



*Metro Vancouver's Best Condos
at Metro Vancouver's Best Prices*

**Presentation Centre & 4 Show Suites Open
daily 2-7pm, weekends noon-7pm!**

*This site contains exact pricing, strata fees and
precise details*



Condo & Penthouse Features

Stunning West Coast Architecture and Elegant Interior Design

- Storage Locker
- Two Parking Spots!
- Electric Car Charging
- Kitchen
- Bathrooms
- Carpentry and Finish
- Signs of a High Quality Development
- Security and Peace of Mind
- Outstanding Acoustic Package
- Energy Efficiency
- Strata Rules & Fees
- Outstanding Features

Storage Locker

- Every suite has a large individual storage locker, 200+ cubic feet
- Great location — locker is adjacent to one of the suite's parking spot
- Locker is secure, built of concrete block and/or metal
- Locker has power available



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Two Parking Spots!

- Every suite has 2 secure parking spots

[Top](#)

Electric Car Charging

- Individual electric car charging available for every suite



[Top](#)

Kitchen

Note:
To view higher resolution images of the Kitchen and Bathrooms, click on the smaller image.

- Granite countertops
- Gourmet under-mount sink
- Genuine wood raised-panel cabinets
- Cabinets have wood finish inside
- Recessed lighting under upper cabinets
- Extra height in upper cabinets (more storage)
- Soft-close cabinet doors
- Full extension, soft-closing drawers
- Most lower corner cabinets have a lazy-susan and upper corners have a lighted glass feature
- Full-height tile backsplash between countertop and upper cabinets
- High-end kitchen lighting
- Stainless fridge, filtered water and ice dispenser
- Stainless stove, slide-in with front controls
- Built-in stainless microwave oven
- Built-in sink garburator
- Top-of-the-line Kohler faucet
- Built-in soap dispenser
- Stainless dishwasher
- Full size, front loading, stacking washer and dryer



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Bathrooms

- Heated tile floor
- Granite vanity top
- Genuine wood raised-panel cabinets
- Full extension, soft-closing drawers
- Built-in medicine cabinet
- Large mirrors
- Heated fog-free mirrors
- Built-in LED night light
- Bright lighting over sinks
- Most master ensuites have 2 sinks
- Tile tub surround with attractive travertine tile
- Rain-heads in most showers
- Up and down sliding rods for shower head height adjustment
- Lighting in showers
- Curved double shower rod



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Carpentry and Finish

- Our door height is an elegant 7 feet rather than the standard 6 feet 8 inches
- Interior doors are solid-core fir
- Extra-large closets
- Bedroom closets have wood built-in shelves rather than wire
- Windows are Low-E with screens
- Windows have faux wood blinds
- Windows are cased all sides
- High-end moulding package
- An attractive fireplace included

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Signs of a High Quality Development

- High speed, large size elevators (350 feet per minute, 3500 lb)
- Fiber optic cabling to each suite
- Master bedrooms are air conditioned
- Quality/efficiencies that result in low Strata Fees
- Building has extensive acoustic noise-suppression features

Note:
Most buildings of this type have elevator speeds of 100 to 150 fpm. Yorkson Creek elevators are 350 fpm.

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Security and Peace of Mind

We take security seriously:

- The buildings have a 48+ camera CCTV system
- Each suite is prewired for a security system
- Our Buildings have a Travelers 2-5-10 year warranty
- We have on-site live-in management to protect your investment
- Your developer is affiliated with professional associations, including the Urban Development Institute, Canada's Green Building Council, and the Greater Vancouver Home Builders Association



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Outstanding Acoustic Package

Floors

- Floors are either solid concrete or acoustic foam isolated concrete
- The flooring underside assembly has steel-bracketed sound-dampening insulation

Walls

- Side-by-side suites each have their own separate wall
- Walls are insulated, and each side has 2 layers of 5/8" drywall

Finished Floors

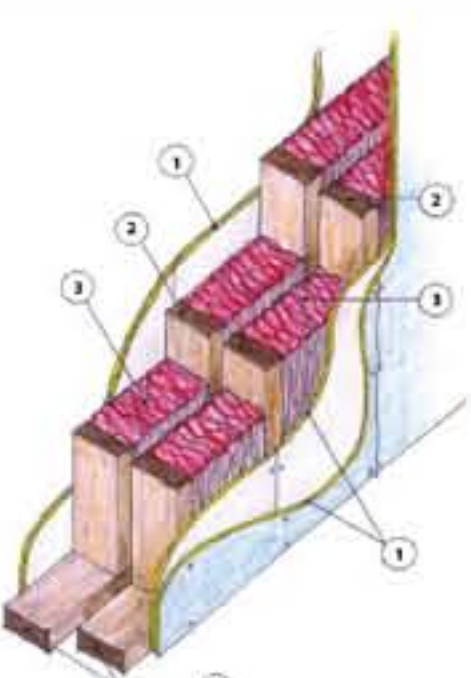
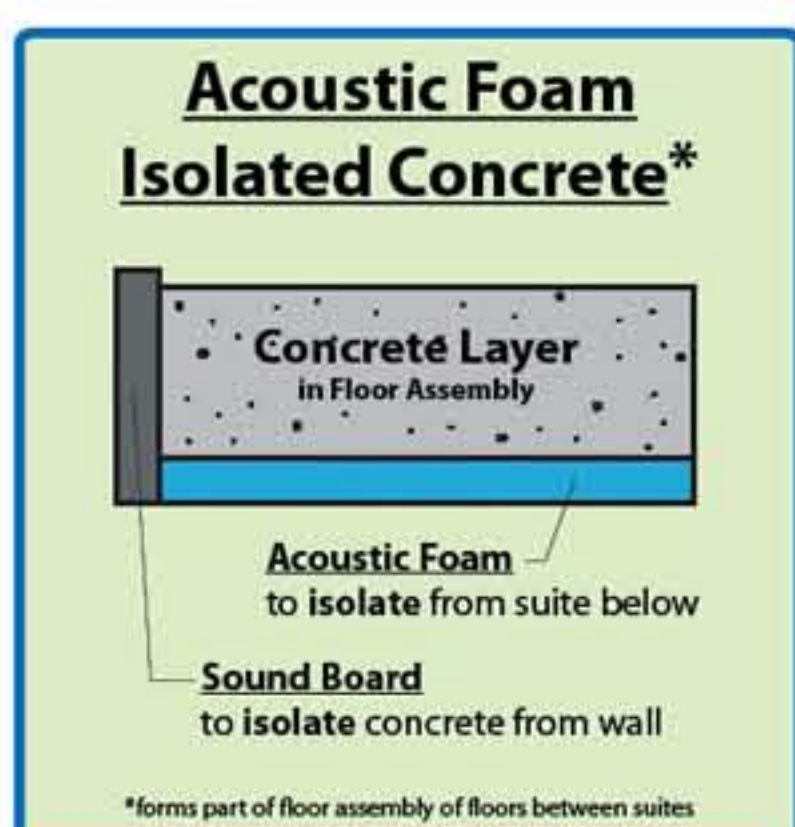
- Acoustic wood-grained plank laminate
- Carpet is laid on 10 lb acoustic underlay

Ceilings

- Ceilings between suites have 2 layers of 5/8" drywall
- Ceiling drywall is mounted on sound-bar channel to block sound transmission

Other acoustic precautions

- Electrical receptacles are back-insulated on walls between suites
- Features that penetrate the sound barrier are avoided on surfaces between suites
- Vertical main plumbing lines are rubber mounted



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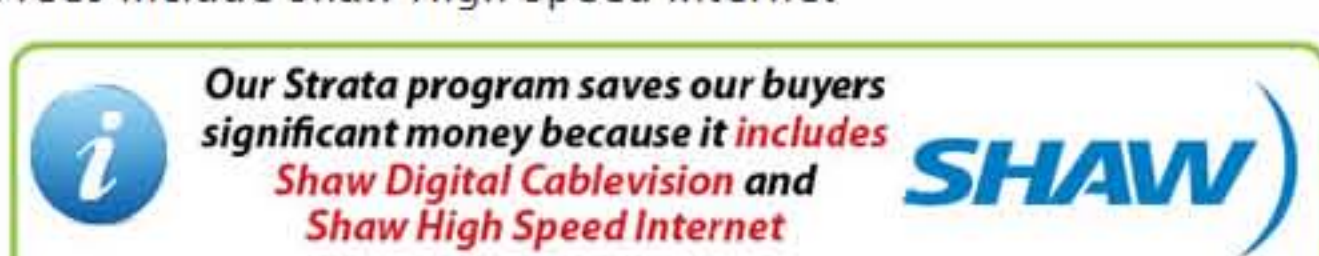
Energy Efficiency

- Our buildings are very energy efficient. They are designed to meet the stringent guidelines of the CMHC-Eligible Energy-Efficient Building Programs
- Low E windows, rain-screen technology, and above-code insulation
- Energy efficiency is great for the environment and saves our owners money on their utilities

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Strata Rules & Fees

- Monthly Strata fees are low, estimated \$157-\$167 for the first 3 years.
- Strata fees include Shaw Cable with over 100 digital video channels, including many in HD
- Strata fees include Shaw High Speed Internet



- Strata fees include Fire/Water insurance
- 2 pets allowed
- No age restrictions
- Renting permitted. A new BC Law (2010) does not permit Strata Councils to change rental status
- Rentals have in-house management to protect your investment
- Available exercise room and meeting room

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Yorkson Creek's Outstanding Features

- Our 9 foot high ceilings create an air of elegance compared to standard 8' high ceilings
- We offer 2 storey penthouses and vaulted ceilings on the top floor

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Condos / Penthouses

- > 1 Bedroom Plans
- > 2 Bedroom Plans
- > 2 Storey Penthouse Plans

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Outstanding Features

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Condos & 2 Storey Penthouses

[Home](#) » [Condos & 2 Storey Penthouses](#)

FEATURES

CLICK HERE

LOCATION

CLICK HERE

1 Bedroom
Plans & Pricing

From
\$179,900

2 Bedroom
Plans & Pricing

From
\$249,900

Penthouse
Plans & Pricing

From
\$294,900

**HOW TO
BUY**

CLICK HERE

Under construction now! Move in August/September 2012.



1 Bedroom Plans

Home » Condo & Penthouse Features » 1 Bedroom Plans

Viewing the Plans

Below are images of the various plans available. Clicking on the images will open a PDF document in a new browser window.

1 Bedroom
\$179,900

Style E
525 sq. ft.

With 5% down as low as:
\$733/mo

Mortgage Payment with Standard 5% Down Payment (see below)

With 5% down, 2.5% Variable Mortgage		With 5% down, 5.85% 5 year Fixed Rate Mortgage	
Monthly mortgage payment	\$ 733	Monthly mortgage payment	\$ 923
Property taxes (est. 2024)	\$ 277	Property taxes (est. 2024)	\$ 277
Monthly Strata Fees (est. 2024)	\$ 291	Monthly Strata Fees (est. 2024)	\$ 291
Total Monthly Payment	\$ 1,301	Total Monthly Payment	\$ 1,491

Yorkson Creek logo and site location map.

1 Bedroom Vaulted Ceiling
\$199,900

Style E Vaulted
525 sq. ft.

With 5% down as low as:
\$814/mo

Mortgage Payment with Standard 5% Down Payment (see below)

With 5% down, 2.5% Variable Mortgage		With 5% down, 5.85% 5 year Fixed Rate Mortgage	
Monthly mortgage payment	\$ 814	Monthly mortgage payment	\$ 1,004
Property taxes (est. 2024)	\$ 277	Property taxes (est. 2024)	\$ 277
Monthly Strata Fees (est. 2024)	\$ 291	Monthly Strata Fees (est. 2024)	\$ 291
Total Monthly Payment	\$ 1,382	Total Monthly Payment	\$ 1,572

Yorkson Creek logo and site location map.

Large 1 Bedroom
\$199,900

Style C
647 sq. ft.

With 5% down as low as:
\$814/mo

Mortgage Payment with Standard 5% Down Payment (see below)

With 5% down, 2.5% Variable Mortgage		With 5% down, 5.85% 5 year Fixed Rate Mortgage	
Monthly mortgage payment	\$ 814	Monthly mortgage payment	\$ 1,004
Property taxes (est. 2024)	\$ 277	Property taxes (est. 2024)	\$ 277
Monthly Strata Fees (est. 2024)	\$ 291	Monthly Strata Fees (est. 2024)	\$ 291
Total Monthly Payment	\$ 1,382	Total Monthly Payment	\$ 1,572

Yorkson Creek logo and site location map.

Large 1 Bedroom Vaulted Ceiling
\$219,900

Style C-Vaulted
647 sq. ft.

With 5% down as low as:
\$895/mo

Mortgage Payment with Standard 5% Down Payment (see below)

With 5% down, 2.5% Variable Mortgage		With 5% down, 5.85% 5 year Fixed Rate Mortgage	
Monthly mortgage payment	\$ 895	Monthly mortgage payment	\$ 1,085
Property taxes (est. 2024)	\$ 277	Property taxes (est. 2024)	\$ 277
Monthly Strata Fees (est. 2024)	\$ 291	Monthly Strata Fees (est. 2024)	\$ 291
Total Monthly Payment	\$ 1,463	Total Monthly Payment	\$ 1,653

Yorkson Creek logo and site location map.

Master Bedroom & Flex
\$239,900

Style D
763 sq. ft.

With 5% down as low as:
\$977/mo

Mortgage Payment with Standard 5% Down Payment (see below)

With 5% down, 2.5% Variable Mortgage		With 5% down, 5.85% 5 year Fixed Rate Mortgage	
Monthly mortgage payment	\$ 977	Monthly mortgage payment	\$ 1,167
Property taxes (est. 2024)	\$ 277	Property taxes (est. 2024)	\$ 277
Monthly Strata Fees (est. 2024)	\$ 291	Monthly Strata Fees (est. 2024)	\$ 291
Total Monthly Payment	\$ 1,545	Total Monthly Payment	\$ 1,735

Yorkson Creek logo and site location map.

Penthouse - Master Bedroom & Den
\$254,900

Style K
809 sq. ft.

With 5% down as low as:
\$1037/mo

Mortgage Payment with Standard 5% Down Payment (see below)

With 5% down, 2.5% Variable Mortgage		With 5% down, 5.85% 5 year Fixed Rate Mortgage	
Monthly mortgage payment	\$ 1,037	Monthly mortgage payment	\$ 1,227
Property taxes (est. 2024)	\$ 277	Property taxes (est. 2024)	\$ 277
Monthly Strata Fees (est. 2024)	\$ 291	Monthly Strata Fees (est. 2024)	\$ 291
Total Monthly Payment	\$ 1,605	Total Monthly Payment	\$ 1,795

Yorkson Creek logo and site location map.

Condos / Penthouses

- 1 Bedroom Plans
- 2 Bedroom Plans
- 2 Storey Penthouse Plans

The 3 Key Factors for Condo Resale Value:

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Outstanding Features

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2 Bedroom Plans

Home » Condo & Penthouse Features » 2 Bedroom Plans

Viewing the Plans

Below are images of the various plans available. Clicking on the images will open a PDF document in a new browser window.

2 Bedroom - 2 Bathroom Style B
802 sq. ft.
\$249,900

With 5% down as low as: **\$1017/mo**

Mortgage Payment with Standard 5% Down Payment (continued)		Mortgage Payment with Standard 5% Down Payment (continued)	
With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage	With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage
Monthly mortgage payment (incl. taxes)	\$ 1,017	Monthly mortgage payment (incl. taxes)	\$ 1,289
Property taxes (incl. strata fees)	\$ 500	Property taxes (incl. strata fees)	\$ 635
Monthly maintenance fee (incl. strata fees)	\$ 614	Monthly maintenance fee (incl. strata fees)	\$ 784
Monthly mortgage interest (incl. taxes)	\$ 227	Monthly mortgage interest (incl. taxes)	\$ 289

yorkson creek

2 Master Bedroom & Flex Style G
1109 sq. ft.
\$289,900

This is special price is early bird price. For early buyers only.

With 5% down as low as: **\$1177/mo**

Mortgage Payment with Standard 5% Down Payment (continued)		Mortgage Payment with Standard 5% Down Payment (continued)	
With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage	With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage
Monthly mortgage payment (incl. taxes)	\$ 1,177	Monthly mortgage payment (incl. taxes)	\$ 1,498
Property taxes (incl. strata fees)	\$ 583	Property taxes (incl. strata fees)	\$ 735
Monthly maintenance fee (incl. strata fees)	\$ 712	Monthly maintenance fee (incl. strata fees)	\$ 903
Monthly mortgage interest (incl. taxes)	\$ 277	Monthly mortgage interest (incl. taxes)	\$ 353

yorkson creek

2 Bedroom & Den - Corner Suite Style A
924 sq. ft.
\$289,900

With 5% down as low as: **\$1177/mo**

Mortgage Payment with Standard 5% Down Payment (continued)		Mortgage Payment with Standard 5% Down Payment (continued)	
With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage	With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage
Monthly mortgage payment (incl. taxes)	\$ 1,177	Monthly mortgage payment (incl. taxes)	\$ 1,498
Property taxes (incl. strata fees)	\$ 583	Property taxes (incl. strata fees)	\$ 735
Monthly maintenance fee (incl. strata fees)	\$ 712	Monthly maintenance fee (incl. strata fees)	\$ 903
Monthly mortgage interest (incl. taxes)	\$ 277	Monthly mortgage interest (incl. taxes)	\$ 353

yorkson creek

2 Bedroom & Den - Corner Suite Style A Vaulted
924 sq. ft.
\$299,900

With 5% down as low as: **\$1220/mo**

Mortgage Payment with Standard 5% Down Payment (continued)		Mortgage Payment with Standard 5% Down Payment (continued)	
With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage	With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage
Monthly mortgage payment (incl. taxes)	\$ 1,220	Monthly mortgage payment (incl. taxes)	\$ 1,561
Property taxes (incl. strata fees)	\$ 614	Property taxes (incl. strata fees)	\$ 766
Monthly maintenance fee (incl. strata fees)	\$ 743	Monthly maintenance fee (incl. strata fees)	\$ 934
Monthly mortgage interest (incl. taxes)	\$ 290	Monthly mortgage interest (incl. taxes)	\$ 366

yorkson creek

2 Master Bedrooms & Flex Style J
1213 sq. ft.
\$299,900

This is special price is early bird price. For early buyers only.

With 5% down as low as: **\$1220/mo**

Mortgage Payment with Standard 5% Down Payment (continued)		Mortgage Payment with Standard 5% Down Payment (continued)	
With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage	With 5% down, 2.5% Variable Mortgage	With 5% down, 5.85% 5 year Fixed Rate Mortgage
Monthly mortgage payment (incl. taxes)	\$ 1,220	Monthly mortgage payment (incl. taxes)	\$ 1,561
Property taxes (incl. strata fees)	\$ 614	Property taxes (incl. strata fees)	\$ 766
Monthly maintenance fee (incl. strata fees)	\$ 743	Monthly maintenance fee (incl. strata fees)	\$ 934
Monthly mortgage interest (incl. taxes)	\$ 290	Monthly mortgage interest (incl. taxes)	\$ 366

yorkson creek

Condos / Penthouses

- 1 Bedroom Plans
- 2 Bedroom Plans
- 2 Storey Penthouse Plans

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2 Storey Penthouse Plans

Home » Condo & Penthouse Features » 2 Storey Penthouse Plans

Viewing the Plans

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2 Storey Penthouse
2 Bedroom & Den
\$294,900

Style H
1048 sq. ft.



With 5% down as low as **\$1198/mo**

Mortgage Payment with Standard 5% Down Payment (interest)	
With 5% down, 2.4% Variable Mortgage	With 5% down, 4.25% 5 year Fixed Rate Mortgage
Based on 20 year amortization period	Based on 20 year amortization period
Monthly Payment (including taxes)	Monthly Payment (including taxes)
\$1,198	\$1,307
Includes 10% down payment in 1st year	Includes 10% down payment in 1st year
Includes 10% down payment in 1st year	Includes 10% down payment in 1st year
Includes 10% down payment in 1st year	Includes 10% down payment in 1st year

Yorkson Creek logo and Suite Location map.

2 Storey Penthouse
2 Bedroom & Flex
\$299,900

Style F
1150 sq. ft.

This is a special release early bird price. For early buyers only.



With 5% down as low as **\$1220/mo**

Mortgage Payment with Standard 5% Down Payment (interest)	
With 5% down, 2.4% Variable Mortgage	With 5% down, 4.25% 5 year Fixed Rate Mortgage
Based on 20 year amortization period	Based on 20 year amortization period
Monthly Payment (including taxes)	Monthly Payment (including taxes)
\$1,220	\$1,329
Includes 10% down payment in 1st year	Includes 10% down payment in 1st year
Includes 10% down payment in 1st year	Includes 10% down payment in 1st year
Includes 10% down payment in 1st year	Includes 10% down payment in 1st year

Yorkson Creek logo and Suite Location map.

2 Storey Penthouse
3 Bedroom & Den
\$379,900

Style L
1510 sq. ft.



With 5% down as low as **\$1545/mo**

Mortgage Payment with Standard 5% Down Payment (interest)	
With 5% down, 2.4% Variable Mortgage	With 5% down, 4.25% 5 year Fixed Rate Mortgage
Based on 20 year amortization period	Based on 20 year amortization period
Monthly Payment (including taxes)	Monthly Payment (including taxes)
\$1,545	\$1,654
Includes 10% down payment in 1st year	Includes 10% down payment in 1st year
Includes 10% down payment in 1st year	Includes 10% down payment in 1st year
Includes 10% down payment in 1st year	Includes 10% down payment in 1st year

Yorkson Creek logo and Suite Location map.

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The Developer

[Home](#) » [The Developer](#)

Quadra Homes and HJ Properties



Yorkson Creek is a Joint Venture of [Quadra Homes](#) and [HJ Properties](#).

Renowned for its West Coast architecture and exceptional quality, BC based Quadra Homes is one of BC's largest and most innovative developers.

Shanghai based HJ Properties is one of the most sophisticated design and engineering firms from one of the world's most modern cities.

The Yorkson Creek team brings together the best of BC architecture and quality with the sophisticated design and engineering of Shanghai.

Condos / Penthouses

- › [1 Bedroom Plans](#)
- › [2 Bedroom Plans](#)
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3 Easy Steps

to Buying a Home at Yorkson Creek

1. Pick a home and write a contract

- Pay nothing at this time
- Think about it for a week or 10 days, you are not committed
- Get bank approval, we can help with this

2. If you still want to go ahead

- Make the Contract “firm” and pay a \$5000 non-refundable deposit

3. After 60 more days, Increase the deposit

- Increase the deposit to 5% of the net suite cost if you have CMHC bank approval
or
- Increase the deposit to 10% of the net suite price



That's It! Now wait for your suite to be completed.

Before you take possession you will go through the suite with a quality inspector to make sure everything is finished and to your liking.

Example No.1: **Homeowner** buys Suite #153 – \$179,900

1. Buyer writes contract, **pays nothing**
2. 10 days later Buyer makes contract firm and **pays \$5000**
3. 60 days after that Buyer **pays \$4463** final deposit
No more money is needed until you take possession

Example No.2: **Homeowner** buys Suite #356 – \$294,900

1. Buyer writes contract, **pays nothing**
2. 10 days later Buyer makes contract firm and **pays \$5000**
3. 60 days after that Buyer **pays \$10,512** final deposit
No more money is needed until you take possession

Example No.3: **Investor** buys Suite #354 – \$289,900

1. Investor writes contract, **pays nothing**
2. 10 days later Investor makes contract firm and **pays \$5000**
3. 60 days after that Investor **pays \$23,990** final deposit to bring total deposit to 10%
No more money is needed until you take possession

Affordability

- › 3 Easy Steps to Buy
- › About Mortgages
- › Costs of Moving In
- › Government Incentives

Condos / Penthouses

- › 1 Bedroom Plans
- › 2 Bedroom Plans
- › 2 Storey Penthouse Plans



YORKSON CREEK 208th Street and 82nd Avenue, Langley

Quiet living a priority at Yorkson

Creek *claudia Kwan*

Sun

Saturday, May, 28, 2011



When completed, the Yorkson Creek development will provide 1.5 million square feet of living space. Developers made acoustics a top concern, striving to mute sound from other dwellings. Photograph by: Les Bazso, PNG, Special To The Sun



YORKSON CREEK Project location: 208th Street and 82nd Avenue, Langley Project Size: Phase 1, 171 apartments in a 4-storey and a 5-storey building Residence size: 1 bed 525 -647 sq. ft; 1 bed + den 763 -809 sq. ft; 2 bed 802 sq. ft; 2 bed + den 924 -1,213 sq. ft; 3 bed + den 1,510 sq. ft Prices: 1 bed from \$179,900; 1 bed + den from \$239,900; 2 bed from \$249,900; 2 bed + den from \$289,900; 3 bed + den from \$379,900 Developer: Quadra Homes and HJ Properties Architect: Wes Friesen, Points West Architecture Interior Designer: In-house and Decorum Innovati and Judith Robson Interiors Sales centre: 8207 208th St., Langley Hours: Mon -Fri 2 p.m. -7 p.m., Sat -Sun noon -7 p.m. Telephone: 778-298-2280 Web: www.yorksoncreek.com Sales begin: Immediately Occupancy: Summer/Fall 2012 There's a palpable sense of pride when Quadra Homes vice-presidents Paul DaDalt and Shawn Bouchard lead a tour of their Yorkson Creek development. When all nine phases are complete in a few years, the 27-acre site will be a new hub for Langley, and include 1.5 million square feet of living space spread across 1,630 homes, significant amounts of park land, and easy proximity to community amenities. But it's the little details in the homes that DaDalt and Bouchard seem most excited about; it's almost as though there's a competition within the company to come up with the best ways to make life at Yorkson Creek enjoyable for residents. For instance, there are the floors, which ostensibly look like hardwood, albeit with a slightly unusual and attractive red and yellow tone - almost as if they were made of Western red cedar and yellow cedar. They're vinyl, chosen for its sturdiness, ease of cleaning, and audiodampening qualities. The quarterinch thick vinyl is roughly double the thickness of even a commercial grade floor. It's the latest evolution in Quadra's continuing mission to ensure their homes are as quiet as possible. It started in 2000, says DaDalt, after company CEO Peter Warkentin started hearing about complaints, and even lawsuits being levied by condoowners at other developers. "Some of those buyers were downsizing from single-family homes, and they were upset at the level of noise inside, even though the buildings



The master bedroom in display suite G at Yorkson Creek leads onto a deck.

Photograph by: Les Bazso, PNG, Special To The Sun



The loft-like living room of the F suite at the Yorkson Creek display suites.



had been built to code," DaDalt explains. "Peter didn't want any of our purchasers to feel the same way." The company has made it a mission to keep pushing the boundaries in how much it can mute sound, even putting specific references into the marketing materials for Yorkson Creek. They've placed an acoustic mat between levels of concrete, and implemented a range of engineering modifications to dampen sound. "We are rated better than concrete construction for sound rating," Bouchard says. "The STC [sound transmission code] minimum in the building code is 50. This is rated at more than 60 - and it's an exponential scale." There are other little touches, like double bars for towels and shower curtains - for maximum drying surface area - and heated mirrors that won't fog up. There are also energyefficient lights installed in all sorts of nooks and crannies, so residents won't be fumbling around in dark corners. Each buyer will have two parking spaces and an overheight storage unit with approximately 200 cubic feet of space. A roll-down door - similar to the ones for units in commercial storage operations - lighting, and power outlets essentially allow them to function like small workshop spaces. Quadra has also done its best to anticipate future needs of purchasers of their homes. Where possible, the team has boosted usage of natural gas, and decreased reliance on electricity. It's based on their research around how energy prices will rise over the next 10 to 20 years. They also point out how all the phone and cable TV outlets in the homes contain a third jack, allowing for hardwired connections to the Internet. "We think that consumers, more and more, are going to get their entertainment content that way," explains Bouchard. "This way, we've provided a way for them to do that without having wires all over the place, or overloading their wireless routers." The company is expecting first-time homebuyers and downsizers alike to be attracted to the size and prices of the Yorkson Creek homes, and has even "sweetened the pot" a little bit. "Look, we know that nobody likes to pay condo fees," says DaDalt. "We've put in a flat rate of \$157, which includes your Internet service, cable and a PVR - that's pretty close to breaking even on the value." They are also enticing investors with a turnkey property management operation. A side venture company from Quadra will vet prospective renters from a pool, sign them to one-year leases, and deal directly with tenants with repairs and maintenance. A live-in manager (there's one manager's suite for every two buildings) will keep a close eye on everything going on. This service will be provided for seven per cent of the monthly rent, with the rent being set by the owner. "We're really proud of these buildings, and we want to control who comes into them," Bouchard says. Because of the size of the development, Quadra was able to negotiate bulk rates for services. It was also able to hone prices for materials and labour, based on the massive economies of scale involved with the site. "Let's put it this way, with 16 buildings in all, our suppliers are coming to the table with very sharp pencils," says DaDalt. Chimes in Bouchard: "I can guarantee no one else can beat us on the types of features involved - there are no upgrades available at Yorkson Creek because there's nothing to upgrade." The size of the project allowed for more than just economic advantages; it also allowed Wes Friesen, principal of Points West Architecture to situate each building in the best possible location. "I got to play with the orientation, where and when and how much light comes into the homes, and the great view corridors you get out to the valley," he says. "We put all of the parking underground to maximize the green space, and took advantage of the opportunities to make pedestrian connections to different greenways." Friesen says he also enjoyed being able to group the buildings in various clusters around the huge site, rather than just jamming them in to include every possible square inch of buildable space. There is also no shortage of access to anything residents might want. "There are tennis courts, soccer fields, baseball diamonds, and trails right in



the back yard," explains Bouchard. "We didn't really have to put in any amenities because they've already been provided by the community." Within a radius of just a few kilometres are parks, big-box stores, Willowbrook Mall and a high school. A park-and-ride for a rapid bus system to the nearest SkyTrain station is expected to be in place by mid-2012. With all of this on the table, the only question remaining is whether buyers should jump in now, or wait for future phases at Yorkson Creek. Bouchard has an answer for that. "The value is now - the first phase is always the best deal, especially with such a competitive market. But really, go compare what we're offering with the other projects around. There really is no competition." □ Copyright (c) The Vancouver Sun



Yorkson Creek: Quiet living is priority for Quadra's new development

BY CLAUDIA KWAN, POSTMEDIA NEWS MAY 27, 2011



Quadra's Yorkson Creek in Langley.

Photograph by: Les Bazzo, PNG

There's a palpable sense of pride when Quadra Homes vice-presidents Paul DaDalt and Shawn Bouchard lead a tour of their Yorkson Creek development.

When all nine phases are complete in a few years, the 27-acre site will be a new hub for Langley, and include 1.5 million square feet of living space spread across 1,630 homes, significant amounts of park land, and easy proximity to community amenities.

But it's the little details in the homes that DaDalt and Bouchard seem most excited about; it's almost as though there's a competition within the company to come up with the best ways to make life at Yorkson Creek enjoyable for residents.

For instance, there are the floors, which ostensibly look like hardwood, albeit with a slightly unusual and attractive red and yellow tone – almost as if they were made of Western red cedar and yellow cedar.

They're vinyl, chosen for its sturdiness, ease of cleaning, and audio-dampening qualities. The quarter-inch thick vinyl is roughly double the thickness of even a commercial grade floor.

It's the latest evolution in Quadra's continuing mission to ensure their homes are as quiet as possible. It started in 2000, says DaDalt, after company CEO Peter Warkentin started hearing about complaints,



The Yorkson Creek Langley Condos by Quadra Homes/HJ Properties Now Selling from \$179,900 - New Release of 2 Storey Langley Penthouse Suites!



The Yorkson Creek Langley Condo Project

NOW LAUNCHED! The presentation centre for the newest Yorkson Langley real estate development is now open for previewing and sales. Situated at 8207 - 208th Street Langley BC, the Yorkson Creek condos is the latest addition to the hottest Yorkson neighbourhood in town. With stylish one and two bedroom Yorkson Creek Langley condos for sale, homebuyers will be pleasantly surprised with welcoming 9 foot ceiling heights, solid wood cabinets, air conditioning in all homes as well as a full stainless steel appliance set, all standard features in this affordable new project. In addition, homebuyers at The Yorkson Creek Langley condos for sale will receive two parking spots as well as a storage locker for your extra things. The marketed maintenance fees for home owners at the Langley Yorkson Creek condos is expected to be as low as \$157/month which includes high speed Internet as well as Shaw digital TV service. For those who have electric/hybrid vehicles, there is also a car charging station in the parkade. The new Langley condos at Yorkson Creek will start from just \$179,900, making them a great option for first time homebuyers as well as professional couples and singles. In addition, there is a limited edition of two storey Yorkson Creek Langley penthouse also available from just \$299,900. Register your interest today online at www.yorksoncreek.com or visit the sales office for more details.





Some Features at the Langley Yorkson Creek Condos & Penthouses

The outstanding features include nine foot ceilings, open concept spacious floor plans, high ceiling windows and two storey penthouse suites with vaulted ceilings on the top floor of the building. In addition, the pre-sale Langley Yorkson Creek condos will feature energy efficient building materials and finishes, low E windows, rain screen technology and other energy and water efficient features. The sound proofing and acoustic features at the new Yorkson Creek Langley condos for sale are just simply outstanding with solid concrete flooring, side by side separate walls with extra insulation, acoustic wood grained plank laminate flooring with 10 pound acoustic underlayment and ceilings with 2 layers of 5/8" drywall. In addition, all homes at the Yorkson Creek Langley real estate development comes backed with the Travelers 2-5-10 year warranty in addition to in suite security systems, on site camera with CCTV system and on site live in manager. The building will have a high speed large sized elevator, air conditioning in the master bedrooms and contemporary yet artistic finishes with door heights at seven feet (that are also solid core fir!) in addition to spacious closets, fireplace in living room, mouldings, window casings, faux



wood blinds throughout and built in shelving (not wire!). The bathrooms at the new Langley Yorkson Creek condos will feature large mirrors, bright lighting, LED night light, heated fog free mirrors, curved double shower rod, lighting in the showers, sliding rods, rain showerheads, tubs and double vanities in the master ensuite. Also in the bathrooms are granite countertops, wood raised panel cabinetry, soft closing drawers, medicine cabinetry and heated tiled flooring. The pre-sale Langley condos at Yorkson Creek also feature soft closing cabinetry drawers, full extension of course, recessed lighting, wood raised panel cabinetry with wood finishing inside, under mounted sinks, granite counters, full height backsplash, and stainless steel appliance package. Other kitchen features include built in soap dispenser as well as every home has a washer and dryer stacked in a laundry room.

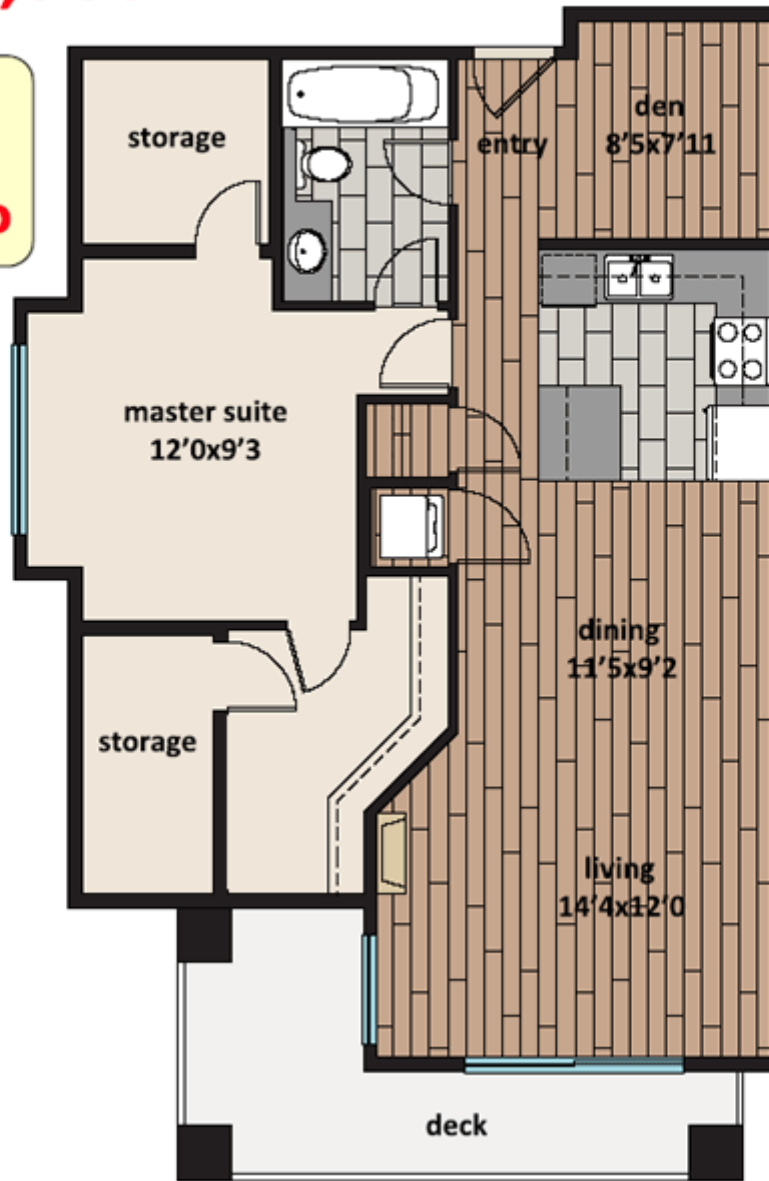


Penthouse - Master Bedroom & Den

\$254,900

Style K
809 sq. ft.

With 5% down
as low as:
\$1037/mo



The 1 Bedroom Floor Plans & Pricing

There are several 1 bedroom Yorkson Creek Langley floorplans available to homebuyers that includes Layout E which is 525 square feet from \$179,900 (or \$723/month). The vaulted ceilings of Style E at 525 square feet features a price point from \$199,900 (or \$814/month). Layout C is a one bedroom Langley Yorkson Creek condo floor plan that features 647 sqft and is priced from just under \$200k while the vaulted configuration is from \$219,900 (or \$895/month). Layout D has a master bedroom plus flex room and is 763 square footage and



priced from \$239,900 while the largest is a penthouse unit with 1 bed plus den at 809 sqft and is priced from \$254,900 (or from \$1037/month).

2 Master Bedrooms & Flex

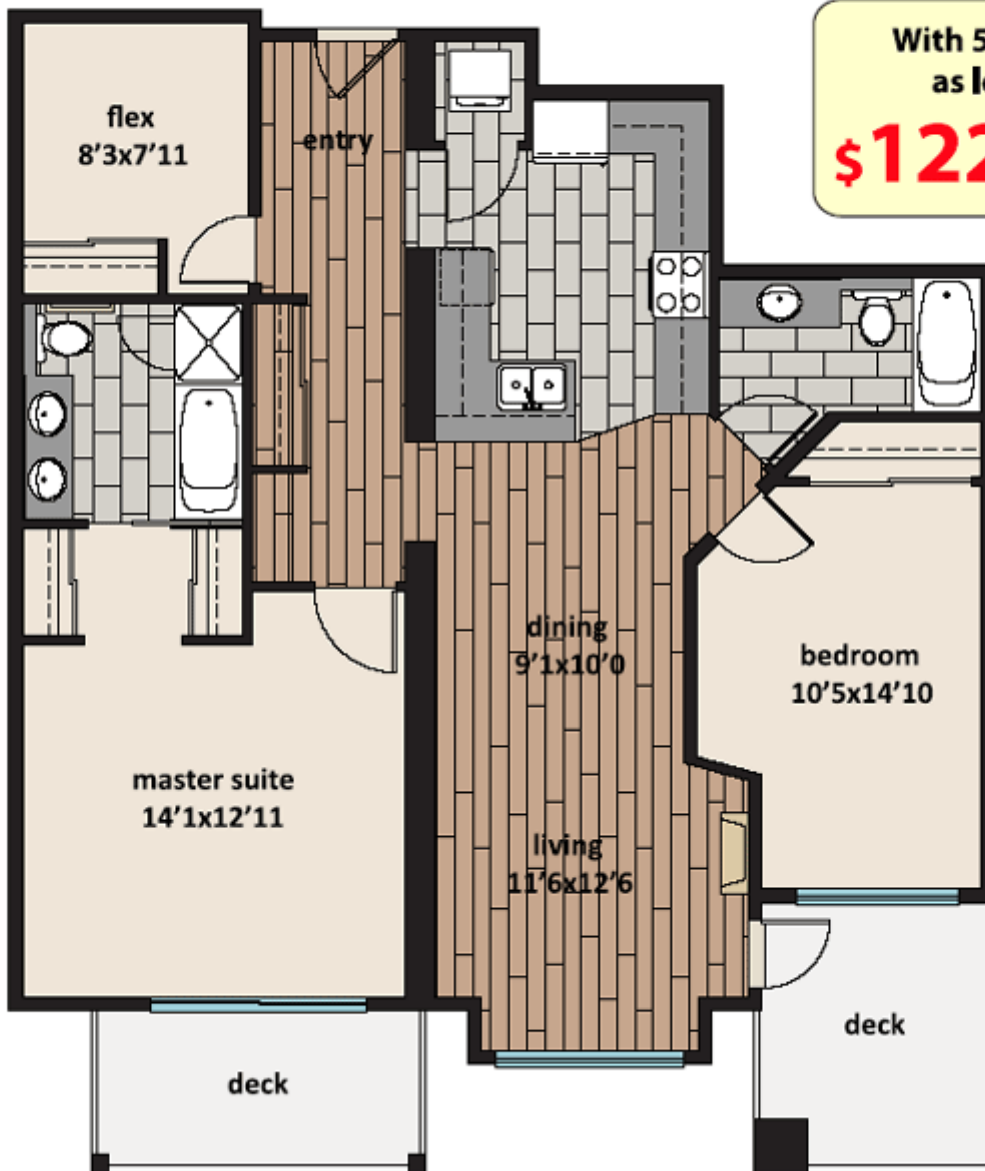
\$299,900

This is a special pre-sale "early bird" price.
For early buyers only

Style J

1213 sq. ft.

With 5% down
as low as:
\$1220/mo



The 2 Bedroom Yorkson Creek Langley Floorplans and Prices

There are also five different two bedroom layouts available that includes Style B at 802 square feet with 2 bathrooms and is priced from \$249,900 or you can choose Style G which is 1,103 square footage with two master beds plus flex room and is priced from \$289,900



only for early homebuyers (that's \$1177/month only). Also available is the corner unit at Yorkson Creek Langley real estate development which is Layout A at 924 sqft which is from the same at \$289,900 while Style A Vaulted Ceiling configuration is from \$299,900. Last but not least is Layout J at Yorkson Creek condos which is 1,213 square feet and is priced from \$299,900 for early buyers only.

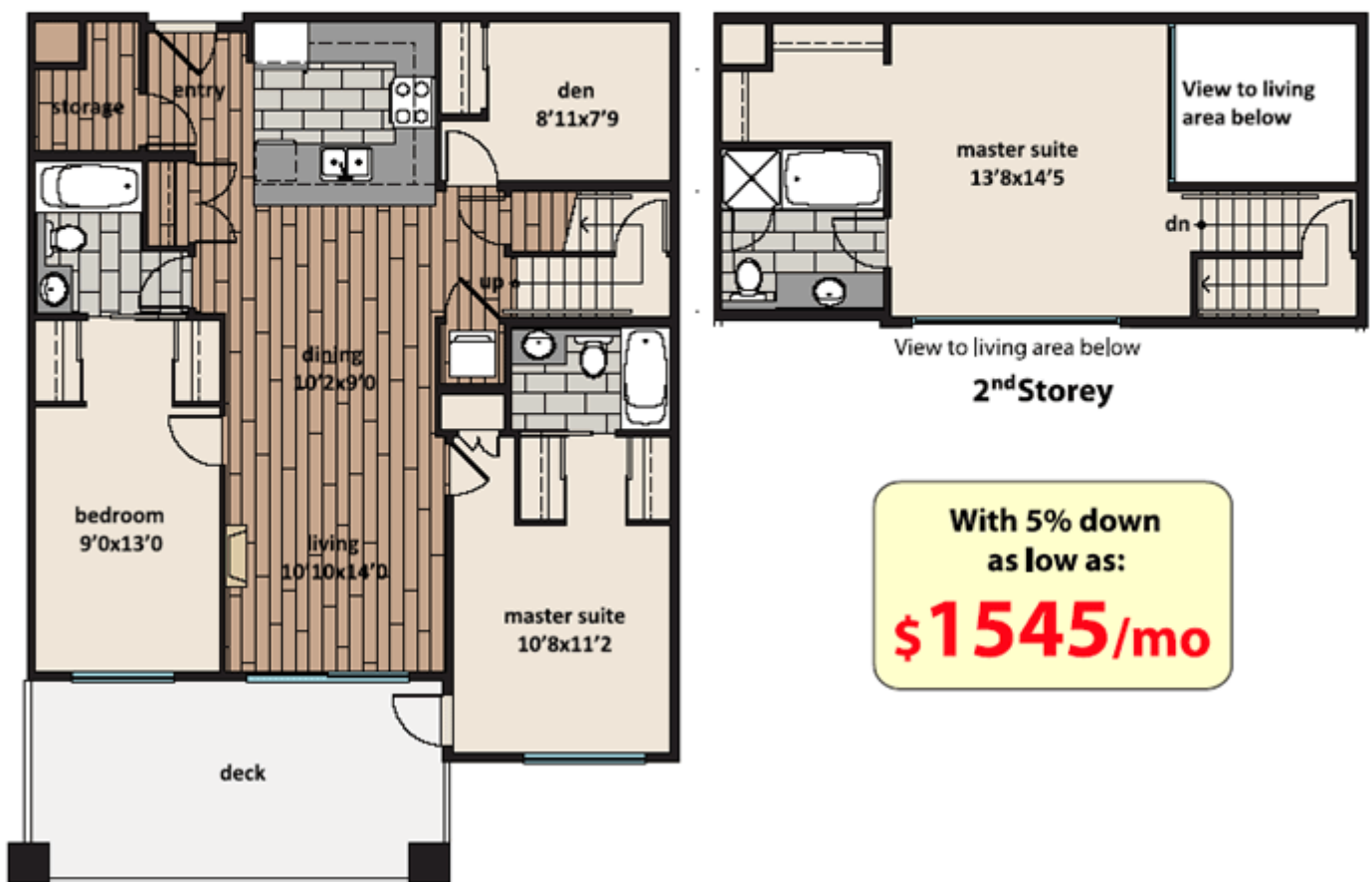
2 Storey Penthouse

3 Bedroom & Den

\$379,900

Style L

1510 sq. ft.



The Yorkson Creek Langley Penthouse Floorplans

There are a total of three different penthouse floor plans available at Yorkson Creek condos which includes Layout H which is 1048 square feet with 2 stories, two bedroom plus den and two bathrooms priced from an affordable \$294,900 (or \$1,198/month). Also available is Style F which is 1,150 sqft and it too has 2 levels, two bedrooms plus flex and two baths and it is priced from under \$300k for early pre-sale buyers only. Lastly is Style

L which is 1,510 square feet, by far the largest of the Yorkson Creek Langley penthouse floor plans which is a 3 bedroom plus den and 3 bath unit priced at \$379,900 or \$1545/month.

The Yorkson Creek condos are brought to you by Quadra Homes and HJ Properties. The presentation centre along with four display suites are now open weekdays from two to seven as well as weekends from twelve to seven. The Yorkson Creek Langley condo presentation centre has all the details including exact pricing and strata fees per suite. Visit www.yorksoncreek.com for more details and to register.

NEIGHBOURHOOD Take the 200th Street exit south off Hwy #1

Approximate Drive to:

- 6 Minutes: THE BIRCHWOODS Golf Course
- 10 Minute: Fort Langley National Park
- 8 Minutes: TRINITY WESTERN UNIVERSITY
- 7 Minutes: Walmart
- 8 Minutes: Home Depot
- 8 Minutes: earls
- 10 Minutes: WILLOWBROOK SHOPPING CENTRE
- 10 Minutes: Kwantlen UNIVERSITY
- 14 Minutes: Langley Memorial Hospital

yorkson creek

Presentation Centre
 Located at the northwest corner of 82nd Ave and 208th Street, Langley BC