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FEATURES

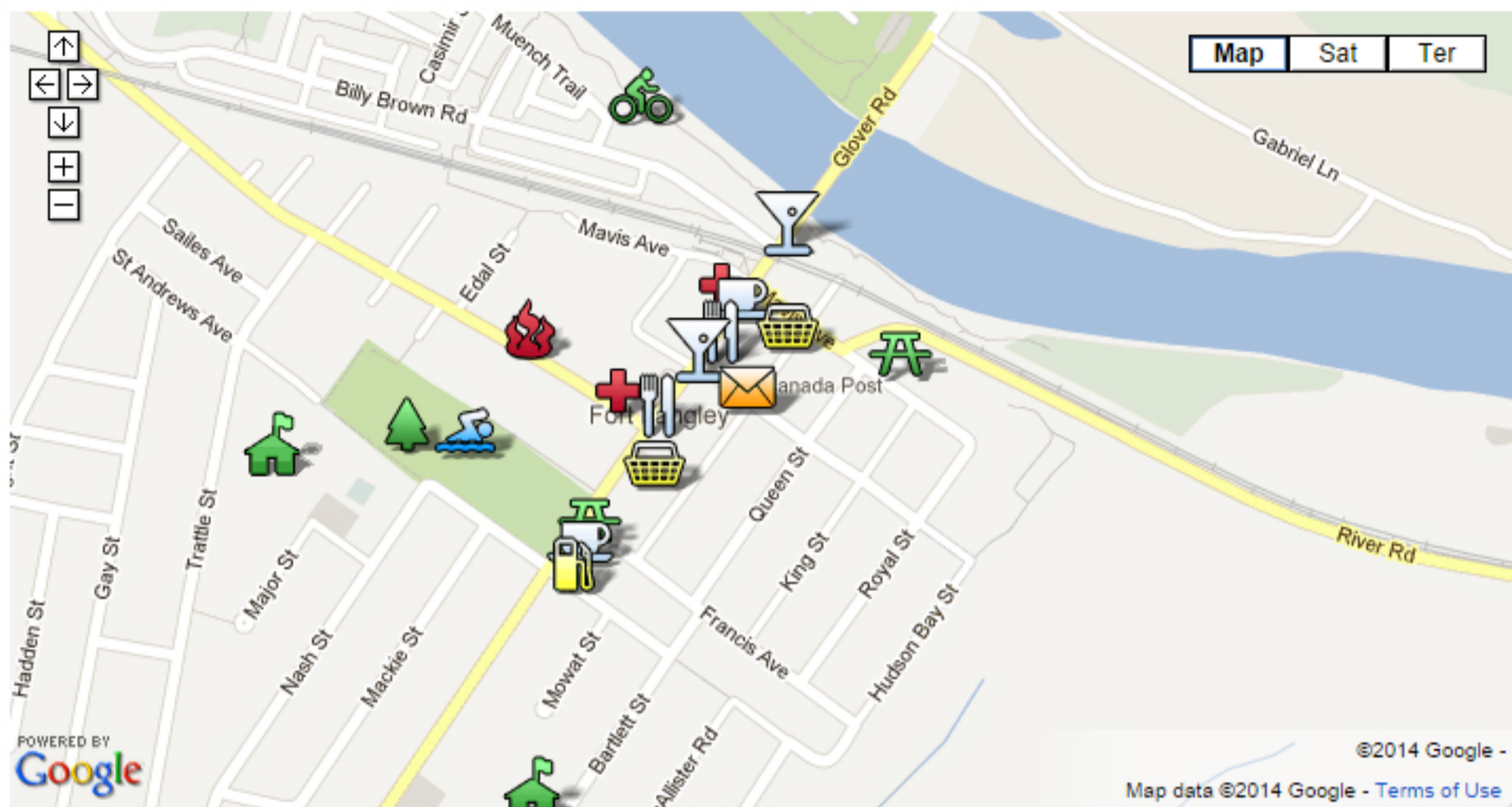
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Nestled on the banks of the Fraser River sits the quaint, colourful and historically rich village of Fort Langley, BC, a village that played a pivotal role in the creation of this beautiful province. Not only was Fort Langley the first permanent European settlement in the Fraser Valley, it was also the site of the proclamation of the crown colony of BC, and the first major commercial agricultural centre of BC.

Over the years Fort Langley has remained a thriving community, offering a wide array of amenities and services, hosting a variety of outdoor activities, and providing spectacular views of the River and Mountains.

At the heart of Fort Langley lies the tree lined picturesque village centre where one can find an array of independent business including quaint boutiques & great local eateries, historic monuments and more. Fort Langley also provides an abundance of outdoor activities from river sports to hiking, biking or walking the amazing network of trail systems.

In all Fort Langley offers everything needed to enjoy a modern life, balanced with the charm and character of a historic small town community, making it a desirable location for those in all stages of life.





The following will provide you with a snapshot into the history of the REID Block, formerly Reid's Blacksmith Shop and Garage.

Located at 9190 Church Street in Fort Langley, Reid Blacksmith Shop and Garage was established by Charles Reid in 1910.

Charles was born on April 24, 1888 in Scotland and immigrated to Canada in 1908. Two years later he settled in Fort Langley and opened his own blacksmith shop. After more than a decade in operation the Blacksmith shop burnt down in the 1920s and was rebuilt. The new structure was a wood and metal structure that would be more fire resistant. The internal wood superstructure was constructed of large fir beams, floated down the Fraser River from the Morrison Sawmill in Port Kells. Charles' business later became one of the first machinist shops in the area



Charles served on the Langley Council during the 30s & 40s and was a member of several municipal advisory committees. He was also a charter member of the Fort Langley Community Improvement Association and an early member of the Board of Trade. Charles was the first chief of the Fort Langley Fire Department and the first Fort Langley Volunteer Fire Brigade was run out of the back of the Garage. A portion of the Garage was also used as a showroom for Packard cars.



Charles married and raised three children in Fort Langley. He was in the business for 60 years and over that time saw it change from horse shoeing and wagon repairs, to motor mechanics and heavy equipment repairs. Charles Reid passed away in May of 1975. For many years the business had been run by both Father and son. Don Reid continued to operate the business along with his wife Bernice until the shop's closure in the 1990's. Don and Bernice recount many stories of fixing wagons and shoeing horses from Glen Valley. They also recall the coming of the automobile, the changes to the shop and the impact of hard economic times after the Second World War.

In early 2000 the Garage property was purchased by Spade Holdings Ltd., a real estate holding Company based in the Fraser Valley. Through many conversations with the Reid's, it was determined that the new mixed-use development should recount the site's rich history and the Reid family's contribution to the life and prosperity of the village. The project has been aptly named "Reid Block" and will be the third incarnation of a commercial venture on the site in the past 100 years.

OTHER INTERESTING FACTS:

Since the change in ownership, the Garage has been used for a variety of movies and Television show backdrops. The Garage was also rented by the Fort Langley Canoe Club and the 'Restored House Church' under the direction of Pastor Solomon Tunti until the spring of 2013.



FEATURES

EXTERIOR

- Durable, two tone Hardy siding
- Real Brick 1/2" veneer
- Flat and mono-pitched roofs creating several vaulted areas
- Heritage styling
- Large roof top decks with gas BBQ outlet and hot tub hookup
- Green rooftop, partial

INTERIOR

- Two designer colour schemes, Dark Gray & Natural
- Beautiful flooring including; 14mm laminate, porcelain tile, nylon carpet
- Quartzite countertops
- Low profile mouldings
- Rift cut white oak doors with a strained finish
- Stylish light fixtures
- Laminated staircase with wood handrails and metal pickets to roof top patios
- Chrome hardware throughout
- Contemporary linear fireplace with porcelain tile surround
- Rough in surround sound
- Rough in security system
- Living room and master bedrooms equipped with TV box & conduit pipe
- Roller shades & screens on all windows
- Forced air gas furnace with heat pump system
- Double height living room ceilings in select units

KITCHENS

- Wood shaker cabinetry topped with Quartzite countertops
- Full height stone or porcelain backsplashes
- Frigidaire Gallery, stainless steel, standard appliance package
 - Energy star counter depth refrigerator
 - Gas slide in range, certified Kosher
 - Energy star dishwasher
 - Panasonic microwave
 - Front loading, stacking washer and gas dryer
- Under mount double sinks with contemporary chrome, pull down faucets
- Counter height eating bar
- Concealed under cabinet LED lighting
- USB combo receptacle in the kitchen

BATHROOMS

- Each suite features 3 bathrooms
 - One with fully tiled walk in shower
 - One with tiled tub/shower combo
 - One powder room
- Double sinks in ensuites
- Heated master ensuite floors
- Walk in showers feature frameless glass and tubs receive glass tub shields
- American Standard vessel sinks with chrome single lever faucets
- American Standard tubs, faucets, showerheads and valve trims
- American Standard comfort height toilets with soft close seats
- Large framed mirrors
- Chrome bathroom accessories

OPTIONAL UPGRADES

- Electrolux Icon appliance package upgrade available
 - Energy star, Kosher certified fridge
 - Dual fuel slide in range
 - Venmar range hood
 - Energy star, fully stainless dishwasher
- Millwork package upgrade available
 - Fireplace surround, shelving and storage
 - Bedroom Headwall millwork in rift cut white oak
 - Master closet millwork with doors, drawers, shelving and hanging rods
 - Wine bar in suites 201 & 204 with storage and under counter wine fridge
- Outdoor kitchen with quartz counter and aluminum/outdoor grade cabinetry and electrical outlet for under counter fridge
- Napoleon gas grills
- Coast Spas hot tub package
- Security system
- Surround sound package - interior & exterior
- Garburator

QUALITY CONSTRUCTION

- 2-5-10 year warranty
- Elevator access to suites and roof top decks

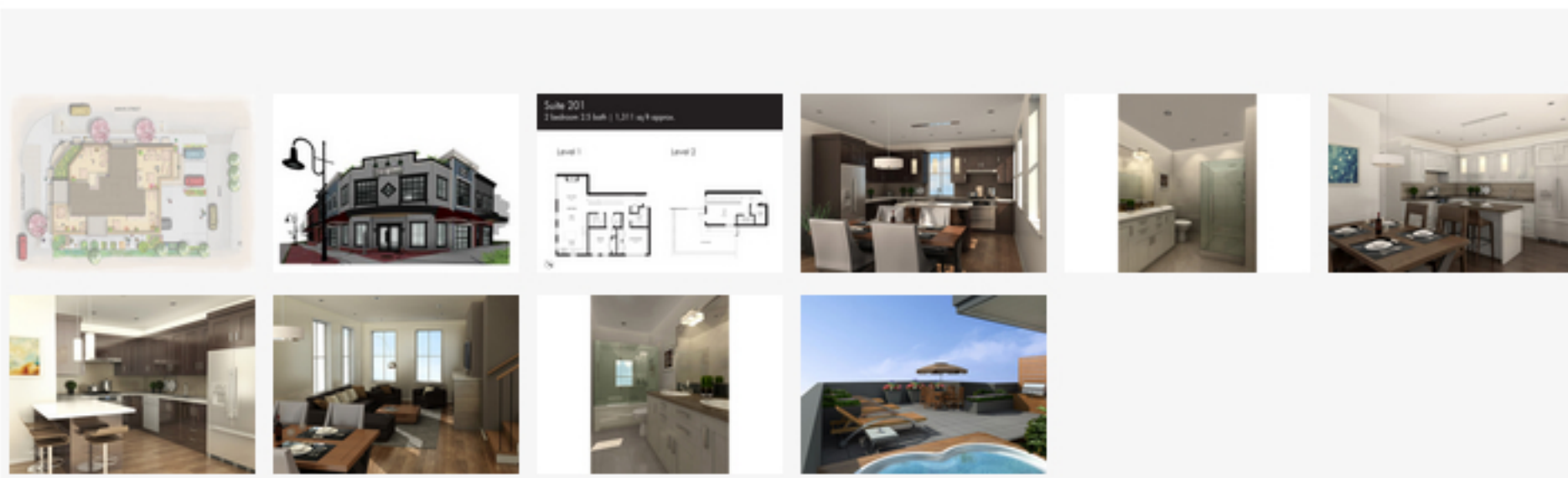
The developer reserves the right to make any modifications and / or substitutions, without notice, should they be necessary. Final dimensions, square footage, specifications and floorplans may vary.





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*All renderings show a representation of product, but colours and material finished may vary



» COMMERCIAL

» RESIDENTIAL

UNIT 201

UNIT 202

UNIT 203
(SOLD)

UNIT 204

**RESIDENTIAL
UNIT 201**

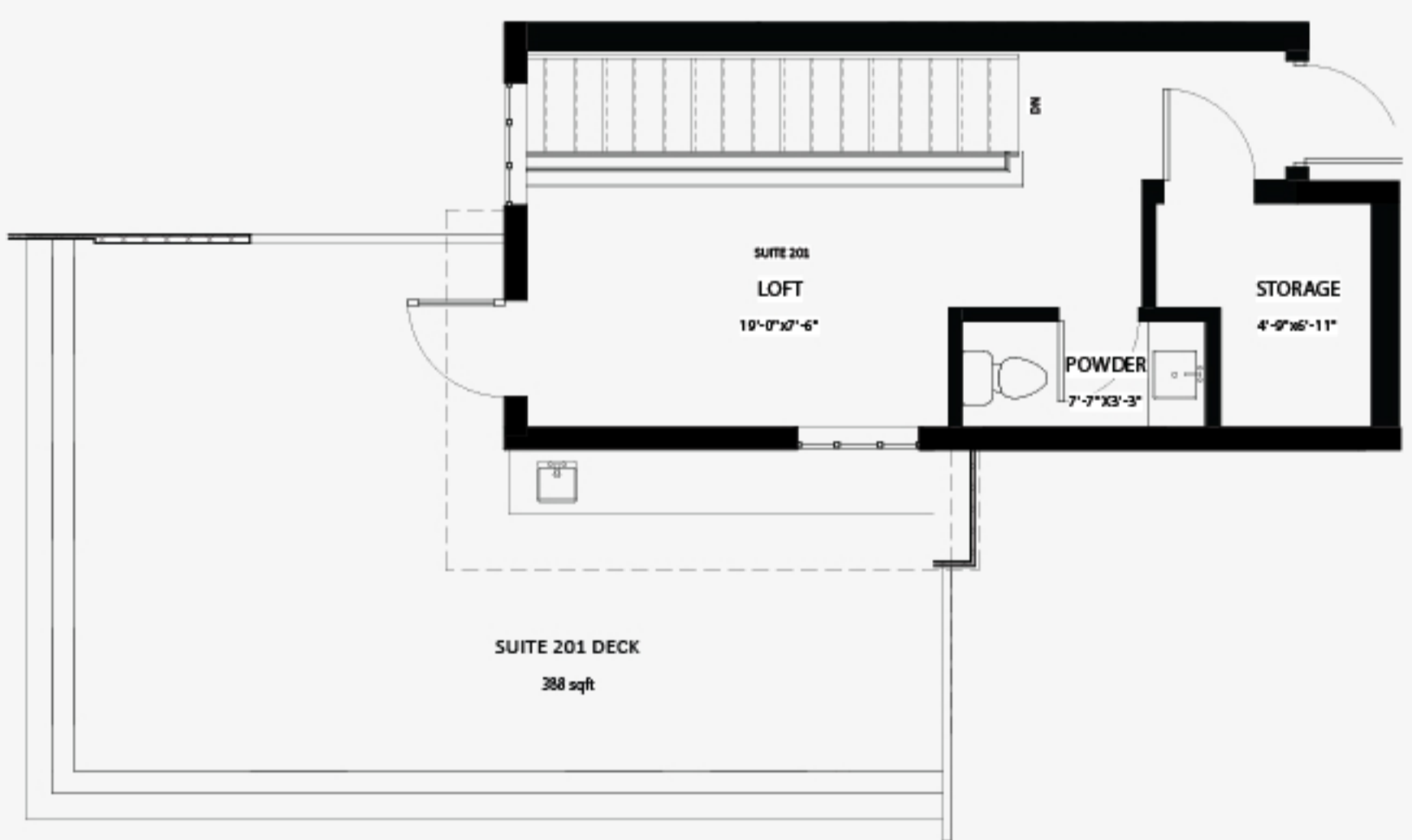
2 bedroom 2.5 bath | 1311 sq ft approx.



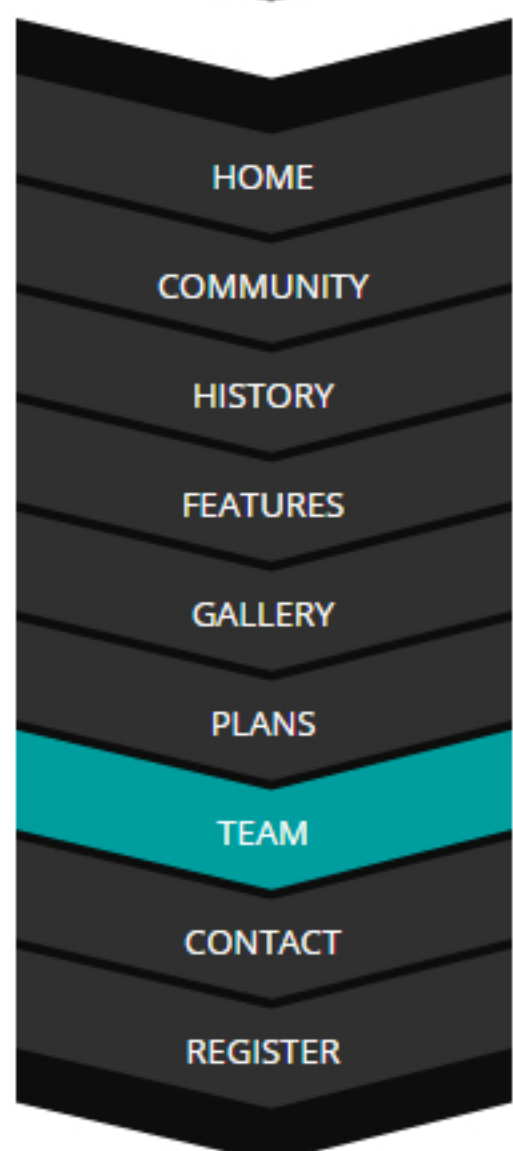
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LEVEL 1



LEVEL 2



TEAM

Architect

Sitelines architecture & interiors- site lines architecture provides a full spectrum of architectural and interior design services suited to your project requirements and needs. The firm is experienced in many building types including commercial & industrial, institutional, multi-family residential, and single family residential.

www.sitelines.ca

Interior Design

Sitelines architecture and interiors.

www.sitelines.ca

Landscape Arch

van der Zalm + associates inc. - Culture - it's how you live, play, and nurture. van der Zalm + associates understands that landscape can shape the culture of a space, community, and beyond. Their mission is to relay this understanding into the work they do - as Landscape Architects, Urban Designers, and Environmental Consultants.

www.vdz.ca

Civil Eng

Krahn Civil Engineering - Established in 1984, the Krahn Group is a full-service programming, design, and engineering firm dedicated to providing creative solutions to the most challenging structural, civil, and building design projects. Over the past 29 years, they've established a reputation for providing the most innovative, comprehensive, and cost-effective solutions to their clients across Canada.

www.krahn.com

Structural

IQ Engineering - IQ Engineering provides professional Structural engineering solutions to building owners and developers, and are dedicated to helping build durable, safe and efficient buildings.

www.iqengineering.ca

Mechanical

Williams Engineering - **Engage. Innovate. Inspire.** Williams Engineering works in a wide variety of industries and sectors, from concept to completion and beyond. On every project they draw from a multi-disciplinary team of professional engineers, technologists, technicians, and other specialists all dedicated to delivering comprehensive engineering advice and solutions.

www.williamsengineering.com

Envelope

BC Building Science Partnership - BC BUILDING SCIENCE PARTNERSHIP, inc 1996. BCBSE provides professional building envelope and structural consulting for both new and existing construction. Their mission is to provide the latest building science technology to the design and construction industry in order to increase the performance and durability of buildings and building envelope systems.

www.bcbuildingscience.com

Electrical

SML consultants Group - Since its inception in 1994, SML Consultants Group Ltd. has earned a reputation for successful project outcomes through systematic design and a commitment to meet the needs of their clients and projects. SML Consultants Group Ltd has been diligent over the years and have strived to assemble and retain a key team of experts in electrical engineering. SML shares a strong combination of technical skills and creative imagination to design complex and comprehensive projects.

www.smlconsultants.ca

Environmental

Active Earth Environmental - Active Earth Engineering Ltd. is comprised of experienced professionals with offices in Vancouver, Langley, and Victoria, British Columbia, Canada. They offer their clients a unique amalgamation of expertise in the fields of environmental engineering, physical hydrogeology, civil engineering, land development and project management. These expertise allow them to provide turn-key solutions to their clients' complex projects.

www.activeearth.ca

BC Land Survey

Target Land Surveying.

www.targetlandsurveying.ca





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CONTACT



Reid Block Presentation Centre

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Showings by appointment only