

VILLAGE | GARDENS

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BOUTIQUE COLLECTION OF TOWNHOMES & ROWHOMES **2 BEDROOM & 3 BEDROOM**

Designed with a timeless Westcoast-style, this collection of 15 townhomes and 3 rowhomes, allows you the opportunity to live in a peaceful location where urban amenities are only a short distance away. Nestled in the heart of Ladner just steps from the Village Centre, each of these handcrafted homes, in your choice of 2 + den or 3 bedroom plans, are professionally designed and perfectly placed for the life you want to live.



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STYLE & COMFORT

Designed by FOCUS Architecture, the homes at Village Gardens have been thoughtfully tailored to accommodate the realities of everyday living. Open-concept floor plans, gourmet kitchens complete with quartz countertops & stainless steel appliances, spa inspired bathrooms, two distinct colour schemes, and the list goes on. Village Gardens offers you all of the quality and extras one would expect from a Raicon home.



Contemporary Living

- Custom designed interior and exterior colour schemes
- 9' ceilings on the main floor
- Custom 5 panel interior doors
- 4" casing and headers for all windows and doors
- Double glazed energy efficient windows
- Quality laminate flooring in entrance and throughout main floor
- Wall-to-wall carpet in stairs and upper floor
- Deluxe closet organizer in master closet
- Generous window sizes allowing maximum natural light
- Optional elevator in certain units
- Convenient location in the heart of the Village, just steps to shopping and amenities

Gourmet Kitchens

- Premium stainless steel appliance package including:
 - Self-cleaning 4 burner gas range
 - Slide out range hood and custom millwork
 - French door Energy Star® refrigerator with pullout freezer drawer
 - Full console Energy Star® dishwasher
 - Built-in microwave with stainless trim kit
- Quartz countertops with contemporary marble mosaic backsplash
- Quality Kohler® double bowl undermount stainless steel sink
- Sleek Kohler® pull out faucet with sprayer
- ½ hp in-sink garburator
- Custom painted maple kitchen cabinetry with glass details, crown accents and premium hardware, including self-closing hinges and drawers
- Designer lighting package featuring:
 - Island pendants
 - Under cabinet lighting
 - Recessed ceiling lighting

Spa-Inspired Bathrooms

- Premium Kohler® polished chrome faucets and fixtures throughout, including:
 - Undermount sinks in master ensuite and main bath
 - Pedestal sinks in powder and basement (depending on plan)
 - Comfort height elongated toilets in all bathrooms
 - Master ensuite features glass shower enclosure with multifunction handshower and contemporary slide bar
- Quartz countertops in master ensuite and main bath
- Custom painted maple cabinetry

Premium Workmanship

- 2/5/10 new home warranty
- Exterior finishes of fiber cement siding and cedar shakes
- Raised panel exterior fiberglass doors
- Pre-wired electric car charging station and garage door opener
- Rough-in vacuum, pre-wired security system and hard-wired smoke detectors
- Pre-wired fiber optic network for voice and data

Popular Upgrade Options

- Appliances
- Cabinetry
- Countertops
- Flooring and more*

*For a complete list of available options, please ask a member of the sales team

Variable conditions occur throughout the development. Marketing collateral information such as floor plans, material specifications and site conditions are solely for illustrative purposes only and may vary from the completed development. The developer reserves the right to make changes and modifications, without notice. Consult your sales representative for clarification on particular options. E.&O.E.

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HOME FEATURES PLANS NEIGHBOURHOOD GALLERY DEVELOPER CONTACT REGISTER NOW

- Site Plan
- Row Homes
- Townhomes



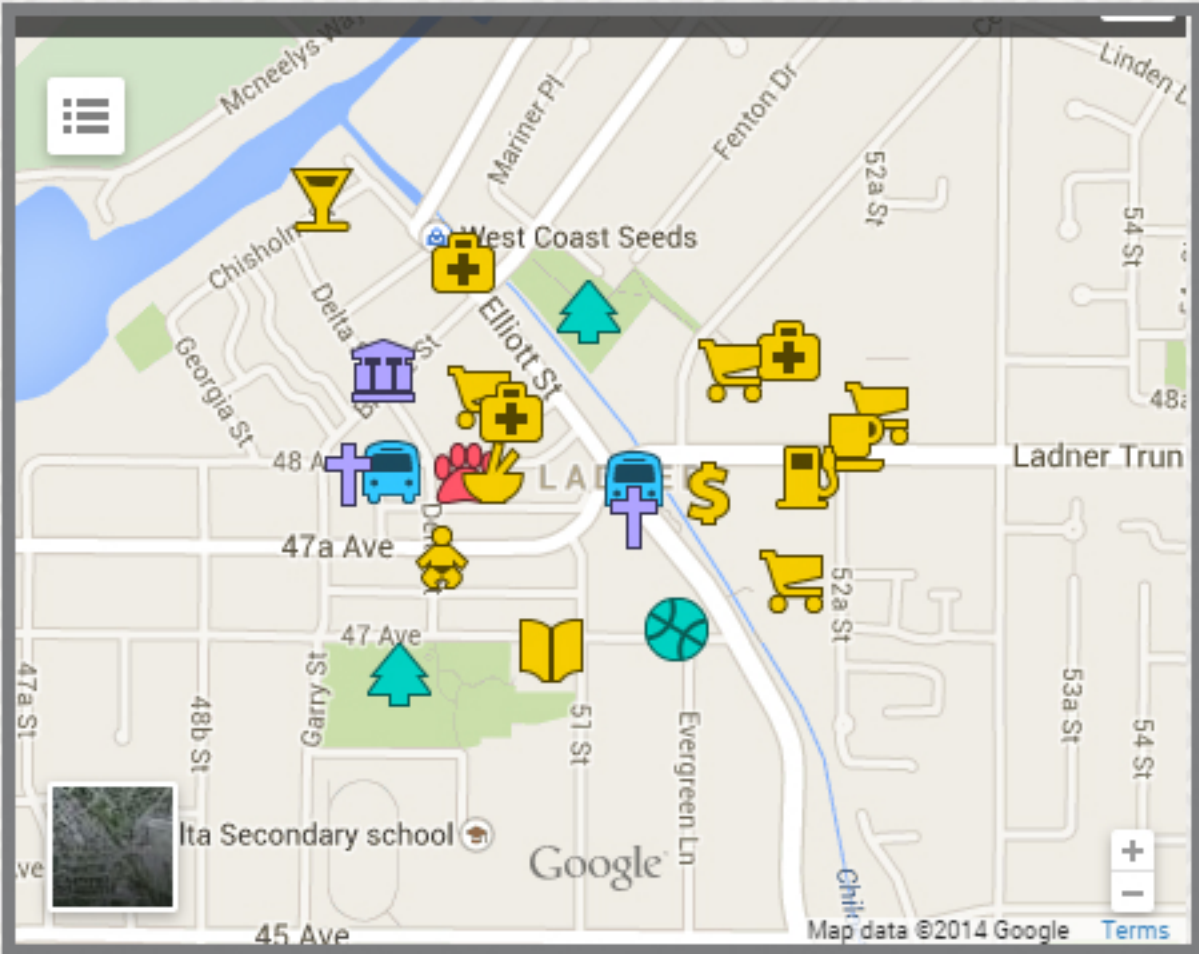
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THE NEIGHBOURHOOD

The town of Ladner is a hidden oasis that has a wonderful sense of community. Hosting a multitude of events that bring families together, such as the Ladner Village Market in spring/summer or the carol ships in the winter, Ladner is a place where you'll find yourself mingling with your neighbours, friends and community. Parks, trails and a variety of waterways encourage residents to connect with nature, making Ladner a green retreat. Shopping, restaurants, boutiques and more are only steps from your front door. And with its convenient location, providing easy access to Vancouver or the Fraser Valley via Highway 99, or the newly completed perimeter road, Ladner is a community that mixes small town living and city convenience like never before.



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Gallery



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THE BUILDER

RAICON Developments has over 20 years of experience as a recognized residential home builder in BC. Raicon's years of experience and commitment to thoughtful design and quality craftsmanship, coupled with a passion for building, delivers not only quality homes, but lasting value and a rewarding ownership experience.

All homes are covered by one of the best warranties available, the 2-5-10 Year Home Warranty by WBI Home Warranty Ltd.

THE DEVELOPER STORY

Steve Knoblauch, founder of RAM Construction Inc, has become known as an industry leader in the British Columbia commercial construction industry and residential land development. Steve has an extensive portfolio of successfully completed projects, including the two long-standing church buildings - Ladner United, which is still used as a church today, and the former Ladner Baptist Church, both of which sit adjacent to the Village Gardens sites.

When Steve undertook the restoration project for the church, he did so with the respect for the community, and the buildings which have been a part of Ladner for over a century, at heart. Steve knew the importance these gathering places held, and wanted to show his understanding of that, as well as his commitment to preserving their heritage.

"I could have done the same thing as other guys in town, knocked it down and put four townhouses in here," he said, before adding he wanted to save the church at considerable personal expense. "I will never in my lifetime get the money back for this building, but to me, it was not about money but about saving a piece of Delta's history" he said

Steve's restoration and building initiative has given back immensely to the heart of the community. Through his undertakings, he has not only shown respect for the heritage of the site, and respect for the environment, but he has also met the needs of residents through establishing better land use by creating homes in a space that otherwise did not exist.

To read more about Steves initiatives and community connection please visit the following links:

[Churches in Ladner getting a big makeover](#)

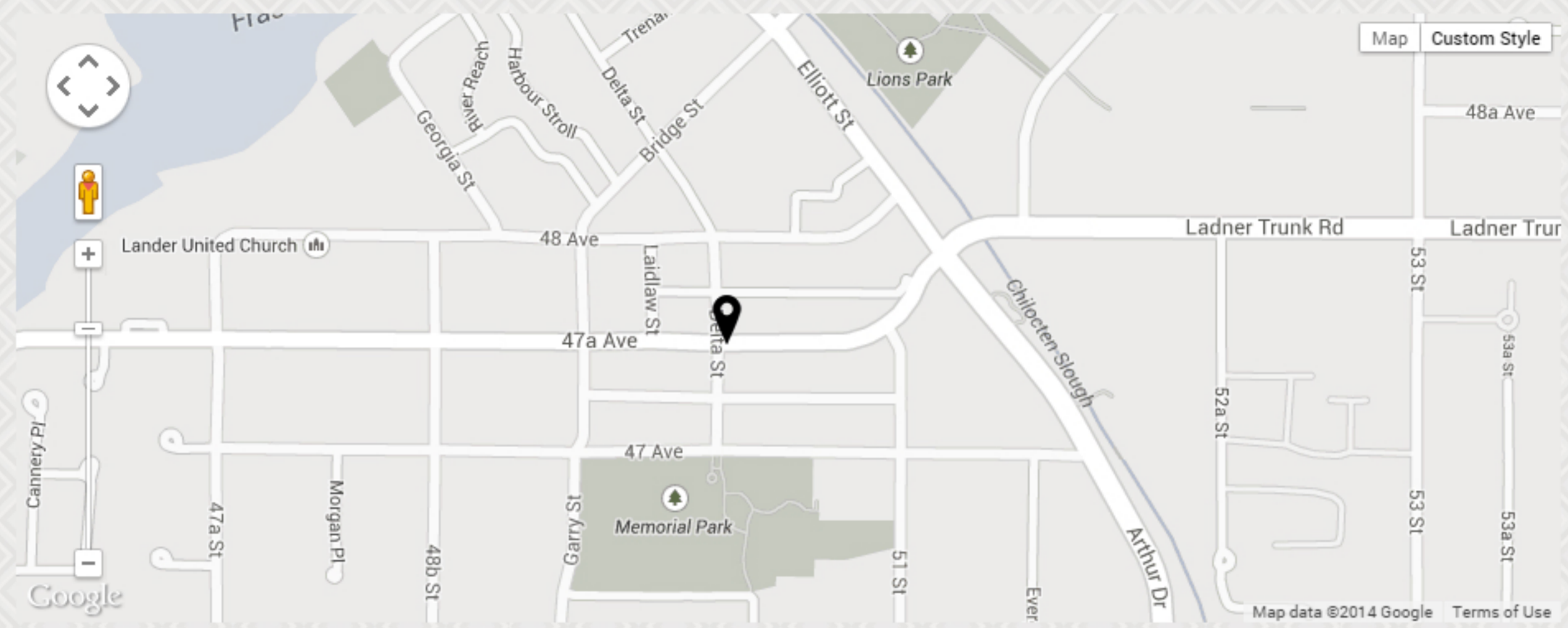
[Congregation on the move](#)

[Ladner in touch with its past](#)



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VILLAGE GARDENS SALES CENTRE

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Showings by appointment only

