



LIV42

12409 HARRIS

HOME

COMMUNITY

FEATURES

PLANS

BUILDER

CONTACT

REGISTER NOW!

42 Boutique Homes

Site address: 12409 Harris Road, Pitt Meadows

REGISTER NOW **604.460.6601**



Pricing from \$129,900

Nestled beneath the sheltering Golden Ears Mountains at the confluence of the Pitt and Fraser Rivers, Pitt Meadows is an oasis of calm a mere 40 minutes from bustling Vancouver. With lakes, rivers, trails and abundant parkland, it's the natural choice for those who love the truly great outdoors. Kayaking. Canoeing. Horseback riding. Golf. Cycling. Hiking. Fishing. Swimming. Boating. When you call Pitt Meadows home, these

Copyright LIV42. All Right Reserved

Developed by



Marketed by



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





LIV42
12409 HARRIS

HOME

COMMUNITY

FEATURES

PLANS

BUILDER

CONTACT

REGISTER NOW!

FEATURES

Interiors are sleek and modern, from the stainless steel appliances and granite countertops to the elegant laminate wood floor. Expansive windows let in lots of natural light. Balconies expand your living space outdoors. Finishes are easy to maintain, designed for life on the go.

CONTEMPORARY COMFORT

- 2 designer colour schemes:
- 9' ceilings standard, and 10' living room ceilings on the top floor
- Laminate flooring: entry, kitchen, living room, dining room
- Comfortable carpeting in bedrooms
- 12" by 24" porcelain tile flooring in laundry and bathrooms
- Horizontal mini blinds
- Whirlpool stackable washer and dryer
- Pre-wired for digital cable and high-speed internet access

SLEEK KITCHENS

- Samsung stainless steel fridge with bottom Freezer
- Stainless Steel 30" slide in gas range
- Whirlpool stainless steel over the range microwave hood combo
- Whirlpool stainless steel dishwasher
- 1-1/2" polished square edge composite stone slab countertops, with large polished porcelain wall tile backsplash.
- Flat panel wood veneer or Shaker cabinets
- Accent shelving in the kitchen
- Undercabinet accent lighting
- Ceiling track lights
- Stainless-steel undermount sink with super-steel dual pullout Grohe spray
- Soft closing cabinetry with brushed nickel hardware
- Eating bar

LUXURIOUS BATHROOMS

- Shaker or flat panel wood veneer cabinet doors.
- Marble stone slab countertops in ensuite
- 1-1/2" polished square edge composite stone countertop in main bath
- Porcelain wall tile backsplash in ensuite and matte porcelain wall tile in bathroom tub/shower wall
- Undermount sink with Grohe chrome faucet
- Soaker bathtubs in ensuite and semi-frameless glass showers
- Grohe polished chrome showerhead and valve
- Comfort height low flow toilet
- Wall mount vanity light
- Tiled Vanity wall in accent tile
- Tiled niche in ensuite shower
- Medicine cabinet in ensuite

SECURE HOME PROTECTION

- Deadbolt single cylinder lock and peep-hole on entry doors
- Hard-wired smoke detectors
- Fire sprinklers throughout
- Fully secured underground parkade storage
- CCTV security cameras in the parkade and entrance lobby
- Quality construction using Rainscreen technology
- Travelers comprehensive third party 2-5-10 Home Warranty
 - 2 year materials and labour
 - 5 year building envelope
 - 10 year structural defects

Copyright LIV42. All Right Reserved

In our continuing efforts to improve these homes, we reserve the right to modify or change plans, specifications, features and prices without notice. Renderings are an artist's conception and are intended as general reference only. Room sizes and square footages are based on architect's measurements. Please refer to the disclosure statement for specific offering details.



BCCONDOS.NET





LIV42

12409 HARRIS

[HOME](#)[COMMUNITY](#)[FEATURES](#)[PLANS](#)[BUILDER](#)[CONTACT](#)[REGISTER NOW!](#)

COMMUNITY

LIV42 is more than a quality residence with the most desirable of amenities. Comprised of just 42 homes, it's a neighbourhood within a neighbourhood, providing a sense of both community and intimacy that most homeowners can only dream of.

Adding to its unique appeal, LIV42 is conveniently situated only three blocks from the Westcoast Express station and minutes from Lougheed Highway. And steps away from your home are shops, the town library, an elementary school, parks, theatre...

Whether you're seeking a quiet retreat from the city or a place from which to set forth on outdoor adventures, you'll find the answer to your prayers where only 42 select homeowners are privileged to reside: LIV42.

Discover.

[View Liv42 Community Map](#)

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





LIV42
12409 HARRIS

[HOME](#)

[COMMUNITY](#)

[FEATURES](#)

[PLANS](#)

[BUILDER](#)

[CONTACT](#)

[REGISTER NOW!](#)

BUILDER

Local Expertise, International Experience.

As the builders and developers of LIV42, Kerkhoff Construction offers you unmatched experience and expertise, giving you the confidence that the home you buy today is built and backed by one of the most experienced and reputable builder / developers in British Columbia.

Established in 1968, Kerkhoff began as a new home builder, renovator and subcontractor to other home builders. In the 1970s, they expanded to include the construction of warehouses, restaurants, and schools. Since then, Kerkhoff has built a reputation of excellence in every form of construction and has built multi-unit residential projects, bridges, roads, masterplanned communities, resorts, churches, condominiums and government facilities in Alberta, Ontario, California., South Korea, Japan, Taiwan and Germany.



Copyright LIV42. All Right Reserved
In British Columbia, some of their most recognizable projects include over 20 buildings for Expo '86, the Kamloops Courthouse, the Granville Island Hotel, New Westminster to Surrey SkyTrain bridge, and the majority of bridges and overpasses on the Coquihalla Highway. In every project they undertake, Kerkhoff Construction's top priority is to always ensure the satisfaction of their clients and those who will use the projects they develop and build.



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



LIV42

12409 HARRIS

HOME

COMMUNITY

FEATURES

PLANS

BUILDER

CONTACT

REGISTER NOW!

CONTACT



PRESENTATION CENTRE:

12147 Harris Road, (at Pitt Meadows Centre)

Pitt Meadows, BC

Open Daily: 1 pm to 6 pm Closed Friday & Sunday

SITE ADDRESS:

12409 Harris Road, Pitt Meadows

Email: info@liv42.ca

Copyright LIV42. All Right Reserved



GOOGLE MAP

REGISTER NOW **604.460.6601**

Developed by



Marketed by



BCCONDOS.NET



GRAND OPENING > LIV42 Pitt Meadows Condos for Sale from \$129,900! High-End Finishes/Features, Spacious Layouts at Affordable Pitt Meadows Apartments at LIV 42!



LIV42 Pitt Meadows Condos for Sale!

Only 42 homes are available at the new Pitt Meadows LIV42 Condo project with apartments priced from just \$129,900! YES, you read that correctly! Affordable Pitt Meadows condos start from the low \$100,000's right here at LIV42 Condos where you can be nestled beneath the sheltering Golden Ears Mountains at the confluence of the Pitt and Fraser Rivers. From all of the outdoor recreational options to the natural surroundings, the new LIV42 Pitt Meadows condos is ideal for outdoor enthusiasts who want a quick escape to everything that West Coast living is all about. From boating and fishing to swimming and hiking and from golfing to biking to horseback riding and kayaking, everything is at your doorstep right here at LIV42 Pitt Meadows condos for sale from just \$129,900!. Plus, the official grand opening for these affordable Pitt Meadows apartments is starting May 26th! However, don't mistake affordability to cheap finishes! Inside, these affordable yet high-end Pitt Meadows LIV42 condos will present gas cooktops, granite counter tops, stainless steel appliance set, laminate wood floors in the living areas and much more. Plus, outside you will find a truly West Coast modern architectural design that has great curb appeal and lasting value. The site address for the new Pitt Meadows LIV42 Condos is at 12409 Harris Road Pitt Meadows BC. Plus, there are only 42 boutique Pitt Meadows apartments for sale, so don't miss out on this incredible opportunity! The LIV42 Presentation Centre is located at 12147 Harris Road Pitt Meadows (at the Pitt Meadows Centre) and they are open 1 to 6pm daily but closed on Friday and Sunday. Visit www.liv42.ca for more information today! The well known and trusted builder for LIV42 Pitt Meadows is Kerkhoff Construction. All LIV 42 Pitt Meadows condos comes with the 2-5-10 Travelers Home Warranty as well a quality construction with



Rainscreen technology building envelope. There are CCTV security cameras installed in the entrance lobby as well as the underground parking garage.



The Luxurious Interiors at the Pre-Construction Pitt Meadows

LIV 42 Condos

From high-end to elegant and from stylish to urban chic, the interior finishes at the Kerkhoff Construction Pitt Meadows LIV 42 condos are superb in every way, and especially at this price point! Inside you will find 2 designer selected colour palettes that home buyers can choose from as well as nine foot ceiling heights in the main living areas and 10 foot living room ceiling heights on the penthouse floor! As well, the pre-construction Pitt Meadows LIV 42 Condos will feature laminate wood floors in the entryway, kitchen, dining and living rooms and carpets in the bedrooms that are fluffy and low maintenance/durable. Mini blinds (horizontal) are installed throughout for extra privacy and there is pre wiring for digital cable and high speed internet in every home. The pre-construction Pitt Meadows LIV 42 Condos for sale will also feature bathroom and laundry flooring with large format porcelain tiling. The beautiful bathrooms at LIV 42 Pitt Meadows condos for sale will introduce well thought out layouts as well as high-end fixtures and finishes. These include such things as medicine cabinetry, tiled niche in the ensuite shower, tiled vanity wall, wall mounted vanity lighting, comfort height low flow toilets and Grohe polished chrome shower head and pressure balanced valve. Also, the new LIV 42 Pitt Meadows condos for sale will introduce under mounted sinks with Grohe faucet, soaker tubs with semi frameless glass showers and porcelain wall tiled backsplashes. Other bath features include composite stone counters that are durable and look great, marble stone slab counters in the ensuite and shaker or flat panel wood veneer cabinetry doors as per design palette. The amazing kitchens at the new LIV 42 Pitt Meadows condos for sale will have Samsung stainless steel fridge with bottom freezer, Whirlpool stainless steel dish washer and over the range microwave hood combo as well as a premium thirty inch slide in gas range. Other kitchen features at the boutique LIV 42 Pitt Meadows condos for sale will feature eating bars in select floor plans, soft closing cabinetry doors, stainless steel undermounted sinks, ceiling track lighting and under cabinet lights as well. The Pitt Meadows LIV42 Condos will also feature accent shelving, flat panel wood veneer shaker cabinets and composite stone slab counters.





The Pitt Meadows Community Around Liv42 Apartments

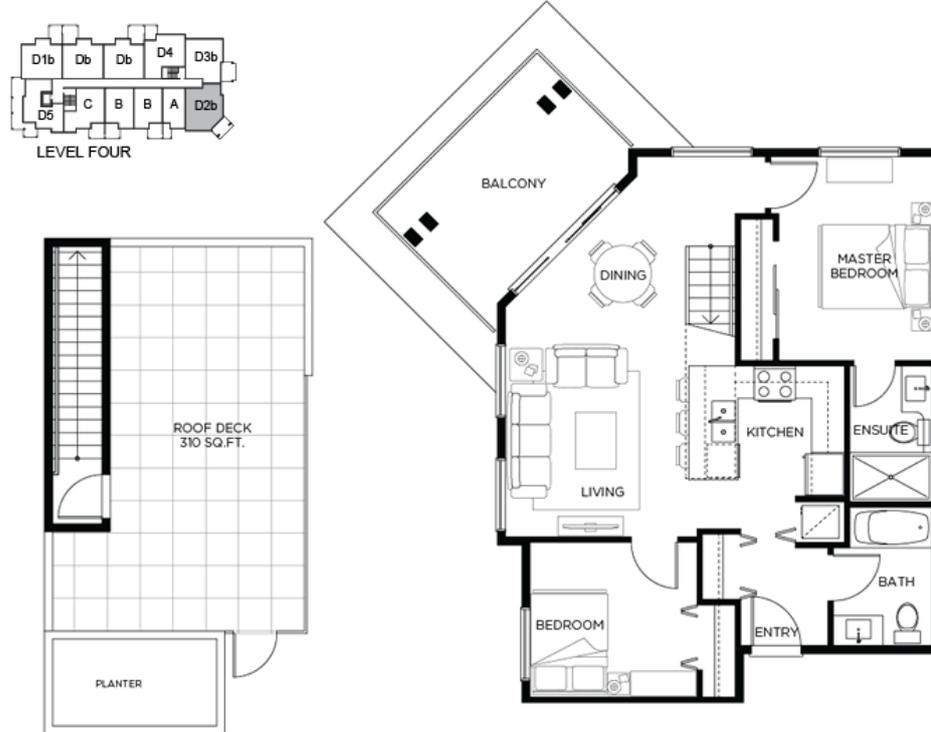
Whether you want urban lifestyle choices or country living, the new Liv42 Pitt Meadows apartments will certainly deliver on both fronts. The 42 homes that make up the new Pitt Meadows Liv42 Apartment development features a great locale for major transit routes and transportation that includes the West Coast Express train that can get you to downtown Vancouver in a few minutes as well as Lougheed Highway that will connect you throughout the Lower Mainland. As well, there is plenty to do in and around the Liv42 Pitt Meadows neighbourhood that includes movie theatres, schools, the library, shops, dining and cafes that you can enjoy every day. However, some of the most exciting location features of the new Liv42 Pitt Meadows apartments is its close proximity to outdoor recreation. From top ranked golf courses to beautiful community recreation centres and from walking and biking trails to water sports such as kayaking and swimming, there is just so much to do around you. Plus, at Liv42 Pitt Meadows apartments, you



will be living healthier.

PLAN-D2b

2 Bedroom, 2 bath, balcony & roof deck
871 sq.ft.



The LIV42 Floor Plans

Open concept, functional and well designed, the affordable Pitt Meadows apartments at LIV42 are certainly the whole package! The residential building is a low-rise of only 4 storeys, so you are living in a small boutique community with only 42 homes. WE won't get into details regarding individual LIV42 floor plans, as you can find them online at <http://liv42.ca/plans.php> at any time to view online or even download as PDF documents. We've included some of our favourite Pitt Meadows LIV42 penthouse floor plans ... some of which have incredible roof top deck as well as outdoor areas.



PLAN-D1b

2 Bedroom, 2 bath, balcony & roof deck
798 sq.ft.



PLAN-D5

2 Bedroom, 2 bath & balcony
784 sq.ft.

