experienced the natural growth to multi-family developments so that we can share more opportunities for home ownership. JPS Developments is driven by an unwavering commitment to creating exceptionally high-quality and beautifully designed places that people are proud to call their home.

MARKETING BY

Cloud 7 Agency



Cloud 7 Agency is a Real estate marketing agency providing full-scale project marketing. With their expertise, extensive experience, and industry knowledge, they help clients navigate the ever-changing market. As a result of continuously innovating and implementing new technologies, Cloud 7 has developed a streamlined and efficient marketing and sales process that has resulted in multiple project sellouts.

SALES BY

City 2 City



City 2 City Real Estate is a full-service Real Estate brokerage located in the city of Delta. In addition to helping clients buy and sell homes, City 2 City specializes in land development, land assembly, and commercial and development properties. Offering online and offline marketing services that provide the ideal customer experience. Using strategic market insights along with a knowledgeable, driven, and dependable team, City 2 City has become a benchmark for what a brokerage should be.