

# FEATURES

## FIRST IMPRESSIONS

- Warm West Coast Architecture featuring signature roof lines create a warm village streetscape, with two low-rise including commercial street frontage and condos above, and the distinct Townhall amenity anchoring the eastern end of the community and the distinct townhomes creating the perfect neighbourhood backdrop.
- Experience the welcoming entry for convenient, giving safe and easy access to the community.
- Explore the professionally designed grounds with rich landscaping and a central active path for exercise and play
- Perfectly positioned adjacent to public walking path, with Langley Townhall, RCMP, and Library just across the street. Also close to shopping, parks, community centres and transit with convenient access to major commuter routes including Highway 10, Fraser Highway and Highway One.

## INTERIORS EVERYONE CAN ENJOY

- Spacious open floor plans that are functional and exquisitely detailed
- Elegant laminate hardwood flooring throughout with carpet in bedrooms and stairways
- Luxurious large format porcelain tile in bathrooms
- Three professionally designed colour schemes by award winning Partico Design in Black, White or Modern.
- Airy 9 foot ceilings on main with large windows for plenty of natural light
- Townhome vaulted ceilings in master bedrooms (most townhomes)
- Low-E glass windows reduce UV-light damage while improving energy efficiency
- White 1" designer horizontal blinds
- Townhomes with convenient barbeque decks
- Condos offer larger decks and many with oversize roof decks depending on plan.
- Space saving stackable, front load washer and dryer
- Modern chrome door hardware
- Contemporary oversized baseboards

## GOURMET KITCHENS

- Townhomes with stunning open concept galley style kitchens with oversized 11' island or luxurious island kitchens with window over the sink depending on plan.
- Condos with gorgeous galley kitchens, convenient pantry kitchens, or luxurious island kitchens depending on plan.
- Classic shaker cabinets in white, black or modern flat panel duo tone cabinetry depending on colour scheme chosen.
- Luxurious quartz countertop in granite or marble look depending on colour scheme chosen, with coordinated designer tile backsplash.
  - » Preparation and clean-up are a snap with under mount stainless steel sink featuring matte black single lever faucet with pull down spray
- Elegant LED pot lighting and designer pendants over islands or eating bar
- Convenient under cabinet task lighting

Full complement of designer appliances including:

- » Stainless Steel French door fridge
- » Stainless Steel 30" slide-in electric range
- » Energy efficient stainless steel dishwasher
- » Stainless Steel Chimney style hoodfan
- » Built-in stainless steel microwave

## BEAUTIFUL BATHROOMS

- Retreat to the luxurious master ensuite featuring either a deluxe spacious glass enclosed shower or shower and separate soaker tub, depending on plan with contemporary ceramic tile work.
- Coordinated bathroom cabinets with spa inspired marble look quartz counter tops
- Luxurious large format porcelain tile flooring
- Deep soaker tub in main baths
- Water saving toilets
- Contemporary chrome faucets & bathroom accessories

## QUALITY CONSTRUCTION & PEACE OF MIND

Premium New Home Owner Protection Warranty including:

- » 1 year coverage for materials and workmanship
- » 2 years coverage for electrical and mechanical components

- » 5 years coverage for building envelope, including water penetration
- » 10 years coverage for major structural defects
- Rainscreen technology protection system
- Energy saving double glazed thermally broken vinyl windows and patio doors
- Double 2x4 inch insulated party wall system staggered stud and 1 inch air space
- Condos have 1 1/2" concrete topping between floors to help with internal noise transfer

## THOUGHTFUL CONVENIENCES

- Hard wired in-home smoke detectors
- Sprinkler System
- Roughed-in home security
- Roughed-in central vacuum for townhomes

## AMENITIES

Townhall

- » Entertainment lounge with kitchen, perfect for parties and large gatherings.
- » Flex Room suggested to be a craft room for all ages
- » Fitness room

Outdoor Children's Play area adjacent to east side of Townhall

Active Path between low-rise and city homes perfect for afternoon exercise or walks with Fido.

## WELCOME HOME TECHNOLOGY PACKAGE

A Welcome Home Kit that includes:

- » Free Installation
- » One Year Free Rental of HD Digital PVR
- » One Year Free TV
- » One Year Free High Speed Internet with WIFI
- » Fiber optic cable to your home

## ADDITIONAL OPTIONS AVAILABLE

### A LA CARTE

- Laminate flooring in bedroom instead of carpet
- Laminate flooring on stairs instead of carpet (townhomes and city homes)