

QUEEN ANNE GREEN



B C C O N D O S . N E T



Listen.
To the sweet sounds of the
Langley countryside.



Look.
Out across the North Shore
mountains. And just outside
your door, the soft roses glisten
in the fresh morning sunlight.



Experience.
A charming neighbourhood
with a true sense of community.
A place of peace,
friendship, and beauty.
Where old traditions reign.
And new ones begin. Welcome
to Queen Anne Green.



Where Old Traditions Reign

And new ones begin.



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The Dream Starts Here

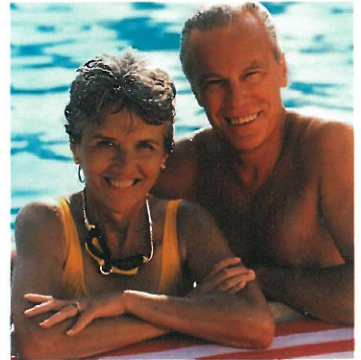


Nestled amidst the gently rolling hills of Langley, in the heart of Walnut Grove, Queen Anne Green combines the warmth and enchantment of a charming English village with the finest in contemporary design. With hand-crafted stone walls, resplendent gardens, rose arbours and meandering walkways, these gracious townhome residences offer the best in carefree living.



Designed for Your Lifestyle

Queen Anne Green has been carefully planned to suit your needs. Here you'll discover spacious interiors featuring main floor master bedrooms with luxurious ensuites and roomy closets. Sunny step-saver kitchens. Cozy breakfast nooks and comfortable family rooms. Marble entries. Bonus rooms upstairs or down. Attached garages. And outside, generous sized patios for summer entertaining, plus room for planting a small rose garden of your very own. All designed with you in mind.



The Good Life

Freedom is the key. With a resident manager and professional maintenance, you'll never have to cut another lawn, weed another garden, or fix the roof again. When you live at Queen Anne Green, you'll have plenty of time to do the things you enjoy most.

At the heart of it all, is the Queen Anne Green Country Club. Here you can swim in the outdoor pool. Keep fit in the exercise room. Relax in the whirlpool spa. Entertain old friends and meet new ones in the cosy lounge, or

build to your heart's content in the workshop.

Here you are safe and sound. No precaution has been overlooked. A perimeter fence complete with front gates, provides security and peace of mind

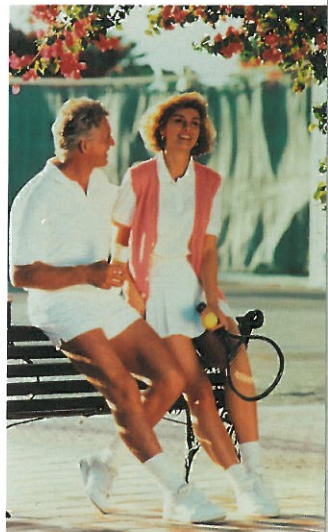


when you are away. Also, each home at Queen Anne Green has been prewired for an optional security system.

A Glorious Setting

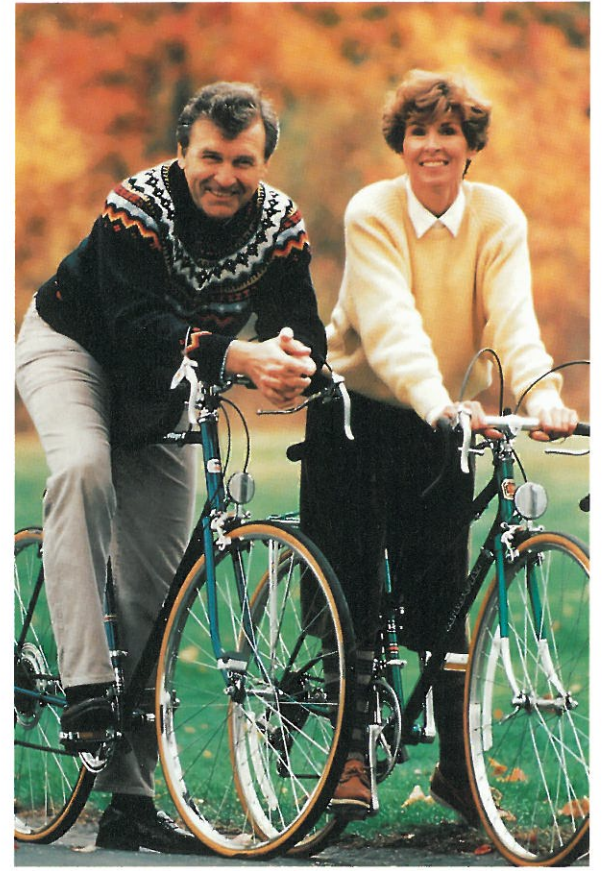
Queen Anne Green is beautifully situated in the heart of Walnut Grove near historic Fort Langley. Here you

are close to it all. A neighbourhood shopping mall next door. Guildford



Town Centre and the Fort Langley Golf Club just minutes away. Winding country roads for walks and lazy Sunday afternoon drives.





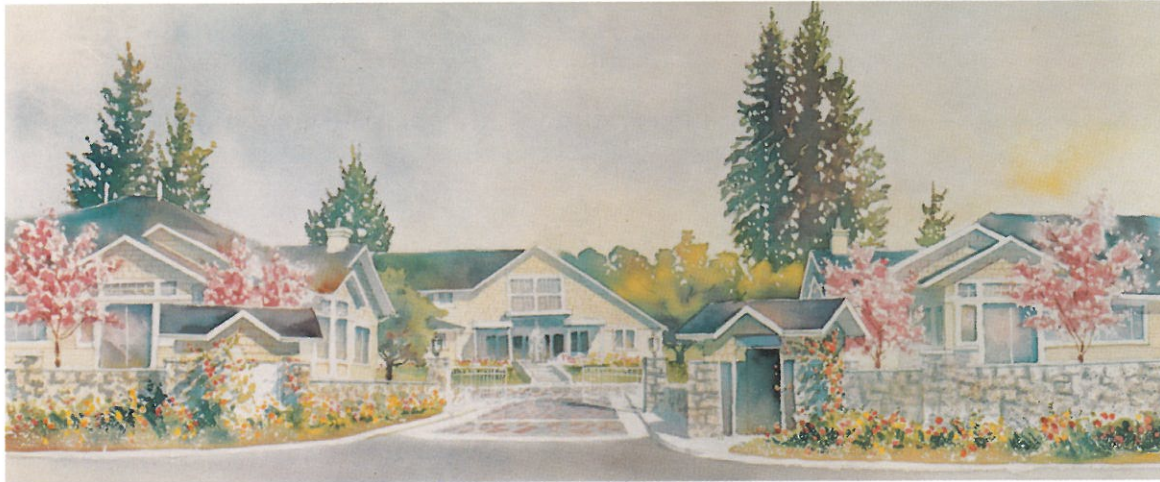
Queen Anne Green — For the Best Years of Your Life



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Features



Entry

- Elegant entry with marble flooring
- Heritage style front door with leaded glass decorative window
- Marielle superior custom door hardware by Weiser
- Extensive vaulted ceilings

Other Fine Living Features

- Plush 40 oz nylon carpet by Peerless
- Two designer colour schemes
- Natural gas fireplace with marble hearth and surround
- Wood mantel trim
- Decorative wood baseboards
- Heritage style interior doors
- Washer/dryer connections
- Roughed-in central vacuum system
- Freezer outlet

Step-Saver Kitchen

- Bleached oak kitchen cabinets by Columbia
- Microwave shelf
- Designer tiled splash
- Under cabinet valance lighting
- 1/3 H.P. garbage disposal
- Deluxe dishwasher by GE
- Self-cleaning range by GE
- Double stainless steel sink
- Vegetable spray attachment

- Roughed-in plumbing for ice maker
- Easy to clean custom vinyl flooring

Master Bedroom

- Walk-in closet
- Mirrored closet doors

Ensuite Bathroom Detailing

- Full length vanity mirror
- Double vanity sinks
- Bathroom faucets by Delta
- Oval soaker tub by Crane

Energy Efficiency and Security

- Double glazed windows
- 40 U.S. gallon gas hot water tank
- Natural gas forced air heat
- Acoustic design party wall construction
- Alarm system prewiring at entry doors and ground windows
- Enterphone at the main entry gate
- Remote controlled entry gates

Exterior

- Attached double and single garages
- Custom fibreglass shingle roof with 25 year warranty
- Large patio for summer outdoor living
- Patio light
- Low maintenance siding by Mitten
- Decorative cedar wall shingles

Options to Enhance Your Living Pleasure

- Automatic garage door opener and transmitter
- Security system
- Appliance package: washer/dryer, microwave, selection of two refrigerator types
- Central vacuum system

Country Club

- Social lounge with gas-lit stone fireplace
- Fully fitted kitchen
- Forty-four foot outdoor lap pool
- Large outdoor patio
- Exercise room
- Workshop
- Hobby studio
- Men's and women's changing facilities
- Therapeutic whirlpool spa
- Resident manager suite

Staffing

- Full time resident manager
- Landscape maintenance



The Polygon Story

The quality homes of Queen Anne Green are built by Polygon Development I Limited part of British Columbia's Polygon Group of Companies, which has created several thousand homes of distinction throughout Greater Vancouver. In collaboration with the West Coast's leading architects, Polygon specializes in building attractive residential environments that will endure for generations.

Polygon is a recipient of the Master Builder Award from the New Home Warranty Program of British Columbia with whom all Polygon homes are registered. The Vancouver Home Builders' Association, and the Urban Development Institute have honoured Polygon with major awards for excellence in residential development.



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The developer reserves the right to make modifications and changes. Dimensions and areas will vary with actual strata plan survey and model variance. E.&O.E.