



IN STEP WITH
NATURE —
IN A PLACE
WHERE
GENERATIONS
GROW

WILDER
EST CROSSING 2019



BY INFINITY PROPERTIES



49.128161° N

122.664765° W

CRAFTED IN WILLOUGHBY

LANGLEY B.C.



ARCHITECTURE THAT PERFECTLY COMPLEMENTS A WOODLAND SETTING

Covered doorsteps and arched entryways are welcoming, and provide distinct separation between homes.





FOLLOWING THE RHYTHM OF THE LAND

Thoughtfully designed exteriors at Wilder Crossing feature sloping gabled roofs that mimic the surrounding treeline, while muted tones and Hardie-shingled facades blend in naturally.



BRIGHT AND AIRY INTERIORS MAKE ROOM FOR WHAT MATTERS

From blanket forts to dinner parties to family movie nights, there's lots of space for life lived well.





01



02

WHERE MEALS ARE MADE AND MEMORIES HAPPEN



03



04

The kitchen is the hub of any modern home. At Wilder Crossing, kitchens with contemporary design and upscale finishes make gathering easy and make light work of breakfast, dinner, and everything in between.

- 01 — After-school snacks or elaborate feasts, puzzles or science projects, a roomy dining area means plenty of space for all your day-to-day activities.
- 02 — Polished quartz countertops and a deep, double-bowled sink with high-arc faucet means prep and clean up are an enjoyable necessity.
- 03 — Open kitchens and plenty of counter space lets the whole family cook together, without bumping elbows.
- 04 — Cook like a master chef with upscale, stainless steel appliances, including a 5-burner gas stove and convection oven.

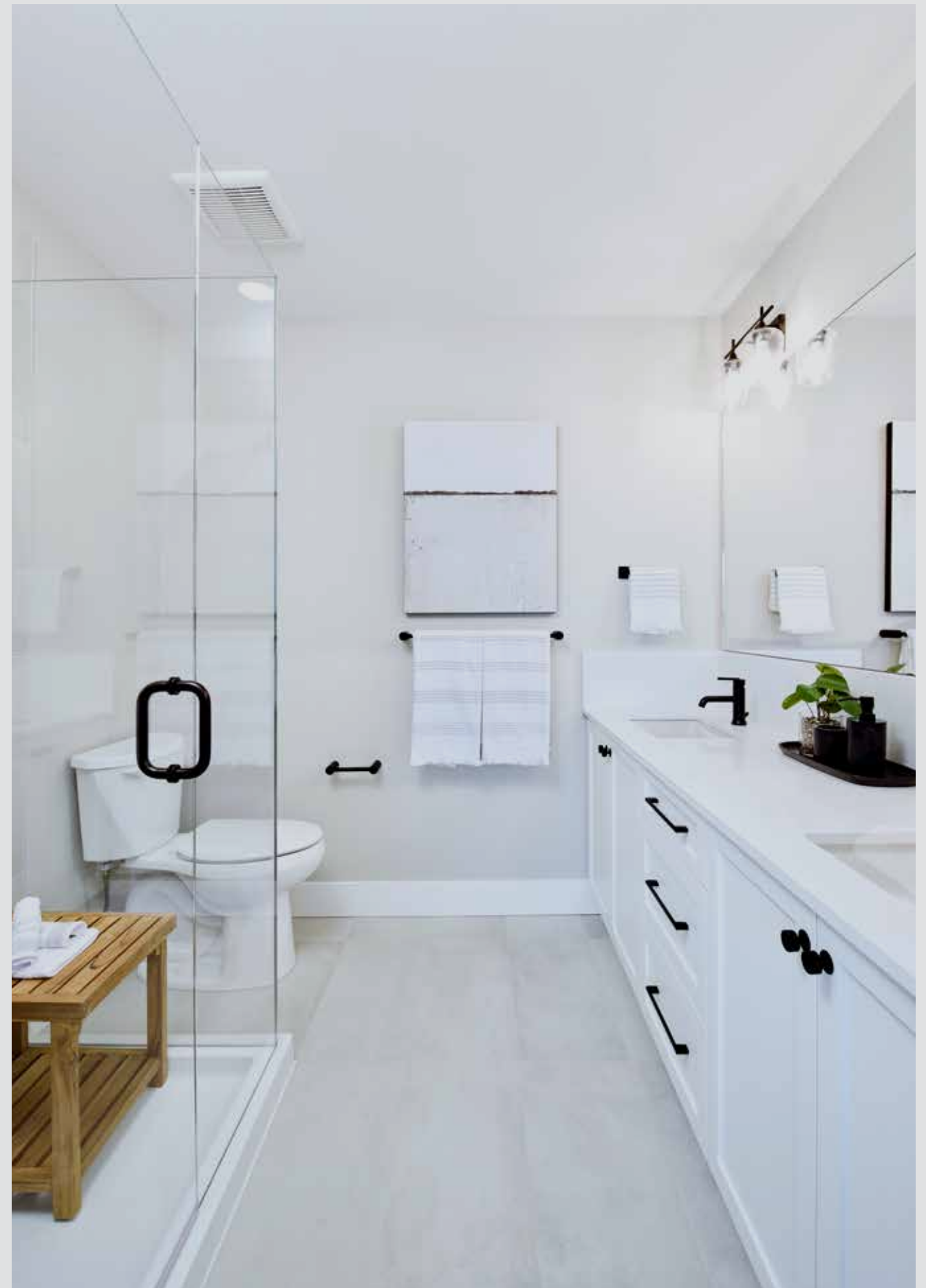


YOUR HOME IS YOUR SANCTUARY. A PLACE OF REST, REFLECTION AND INSPIRATION

- 05 — *A peaceful night's rest awaits in the airy bedrooms upstairs.*
- 06 — *Generous windows fill rooms with light and bring the outside in.*
- 07 — *Retreat to spa-like bathrooms that feature modern finishes and simple lines.*



06



07



01



02

A VIBRANT & CONNECTED NEIGHBOURHOOD

Wilder Crossing is part of a thriving and connected neighbourhood in central Langley. It's an easy distance from the comforts of home to shopping and services, schools and parks, and entertainment for the whole family. Safe, walkable trails meander through the Jeffries Greenway, while everyday amenities are a short drive away.

- 01 — Jeffries Brook Trail is part of the Willoughby Trails network that connects you to trails and parks around the neighbourhood.
- 02 — Parks like Langley Meadows Park provide safe and ample greenspace for kids to play and for dogs to run.
- 03 — Catchment schools offer attractive advantages: R.C. Garnett Elementary has an updated playground, thanks to local donations that include \$5000 from Infinity Properties. For the older kids, R.E. Mountain Secondary is the only secondary school in Langley that offers the International Baccalaureate (IB) Program.



03



CATCHMENT SCHOOLS

- 1 R.C. Garnett Elementary
- 2 Peter Ewart Middle School
- 3 R.E. Mountain Secondary School

PARKS

- 4 R.C. Garnett Park
- 5 Willoughby Community Park
- 6 Langley Meadows Park
- 7 McLeod Athletic Park

SHOPPING & MORE

- 8 72 Avenue & 200 Street
 - Moreno's Market and Deli
 - Panago
 - Subway
 - Mac's Convenience
 - Starbucks
- 9 7280 200 Street
 - Damiko Sushi
 - Jugo Juice
 - Sposa Nails

- 10 Smartcentres Langley
 - Best Buy
 - Home Depot
 - Walmart
 - Old Navy
 - Urban Barn
 - London Drugs
 - Liberty Wine
 - Save on Foods
 - Creekside Coffee
 - Menchies
 - Envision Financial

- 11 BC Liquor Store
- 12 Costco Wholesale
- 13 Willowbrook Shopping Centre
- 14 Canadian Tire
- 15 Steve Nash Fitness World
- 16 Gold's Gym
- 17 Langley Crossing Shopping Centre
 - Mucho Burrito
 - Earls Restaurant
 - Shoppers Drug Mart
 - Active Baby
 - Dollarama
 - Chuck E Cheese
 - Long & McQuade
 - Creative Kids Child Care
 - ProfessioNail

- 18 Willowbrook Park
 - MEC
 - Safeway
 - Sally Beauty
 - M&M Food Market
 - Soccer West
 - Scotiabank
 - Running Room

- 19 Real Canadian Superstore
- 20 Rio Can Langley Centre
 - Indigo
 - Leons
 - PetSmart
 - Homesense
 - Browns Socialhouse
 - HSBC
 - Milestones
 - Mastermind Toys
 - Pier One
 - Club 16 (Coming Soon)

- 21 Langley Power Centre
 - Michaels
 - Winners
 - Atmosphere
 - Cactus Club Cafe
 - Olive Garden
 - Party City
 - The Shoe Company
 - RW&CO.
 - Marshalls
 - Golf Town

- 22 Langley City Square
 - Nature's Fare
 - Toy Traders
 - Everything Wine
 - Structube
 - Skechers
 - Bed Bath & Beyond
 - Buy Buy Baby
 - Starbucks
 - Chipotle Mexican Grill

- 23 S+L Kitchen & Bar
- 24 7888 200 Street
 - Langley Events Centre
 - Willoughby Community Centre

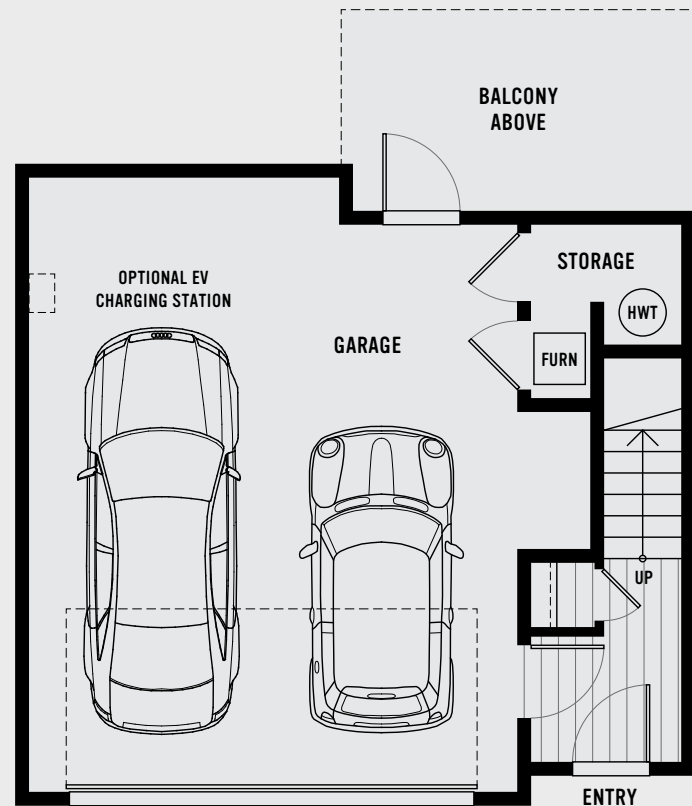
- 25 Muriel Arnason Library
- 26 Willoughby Town Centre
 - Shoppers Drug Mart
 - Hakam's Independent Grocer
 - F45 Fitness
 - Oxygen Yoga
 - Canada Post

- 27 Kwantlen Polytechnic University Langley
- 28 Langley Memorial Hospital
- 29 Cineplex Cinemas Langley

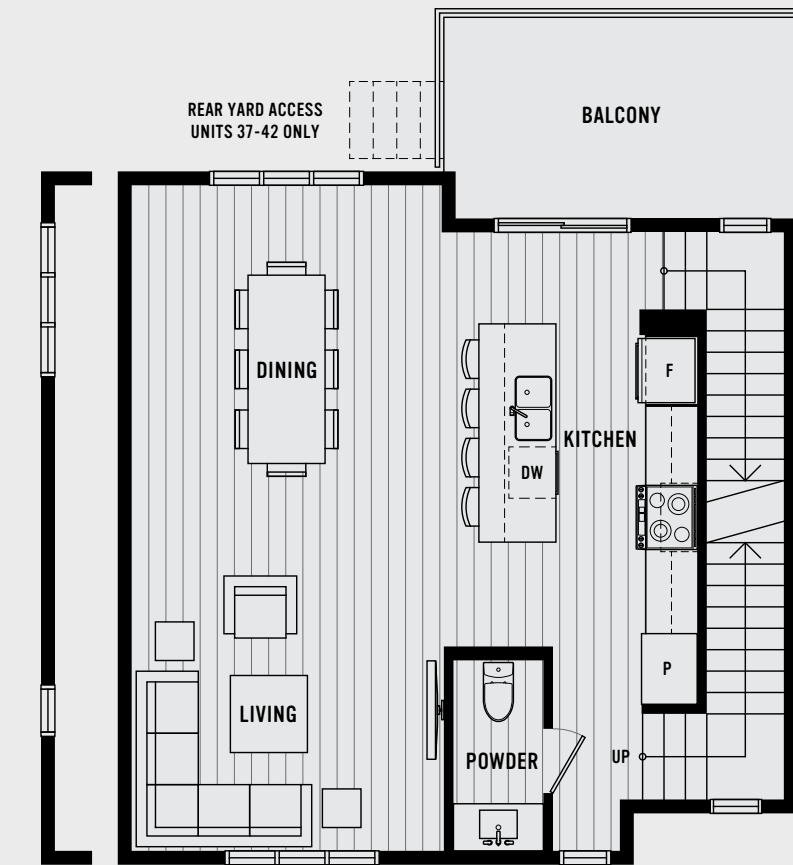
A/A1

3 BEDROOM
2.5 BATHROOM
1447 – 1468 SQFT

WILDER
EST. CROSSING 2019



LOWER



A1
VARIATION A

MAIN



A1
VARIATION A

UPPER

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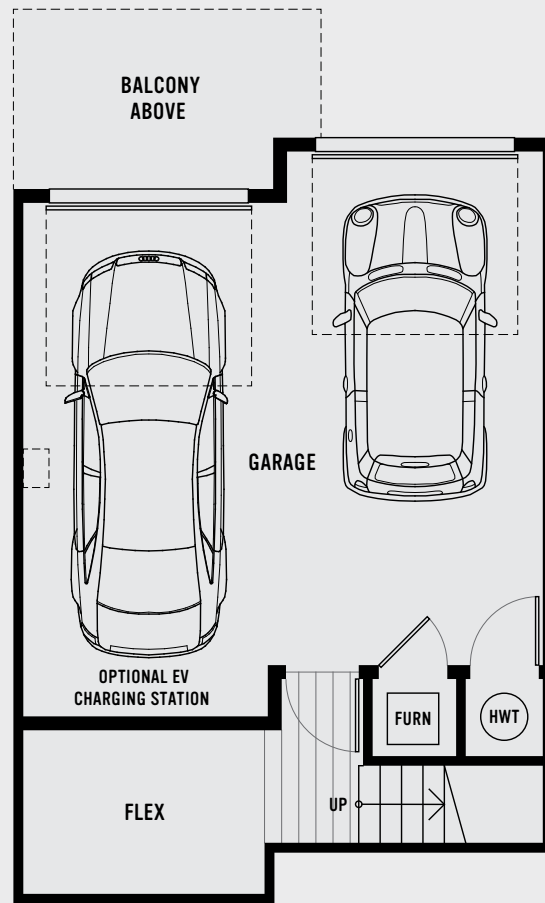
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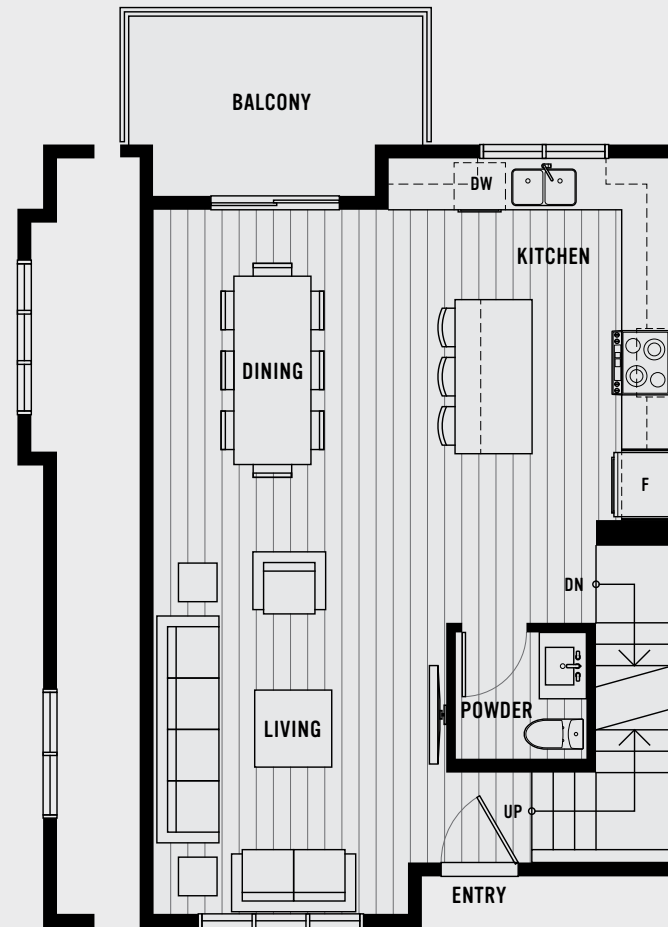
B2/B3

3 BEDROOM + FLEX
2.5 BATHROOM
1405 – 1444 SQFT

WILDER
EST. CROSSING 2019



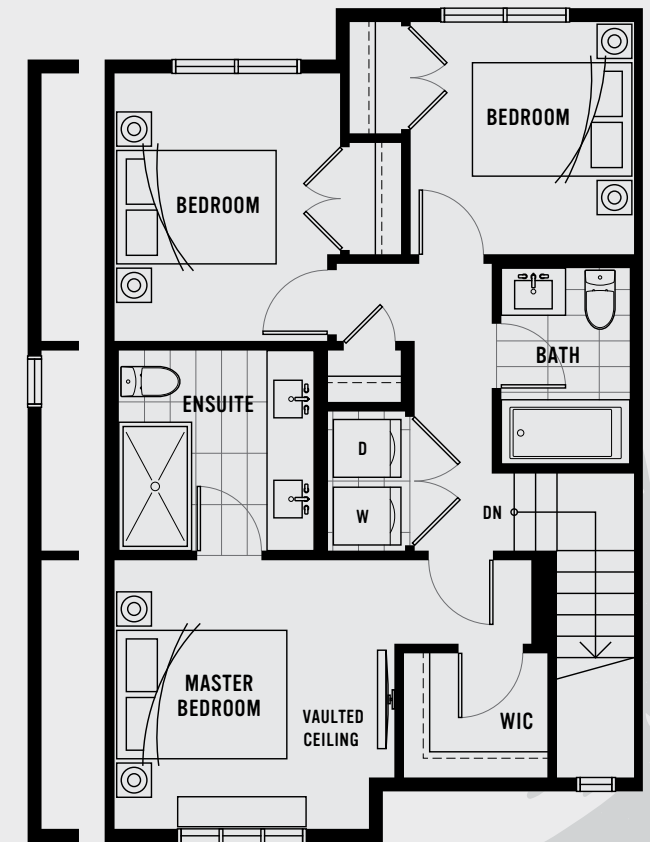
LOWER



B3
VARIATION

B2

MAIN



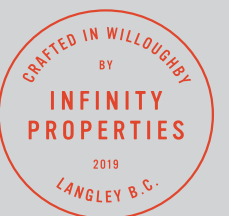
B3
VARIATION

B2

UPPER

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FEATURES

INTERIORS

- Open-concept spaces
- 9' ceilings on the main floor
- Large ENERGY STAR® windows for maximum light
- 2" faux wood blinds with roller shade at patio door
- Durable laminate wide plank floors
- Contemporary, flat-stock baseboards and door casings
- Plush carpeted floors
- Plentiful closet space
- Some units with over-height garage ceiling and door
- Vaulted master bedroom ceiling

KITCHEN

- Stainless steel appliances by Whirlpool, including:
 - 5-burner gas range and convection oven
 - French door refrigerator with bottom-mount freezer drawer
 - ENERGY STAR® dishwasher
- Panasonic built-in microwave
- Contemporary, chimney-style, stainless steel, Venmar range hood
- Shaker-style cabinets with soft-close doors and drawers
- Polished quartz countertops with tile backsplash
- Blanco deep stainless steel undermount sink
- Single-lever, high-arc faucet with integrated spray function by Delta in polished chrome
- USB receptacle

BATHROOMS

- Shaker-style cabinets with polished chrome hardware and soft-close doors and drawers
- Tile floors and bath/shower surround
- Soaker tub with Delta Trinsic shower head and trim
- Polished quartz countertops with overheight backsplash
- American Standard, high-efficiency toilets
- Powder room on the main floor, featuring a shiplap wall and vessel sink
- Designer light fixtures

ENSUITE

- Polished quartz countertop and backsplash
- Double vanity with undermount sinks and polished chrome faucets
- Frameless glass shower doors
- Oversize tile floor and shower
- Contemporary soaker tub (select homes)

EXTERIORS

- Rich Craftsman-style architecture
- James Hardie siding, panel and shingle accent with 4" mitten vinyl siding
- Double side-by-side garage door with 2 remote openers
- Front and rear hose bibs
- Spacious decks with lighting and gas BBQ rough-in
- Lush landscaping with mature trees, flowering shrubs, plants, grasses, and cedar fencing
- Air conditioning rough-in and coil

BUILT PROUD

- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural defects (10 years)
- Carrier forced-air gas furnace (40,000 BTU 92%)
- Low maintenance exterior materials with rain-screen technology
- Sturdy 2"x6" exterior wall construction
- 11 7/8 TJI floor joists engineered to provide strength and consistency
- Garage ceiling features R28 insulation, R40 insulation in the roof trusses, and R20 insulation in the walls
- 40 US gallon hot water tank
- Hardwired smoke and CO detectors
- 40 amp-240 volt dedicated circuit for future car charger in garage
- Wired for smart home technology

AMENITIES

- Pedestrian walkways throughout the site provide connections to greenspaces and trails in the surrounding neighbourhood
- Preservation of mature trees create a tranquil green setting
- Protected fresh water creek and natural areas
- Child-friendly amenity area
- Dedicated on-site visitor parking

CUSTOM OPTIONS

- Shiplap on master ceiling with wood-wrapped beam
- Whirlpool washer/dryer
- Smart home technology (Weiser lock, Nest doorbell with video technology, Nest thermostat)
- Basement bar complete with beverage fridge and sink (select units)
- Heated porcelain tile floors in ensuite
- Air conditioning condenser unit
- Wireless security system
- Completed built-in vacuum (select units)
- Quartz countertop in laundry room with upper cabinet, shelf, and hanging bar
- Matte black plumbing fixtures throughout including bath accessories, lights, door handles and cabinet hardware
- Walk-in closets with solid shelving and organizers
- Epoxy garage floor
- Garburator
- Lazy Susan (select units)
- Upgraded KitchenAid appliance package including fridge, gas range and dishwasher
- Single bowl undermount kitchen sink
- Finished BBQ box
- Car Charging Station (EVR30-B19)

CRAFTSMANSHIP, COLLABORATION, AND COMMUNITY.

Our team works closely with partner companies and municipalities to purchase land, develop property, and build high-quality homes and vibrant communities that people can be proud of.

Born and raised in Langley, Infinity Properties president Tim Bontkes grew up living and breathing construction, working alongside his father and brothers in the family business. After experiencing nearly every aspect of property development—from getting his hands dirty on job sites to selling new homes—Tim turned his lifelong passion for building into a business in 2001.

Today, the Infinity team is made up of fun-loving professionals who are dedicated to their work, their families and the Fraser Valley. Our team members work closely with partner companies and municipalities to purchase land, develop property and build high-quality homes and vibrant communities that people can be proud of.

01 — *Heritage, Langley B.C.*

02 — *Woodland Park, Langley B.C.*

03 — *The Links, Surrey B.C.*

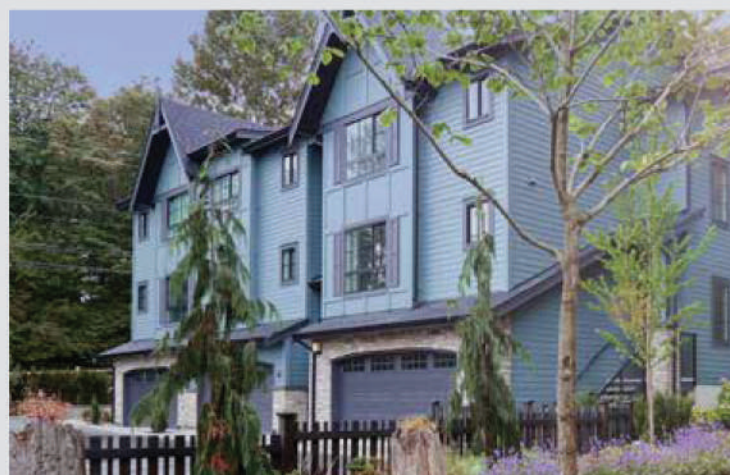
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01



02



03