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## Welcome to Athenry Gate

A community of European-inspired condos that are as sophisticated as they are affordable.

Set in Willoughby, in the heart of Langley, Athenry Gate (*ATH-IN-RYE*) is poised to become the premier development in this growing neighbourhood. Boasting top tier craftsmanship and European styling, each home at Athenry Gate will be built with superior attention to both functionality and form.

Built by Athenry Developments, you can have full confidence that your home will not only stand the test of time with respect to its design, but also its finish, quality and construction.

Athenry Gate is set to include three unique phases. The three phases will consist of one commercial space and a collection of 153 studio to two-bedroom with den condominiums that are as refined as they are affordable. With a range of distinctive layouts, Athenry Gate will offer a home for everyone from singles and first-time buyers to growing families and empty-nesters alike.

The adjacent property will include a small office complex and the construction of a unique Irish cultural centre with a restaurant and retail space to be developed by Athenry Developments as part of the Athenry Community.

Athenry Gate is a neighbourhood that you'll truly feel a part of. It's a new community that you will help to create. Don't miss the opportunity to achieve the lifestyle you have always wanted and own a home with uncompromising charm and charisma – register today!

### News and Updates

#### Presentation Centre Now Open!

Come view our display suite at 8312 208th St, highlighting the luxurious features of a quality-built home.

[View map...](#)

#### Virtual Tour



#### Cultural Centre

As part of the unique Athenry concept, a much-anticipated Irish cultural centre will be built to provide a hub for the arts in the lower mainland.

[Read more...](#)







## Finishes and Features

### The Neighbourhood

- A perfect mix of convenience and privacy, Athenry Gate is located near Walnut Grove and Langley town centre. Everything from transit, shopping centres to regional parks, restaurants to golf courses and recreation centres are all just a short distance away
- Uniquely positioned in the up-and-coming Willoughby neighbourhood; future amenities include an elementary school within walking distance, a bus terminal and various boutiques and shops
- Future Irish Cultural Centre to offer Irish dance, theatre, music and various activities

### A Grand Entrance

- Traditional European architecture with a modern flair, designed by renowned F.ADAB Architects
- Large Patios
- Mountain Views
- Rich landscaping with a Celtic inspired theme
- Exterior stone detailing with James Hardie® Siding
- Children's play area
- Secured underground parking
- Storage lockers at the parking level
- Controlled-access visitors parking

### Welcome Home

- Your choice of two distinctive colour schemes designed by award winning Calvert Designs Studios; timeless Sandstone or exquisite Sage green Dramatic 9' ceilings throughout
- Elegant 7" crown mouldings in living area
- Contemporary 5-1/4" baseboard trim throughout
- Defined 3" wide door casing with 4" high door headers
- Wall-to-wall 35 oz. stain resistant nylon carpet with 7lb. underlay in bedrooms
- Premium Laminate flooring in all kitchens, dens and living rooms
- Designer selected floor tile in bathrooms
- Cozy electric fireplace with custom classic deep mantel and tile surround
- 2-panel shaker style interior doors with satin-nickel door hardware and hinges
- 2" white pvc window blinds throughout for added privacy

### Inspired Kitchens

- Solid Red Oak or White wood Shaker cabinet doors with sleek satin -nickel pulls and designer glass insert
- Brushed nickel track lighting with under-cabinet halogen puck lighting
- Rich, 3/4" thick, polished granite countertops
- Eating bars in most units, selected units with kitchen islands
- Hand-set designer selected Ceramic tile backsplash
- Under mounting stainless steel sinks with stylish Grohe chrome pull-out faucet
- Large capacity, in-sink disposal

### Modern "Stainless Series" Whirlpool® appliances including:

- 18.6 cubic foot, bottom-freezer refrigerator with glass shelves and humidity-controlled crispers
- Accubake® self-clean, 30" electric slide in range with ceramic glass CleanTop®
- "Durawash™" Energy Star® dishwasher
- Built-in, over the range microwave with integral hood fan

### Whirlpool® Washer & Dryers:

- Duet white 4 cubic foot, front load energy star washer
- Duet white 6.7 cubic foot, front load electric dryer

### Relaxing Bathrooms

- Solid Red Oak or White Wood Shaker cabinet doors with sleek satin -nickel pulls
- Luxurious and deep soaker tubs
- Energy-efficient Toto low flush toilets
- Stylish Grohe 8" centre satin-nickel faucets, tub and shower fixtures
- Hand-set designer tile for shower and tub surrounds
- Designer selected laminate countertop
- Satin-nickel bath accessories

### Safe, Secure & Service

- A secured, well-lit underground parkade with emergency panic stations, fob-only access and video surveillance
- A fob-only access lobby with video surveillance, plus intercom with security camera, allowing you to pre-screen visitors using your TV
- Two high-speed elevators with restricted floor access
- Technology ready- with additional tel/cable/data outlets and CAT 5e wiring
- State-of-the-art fire protection system and smoke detectors in every home
- Comprehensive Travelers Guarantee of Canada new home warranty including two years for materials, five years for building envelope, and 10 years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible

Click [here](#) to view a full feature list (PDF).





# Finishes & Features at Athenry Gate

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## Cultural Centre

As a part of the unique Athenry concept, a much-anticipated Irish cultural centre will be built to provide a hub for the arts in the Lower Mainland. This world-class building will serve as a platform for a variety of cultural groups in the community and will showcase dance, theatre and music from around the world.

With various activity and dance classes, meeting rooms, exhibitions and seniors' activities, the cultural centre will also provide a place for Langley residents to socialize, energize and get involved in their own community.



The cultural centre located adjacent to Athenry Gate has been designed as a non-profit project. It will be built to give back to the people of Langley and will be funded from the sale of Athenry Gate condominium units.

In undertaking such a unique project, Athenry Developments is dedicated to the long-term success of the cultural centre. Years of careful planning will culminate in one of the premier facilities for arts and culture in the province, with a marvellous array of activities and performing arts, the cultural centre is set to become one of the Lower Mainland's cultural treasures and a gathering place for the citizens of Langley for generations to come!



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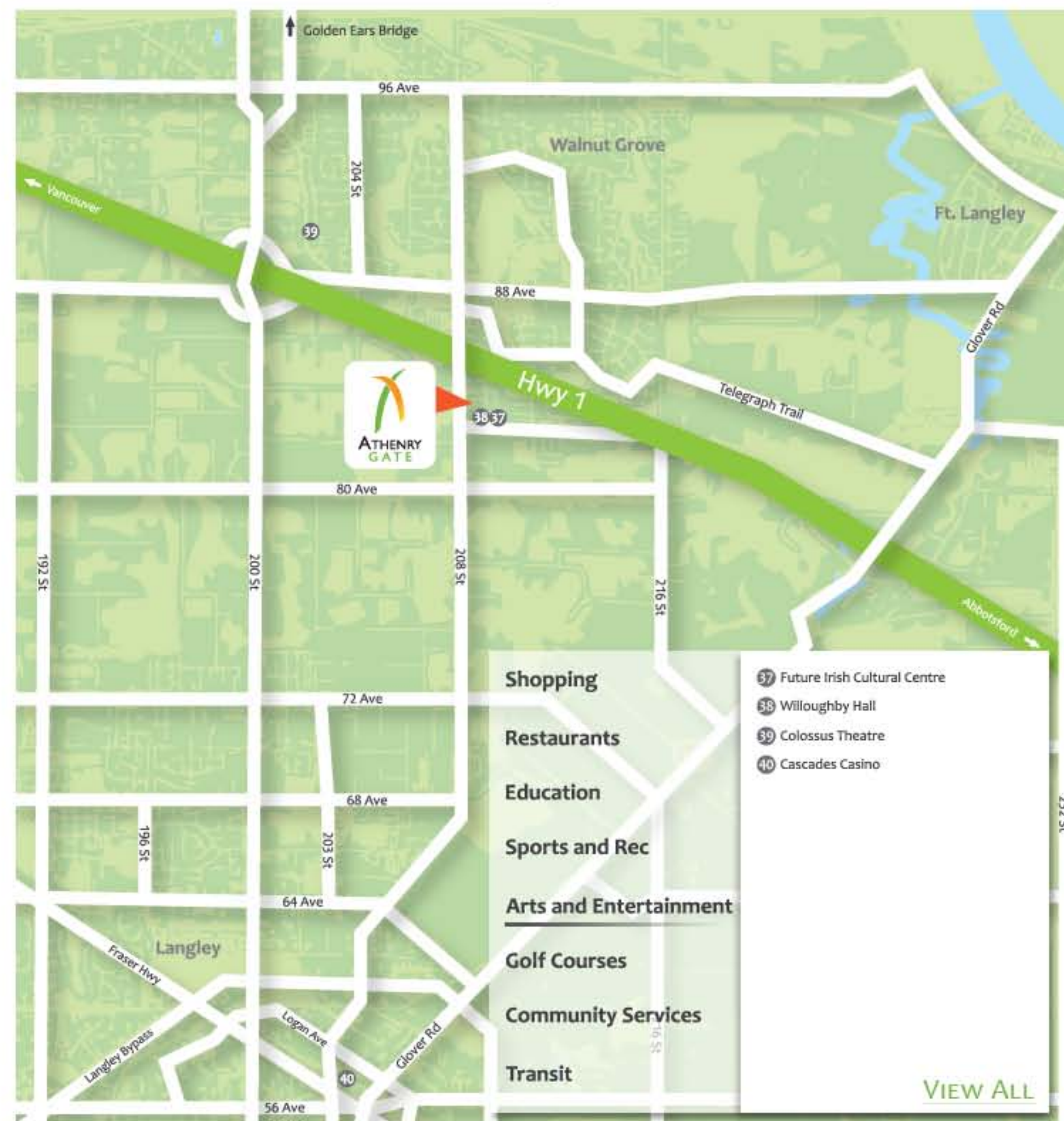






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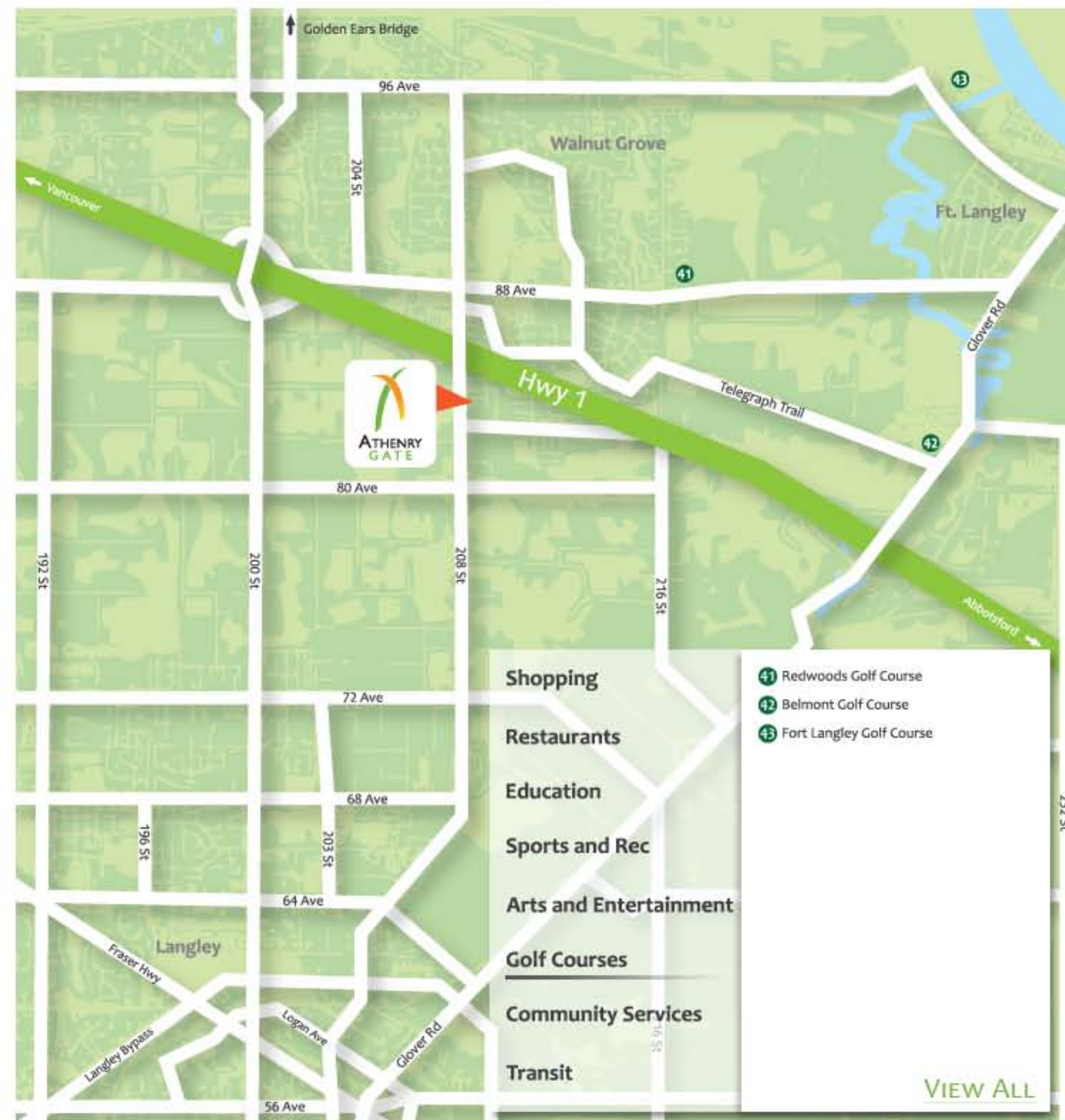






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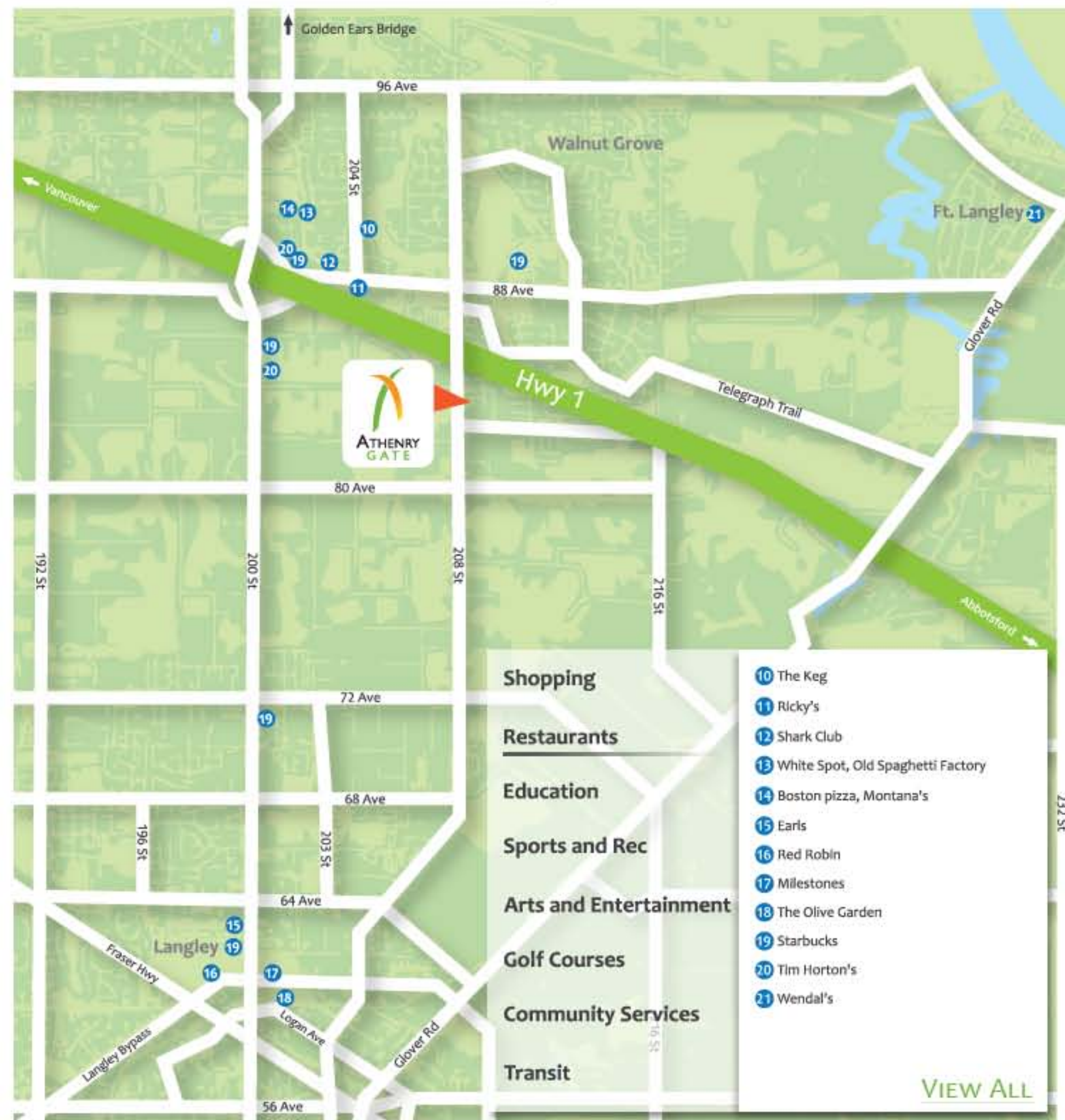






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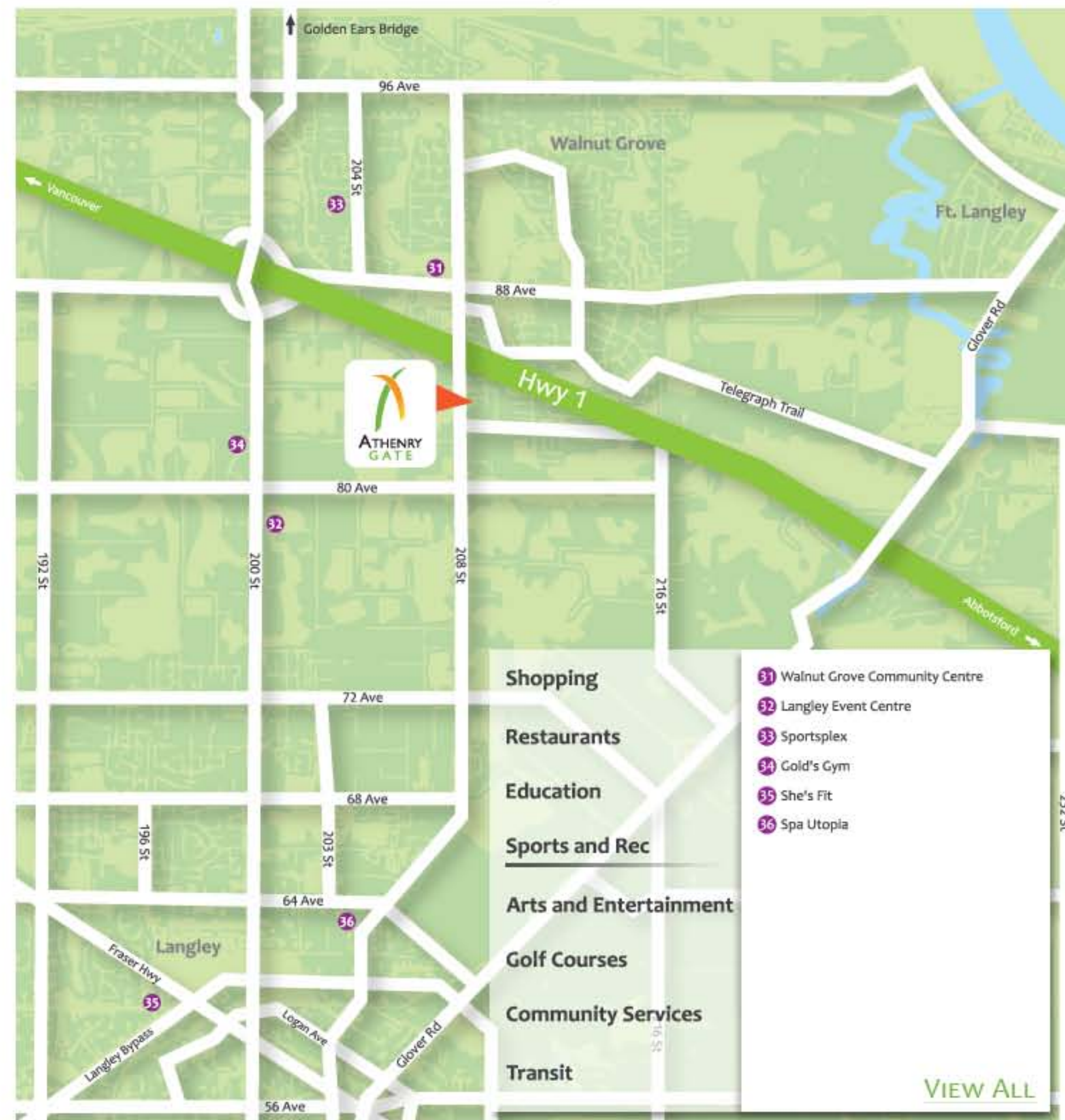






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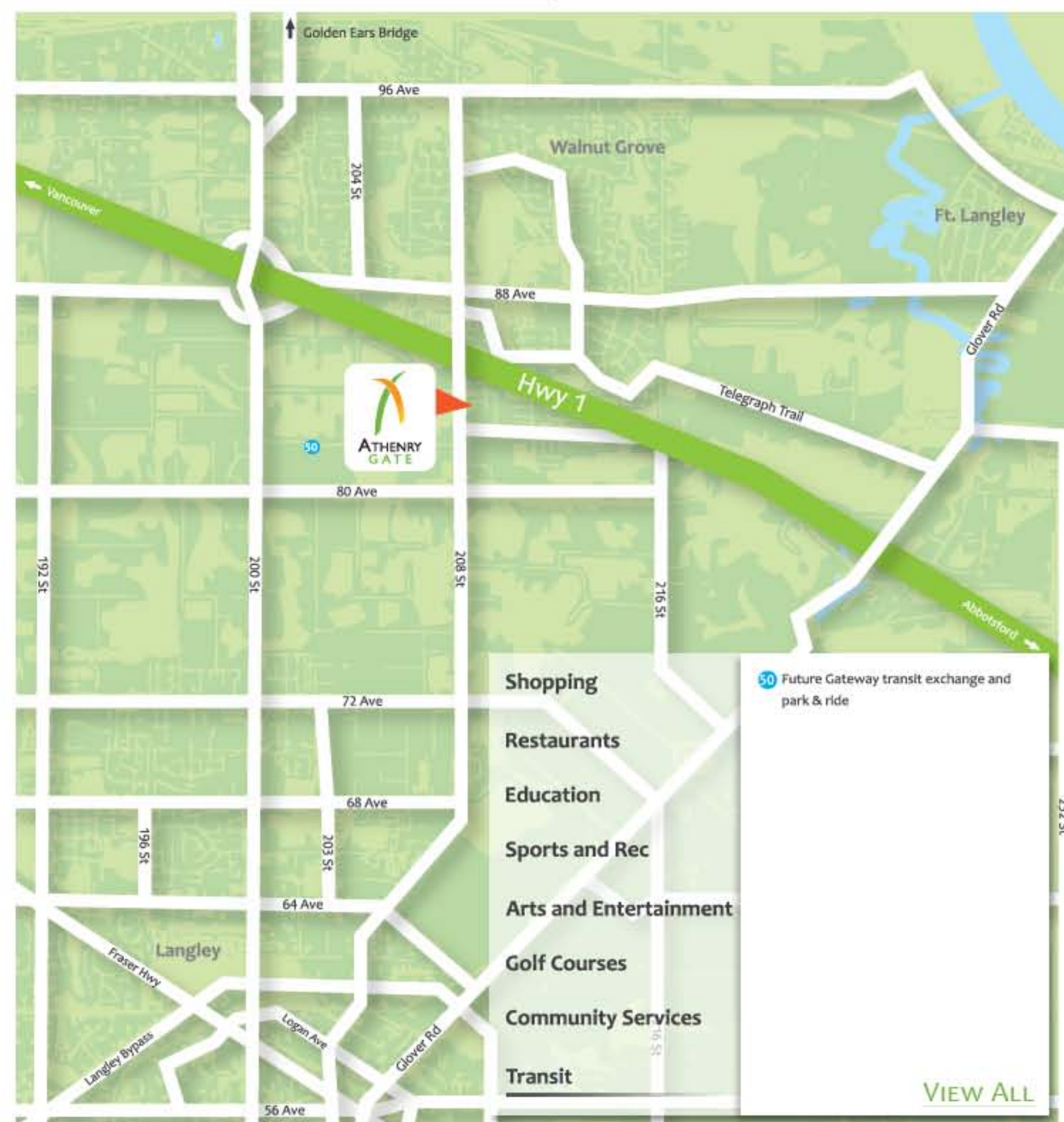






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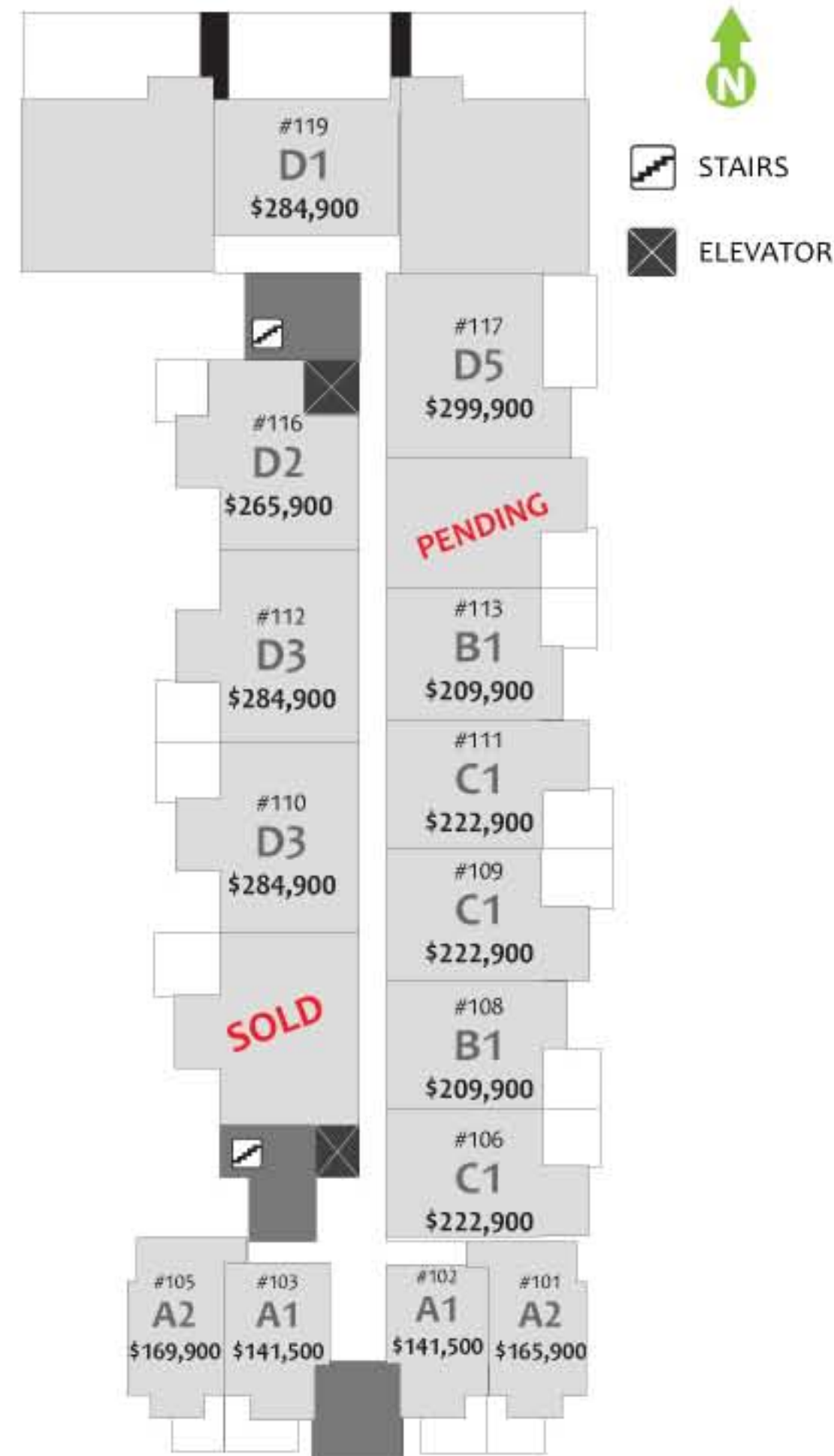






[Floor 1](#) [Floor 2](#) [Floor 3](#) [Floor 4](#)

## Floor 1



### Suite Plans (PDF)

- [A1 - Studio](#)
- [A2 - Junior Studio](#)
- [B1 - 1 Bedroom](#)
- [B2 - 1 Bedroom](#)
- [B3 - 1 Bedroom](#)
- [C1 - 1 Bedroom Plus Den](#)
- [C2 - 1 Bedroom Plus Den](#)
- [C3 - 1 Bedroom Plus Den](#)
- [D1 - 2 Bedroom](#)
- [D2 - 2 Bedroom](#)
- [D3 - 2 Bedroom](#)
- [D3A - 2 Bedroom](#)
- [D3B - 2 Bedroom](#)
- [D4 - 2 Bedroom](#)
- [D5 - 2 Bedroom](#)
- [D6 - 2 Bedroom](#)

All prices exclude HST.

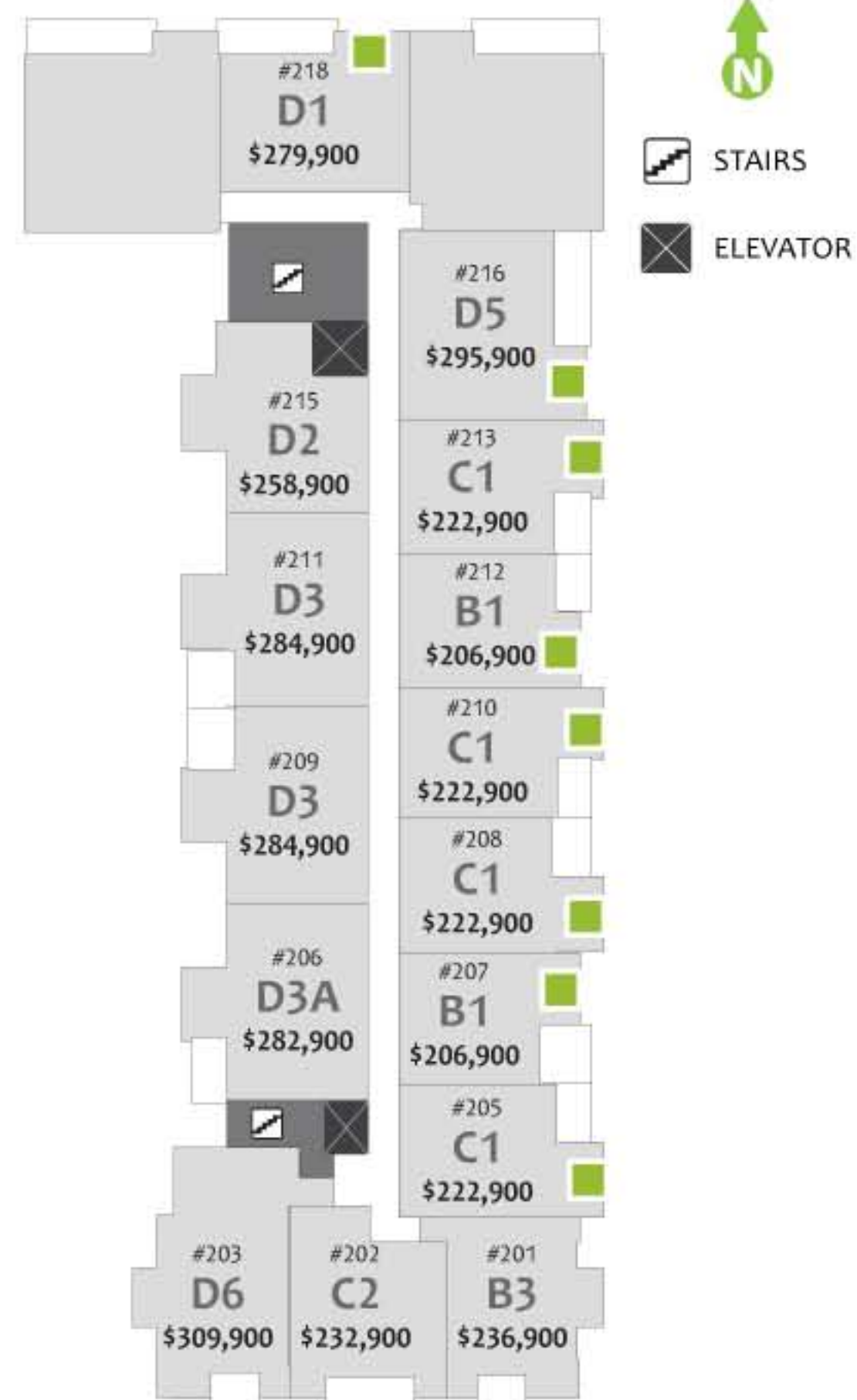




[Floor 1](#) [Floor 2](#) [Floor 3](#) [Floor 4](#)

## Floor 2

Click the green boxes for the view!



### Suite Plans (PDF)

- [A1 - Studio](#)
- [A2 - Junior Studio](#)
- [B1 - 1 Bedroom](#)
- [B2 - 1 Bedroom](#)
- [B3 - 1 Bedroom](#)
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- [D2 - 2 Bedroom](#)
- [D3 - 2 Bedroom](#)
- [D3A - 2 Bedroom](#)
- [D3B - 2 Bedroom](#)
- [D4 - 2 Bedroom](#)
- [D5 - 2 Bedroom](#)
- [D6 - 2 Bedroom](#)

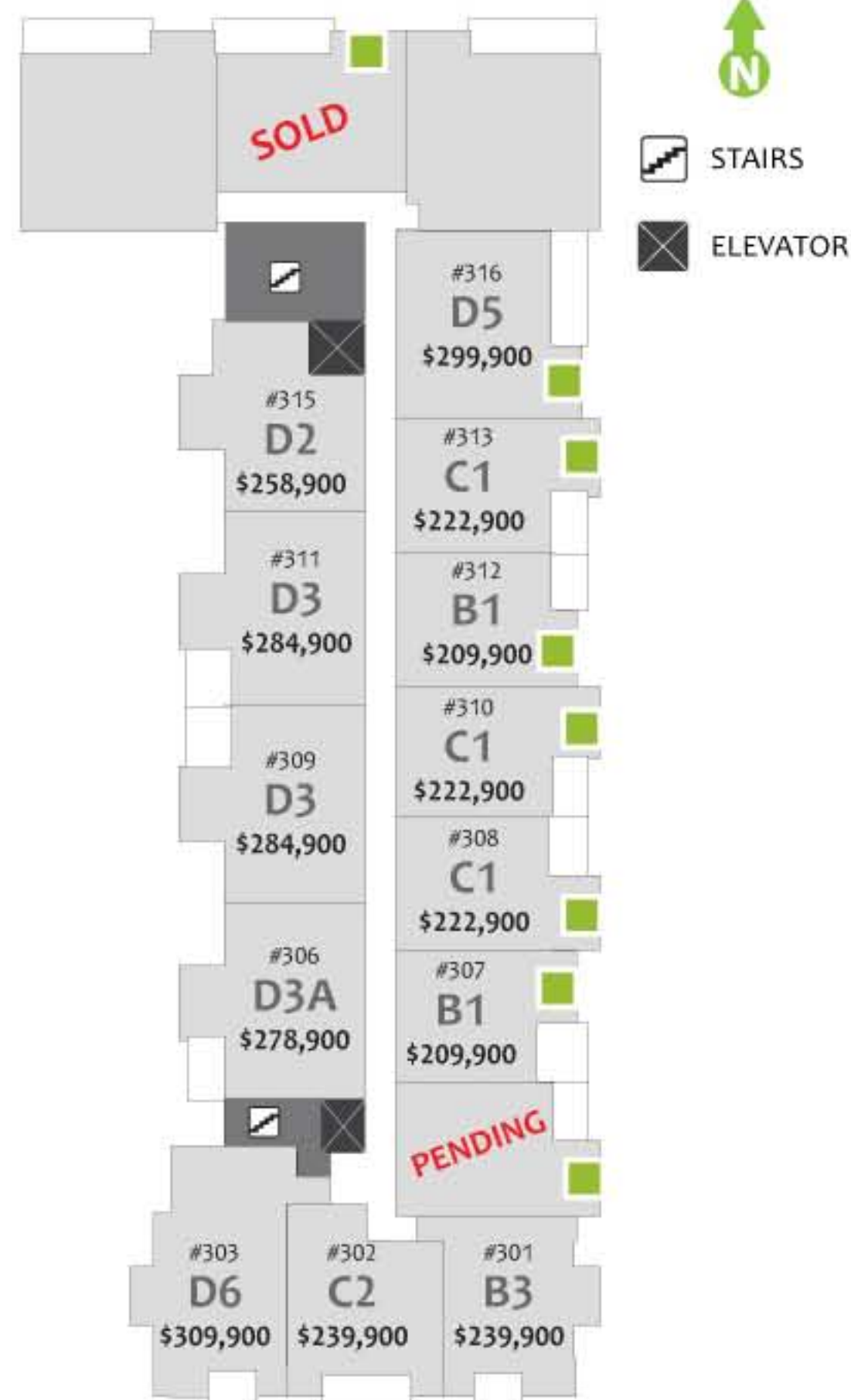
All prices exclude HST.



Floor 1 Floor 2 Floor 3 Floor 4

## Floor 3

Click the green boxes for the view!



### Suite Plans (PDF)

- [A1 - Studio](#)
- [A2 - Junior Studio](#)
- [B1 - 1 Bedroom](#)
- [B2 - 1 Bedroom](#)
- [B3 - 1 Bedroom](#)
- [C1 - 1 Bedroom Plus Den](#)
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- [C3 - 1 Bedroom Plus Den](#)
- [D1 - 2 Bedroom](#)
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- [D3A - 2 Bedroom](#)
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- [D4 - 2 Bedroom](#)
- [D5 - 2 Bedroom](#)
- [D6 - 2 Bedroom](#)

All prices exclude HST.

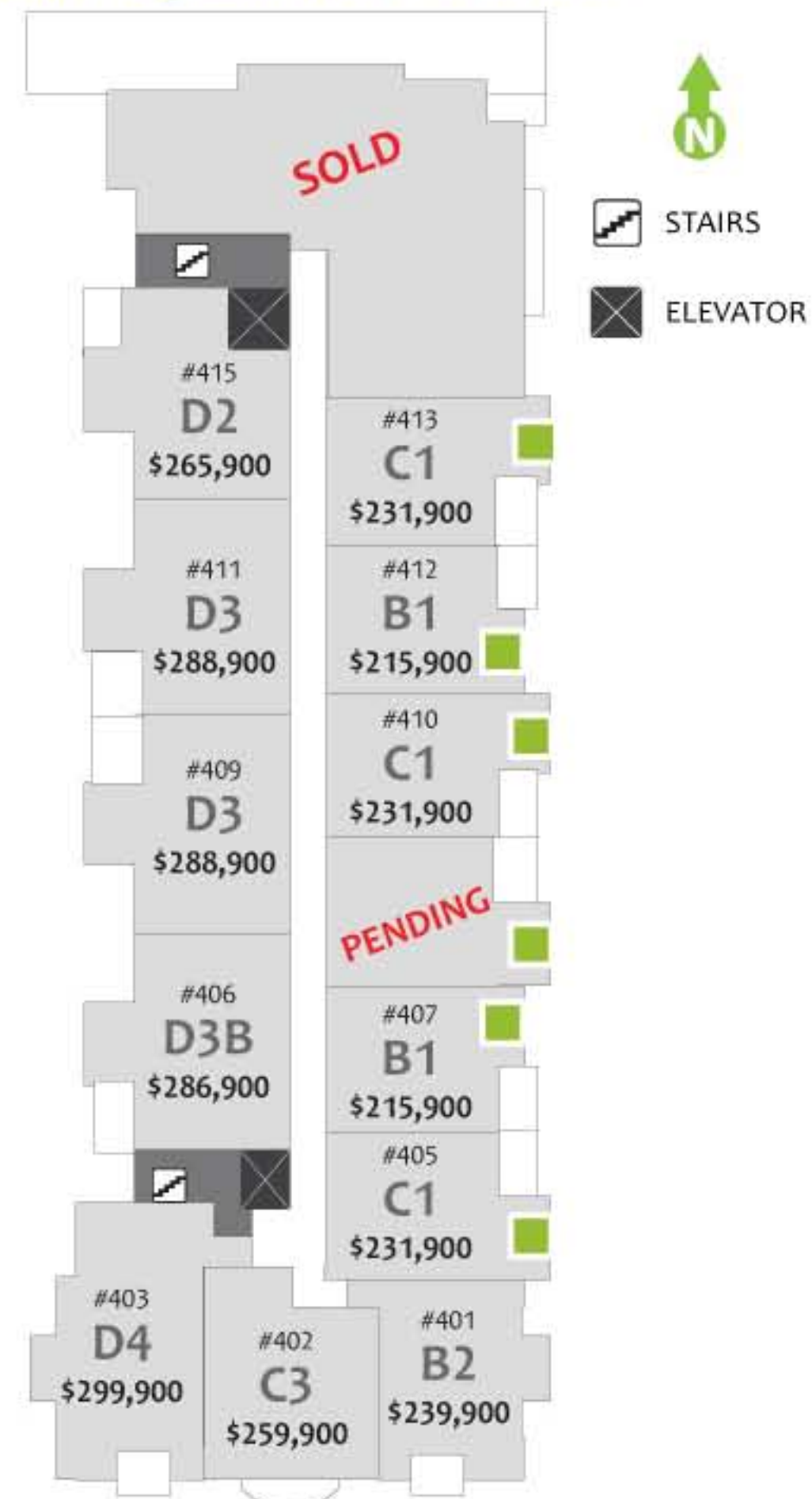




[Floor 1](#) [Floor 2](#) [Floor 3](#) [Floor 4](#)

## Floor 4

Click the green boxes for the view!



### Suite Plans (PDF)

- [A1 - Studio](#)
- [A2 - Junior Studio](#)
- [B1 - 1 Bedroom](#)
- [B2 - 1 Bedroom](#)
- [B3 - 1 Bedroom](#)
- [C1 - 1 Bedroom Plus Den](#)
- [C2 - 1 Bedroom Plus Den](#)
- [C3 - 1 Bedroom Plus Den](#)
- [D1 - 2 Bedroom](#)
- [D2 - 2 Bedroom](#)
- [D3 - 2 Bedroom](#)
- [D3A - 2 Bedroom](#)
- [D3B - 2 Bedroom](#)
- [D4 - 2 Bedroom](#)
- [D5 - 2 Bedroom](#)
- [D6 - 2 Bedroom](#)

All prices exclude HST.





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Athenry Developments was borne from the vision of long-time Langley residents Tony and Gwen McCamley to bring an Irish Cultural Centre to the Greater Vancouver area.

Firmly rooted in the community in which it will build, Athenry Developments takes great pride in ensuring that Athenry Gate will add significant value to the citizens of Langley for generations to come.

The McCamley's have been working towards the goal of constructing a cultural centre in their own community for many years - a place where the community can experience traditional Irish dance, music and theatre. This long awaited cultural centre will not only benefit the Irish community, but also serve as a hub for various arts and cultural groups in the Lower Mainland.

Athenry Developments was created for the purpose of bringing this vision to reality, not as a business venture. As such, the profits from the sale of the Athenry Gate condominium units will fund the building of the cultural centre.

As a part of the Athenry concept, the historic Willoughby Hall situated on the adjacent property will also receive \$500,000 in much needed renovations through a generous donation from Athenry Developments.

As a critical part of ensuring the quality and enduring success of the development, Athenry Developments has engaged Marcon Construction to Construct the Development. Marcon Construction has been building quality homes in British Columbia for over 25 years. During this time they have constructed over 7,225 exceptional homes and have a reputation for consistently exceeding expectations in finish, quality and customer care.

Athenry Developments is proud to have Langley-based Marcon as part of our development team.

#### The Team



**MARCON**

Marketing by Bob Bailey

**RE/MAX** Treeland Realty

**CALVERT**  
design  
s t u d i o



F. ADAB ARCHITECTS INC.



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## Contact Us



Presentation Centre  
8312 208th Street  
Langley, BC  
Phone: 604-882-8857  
Hours: Weekdays 2pm-6pm  
Weekends 1pm-6pm  
[info@athenrygate.com](mailto:info@athenrygate.com)  
Get directions [here](#).



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## Most Affordable Langley Condos Now Launched at Athenry Gate Willoughby Apartments in the Yorkson South Langley Real Estate Market - From \$140' s



### Athenry Gate Langley Condo Development

A three phased Langley condo real estate development is taking form at Athenry Gate where home buyers will find inspired Irish countryside living coupled with European inspired sophisticated urban living spaces. There will be a total of 153 Langley homes available in a variety of floor plans that will range from studio residences to two bedroom and den apartments in addition to one commercial unit. The target market for the Athenry Gate Langley condos range from first time buyers to empty nesters in addition to growing families and professional singles. The cheap Langley condos for sale at Athenry Gate will be located in the dynamic and ever growing community of Yorkson South Langley real estate district where you will find all the city savvy amenities and services, parks and recreation in addition to shopping and big box retailers. The cheap Langley Athenry Gate condos will feature condominium homes ranging from studio layouts to two bed and den floor plans. The master planned Yorkson South Langley real estate development will also include the construction of an office building, retail space, a restaurant and the new Irish Cultural Centre. The Yorkson South community is located in the larger district called Willoughby and these new Langley Athenry Gate condos will be the premier development featuring affordable cheap Langley condos for sale but with top end craftsmanship, detailing and fine finishes. The European inspired interiors will provide by form and function. The Yorkson South Langley Athenry Gate condos will be built and developed by Athenry Developments and will be constructed over 3 phases. Marcon Construction will be in





charge of the development of the buildings. The first two phases will feature cheap Langley condos for sale that will provide home buyers will great value while the third phase is the amenities and cultural centre as described above. The Athenry Gate Langley condos will be located at 8312 208th Street Langley in the Yorkson South Willoughby district and you can visit [www.athenrygate.com](http://www.athenrygate.com) for more details about the project as they are released by the builder.



## Priced from Low \$100' s! The New Langley Athenry Gate Condos

This is truly the most affordable Lower Mainland real estate development out there and the new Langley Athenry Gate condos will feature great interior features that most homebuyers would not suspect as standard finishes in such an affordable project.





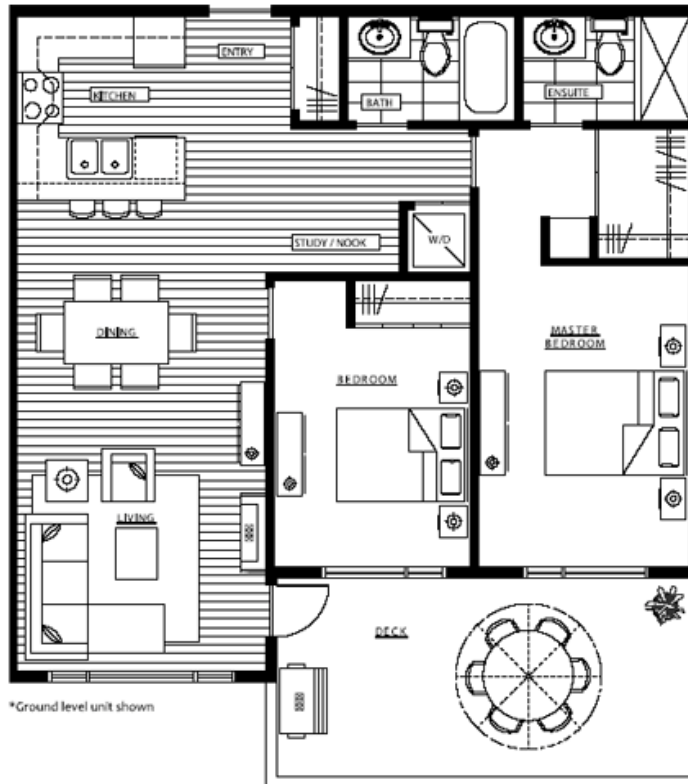
There are two distinct professionally designed colour palettes that are designed by award winning Calvert Designs and there are nine foot ceilings throughout. Other interior finishes at the new Langley condos at Athenry Gate apartments include baseboards, trim, crown mouldings, casings, premium laminate wood floors in the living room, den and kitchens, bathroom floor tiling and nylon stain resistant carpet with great underlay in the bedrooms. There are window blinds, shaker style interior doors and inspired kitchens which also include solid red oak or white wood shaker cabinets, track lights, garburator, stainless steel under mounted sinks, hand set ceramic tiled backsplashes and kitchen island/eating bars in select floor plans. The pre-construction Langley Athenry Gate apartments for sale will also feature a stainless steel appliance package by Whirlpool and all homes will also come with front loading washer and dryer by Whirlpool too. The bathrooms at the new Langley condos for sale at Athenry Gate apartments will have modern bath accessories, laminate counters, hand set tiling, dual flush toilets for water conservation (by Toto), deep soaker tubs and white wood or solid red oak shaker style cabinetry with modern hardware. As mentioned, the builder for the Athenry Gate Langley real estate development is by Marcon who are well known for their craftsmanship and attention to detail in addition to their customer service. All homes will come with the comprehensive Travelers Guarantee of Canada and hard wired smoke detector and fire protection system. The new Langley Athenry Gate floor plans are available online as download PDF documents. They range from 437 to 1066 square feet in size.





# D5 2 Bedroom

950 SQ. FT.



## Cheap Langley Condos at Athenry Gate Now Open - From \$141,500

For prospective homebuyers, the new cheap Langley condo development at Athenry Gate has opened its doors for pre-sale purchases today! Located in the vibrant and truly urban neighbourhood of Willoughby, the new and cheap Langley condos at Athenry Gate is open for VIP registrants on June 11, 2011 from 1-7pm. The Athenry Gate presentation centre is located at 8312 208th Street, Langley BC so don't miss out on this perfect opportunity to purchase a cheap Langley condo which is finished with European inspired features, spacious layouts and beautiful finishes. Best of all the pre-sale Athenry Gate condos start from an affordable price point of just \$141,500, making them by far a cheap Langley condo option for new homebuyers. The public grand opening will be on June 12th, 2011 and after that, the model suites and sales office will be open weekdays from 2-7pm as well as weekends from 1-7pm. To get a first sneak preview of these cheap Langley condos for sale at Athenry Gate apartments, feel free to call



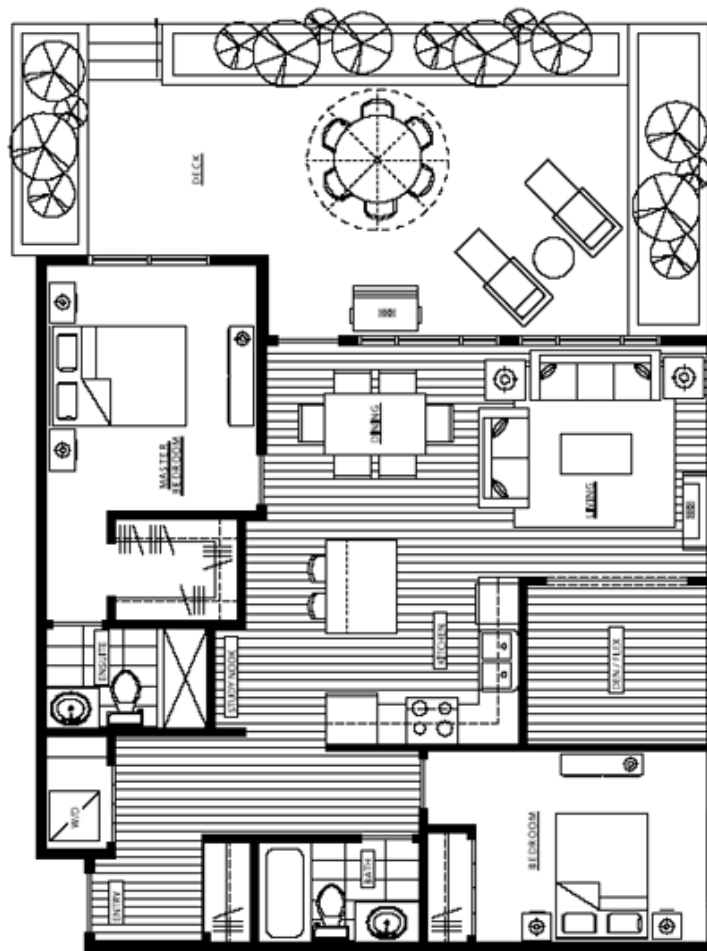


the sales office with any questions at 604-882-8857. Visit us online at [www.athenrygate.com](http://www.athenrygate.com) - our full website will be up and running shortly. Bigger Units... Better Prices... Better Quality.

# E

## 2 Bedroom + Den

1061 - 1066 SQ. FT.



\*Ground level unit shown

## The Athenry Gate Langley Apartment Building Features

There will be 2 high speed elevators servicing homebuyers at the new Langley condo project in addition to key fob security access to the parking garage, common amenity spaces and entrance lobby. There is also video surveillance in the underground parking for added security. The building architecture is designed by F.ADAB Architects and has a true European style to it. The homes and floor plans afford for generous outdoor entertainment areas in addition to views of the mountain. The grounds at the Athenry



BC CONDOS.NET





Gate Langley apartments will be professionally landscaped and the buildings will have Hardie Plank siding along with stone detailing work. There is a kid's playground area in addition to storage lockers and visitor parking. As mentioned above, the community of Willoughby Langley real estate district is very vibrant and features lots of recreational activities, services and amenities just at your doorstep.

