

**SOLD  
OUT**

**the Encore**  
at Maple on 164<sup>th</sup>

33 EXCLUSIVE TOWNHOMES

OTHER PROPERTIES

OVERVIEW

FEATURES

FLOOR PLANS

GALLERY

NEIGHBOURHOOD

**SOLD OUT**  
October 2013

8433 - 164 Street, Surrey BC

The Encore stands apart inside and out. Maple shaker style cabinets and dark walnut floors combined with a luxurious wall and ceiling colour exemplify a contemporary and modern feel. An abundance of natural light flows in from the large windows. Stainless steel appliances that sizzle in gourmet kitchens. Revel in every moment, luxuriate in every detail.

You will feel as if you have stepped into pure sophistication. Quality is instilled in every last detail, nothing is left undone. Choose from two, three or three plus flexroom bedroom plans, designed to accommodate a growing (or visiting) family.

It all begins with Bright, inspiring entrance ways, Durable hardwood laminate floors, Luxurious high quality carpets, Crown moulding and deeper than average baseboards, Gourmet kitchens with a full compliment of Whirlpool stainless steel appliances, Stunning solid quartz countertops with modern ceramic tile backsplash, Elegant chrome fixtures and much, much more.

You will experience serenity as you walk out to your grassy, fenced yard with designer inspired landscaping and enjoy entertaining guests on your spacious private deck or patio.

Finally live at peace knowing your home is built by a reputable builder with years of industry experience and is backed by Premium Warranty Coverage by National Home Warranty.



**QUICK  
LINKS**

**NEW HOMES**

Now Selling  
Coming Soon

**COMMERCIAL**

**WHY LEGENDARY?**

**COMPLETED SUCCESSES**

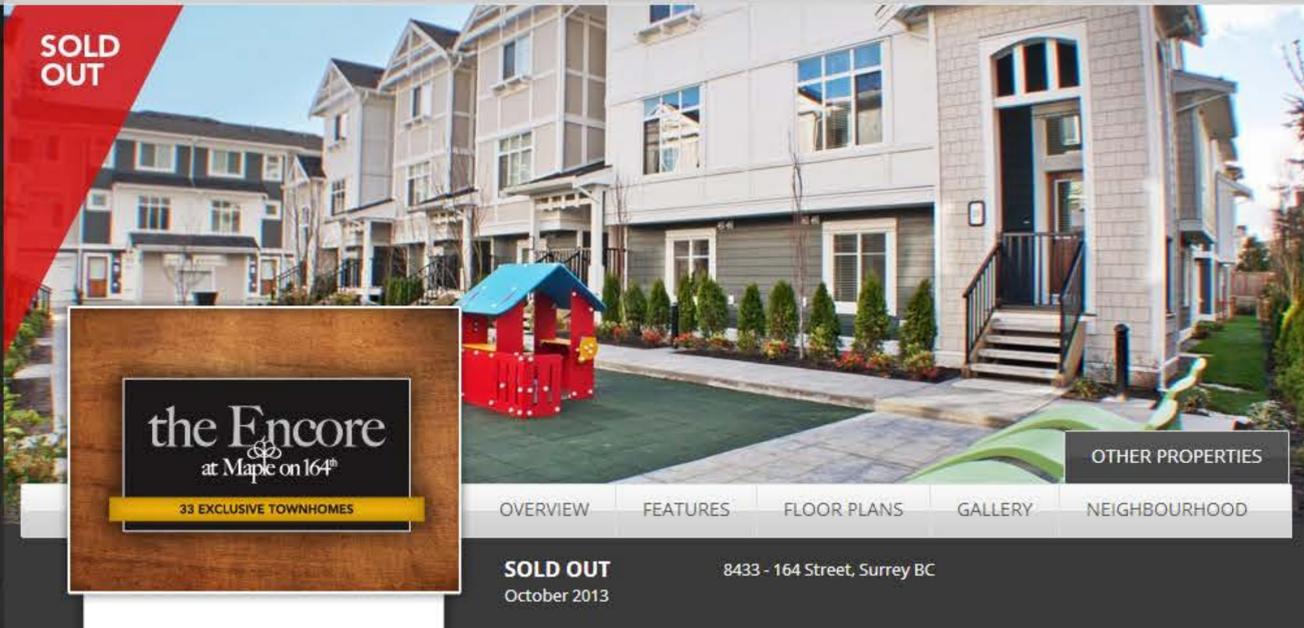
**HOME OWNER CARE**

Overview  
The Process  
Warranty Protection  
FAQs  
Service Request Form

**ABOUT US**

History  
Company  
News  
In The Community  
Testimonials





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October 2013

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[ZOOM IN](#) | [PRINT](#) | [SEND TO A FRIEND](#)

## YOUR HOME

- Prime location in the heart of Fleetwood community with easy access to public transit, primary and secondary schools, Surrey Leisure Centre, shopping, restaurants and minutes to all major commuting routes (Fraser Hwy, Hwy 1, Hwy 10, Hwy 15)
- Choose from two, three or three plus flexroom bedroom plans, designed to accommodate a growing (or visiting) family
- Designer selected colour scheme
- Bright, inspiring entrance ways with tiled flooring
- 9 ft. high ceilings on main floor living area
- 40 gallon hotwater tank
- Crown moulding on main floor
- Stylish contemporary baseboard and door trim throughout
- Large windows providing an abundance of natural light
- High Quality insulated garage door with remote entry
- Designer selected hardwood laminate throughout the main floor
- Luxurious high quality carpeting with heavy duty underlay on staircases and in bedrooms
- Stacking or side by side front load washer and dryer
- Horizontal 2 inch designer blinds for added privacy
- Enjoy a welcoming gift consisting of the TELUS One Year Pre-paid Future Friendly Home Package that includes Optik High Speed Internet (up to 15 Mbps), a Wireless Gateway and TELUS Optik TV (TTV up to 94 Channels including 16 in HD, 45 music channels. Choice of two theme packs and 1 HD PVR set top box rental for one year)

## EXTERIOR EXPRESSIONS

- Laminate fiberglass shingle roof with 30 year warranty
- Generous sized private decks and patios perfect for entertaining
- Contemporary exterior color scheme to blend with natural surroundings
- Professionally designed landscaping
- HardiPlank siding throughout to ensure years of durability and lower energy costs with R values up to 0.19
- Enclosed tandem or double car garage

## GOURMET KITCHENS

- Contemporary Maple shaker style kitchen cabinetry with stylish chrome hardware
- Double stainless steel sink with sleek single lever chrome faucet with handy pull-out vegetable spray
- Garburators are included in all homes
- Elegant ceiling pot lighting
- Stunning solid quartz countertops and ceramic tile backsplash
- Full complement of Whirlpool stainless steel appliances
- Built-in combination microwave/hood fan

## BEAUTIFUL BATHROOMS

- Most homes feature a powder room on the main floor
- Maple shaker cabinetry in all bathrooms
- Stunning solid quartz countertops
- Private ensuite off master bedroom featuring large tiled walk in shower and tub surrounded with attractive ceramic tiles, vanity with stunning solid quartz countertops
- Full width vanity mirrors and decorative mirror trims
- Elegant chrome bath and shower fixtures

## PEACE OF MIND

- Security of knowing your home is built by a reputable builder with years of industry experience and partnering with long-time trades and suppliers
- All homes are backed by premium warranty coverage by National Home Warranty and including:
  - 1 year for Material and Defects
  - 2 year coverage for Plumbing and Electrical Systems
  - 5 year coverage for building envelope, including water penetration
  - 10 year coverage for major structural defects
- Maintenance Operations Program through National Home Warranty
  - Maintenance Manual
  - Commissioning Meeting
  - Annual Reviews for the first five years
- 30 year manufacture warranty on reinforced fiberglass asphalt shingle roof
- R40 insulation on roof
- Pre-wired for alarm system and built in home networking
- Double 2x4 inch insulated party wall system staggered stud and 1 inch air space
- Sturdy 2x6 exterior wall construction with R20 insulation
- Energy saving double glazed thermally broken vinyl windows and patio doors
- Convenient electric baseboard heating throughout with individual room temperature controls
- Rainscreen building envelope system that maximize resistance to water penetration
- Building envelope certified by Aqua-Coast engineering
- Engineered silent floor Joist with 3/4" T&G Edge Gold

## UPGRADES

- Central Vacuum System
- Tub enclosures

### QUICK LINKS

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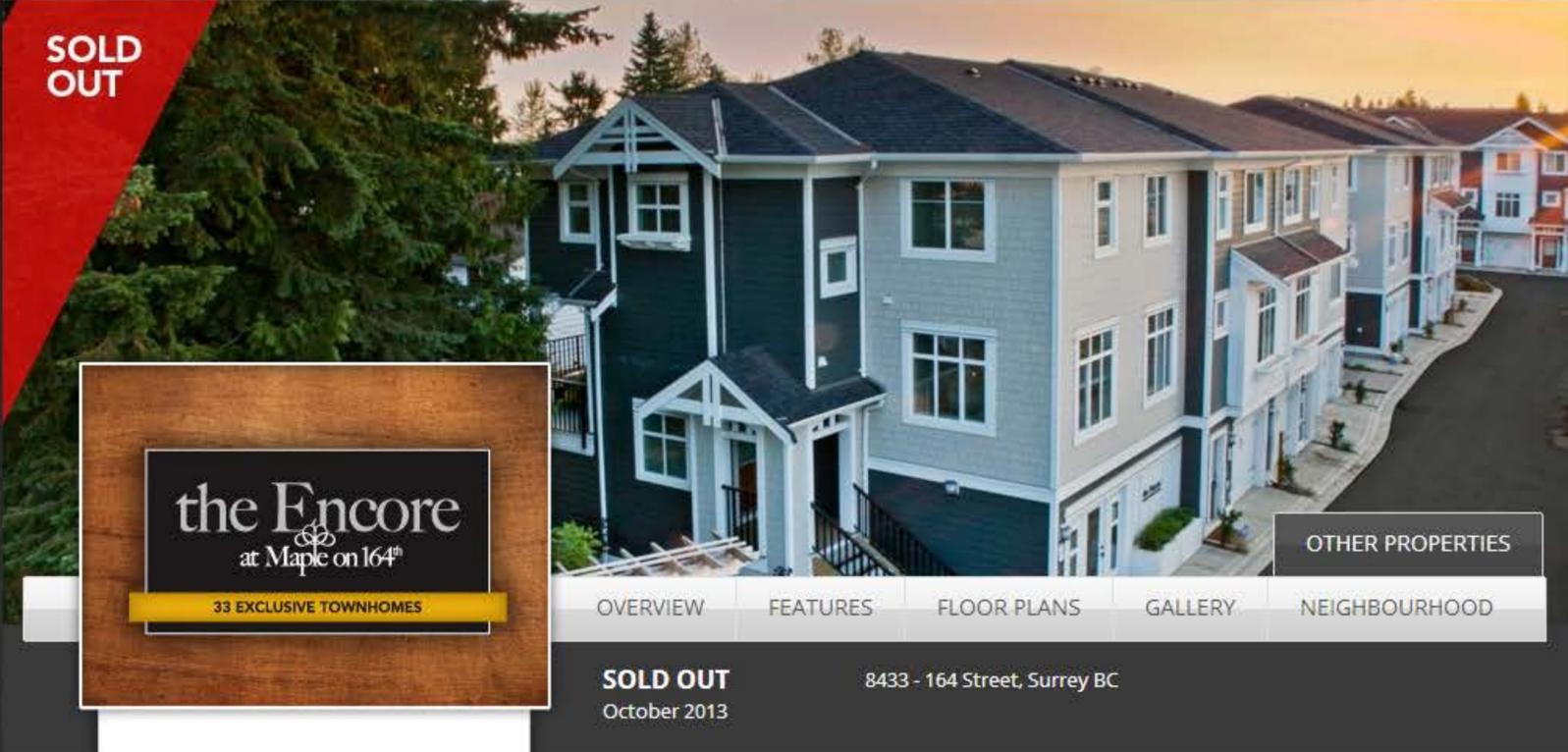
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**the Encore**  
at Maple on 164<sup>th</sup>  
33 EXCLUSIVE TOWNHOMES

OVERVIEW | FEATURES | FLOOR PLANS | GALLERY | NEIGHBOURHOOD

OTHER PROPERTIES

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October 2013

ZOOM IN | PRINT | SEND TO A FRIEND

SITE PLAN

FLOOR PLANS

- The BELLA - Type 1
- The BELLA - Type 2
- The BELLA - Type 3
- The BELLA - Type 4
- The MARQUEE - Type 1
- The MARQUEE - Type 2
- The PRIMA
- The SIGNATURE

**THE BELLA** TYPE 1  
3 BEDROOM  
1,407 SQ.FT. APPROXIMATELY

**SOLD OUT**



**QUICK LINKS**

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- COMPLETED SUCCESSES**

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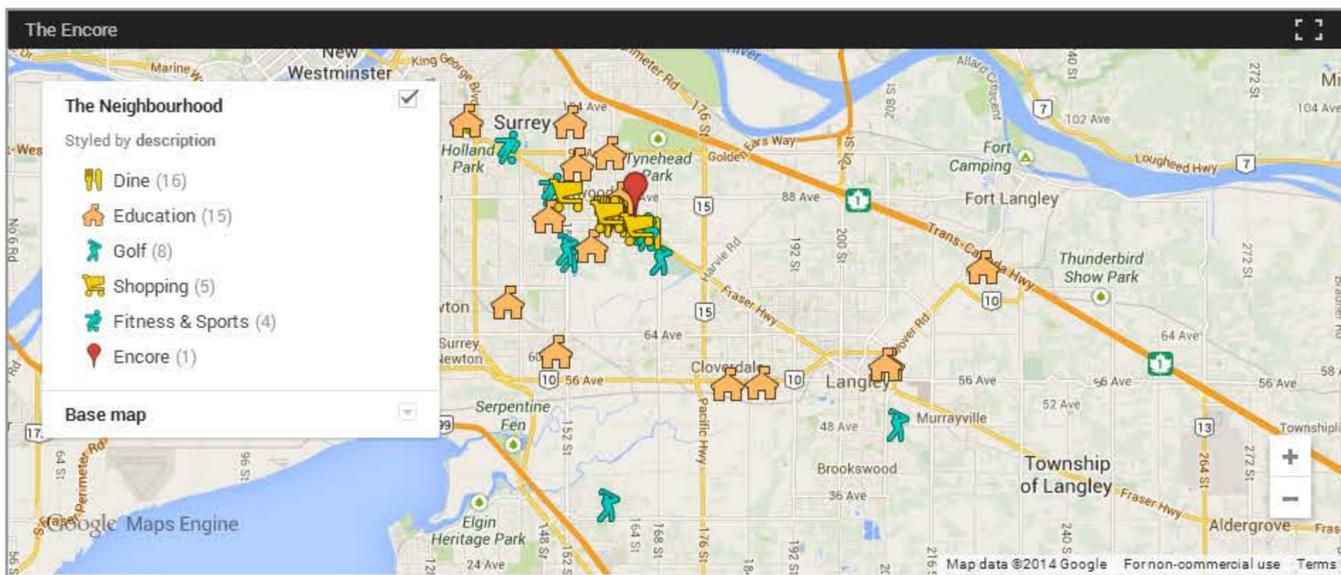
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October 2013

8433 - 164 Street, Surrey BC



The Encore at Maple on 164th is set in the very desirable Fleetwood area of Surrey, a vibrant urban community. The bustle and convenience of everyday life is close at hand and all that you could ever want to do is at your fingertips.

Imagine a spring breeze... your hosting a barbecue under a radiant blue sky. After a long day at work meet a few friends at one of the several nearby pubs and restaurants to unwind and share laughs. Take a short drive on a sunny Saturday morning and play a round of golf at nearby golf courses like Guildford Golf & Country Club, Coyote Creek and Surrey Golf Course. On a quiet evening grab a book and relax at Starbucks just a few minutes away. Go for a short walk and buy fresh fruits and veggies at the Farmers Market. Or enjoy a great workout at the nearby Surrey Sport & Leisure Complex which also offers a wide range of activities, including swimming, skating, fitness, events, and social opportunities for all ages and abilities. The possibilities are endless.



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# THE SITE PLAN

the Encore  
at Maple on 164<sup>th</sup>

33 EXCLUSIVE TOWNHOMES



THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, PROJECT DESIGN, MATERIALS AND SPECIFICATIONS TO MAINTAIN THE HIGH STANDARD OF THIS DEVELOPMENT. RENDERING IS AN ARTIST RENDITION ONLY. SEE SALES REPRESENTATIVE FOR SPECIFIC DETAILS.



BCCONDOS.NET

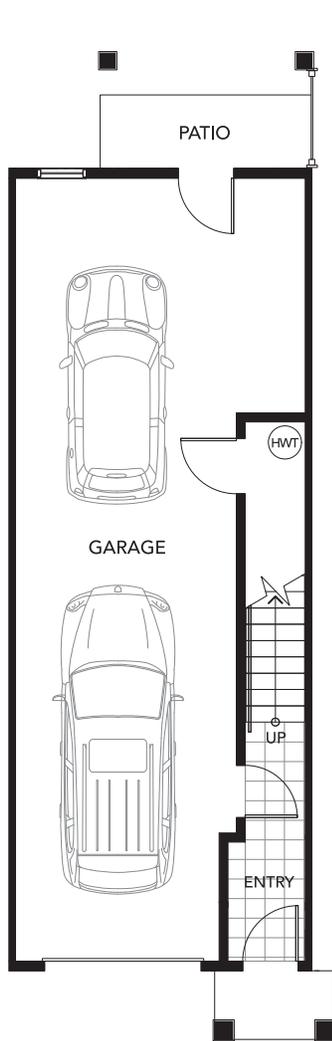


# THE BELLA

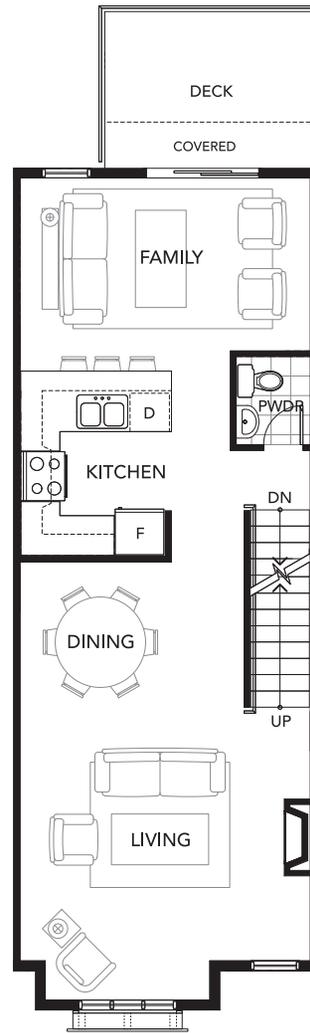
**TYPE 1**  
**3 BEDROOM**  
 1,407 SQ.FT. APPROXIMATELY

the Encore  
 at Maple on 164<sup>th</sup>

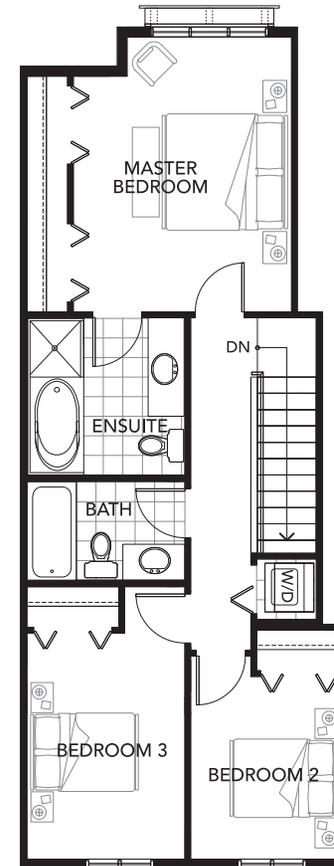
33 EXCLUSIVE TOWNHOMES



**BASEMENT**  
 99 SQ.FT.



**MAIN**  
 654 SQ.FT.



**UPPER**  
 654 SQ.FT.

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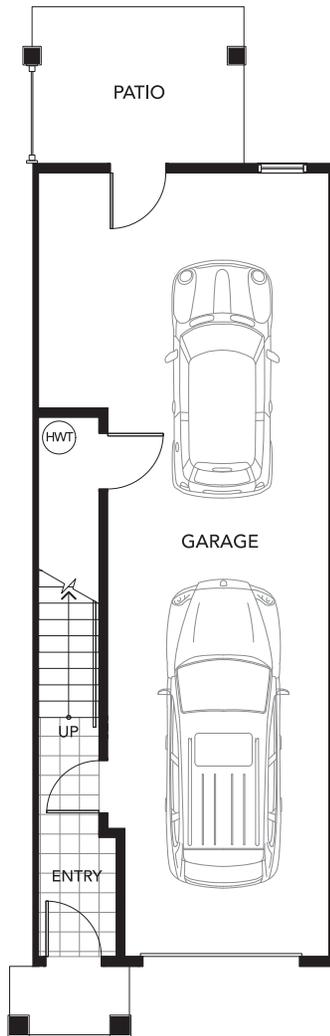


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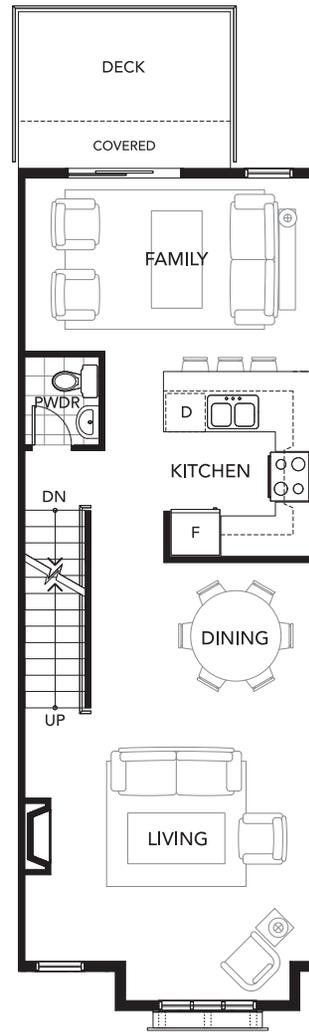
**TYPE 2**  
**3 BEDROOM**  
 1,407 SQ.FT. APPROXIMATELY

the Encore  
 at Maple on 164<sup>th</sup>

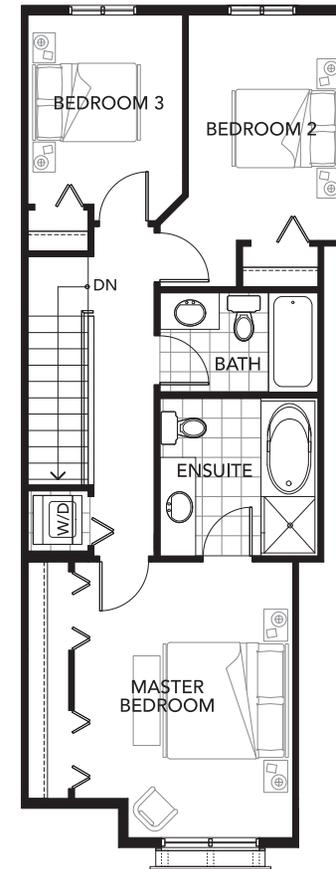
33 EXCLUSIVE TOWNHOMES



**BASEMENT**  
 99 SQ.FT.



**MAIN**  
 654 SQ.FT.



**UPPER**  
 654 SQ.FT.

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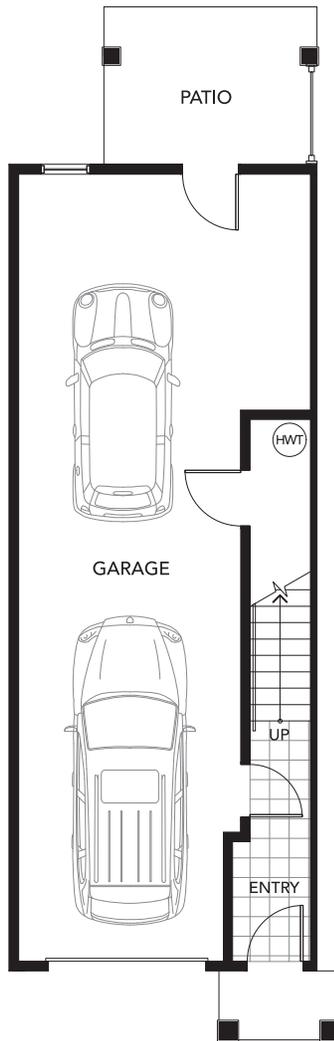


# THE BELLA

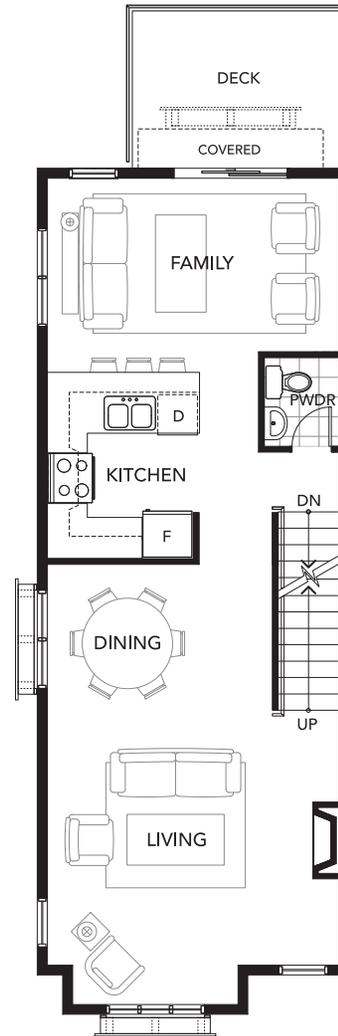
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**3 BEDROOM**  
 1,420 SQ.FT. APPROXIMATELY

the Encore  
 at Maple on 164<sup>th</sup>

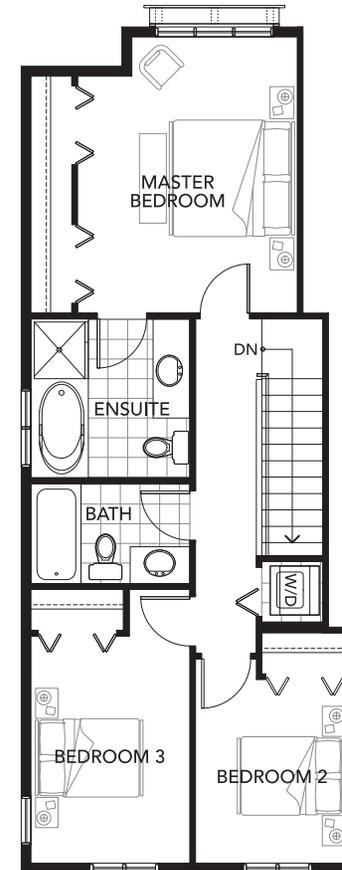
33 EXCLUSIVE TOWNHOMES



**BASEMENT**  
 98 SQ.FT.



**MAIN**  
 661 SQ.FT.



**UPPER**  
 661 SQ.FT.

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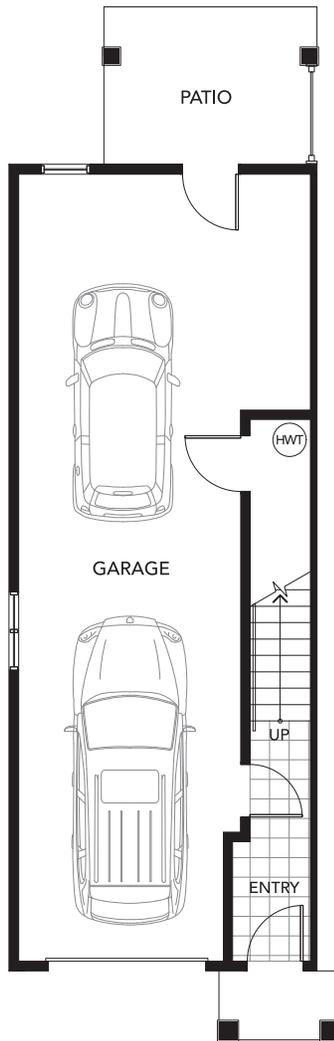


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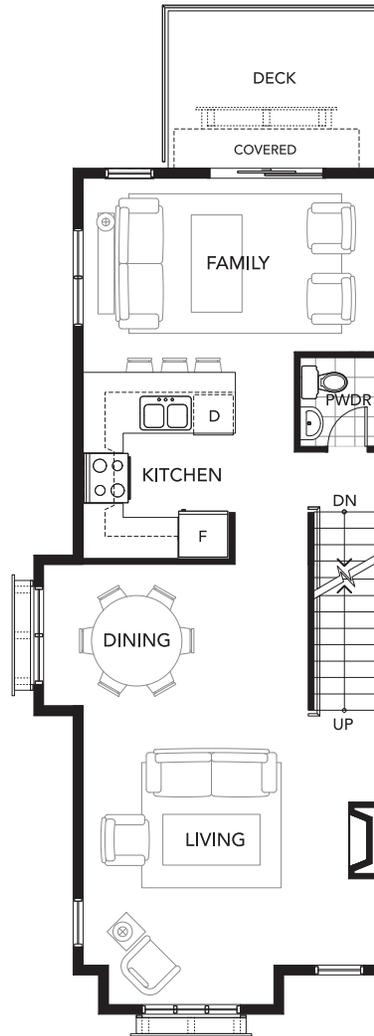
**TYPE 4**  
**3 BEDROOM**  
 1,437 SQ.FT. APPROXIMATELY

the Encore  
 at Maple on 164<sup>th</sup>

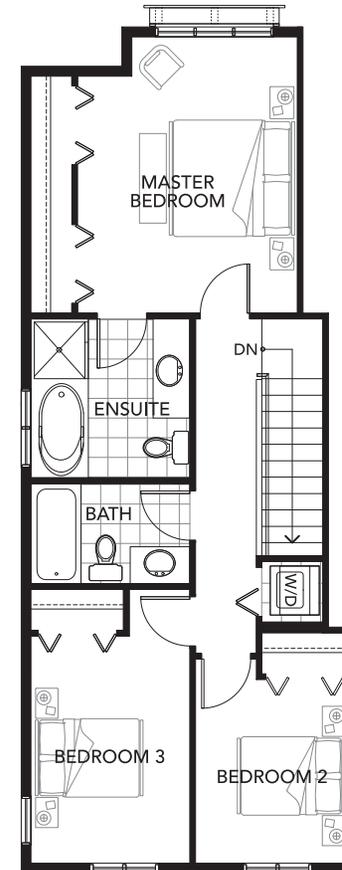
33 EXCLUSIVE TOWNHOMES



**BASEMENT**  
 98 SQ.FT.



**MAIN**  
 678 SQ.FT.



**UPPER**  
 661 SQ.FT.

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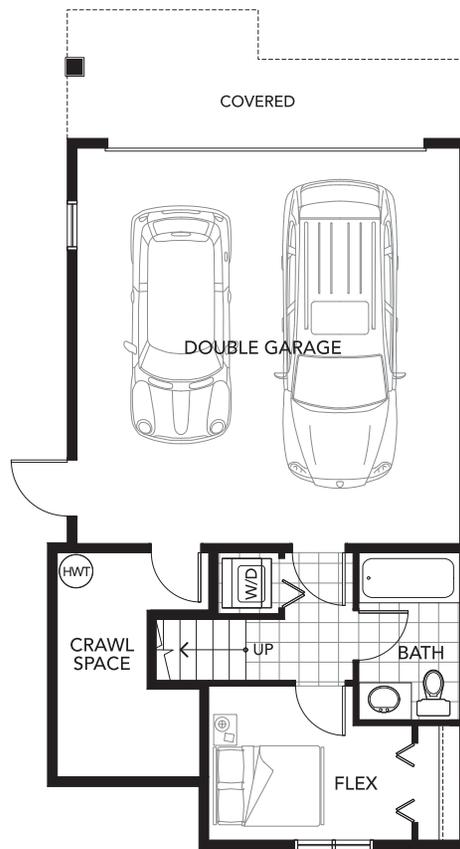


# THE MARQUEE

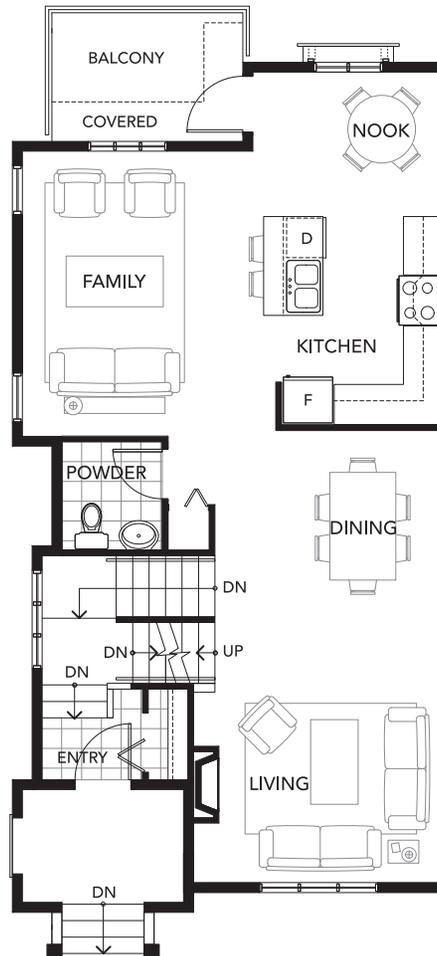
**TYPE 1**  
**3 BEDROOM + FLEX**  
 1,852 SQ.FT. APPROXIMATELY

the **Encore**  
 at Maple on 164<sup>th</sup>

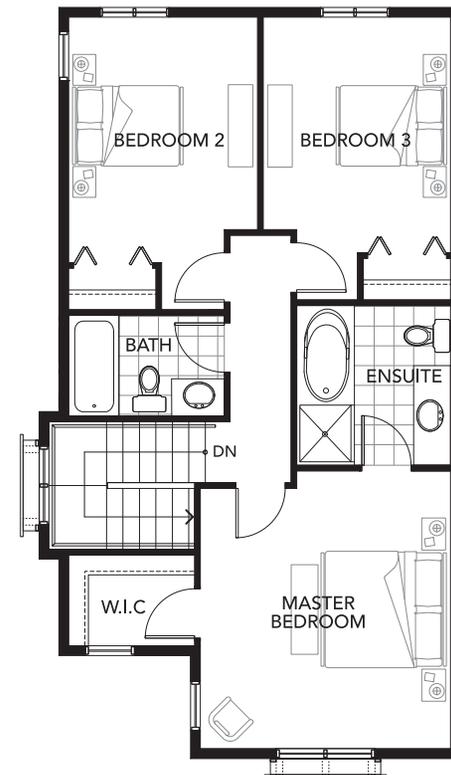
33 EXCLUSIVE TOWNHOMES



**BASEMENT**  
 296 SQ.FT.



**MAIN**  
 817 SQ.FT.



**UPPER**  
 739 SQ.FT.

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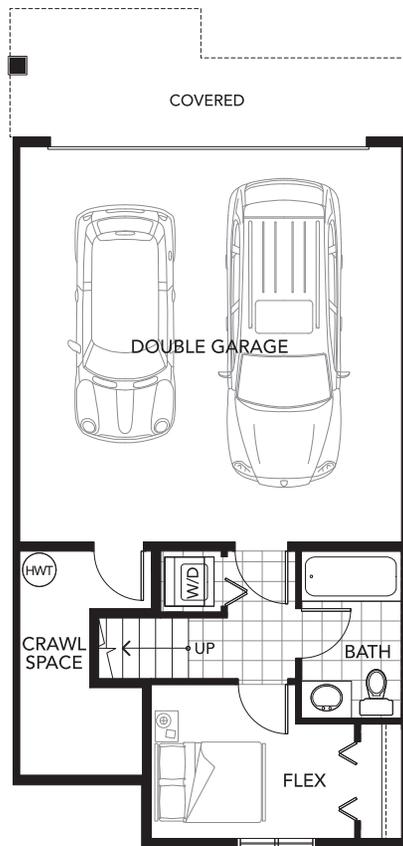


# THE MARQUEE

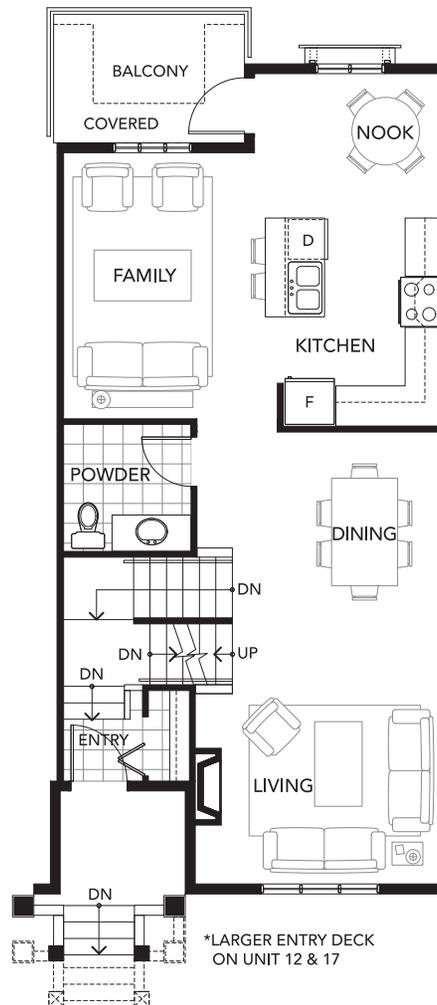
**TYPE 2**  
**3 BEDROOM + FLEX**  
 1,776 SQ.FT. APPROXIMATELY

the **Encore**  
 at Maple on 164<sup>th</sup>

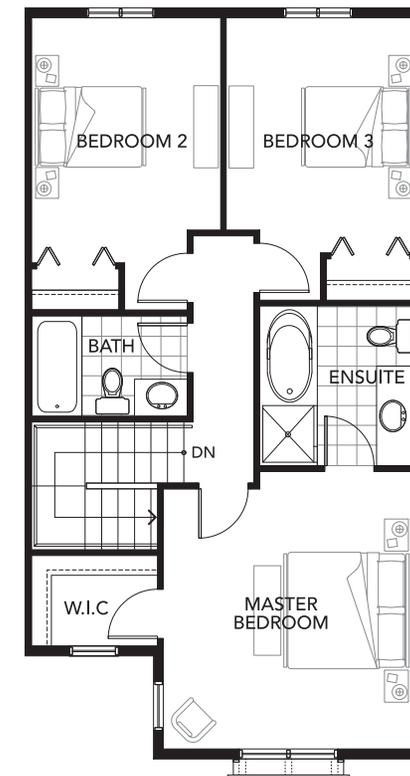
33 EXCLUSIVE TOWNHOMES



**BASEMENT**  
 282 SQ.FT.



**MAIN**  
 768 SQ.FT.



**UPPER**  
 726 SQ.FT.

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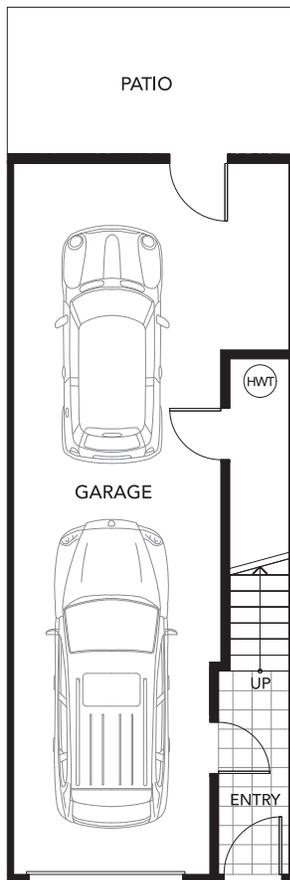


# THE PRIMA 2 BEDROOM

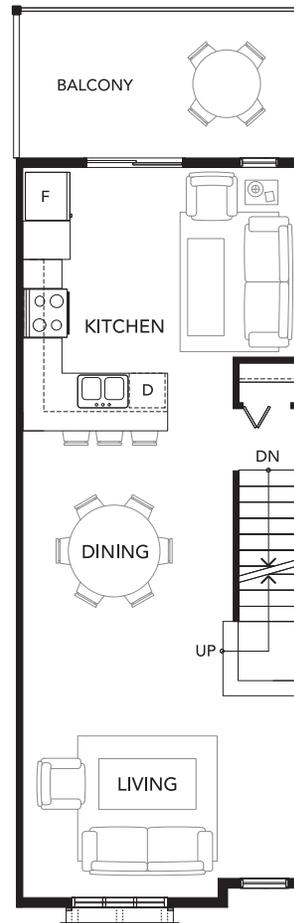
1,255 SQ.FT. APPROXIMATELY

the Encore  
at Maple on 164<sup>th</sup>

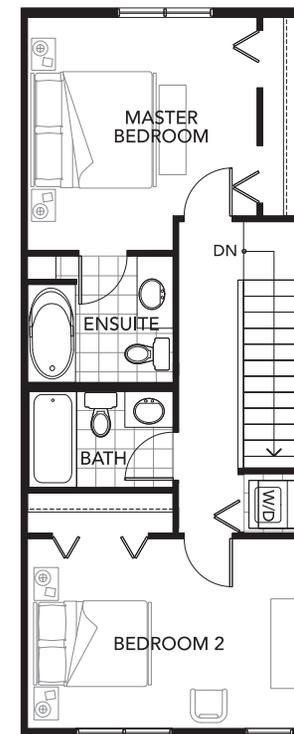
33 EXCLUSIVE TOWNHOMES



**BASEMENT**  
104 SQ.FT.



**MAIN**  
581 SQ.FT.



**UPPER**  
570 SQ.FT.

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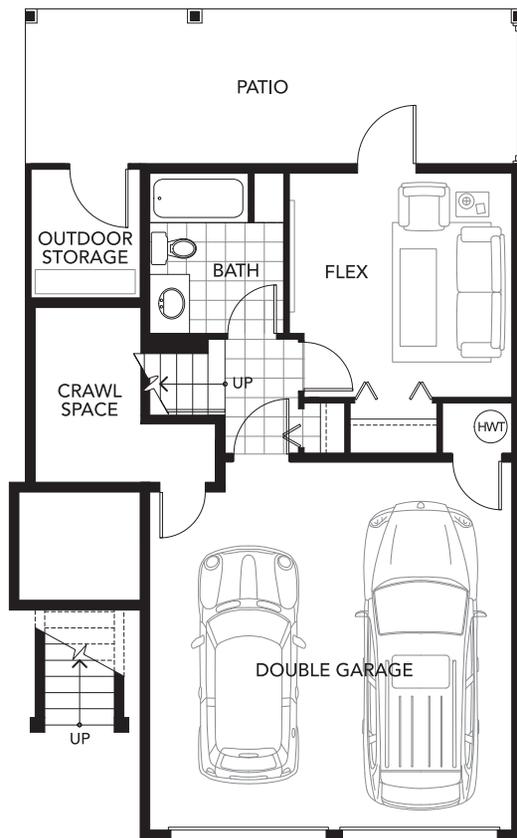


# THE SIGNATURE 3 BEDROOM + FLEX

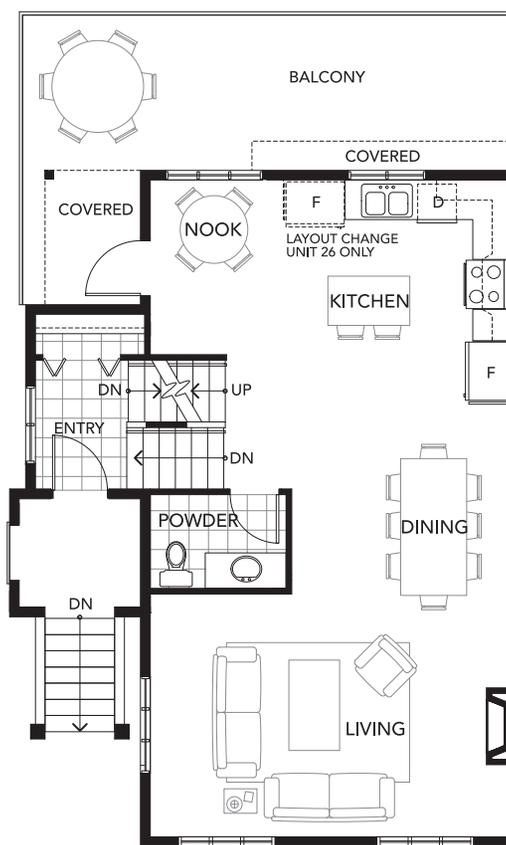
1,885 SQ.FT. APPROXIMATELY

the Encore  
at Maple on 164<sup>th</sup>

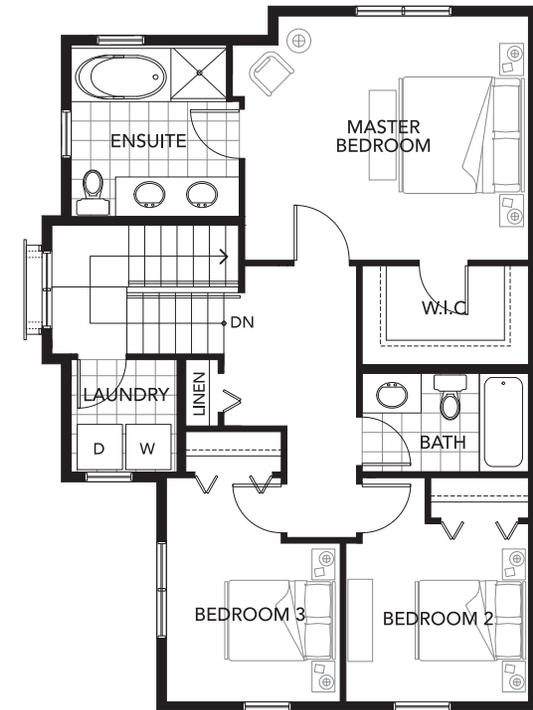
33 EXCLUSIVE TOWNHOMES



**BASEMENT**  
346 SQ.FT.



**MAIN**  
703 SQ.FT.



**UPPER**  
836 SQ.FT.

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# The Encore at Maple on 164th

## *Room to Live and Grow*



Legendary Developments' newest collection of 33 exclusive townhomes, the Encore at Maple on 164th in Surrey's vibrant Fleetwood community, follows the success of Maple on 84th, Encore's backdoor neighbour. Like any successful sequel, the elements and dynamics have remained true to the original, but Legendary has upped the anti. In addition to the luxury features and high-end finishings of Maple on 84<sup>th</sup>, they're giving homebuyers a second chance to connect with what they

A boutique builder, Legendary Developments values their new homeowners, the cornerstone of their new Legendary Cares Program. "Our philosophy is simple," says marketing director Rav Brar. "We believe in building our homes to the best quality possible; homes that we would be proud to live in ourselves. No hidden costs, no gimmicks, what you see is what you get."

This vision is realized the moment you set foot in any one of Encore's two, three or three-bedroom plus flex contemporary townhomes, plans designed for families to live and grow. There are no upgrade options here. Everything is included as standard premium features - a welcome surprise considering the crown mouldings, extra wide baseboards, wooden closet organizers and shelving, maple shaker cabinets and solid quartz countertops, plus the HardiPlank exterior siding and Silent Floor I-Joist system for strength and longevity. These superior features are typically upgrades in other developments, but it's just another commitment to quality and value for

Sunlight dapples through large windows throughout the main living space, adding to the bright open concept emphasized by nine-foot ceilings. Modern clean lines command your attention, while elegant ceiling pot lighting mix with modern light fixtures, adding drama and imparting the perfect mood enhancer.

Designer chic and durable hardwood laminate creates a seamless flow from the living and dining space to your polished kitchen, complete with stainless steel Whirlpool appliances. An eating bar doubles for casual dining or extra space for meal prep when entertaining on your generous-sized deck. Dining al fresco is simplified with a large patio underneath, overlooking your professionally landscaped backyard.

"Unique to our development, every home has enough space for two cars," says Brar. "In the Fleetwood area, there are not a lot of townhomes that offer enclosed double car garages."

Within an easy drive, area amenities are

service, shopping and dining desire within blocks of home. Lace up your cross-trainers and enjoy your favourite activity at the Surrey Sport



& Leisure Complex, or satisfy your double-shot, extra foam fix at the local Starbucks, meeting neighbours or relaxing with your e-Reader. Whatever your lifestyle — Fleetwood will rise up to greet you.

For more information please visit [legendaryliving.ca](http://legendaryliving.ca) or call 604-716-9506. Show home open daily at 8433-164 Street, Surrey, from 12 to 5 p.m. and weekends 11 to 5 p.m.



missed — livability and the WOW factor. Think young and fresh meets urban sensibilities.



B C C N D O S . N E T

