

PADDINGTON STATION LANGLEY CONDOS



Affordable luxury condos are now here in his 73 suite real estate development in Langley's Paddington Station.

Suites start from just \$199,950 and prices are from \$149,900 for a one bedroom and over 150 condo pre-sales homes are under \$220,000! Some of the luxury features at Paddington Station condos in Langley pre-sales include: granite counters in kitchen and bath, undermount kitchen sink, Kohler faucets, beautiful tiling in floors and stainless steel fridge with ice and water dispenser. Other features of there luxury affordable Langley condo homes in Paddington Station development include stainless steel dishwasher, range and micro, genuine wood shaker style cabinets, front load washer and dryer as well as fireplace with luxury wood mantle. Affordable and easy to buy, the pre-construction Langley Paddington Station condominium sales process includes a \$500 refundable down payment with 10 days to review and if it is a go, then another \$4500 to secure your condo suite and then \$2500 to \$8800 (depending on your condo size) for full 5% down on your mortgage, payable by October 1st, 2008. The Show Suite for Paddington Station condos is now open in downtown Langley at 20168 Fraser Highway and is open 10:00am to 5:00pm. This is a Quadra Homes real estate Langley development. Visit www.BeautifulCondos.ca or call 604.419.3667 to book an appointment.

Have you seen our unique Milner Heights "Manor Homes" yet? We're proud of the fact that Milner Heights offers 4 different housing types, so that you can live in a home-style that suits your lifestyle! We have some exciting news on one of these pre-construction Langley Milner Heights home types – our Manor home. This unique 2 storey 2-bedroom presale Milner Heights home with 9 foot ceilings on the main, gourmet kitchen, cozy gas



fireplace, 2 baths, plus full unfinished basement and ranging in size from 1475 to over 1700 sq. ft. The Prelude at Milner Heights manor homes are priced from \$299,900 (plus gst), this is an incredible real estate opportunity! And as a bonus, you can move-in before Christmas! Discover the spirit of community at Milner Heights real estate – Langley’s first sustainable, Green Street property development by Vesta Properties. All the Milner Heights homes are Built Green. We’re open every day from 1 to 5pm daily except Friday, so come and see us this weekend. Milner Heights Sales Team at 604-539-9484 and www.milnerheights.ca

Milner Heights Snapshot 2009

All housing types are offered at the Willoughby Willowbrook Langley real estate development at Milner Heights property at 20832 – 69B Ave – access off 208th Street and 70th Avenue). The newest master planned community by Vesta Properties, housing options at the Milner Heights Langley community will include row homes, townhomes, four plex manor homes, and single family detached houses so whatever your lifestyle, there’s a home to fit.

Walking trails, a children’s play area, and even a critter corridor along the eastern edge where you can get up close to some of the local fauna are all part of what gives this Langley Milner Heights community its unique character.

The property perks of this pre construction Langley Milner Heights homes is sustainably designed as a Green Street community, you’re still only a short drive to the big box shopping mecca of Willoughby and Willowbrook and the boutiques of downtown Langley. Schools and parks are also nearby.

STOP AT PADDINGTON STATION FOR AFFORDABLE LANGLEY
CONDOMINIUMS

As published in the West Coast Homes and Design magazine: Quadra Homes’ new real estate downtown Langley project will be particularly appealing for a reasonably priced new home. Quadra Home’s passion is to build affordable, high-quality pre-sales condominiums in great neighbourhoods – and this is precisely what this well regarded property developer has achieved at Langley’s Paddington Station. The homes in pre-construction Paddington Station Langley – named after London’s famous train station – are inspired by the architecture of that capital city’s townhouses, a style that translates comfortably to downtown Langley. Designed by Points West Architecture, of Abbotsford, these elegant, brick-clad condominiums are filled with luxury



features yet are amazingly affordable – which will make them particularly attractive to first time home buyers. Paddington Station pre-sales condos are located at Fraser Hwy and 201 A Street in Langley, across the street from PriceSmart Foods and Starbucks and a walk away from Langley’s downtown restaurants and shopping. Buses along Fraser Highway provide transportation, and, with an eye to the future, the real estate Langley development is within walking distance of the proposed rapid transit core. Quadra Homes is the luxury condominium division of the John Redekop Group, which has been building quality residential and commercial development projects in B.C. for more than 40 years. Quadra Homes currently has 4,000 condo suites under development including this new Langley condo project at Paddington Station condominium residences. Completion date for Paddington Station condos is September of 2009. The presentation centre is now open.

About the Pricing and other Features

One hundred and fifty of the 220 pre-sales condo Langley suites at Paddington Station sell for less than \$220,000 and the top price is only \$274,900. They range from a junior one bedroom at \$149,900 up to a two bedroom and den with 1,092 square feet. All Paddington Station Langley suites have decks, and ninety per cent have storage room. The most popular suite is the Style B floor plan, which also has a flex room – a luxury feature in any sized suite, but particularly in this 735 square foot plan. Home buyers at Langley’s Paddington Station condo homes will find they won’t need to ask for upgrades in their condominiums – all the features they are likely to desire are already included with the sales price. The condominium presales at Paddington Station condos in Langley, for example, have undermount sinks, wood shaker cabinets, granite countertops and ceramic tile in kitchens and bathrooms. There is a stainless steel appliance set, acoustic underlays for sound proofing, Kohler faucets, bevelled-edge wood laminate flooring in hallways and dining area, front loading washer and dryer, and more. Air conditioning at this new Langley condos at Paddington Station condominiums in the master bedrooms is by Carrier. An equipped exercise room, meeting rooms and underground parking with extra spaces are available, and Rain Screen technology is used in building the development. Along with its affordable pricing for new Langley condos at Paddington Station residences, the financing package is sure to be attractive to first time homebuyers. Quadra is offering a three step formula to buy a pre-construction condominium here as explained above.



PADDINGTON STATION



HOME

LOCATION

FLOOR PLANS / SITE PLAN

FEATURES

PRICING / AVAILABILITY

SORRY,
SOLD OUT

Elegant Apartment Townhomes inspired by London Rowhomes



Contemporary Downtown Condominiums



Located in a beautiful downtown Langley location, **Paddington Station** is near all amenities. These apartment townhomes and condominiums offer incredible value and are packed with luxury features.

For project information e-mail paddingtonstation@quadrahomes.com
or call Roger Patillo of Lighthouse Realty at 604-626-2517.

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PADDINGTON STATION

QUADRA HOMES

HOME

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FLOOR PLANS / SITE PLAN

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SORRY,
SOLD OUT



Luxury Features

- ★ Genuine Granite Countertops in kitchen and bathrooms, with undermount sink in kitchen.
- ★ Solid wood "shaker style" kitchen doors.
- ★ Stainless appliances, S/S fridge - water/ice.
- ★ Master Bedrooms air-conditioned by Carrier.
- ★ Luxurious 100% ANSO Crushresistor Nylon carpet by Shaw, with SilentStep® acoustic underlay for excellent sound-proofing.
- ★ Bath and Kitchen faucets by Kohler.
- ★ Suites all include front-loading EnergyStar® rated Washer and Dryer.
- ★ Beautiful Shaw Micro Beveled Edge wood laminate flooring in hallways and dining area, with sound reducing SofSound® underlay.
- ★ Real ceramic tiles in the kitchen and bathroom.
- ★ Windows are cased all around and finished with 2 inch Venetians.
- ★ High-efficiency Electric Fireplace with a luxury mantel.
- ★ Extensively wired for telephone and HDTV. Project has equipped exercise room and meeting rooms.
- ★ Underground parking with extra spots available.
- ★ Rain Screen technology for your peace of mind.
- ★ Full 2 year, 5 year, and 10 year warranties.



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All measurements and layouts are approximate. E.&O.E.

PADDINGTON STATION

QUADRA HOMES

HOME

LOCATION

FLOOR PLANS / SITE PLAN

FEATURES

PRICING / AVAILABILITY

Select a building:



Floor Plans / Site Plan

To view the various floor plans in any one of the buildings, either click the building in the site plan image at the left, or select from the following options:

Condominiums:

Prices from **\$149,900** to **\$275,900**

Building 1: By Floor – First, Second, Third, Fourth

Building 2: By Floor – First, Second, Third, Fourth

Townhomes:

Prices from **\$179,900** to **\$204,900**

Building 3: All Floors

Building 4: All Floors

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[Home](#) | [Location](#) | [Floor Plans](#) | [Features](#) | [Pricing / Availability](#)

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PADDINGTON STATION

QUADRA HOMES

HOME

LOCATION

FLOOR PLANS / SITE PLAN

FEATURES

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Select a building:



Floor Plans : [Building 1](#), [Building 2](#), [Building 3](#), [Building 4](#)

Condominiums: Building 2



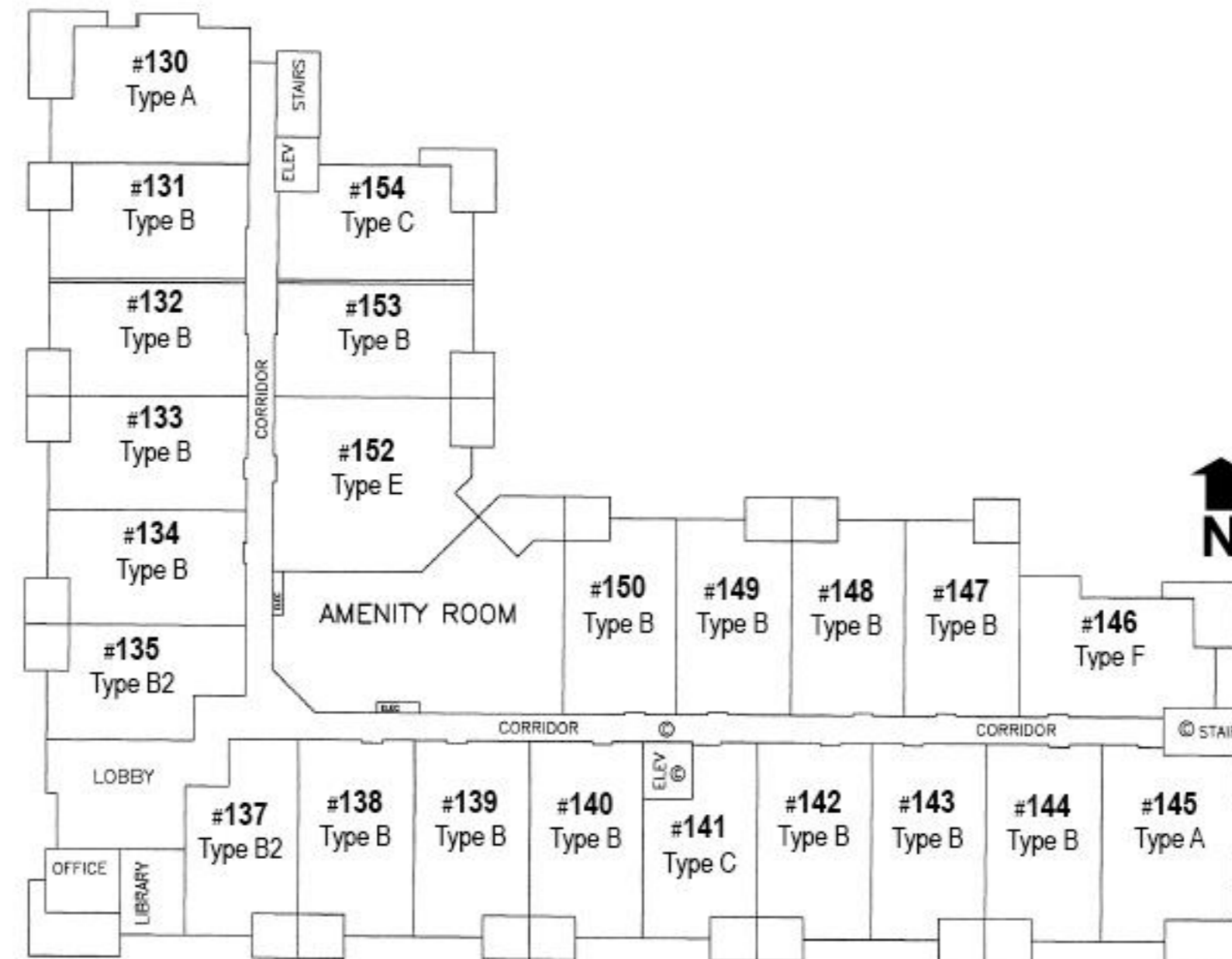
Prices from **\$199,900** to **\$275,900**

Click on a unit number below to open the corresponding floor layout diagram. The floor diagrams are in PDF format which will require the free Adobe Acrobat Reader to view. If by chance you need the reader, [click here](#) to download it for free.

**SORRY,
SOLD OUT**

[Click On The Suite To Open The Corresponding Floor Layout](#)

Building 2: *First, Second, Third, Fourth*



Preview:



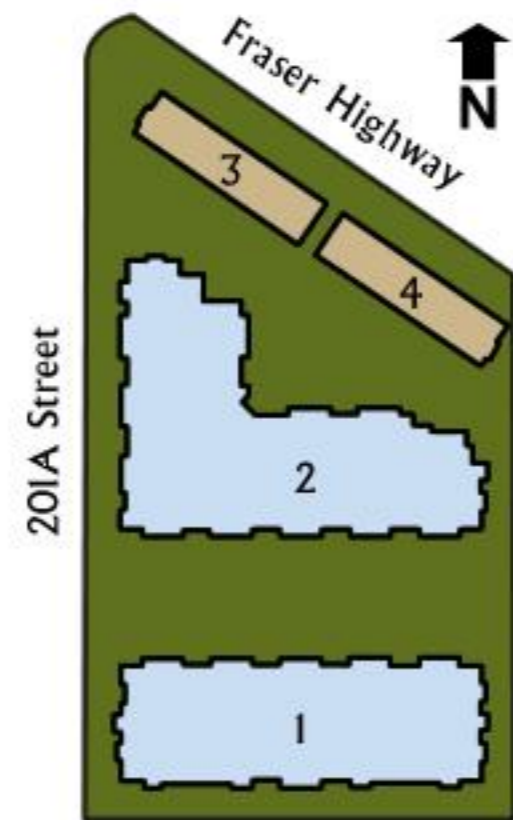
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Select a building:



Floor Plans : [Building 1](#), [Building 2](#), [Building 3](#), [Building 4](#)

Townhomes: Building 4

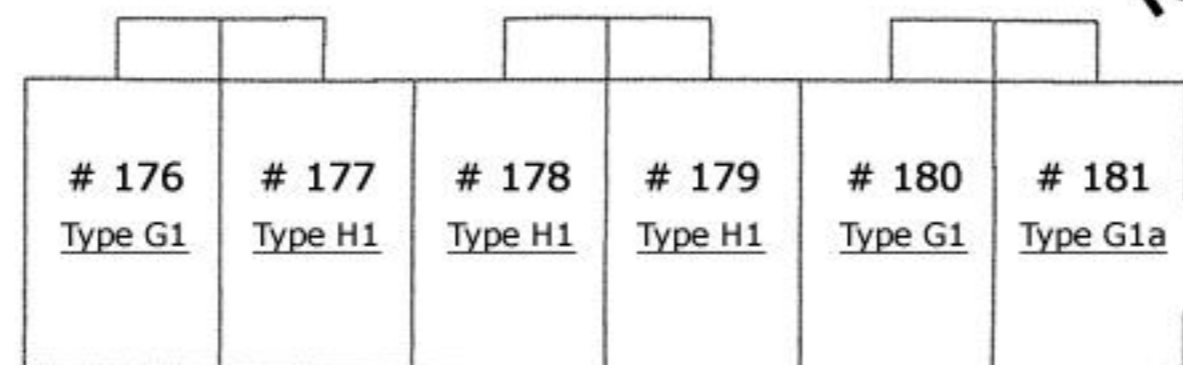


Prices from **\$179,900** to **\$204,900**

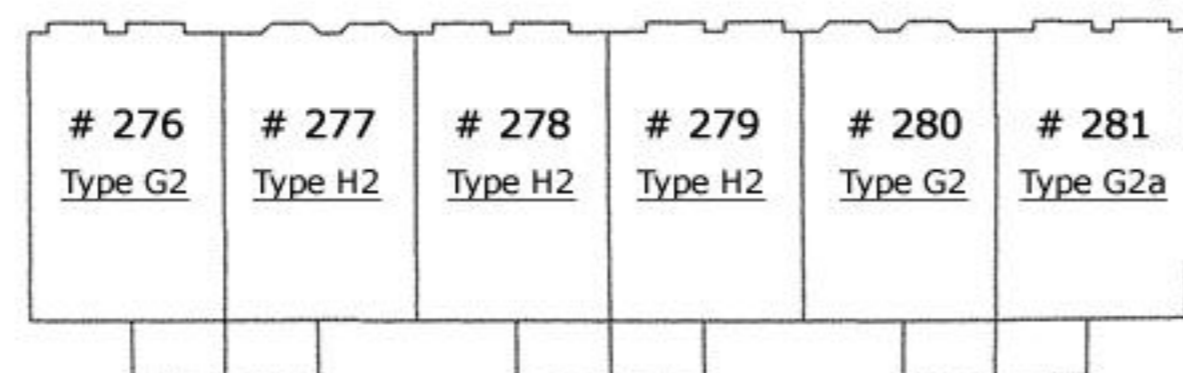
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Click On The Suite To Open The Corresponding Floor Layout

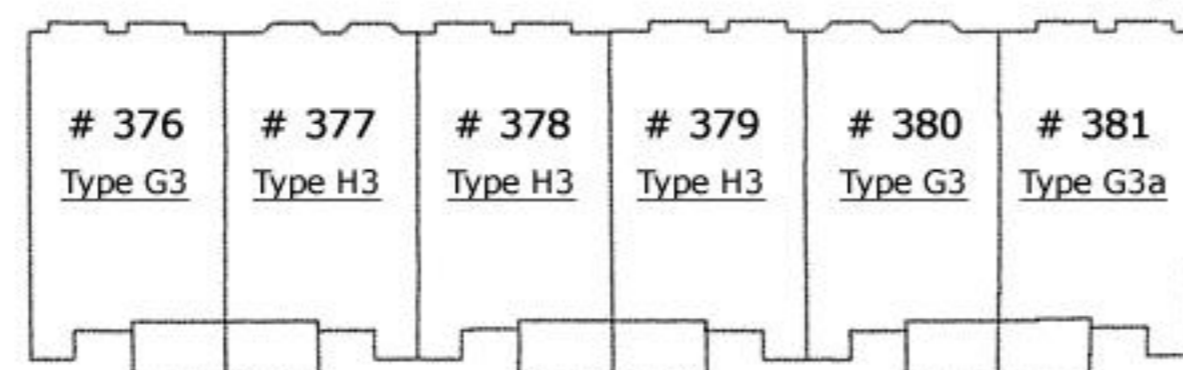
Building 4: First Floor



Building 4: Second Floor



Building 4: Third Floor



Preview:



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PADDINGTON STATION



HOME

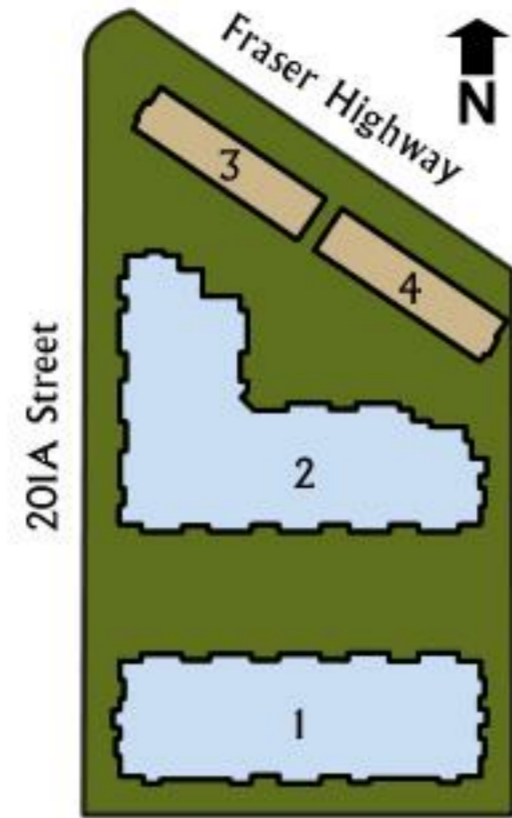
LOCATION

FLOOR PLANS / SITE PLAN

FEATURES

PRICING / AVAILABILITY

Select a building:



Floor Plans : [Building 1](#), [Building 2](#), [Building 3](#), [Building 4](#)

Condominiums: Building 1



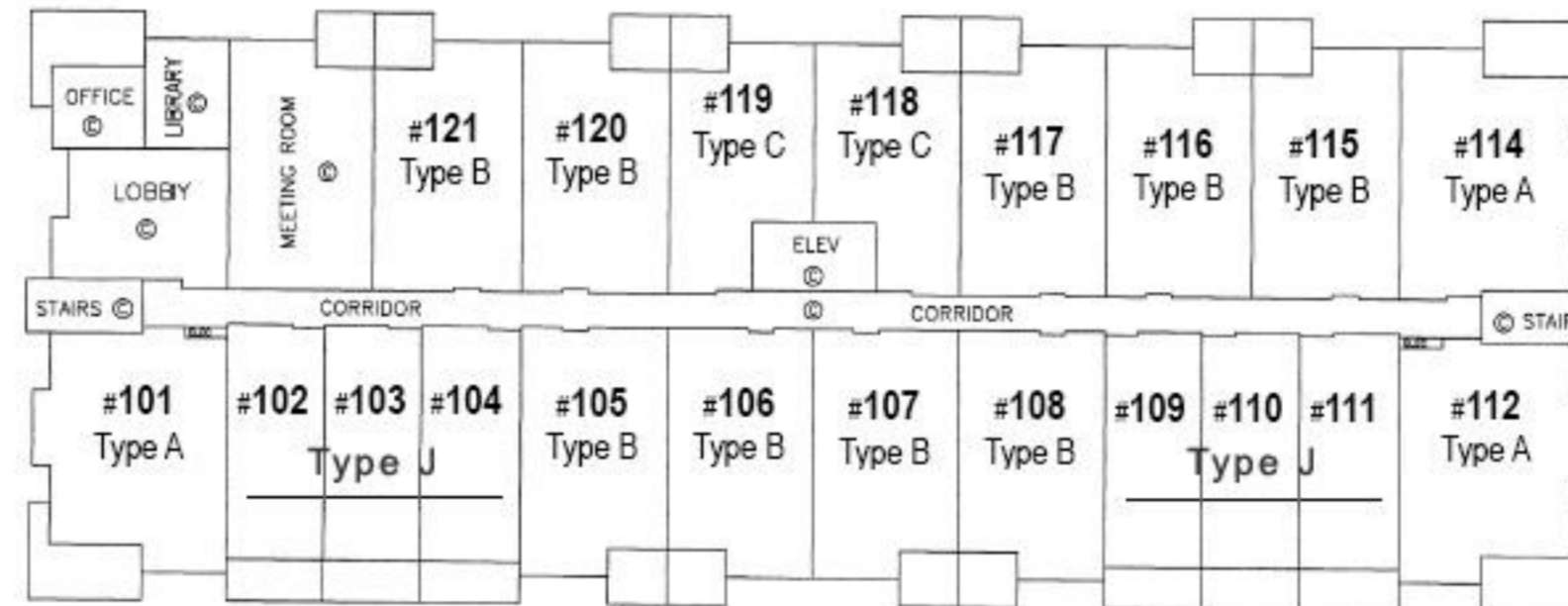
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Click On The Suite To Open The Corresponding Floor Layout

Building 1: *First, Second, Third, Fourth*



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PADDINGTON STATION

QUADRA HOMES

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Select a building:



Floor Plans : [Building 1](#), [Building 2](#), [Building 3](#), [Building 4](#)

Townhomes: Building 3

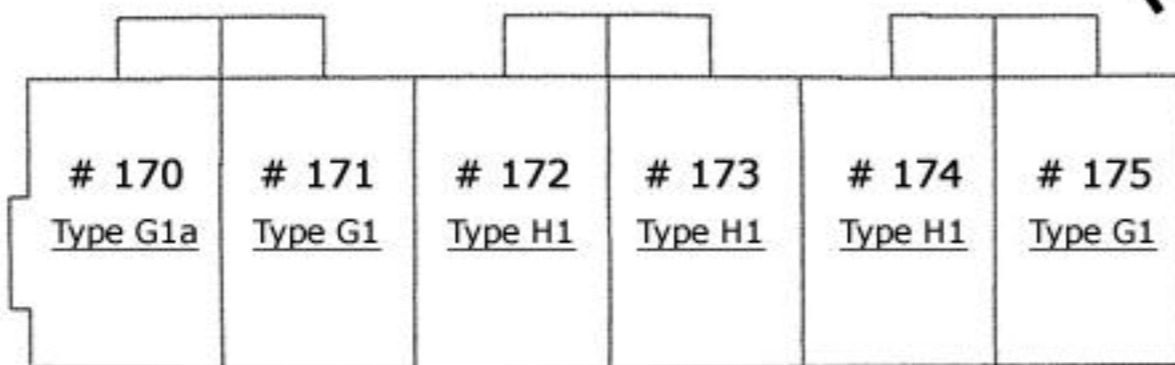


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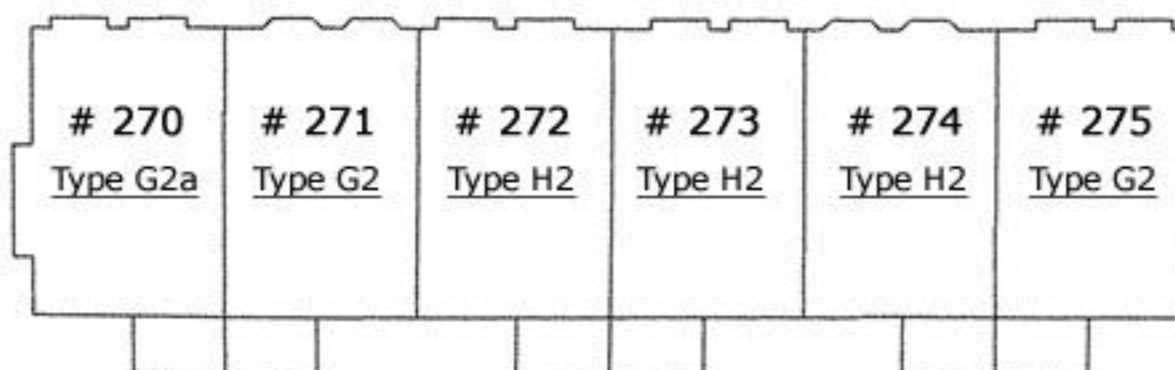
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Click On The Suite To Open The Corresponding Floor Layout

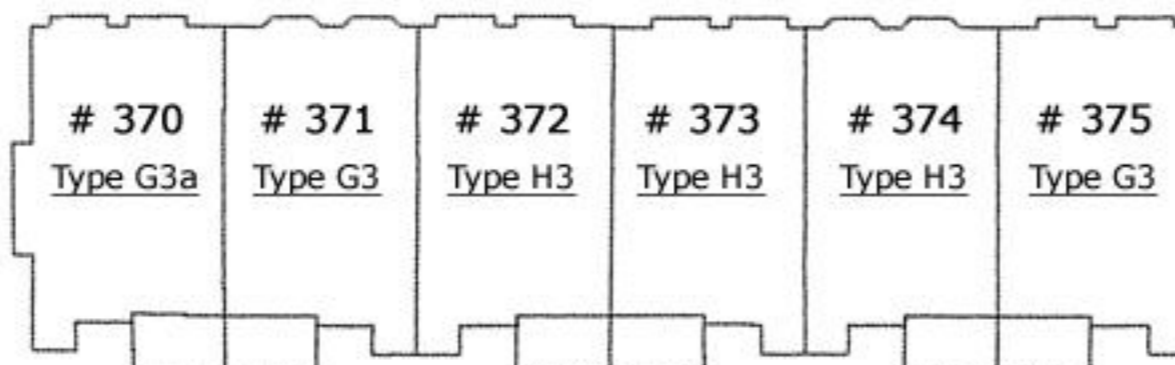
Building 3: First Floor



Building 3: Second Floor



Building 3: Third Floor



Preview:



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PADDINGTON STATION

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Location

Click the Google logo to the left to open an interactive location map.

- ★ Beautiful Downtown Langley Location
Fraser hwy and 201A St
- ★ Across the street from PriceSmart Foods
and Starbucks
- ★ Walk to Downtown Restaurants,
shopping and the Cascades Casino

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View Floor Plans:



Pricing / Availability

For a complete list of townhomes and condominiums available, on hold, and sold, please follow the following link below:

Suites Available

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