

# TRIBUTE

BY ESSENCE

*Narc*  
CENTRAL





# WELCOME HOME

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Tribute by Essence is a collection of 80 luxury townhomes tucked away in Langley's Central Gordon Estate neighbourhood. Quiet yet connected, these distinguished, four-bedroom residences are architecturally inspired by traditional design: elegant and inviting.

Here you'll enjoy an exceptional quality of life. Shops and restaurants are just moments away. Serene parks, exceptional schools, and public transit are at your doorstep. Plus there's something special about living in a master planned development like Parc Central: a peaceful environment with a park-like ambiance and a genuine neighbourhood spirit.





# LIVE IN STYLE

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Inside the homes at Tribute you'll discover the many expressions of innovation and attention to detail that define an Essence Properties home.

Perfect for growing families, downsizers who like to entertain in style, and everyone who enjoys an active lifestyle, Tribute is the perfect single-family home alternative: the convenience of lock-and-go living plus a one-of-a-kind setting.

With two interior colour schemes to choose from — Modest or Formal — you can match your decor to your lifestyle.





# THE PLAY ZONE

Everything You Need + More

## EATS + DRINKS

- |                                |                          |
|--------------------------------|--------------------------|
| 01 Damiko Sushi                | 07 BC Liquor Store       |
| 02 Panago                      | 08 Trading Post Brewery  |
| 03 Starbucks                   | 09 Earls Kitchen & Bar   |
| 04 Jericho Corner Liquor Store | 10 Townhall Public House |
| 05 S+L Kitchen & Bar           | 11 An Indian Affair      |
| 06 Healthy Monkey Cafe         | 12 Cactus Club           |

## EDUCATION + CHILD CARE

- |                              |  |
|------------------------------|--|
| 01 RE Mountain Secondary     | 05 R.C. Garnett Demonstration Elementary |
| 02 Peter Ewart Middle School | 06 Fraser Valley Elementary              |
| 03 Willoughby Elementary     | 07 Kwantlen Polytechnic University       |
| 04 BrightPath Daycare        |  |

## COMMUNITY + ENTERTAINMENT

- |                                |                                  |
|--------------------------------|----------------------------------|
| 01 TD Trust                    | 06 RBC Bank                      |
| 02 Willoughby Community Park   | 07 Willoughby Town Centre        |
| 03 Willoughby Community Center | 08 Willowbrook Recreation Centre |
| 04 Langley Tennis Centre       | 09 The Great Escape              |
| 05 Langley Events Centre       | 10 Cascade Casino                |

## FITNESS + SHOPPING

- |                              |                                     |
|------------------------------|-------------------------------------|
| 01 Peak Valley Active Health | 06 Langley Crossing Shopping Centre |
| 02 Best Buy                  | 07 Steve Nash Fitness World         |
| 03 Walmart Supercentre       | 08 Canadian Tire                    |
| 04 Costco                    | 09 Willowbrook Shopping Centre      |
| 05 Canadian Superstore       | 10 MEC                              |

Driving Time 







# PAVILION HOUSE AT TRIBUTE

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The Pavillion House is a two-level, freestanding amenity building in the heart of the community.

In addition to the fireside lounge with a catering kitchen, games area, and lower level multi-purpose room, it features two large outdoor amenity areas totalling over 12,000 square feet. Indoors or outdoors, it's the perfect place to relax and unwind.





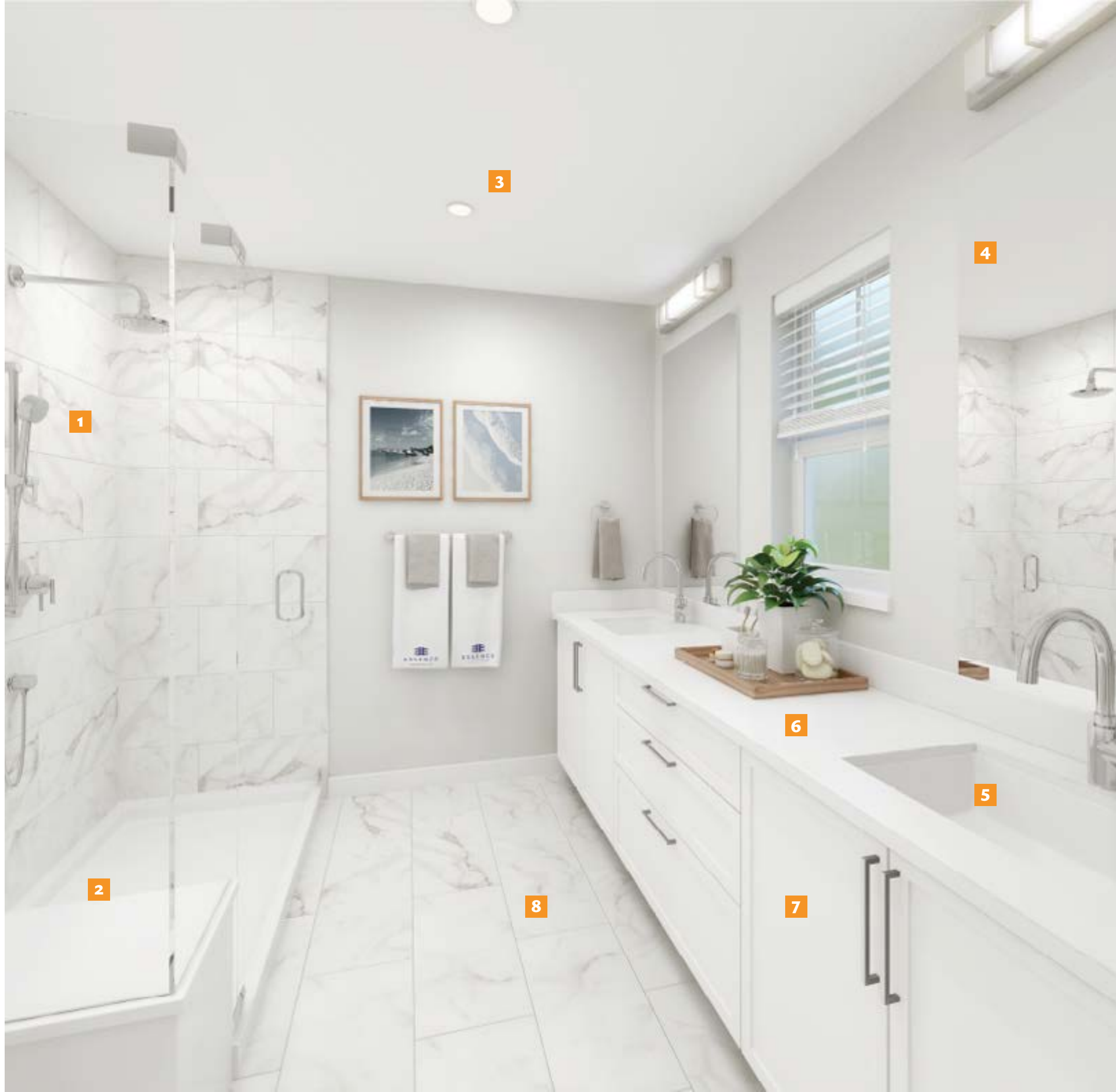
# QUALITY IN EVERY DETAIL

## Gourmet Kitchens

1. Recessed LED pot lights
2. Grand custom island with breakfast bar and designer pendant lighting
3. Double bowl, undermount sink with GROHE pull-down spray faucet
4. Polished quartz countertops
5. 5-burner gas cooktop
6. Chimney style hood fan
7. Sleek built-in wall oven and microwave
8. Counter depth, French door refrigerator
9. Built-in pantry for extra storage (select plans only)
10. Full-height shaker style cabinetry with undermount task lighting
11. Designer hexagon mosaic kitchen backsplash
12. Wide-plank laminate flooring







# LIVING IN BLISS

## Spa-Inspired Bathrooms

1. GROHE 8” rain shower head plus hand shower
2. Oversized walk-in shower with polished porcelain tile surround, built-in quartz bench, and frameless glass enclosure
3. Recessed LED pot lights
4. Beveled mirrors with vanity lights
5. Dual undermount sinks with GROHE faucets
6. Polished quartz countertops
7. Shaker style cabinetry with plenty of storage space
8. 12x24” polished porcelain tile







# FEATURES & SPECS

It's all in the Details

## YOUR HOME AT TRIBUTE

- Designed by award-winning Focus Architecture
- All homes designed with four bedrooms (many include a bonus flex-space), three full bathrooms, plus a convenient powder room on main floor
- HardiPlank siding to ensure years of strength, beauty and durability with ColorPlus Technology
- Private outdoor spaces with gas bbq hookup on main floor balcony
- Side-by-side garages, with select homes containing driveway aprons to easily accommodate two full-sized vehicles
- 22 visitor parking stalls — almost 40% more than zoning requirements
- Nearby urban conveniences include transit, restaurants, shopping, schools, parks

## EASY LIVING INSIDE

- Spacious & well thought out floorplans for living well
- Modern laminate through the living, dining and kitchen areas blend sophisticated good looks with durability
- Lush carpeting on upper floor & stairs feel soft on the toes
- 9' ceilings on the main level give an open, airy sense of volume
- Premium windows with Smartglass low-E glazing and argon gas infill
- Horizontal 2" faux window blinds
- Family-sized, front loading Whirlpool washer & dryer
- Every home includes ESSENCE's signature entertainment centre with custom millwork, sleek electric fireplace, and wire management system
- Two colour schemes to choose from: Modest and Formal

## CHEF-INSPIRED KITCHENS

- Open concept with grand custom island, spacious pantries for ample storage (select units), and designer pendant lighting
- Shaker style cabinetry with soft close hinges and undermount task lighting

- Custom crown moldings throughout
- Polished chrome pull handles
- Scratch, stain, and heat resistant quartz countertops
- Double-bowl rectangular undermount sink with garburator
- GROHE pull down spray faucet and built-in water dispenser
- Custom hexagon mosaic backsplash with gloss finish
- Stainless-steel KitchenAid appliance package includes:
  - 30" 5-burner gas cooktop
  - 30" Sleek wall oven with integrated microwave.
  - 36" Refrigerator with French-doors, interior water dispenser and ice maker
  - 23" ProWash dishwasher with hidden top controls

## ENVIABLE BATHROOMS

- Convenient powder rooms centrally located on main level
- Modern GROHE chrome faucets
- Polished quartz countertops with undermount sinks throughout
- Polished chrome vanity bar lighting
- Contemporary, large-format 12x24" porcelain wall and floor tiles
- Polished chrome towel bars, robe hooks, tissue and towel holder
- Sleek one piece toilet
- Master ensuite includes:
  - Double bathroom vanity with undermount sinks
  - Modern GROHE chrome fixtures and shower system
  - Luxurious 8" GROHE rain shower head with hand shower
  - Spa-inspired designer 12x24" floor and wall shower tiles

## HEATING & MECHANICAL

- Energy efficient, forced air heating system:
  - Gives a comfortable, evenly balanced temperature
  - Brings fresh air in from the outside creating a healthier environment
  - Allows optional A/C installation throughout the entire home

- Gas bbq outlet with quick connection box on main floor balcony

## ENHANCED QUALITY DESIGN

- Dimensionally stable TJI joists resist warping, twisting & shrinking that can lead to squeaky floors
- HardiPlank siding is an eco-friendly product that protects against cracking, rotting, hail damage, and termites for up to 50 years. It is also fire rated.
- 40-year manufacturer warranty on reinforced asphalt shingle roof with R40 insulation
- Premium windows with low-E glazing reduces UV-light damage and improve energy efficiency
- Sturdy 2x6 exterior wall construction with state-of-the-art rainscreen

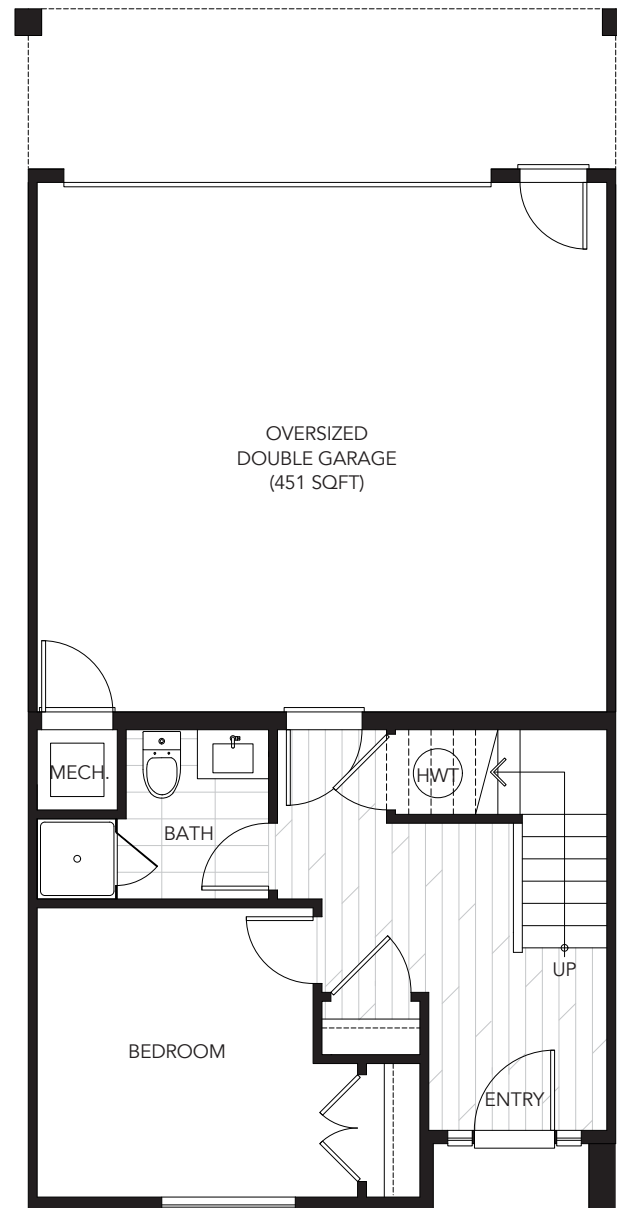
## SAFE & SECURE

- All homes are wired for technology with pre-wired connections for high-speed cable and internet, CAT 5e wiring and alarm systems
- Hard-wired smoke and CO2 detectors to keep you breathing easy and fire sprinklers for added safety
- Doors feature heavy deadbolt locks and door viewers

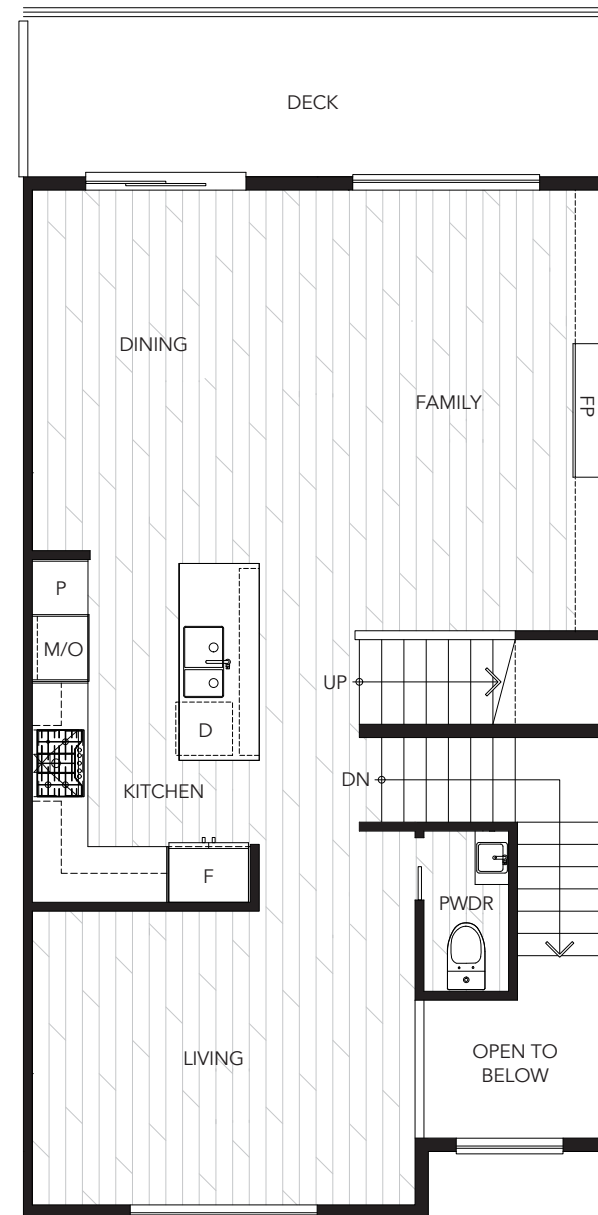


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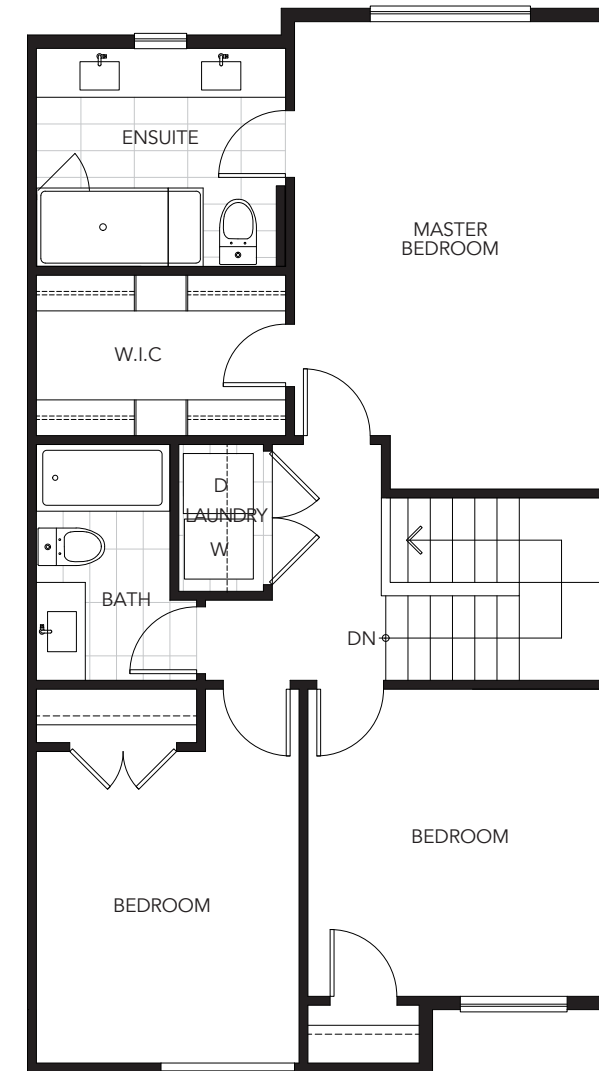
4 BEDROOM + 3.5 BATHS  
2,085 SQFT



**LOWER**  
390 SQFT



**MAIN**  
841 SQFT



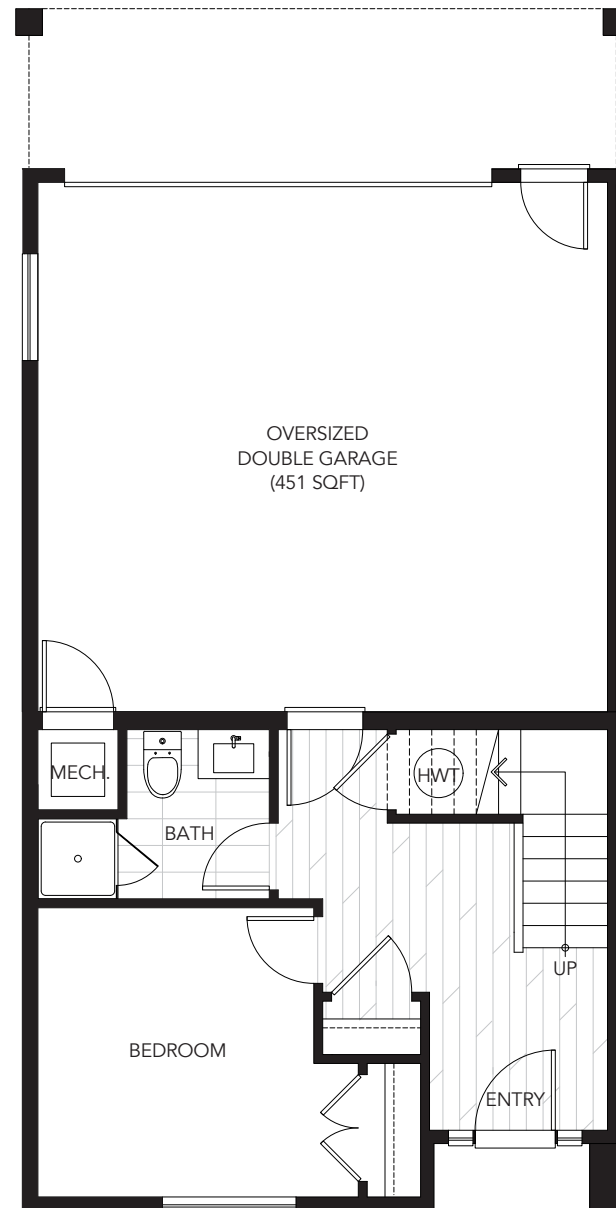
**UPPER**  
854 SQFT

All dimensions and sizes are approximate and are based on architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans. Please refer to disclosure statement for specific offering details. E.&O.E.

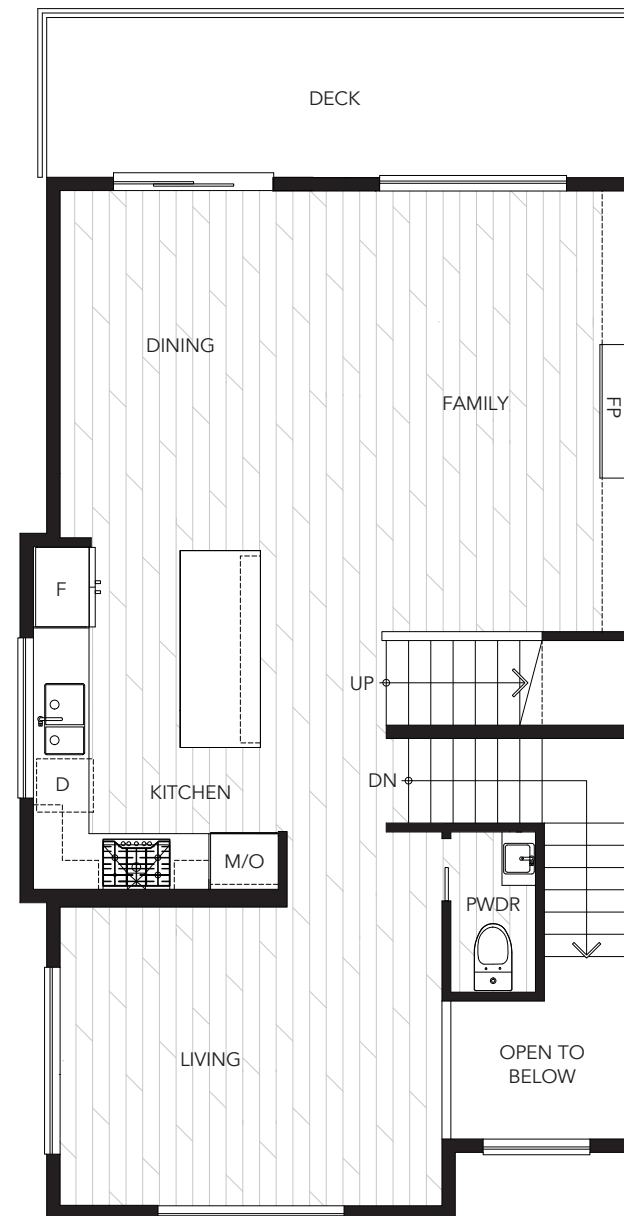


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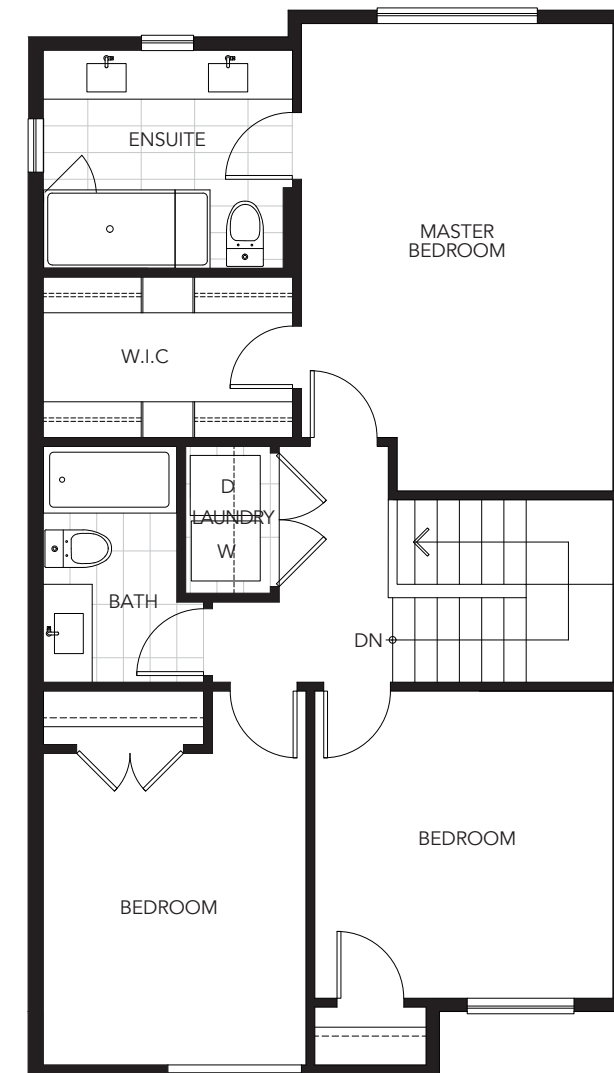
4 BEDROOM + 3.5 BATHS  
2,114 SQFT



**LOWER**  
393 SQFT



**MAIN**  
861 SQFT

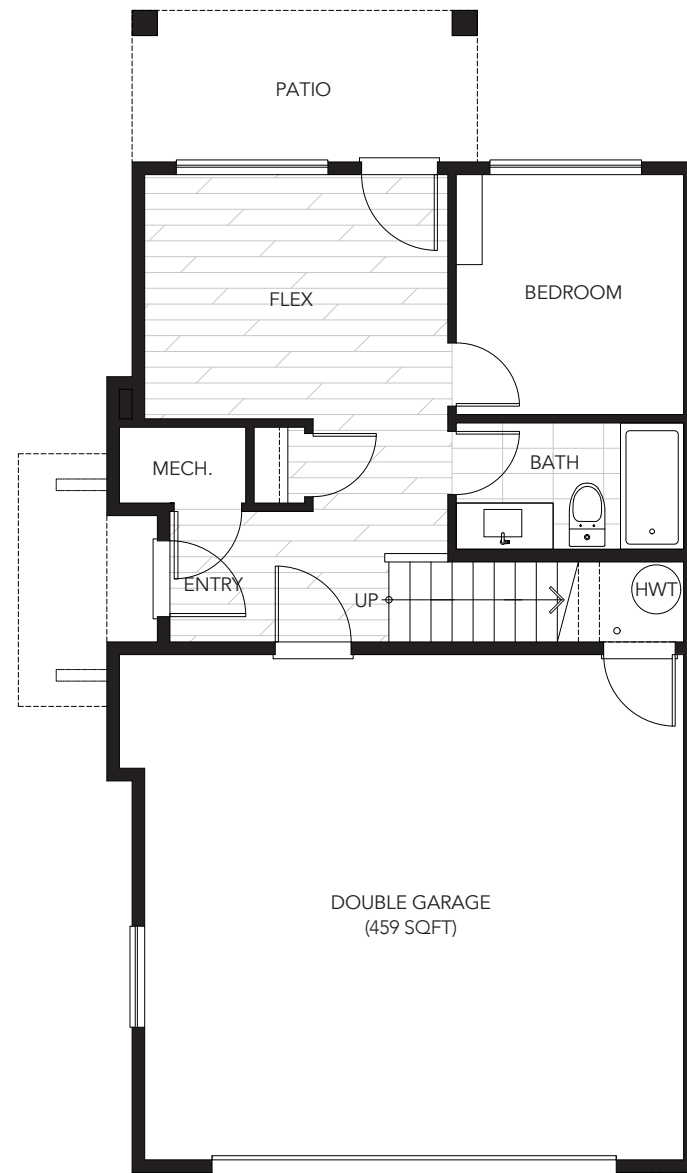


**UPPER**  
860 SQFT

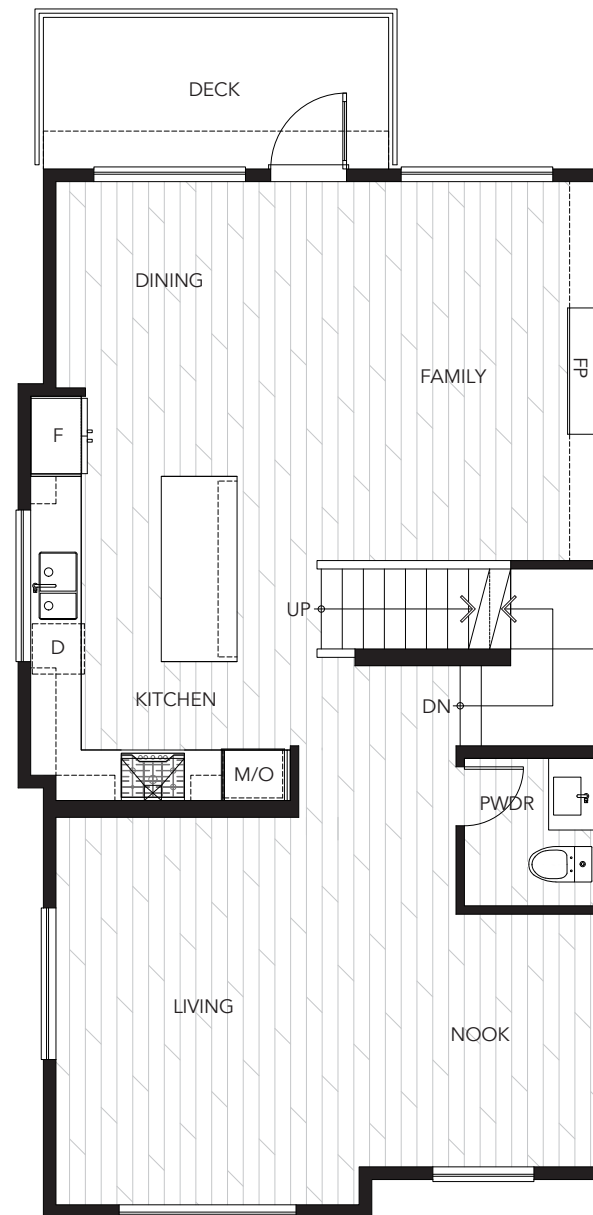
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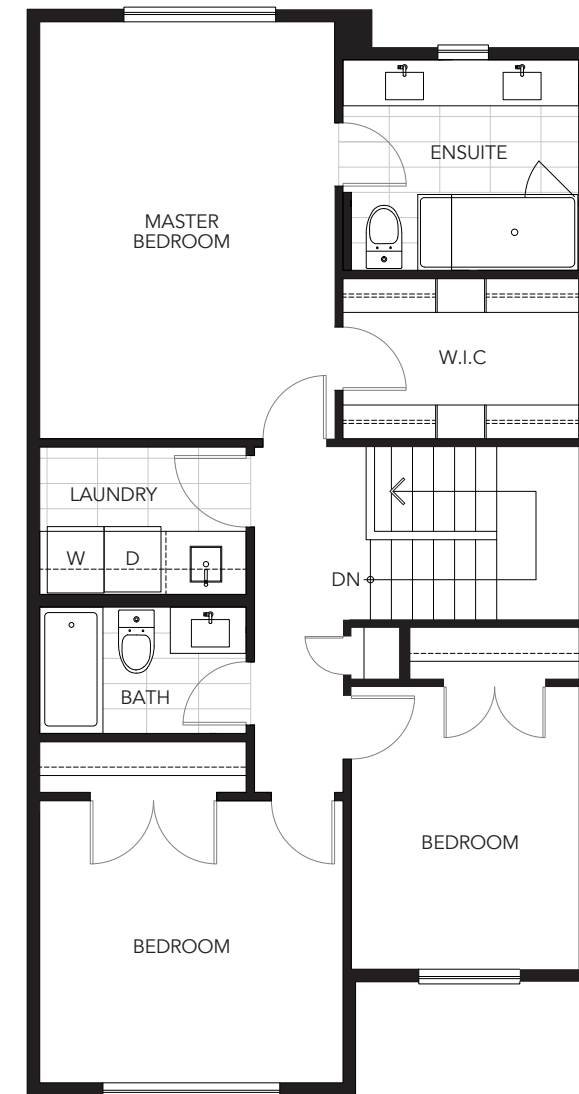
4 BEDROOM + FLEX, 3.5 BATHS  
2,255 SQFT



**LOWER**  
433 SQFT



**MAIN**  
922 SQFT



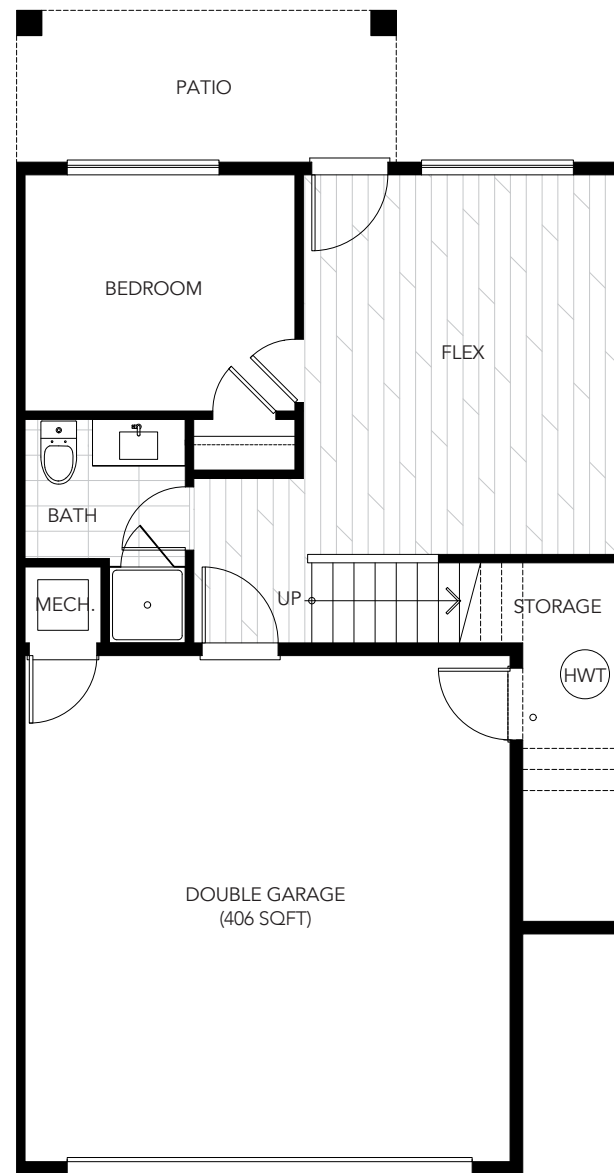
**UPPER**  
900 SQFT

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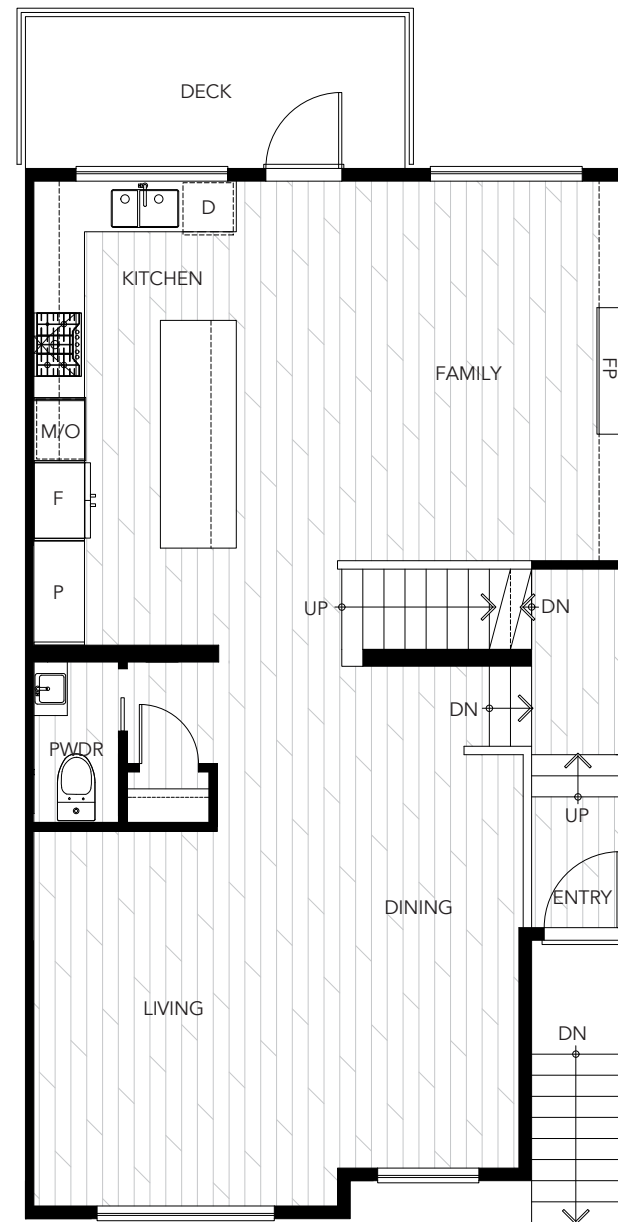


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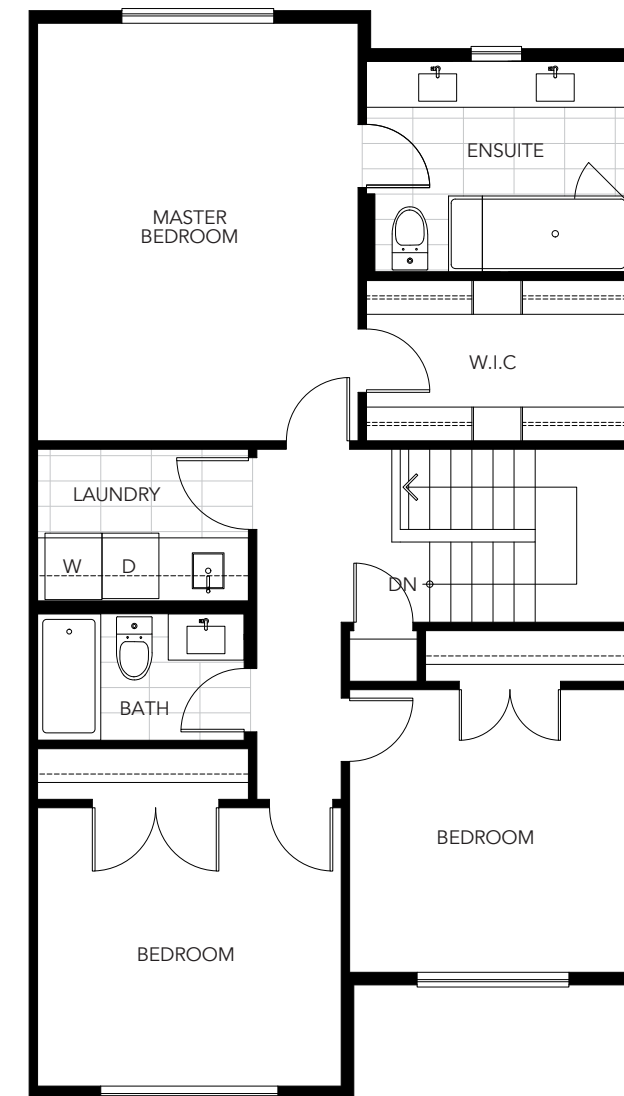
4 BEDROOM + FLEX, 3.5 BATHS  
2,427 SQFT



**LOWER**  
517 SQFT



**MAIN**  
943 SQFT

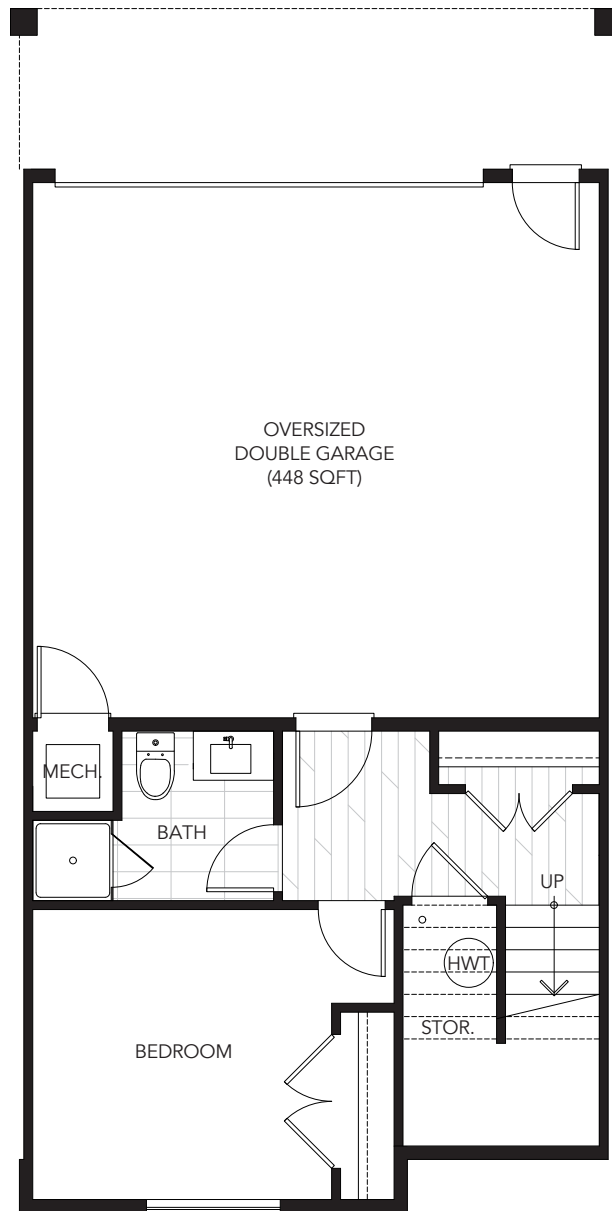


**UPPER**  
967 SQFT

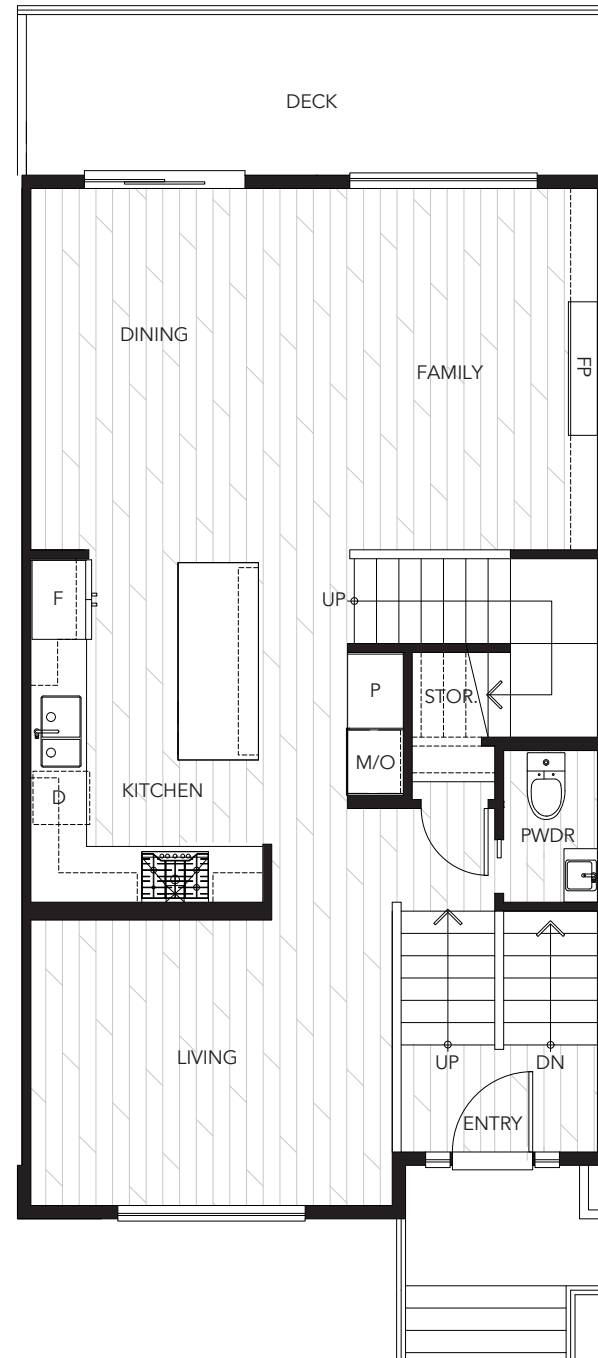
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# PLAN D

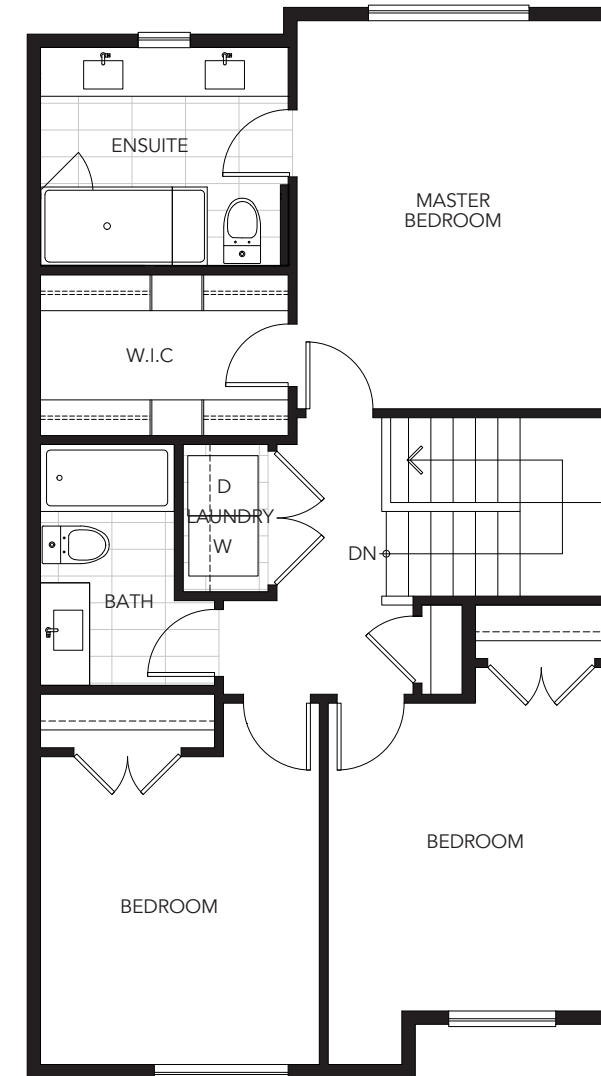
4 BEDROOM + 3.5 BATHS  
2,075 SQFT



**LOWER**  
389 SQFT



**MAIN**  
837 SQFT



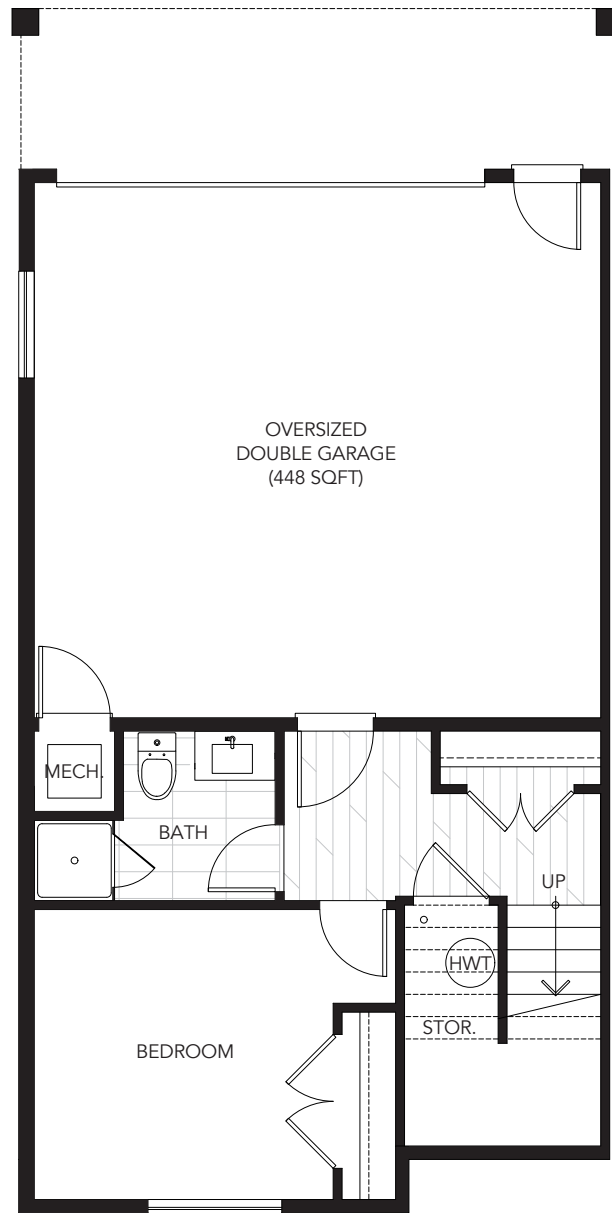
**UPPER**  
849 SQFT

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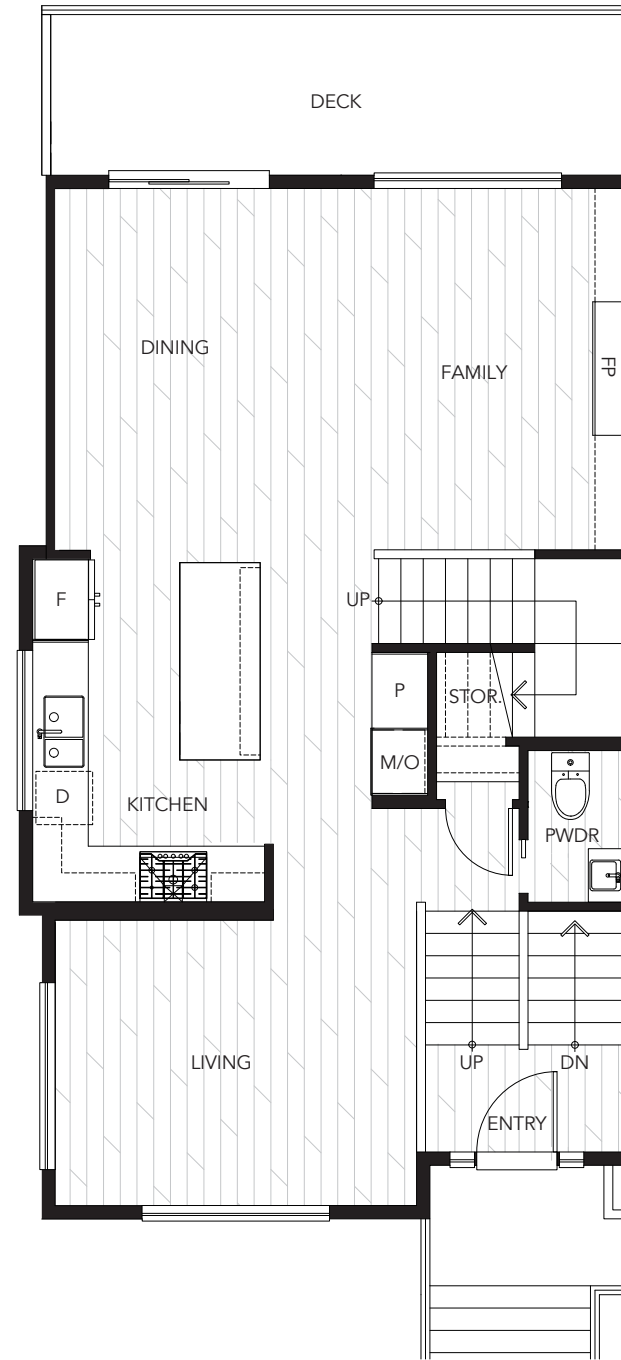


# PLAN D1

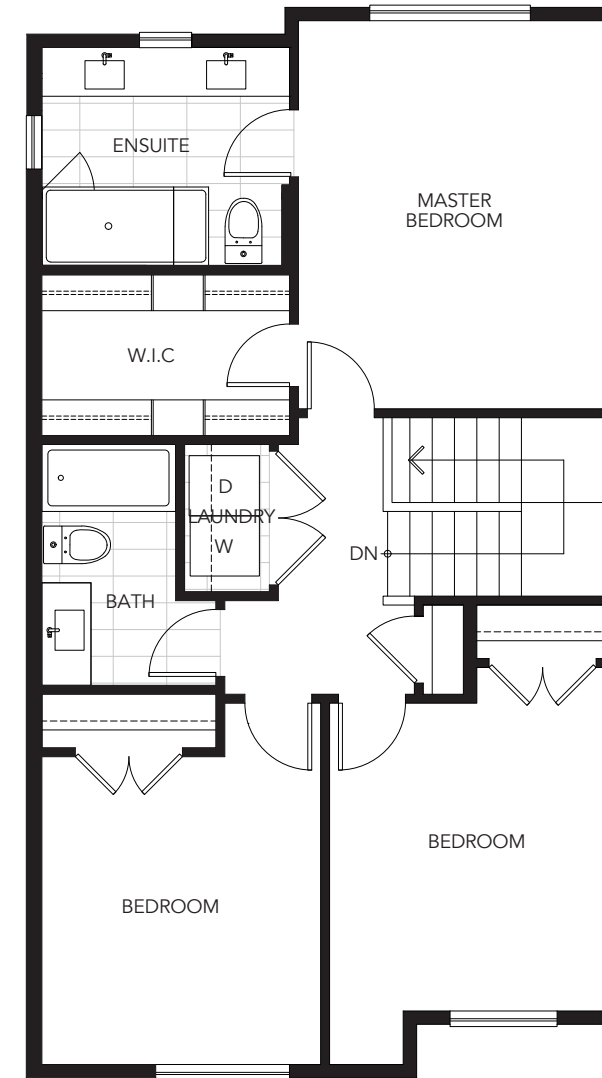
4 BEDROOM + 3.5 BATHS  
2,090 SQFT



**LOWER**  
392 SQFT



**MAIN**  
843 SQFT



**UPPER**  
855 SQFT

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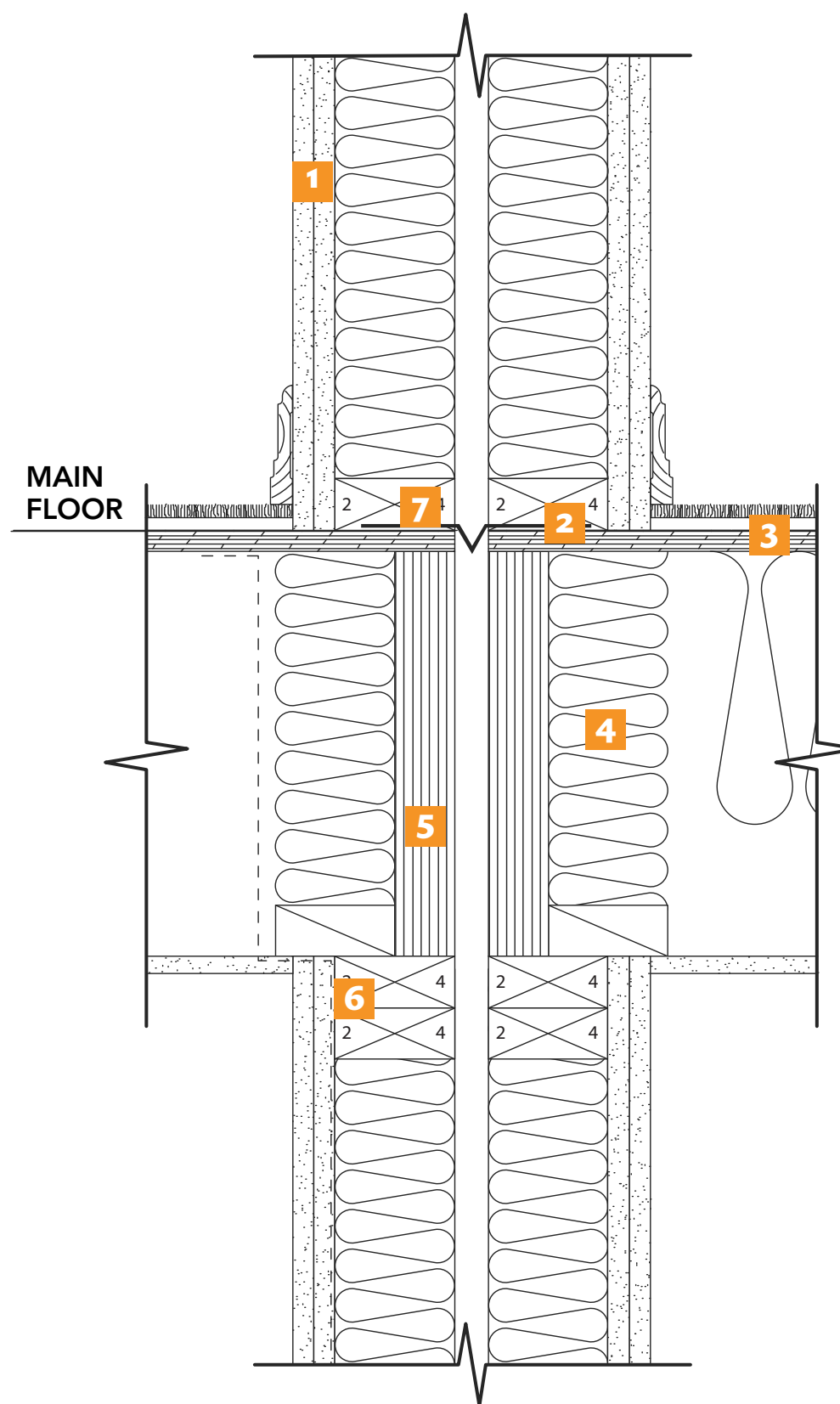
# ESSENCE WALL SYSTEM

## Better-built, Better Performing Party Walls

The ESSENCE party wall system is designed to not only meet but exceed the established criteria, improve sound dampening and ensure fire separation performance in every home at Tribute.

The wall system is composed of two, independently constructed walls with a one-inch airspace between them. Walls are built with 2x4 construction and studs are placed every 16 inches. The space between the 2x4 studs is filled with R-20 insulation on each wall. A bead of black acoustical caulking is applied to all external studs and the top and bottom plates resulting in a complete seal when the drywall is added.

At Essence, we double industry standard for drywall by installing two 5/8-inch sheets of drywall. Result: superior sound dampening and fire guard protection for you and your family.



## CONSTRUCTION DETAIL

1. Double 5/8" drywall for superior soundproofing
2. Bead of caulking
3. All seams sealed with sealant between in-floor sheathing and insulated joist spaces
4. Acoustical batts in joist cavity
5. Continuous 1 3/4" wide rim joist
6. Sealed poly (air barrier and vapor barrier) on warm side of wall
7. 28-gauge metal firestop across party wall



VIDEO IS LOADING

## OUR STORY

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Essence is proud to be a family owned and operated builder with 18 years of experience in residential construction.

To date, we've completed more than 300 homes throughout Surrey, South Surrey, and Langley — homes built with passion and an unwavering commitment to excellence. We actively seek out locations close to urban amenities that enhance day-to-day livability and long-term value for our homeowners: schools, parks, shopping, and transit. We create homes for every generation from first time buyer to growing families to downsizers.



# TRIBUTE

BY ESSENCE

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