

## GALA

#### FEATURES AND HIGHLIGHTS

Live at Parc Central

### GALA FEATURES

# Interior Details KITCHEN + BATHROOM

#### Designed For A Chef:

- Open kitchen concept with large island & convenient breakfast bar.
- Modern flat panel or shaker cabinets.
- · Spacious pantries in most homes.
- · Soft close cabinetry.
- · Scratch, stain & heat resistant quartz countertops.
- · 4"x12" ceramic backsplash.
- · Double undermount stainless steel sink.
- · Contemporary chrome pull-down Delta faucet.
- · Pendant lighting over islands.

Full suite of Samsung Stainless Steel Appliances:

- 32" French Door Refrigerator.
- · 31" Stainless Steel Electric Range.
- 29" Stainless Steel Microwave/Hood Fan.
- · 23" Stainless Steel Dishwasher.

#### Relaxation At Its Best:

- Luxurious low maintenance quartz countertops.
- · Modern Delta chrome faucets & shower system.
- Large 12"x24" matte porcelain floor tiles.
- · Contemporary 12"x24" matte porcelain wall tiles.
- Modern polished chrome towel bars, robe hooks, tissue & towel holders.
- · Under mounted lavatory sink.
- · Elegant Vanity Lighting Bars.



## GALA FEATURES

#### A Grand Entrance

## EXTRAVAGANT + WELCOMING

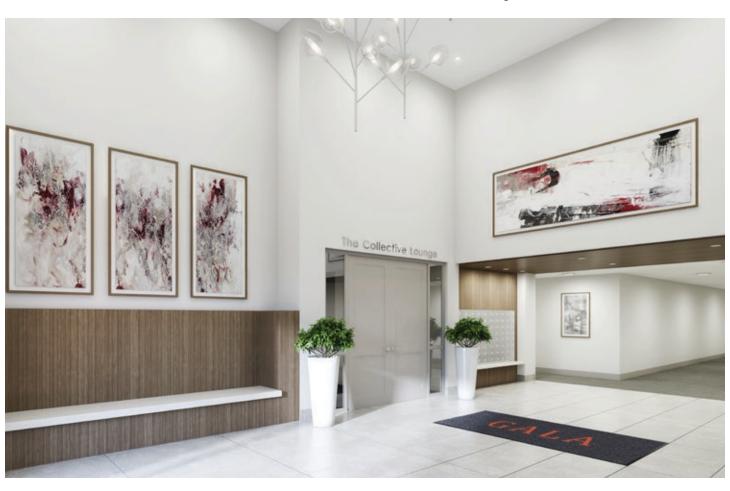
#### Coming Home Induces:

- Modern architecture by Focus Architecture creates a new standard of living in Langley.
- Beautiful & durable HardiePlank colour plus siding & brick.
- · All units come with one parking stall.
- All street and greenway ground level units offer conveniently located direct entry.

#### Living at Parc Central:

Presented by Essence Properties, Gala includes 75 modern condos consisting of one & two-bedroom spacious homes in the neighborhood of Central Gordon in Willoughby.

- · Secure storage lockers for all units.
- · Convenient guest parking in the courtyard.
- Indoor and outdoor amenity space for you to relax!
- The development includes plenty of resident parking on one level of underground.



### Quality in the Design

## AMENITIES + SPECIAL TOUCHES

#### Resident-Only Amenities Includes:

- The Collective Lounge: Multi-purpose area with kitchen, bathroom, billiards table, lounge with TV, & patio.
- Age friendly outdoor amenity: firepit, lounge, play area, & BBQ.

## Enhance Your Home With The Final Touches:

- · Built-in closet organization system.
- · Premium frameless glass bathtub enclosure.
- · Additional parking (Limited supply).
- Electric car charging station (Limited supply).

#### Peace Of Mind:

- All homes are pre-wired with connections for high-speed fiber optic cable, CAT 5e wiring, and cable television.
- Keep your home safe with hard-wired smoke detectors, carbon monoxide monitors, fire sprinklers in all homes and common area.
- Digital recording cameras for added assurance in select common areas.
- · Doors feature heavy deadbolt locks and door viewers.
- A wireless security system is standard on ground floor homes
- · Car washing station.

#### Enhanced Quality Design:

- The dimensional stability of TJI joists help them resist warping.twisting and shrinking that can lead to squeaky floors.
- Hardi-plank siding designed to last up 50 years against cracking, rotting, hail damage & termites.
- Oversized, low-E glass windows reduce UV-light damage & improve energy efficiency.
- Sturdy 2'x6' exterior wall construction complete with a rainscreen technology system.
- 1 1/2" concrete topping between floors.

#### Modern Interiors

#### FINISHES + LUXURIES

#### Extra Gala Features:

- Modern interiors by The Collaborative Design Studio.
- Luxurious durable vinyl plank flooring through living, dining,& kitchen areas.
- · Stylish carpeting in the bedrooms.
- Spacious 9' ceiling in all homes with 11' ceilings in select homes.
- · Horizontal wood blinds on all windows.
- · Family sized Whirlpool Washer & Dryer unit.
- Large, functional laundry rooms in select homes.
- Covered deck or ground floor patio extends living space to outside.
- Choose from 2 designer colour schemes: Modest and Formal.

#### CONVENIENCES OF LIVING AT GALA

Transit, Restaurants, Shopping, Schools, and Parks

#### Homeowner Care

#### WARRANTY + INFORMATION

#### Home information package including:

- Comprehensive online library with interactive maintenance plan.
- Printed homeowner guide with detailed product specifications as well as contact information for every company trade involved in the construction of Gala.
- 24/7 homeowner care department to respond to your urgent needs!

## Premium Warranty by National Home Warranty Includes:

- · 2 years coverage materials & workmanship.
- 5 years coverage building envelope, including water penetration.
- 10 years coverage for major structural defects.

