

LATITUDE



LIMITED RELEASE NOW SELLING – NET GST INCLUDED FOR THE FIRST 10 BUYERS ONLY!

GET ROOM TO GROW Spacious West Panorama Condos 2 & 3 bedrooms from the \$260s

Latitude homes are big — 840 to 1,046 square feet on a **single level — no stairs**. With huge patios and fenced yards, plus an 8,000 square foot private “central park” (including a community garden), you’ll have plenty of space to live, indoors and out.

Whether you’re moving up to accommodate a growing family, or selling your house for an easier life, Latitude has a home for you.

Move in this Spring.

LATEST NEWS



MEET THE SALES TEAM!

We’d like to introduce you to our amazing sales team – Meet Eva Marsh, Latitude Sales Manager, & Simone Merkl,



CONSTRUCTION UPDATE – OCTOBER 2012

The construction team at Latitude has been hard at work and it shows! The roof is on windows are being



WHAT MAKES THE HOMES AT LATITUDE UNIQUE?

These 2 to 3 bedroom homes are big – 840- 1,046 square feet on a single level – no stairs! In addition

LATITUDE

FEATURES

DESIGNED TO STAND THE TEST OF TIME

- Building design, by HR Architects, reflects Japanese-style minimalism
- Durable HardiePanel siding with an integral rainscreen system
- Exterior brick accents and an earth tone colour palette
- Energy Star high performance low-e windows
- Open corridors, providing abundant, natural light and cross ventilation
- A beautifully landscaped courtyard, spacious balconies or fenced yards and individual planter boxes at your front door

BEAUTIFUL, QUALITY INTERIORS

- Over height 9' ceilings
- Choice of two contemporary color schemes, Breeze and Meridian
- Durable laminate flooring throughout entry, living and dining rooms, den and kitchen
- Eco-friendly, stain resistant nylon carpet

- In-suite, front-loading stacking washer and dryer
- 4" baseboards throughout
- Polished chrome lever door handles
- Wired with Telus fibre optics

SOPHISTICATED KITCHENS

- Soft-close cabinetry with pot drawers and a built-in wine rack
- Your choice of Shaker style or vertical grain laminate cabinetry
- Under-cabinet valence lighting
- Polished quartz countertops
- Undermount, rectangular stainless steel sink with pull-down spray faucet
- Energy Star stainless steel appliances include:
 - Samsung counter-depth refrigerator with bottom freezer
 - Maytag slide-in range with glass cook top and convection oven
 - Maytag ultra-quiet dishwasher with hidden controls
 - Maytag over-the-range microwave with hood fan
 - 1/2 h.p. in sink disposal

SPA-INSPIRED BATHROOMS

- Ensuites with custom-designed vanities, polished quartz countertops and square his-and-hers undermount sinks (most plans)
- Porcelain tile floors
- Sparkling polished chrome hardware
- Dual-flush toilets
- Oversized showers with frameless glass doors
- Brushed nickel vanity lighting

AMPLE AMENITIES

- A fully-equipped lounge with kitchen, three-sided fireplace, flat screen TV and terrace
- Fitness centre with cardio and weight equipment
- Games room with billiards table
- Meeting room
- An 8,000 square foot private courtyard with:
 - Herb and spice garden plots
 - Wooden pergola and outdoor lounge area
 - Children's play area
 - Garden tool/supply storage

PEACE OF MIND

- Secured underground parking
- Key fob access
- Private, secure storage lockers
- Secured bike room
- Video enter phone
- Smoke alarms and fire sprinklers
- Traveler's 2-5-10 New Home Warranty



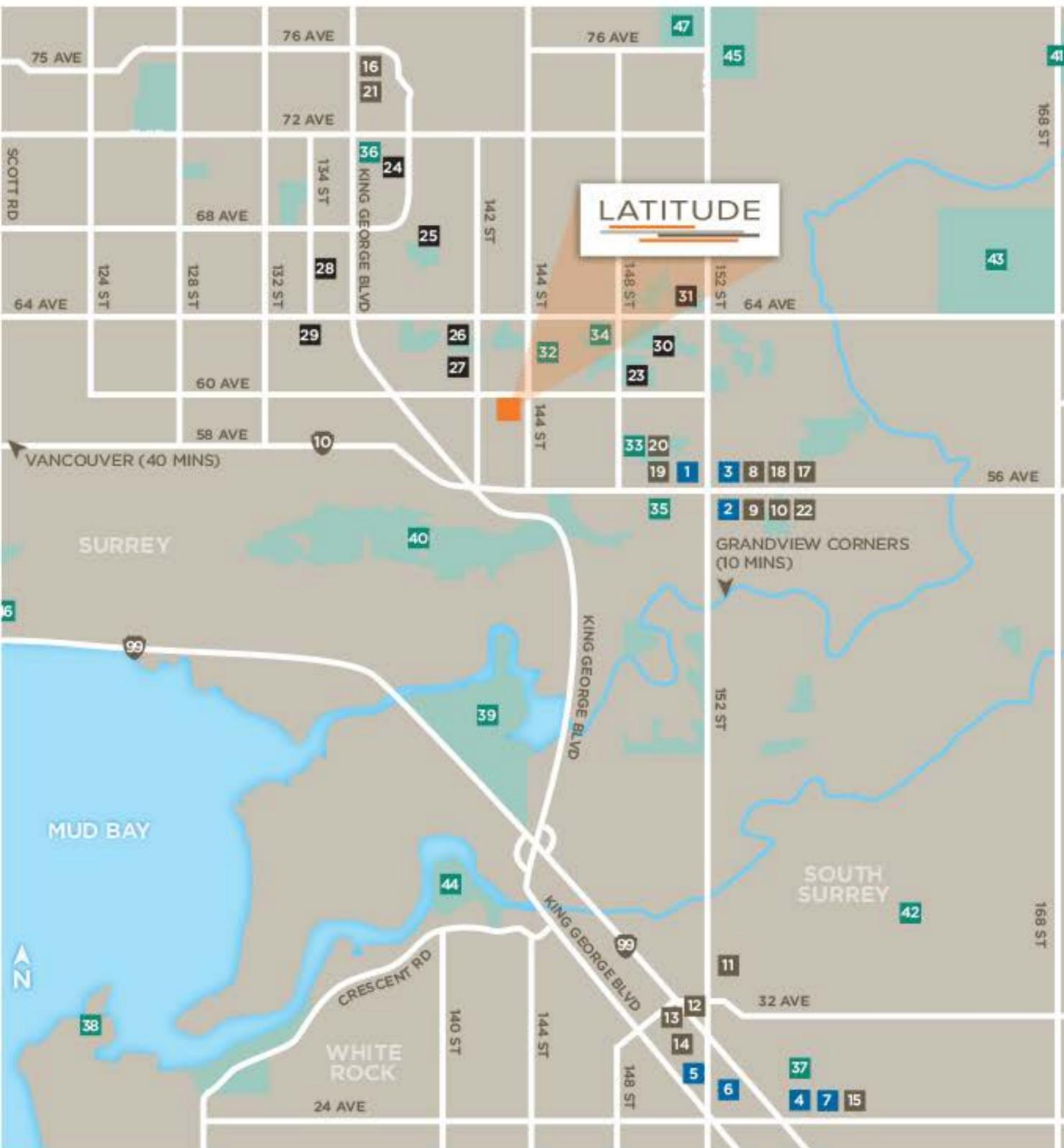


ESTATE SIZED GARDEN. EASY APARTMENT LIVING.

DESIGN Latitude is home to a private 8,000 sq. ft. “central park” — a fully-enclosed courtyard with playground, games lawn and community garden.

A beautiful timber pergola is the focal point of this immense green space, with seating for reading and relaxing. Latitude’s indoor amenity is the perfect retreat, with gym, wet bar, fireside lounge, games room and meeting area.

The architecture is reminiscent of Japanese-style simplicity. Extra-wide balconies and breezy, open plans bring the outdoors in, as do the huge fenced yards that come with ground-level homes. You’ll love the thoughtful extras, like Porte’s signature ensuite with “his and hers” sinks and frameless glass showers. Did we mention the ample closet space?



LOCAL AMENITIES

SHOPPING

- 1 **Panorama Village**
Market Place IGA
Shoppers Drug Mart
Delta Bike Company
- 2 **Panorama Place**
Big Ridge Liquor Store
- 3 **Rodeo Square**
Cyclone Taylor Sports
- 4 **Morgan Crossing**
Thrifty foods
London Drugs
Best Buy
Winners
Everything Wine
- 5 **South Point Exchange**
Home Sense
Save-on-Foods
Liberty Wines
Pier 1 Imports
Urban Barn
Kidsbooks
- 6 **South Point Annex**
Tisol Nutrition & Supply Stores
7 Seas
Cobs Bread
Kin's Farm Market
- 7 **Grandview Corners**
Home Depot
Walmart Super Centre
Kitchen Therapy
H&M
... and much more!

DINING

- 8 Wired Monk
- 9 Big Ridge Brewing Company
- 10 Be 'wiched Café
- 11 Tap
- 12 The Keg
- 13 Cactus Club Café
- 14 Milestones
- 15 Memphis Blues BBQ House
- 16 Boston Pizza
- 17 Ta-Ke Sushi
- 18 Tim Hortons
- 19 Starbucks
- 20 Luna Loca Mexican Cantina
- 21 Vera's Burger Shack
- 22 Brown's Social House

EDUCATION

- 23 Biggest Little Preschool
- 24 Surrey Public Library
- 25 Hyland Elementary
- 26 École McLeod Road Elementary (French Immersion)
- 27 École Woodward Hill Elementary (French Immersion)
- 28 Henry Bose Elementary (French Immersion)
- 29 Panorama Ridge Secondary
- 30 Cambridge Elementary
- 31 Regent Christian Academy

RECREATION

- 32 Bell Centre for Performing Arts
- 33 YMCA
- 34 Woo Kim Tae Kwon Do
- 35 Excellent Ice Arena
- 36 Newton Wave Pool
- 37 Steve Nash Sports Club
- 38 Crescent Beach
- 39 Serpentine Fen Nature Trails
- 40 Colebrook Park
- 41 Surrey Golf Club
- 42 Morgan Creek Golf Course
- 43 North View Golf & Country Club
- 44 Nico-Wynd Golf Course
- 45 Coyote Creek Golf & Country Club
- 46 Delta Golf Club
- 47 Guildford Golf & Country Club

- SHOPPING/SERVICES
- RESTAURANTS
- SCHOOLS
- RECREATION

LOCATION

Latitude's West Panorama neighbourhood is convenient indeed. But the big draw here is the quiet, residential ambience.

Though close to highway access, streets at Latitude are tree-lined and traffic-calmed. Kids walk to school and ride their bikes. It's not unusual to see a posse of dog-walking, stroller-pushing parents coming down your street. This is the kind of place you'll feel comfortable immediately.

Landmarks in the area include: Bell Centre for the Performing Arts, Tong Louie Family YMCA, Panorama Village Shopping Centre, Colbrook Park, five elementary schools, two secondary schools and two French Immersion Schools.

LATITUDE

[« BACK TO NEW HOMES](#)

LATITUDE

Location:

14358 60th Avenue
Surrey, BC

Website:

<http://porte.ca/latitude>

Sales Team Email:

latitude@porte.ca

Sales Team Telephone:

604-596-5075

PORTE'S LATEST COMMUNITY OFFERS 52, 2 & 3 BEDROOM CONDOMINIUMS CONVENIENTLY LOCATED IN WEST PANORAMA.

Latitude homes are **BIG** – 840-1,046 square feet on a **single level** – **no stairs**. With huge patios or fenced yards, plus a massive private 'central park' (including a community garden), you'll have plenty of space to live indoors and out.

Don't miss out on your opportunity to own in our limited release of home at pre-completion pricing and take advantage of our VIP Preview Purchaser Incentive – **Net GST included for the first 10 buyers only!**

Buy Now, Move in this Spring.



PORTE REALTY LTD..
PORTE DEVELOPMENT CORP.
#380 – 1665 West Broadway
Vancouver BC Canada
V6J 1X1

CONTACT INFO:

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Email: info@porte.ca

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CONTACT PORTE

LATITUDE



PORTE DEVELOPMENT CORP.



Since 1968, Porte has been serious about real estate— all kinds. We develop, build and manage it, using the Porte Promises as our guide. For us, it is a labour of love that carries a great amount of responsibility.

With this in mind, an integral part of our business is our philanthropic work; long after foundations are poured, we continue to give back to the communities we create.

It is a great privilege to craft communities from the ground up, and it is with this knowledge that we make sure no detail is overlooked. As part of our Porte Promises, “if we haven’t delivered to our exacting standards, we go back and ‘get it right’”.

PORTE PROMISE

Over the years Porte has acted with a set of fundamental beliefs. These beliefs when put into action have formed the promises that we make everyday and live by.

RESPECT IS FUNDAMENTAL

We have been successful over the years because of the quality of our relationships. No matter what the challenges are, we have respect for all of our tenants, homeowners, employees, suppliers and trades people, and we work fairly and honestly with them everyday.

GETTING IT RIGHT

The Porte standard of quality is non-negotiable. Our standard is not something to compromise. If we haven’t delivered to our exacting standards, we go back and ‘get it right’.

WE CARE

We provide a high level of personal service to our tenants, homeowners, employees, suppliers and trades people. We work hard to find solutions. Everyone has access to prompt, one-on-one personal service from us.

HERE TOMORROW

We are here to stay. Real estate is our focus and our calling – and always will be. We strive to understand the changing needs of our customers and to improve their quality of life. After all, we are building and managing people’s homes and places of business, and we do this with the importance it deserves.

These promises are not just words, they are what we do. Now and tomorrow.

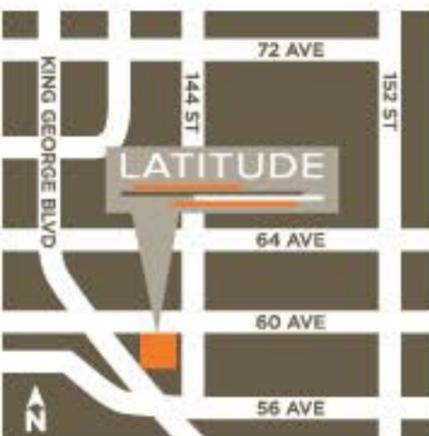
HOME WARRANTY

Travelers’ 2-5-10 New Home Warranty is your assurance of additional peace of mind. Travelers is one of the world’s largest insurance companies providing government-approved home warranty, and has long been associated with the Porte Development.

LATITUDE



LIMITED RELEASE NOW SELLING – NET GST INCLUDED FOR THE FIRST 10 BUYERS ONLY!



Visit our show home today.

Please contact our sales team to book an appointment to view our fully furnished show home and learn about West Panorama's most unique new community.

Don't miss out visit us today to secure a home in our limited release at pre-completion pricing.

Move in this Spring.

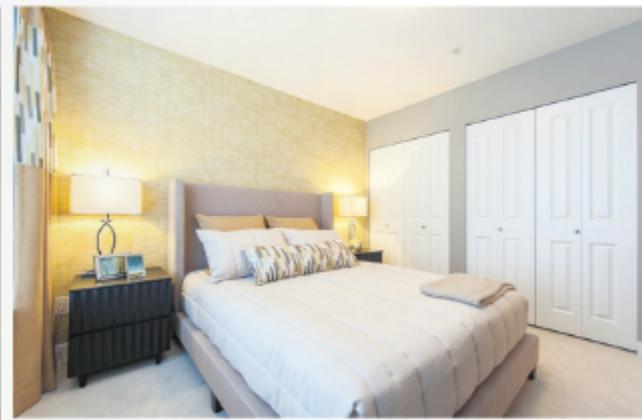
Sales Centre + Show Home

Open daily noon – 5:00 pm (closed Thurs/Fri)

14358 60th Ave, Surrey

T 604.596.5075

E latitude@porte.ca



LATITUDE: PRE-COMPLETION PRICES ASSURES VALUE

Porte Development took a fresh design approach at Latitude to offer townhouse-style space on a single level, with open corridors and contemporary design these condominiums offer great value.

Spacious two and three bedroom homes start from the \$260's. And these truly are thoughtfully designed suites. There are no stairs and no common corridors; with large windows on multiple sides of the homes these condos are big and bright with fresh air and plenty of natural light.

The light will really go on for buyers when they check out Latitude's interiors. These homes measure from 831 to 1,045 square feet designed by Different Design Group.

The spacious floor plans boast over height 9-foot ceilings, spa-inspired bathrooms with oversized showers with frameless doors, and his-and-her sinks. The gourmet kitchens come with polished quartz countertops, soft close cabinetry with under-cabin

built-in wine racks and a full stainless steel appliance package.

All homes come with generous balconies or private fenced yards and residents share a massive 8,000 square foot courtyard with individual herb lots and plenty of outdoor space to relax. In addition to the outdoor space residents have access to a gym, meeting room and fireside lounge with full sized kitchen.

The construction at Latitude is well underway in an ideal Surrey location – West Panorama. Positioned on a traffic calmed tree lined street the big draw is the quiet residential ambience. However there is no shortage of shopping and amenities with Grandview Corners less than a ten-minute drive away and Panorama Village right down the road, plus there are several schools within walking distance including two French immersion schools. With quick access to highways 99, 91 and King George Boulevard getting anywhere in the Lower

Porte Development has released only a limited number of homes. Don't wait to visit the show home for your opportunity to own at pre-completion pricing. Each buyer is protected by Traveler's 2-5-10 new home warranty. The homes at Latitude will be ready for buyers to move in this spring. For more information or to book a private appointment, phone 604-596-5075. Visit porte.ca/latitude to view floor plans.

Own from the \$260s: A limited number of homes are available at Latitude in West Panorama. Don't wait to visit the show home for your opportunity to own at pre-completion pricing. Show home is located at 14358 60th Avenue, Surrey and is open noon to 5:00 (closed Thurs & Fri).



Meet the Sales Team!

October 16, 2012



We'd like to introduce you to our amazing sales team - Meet Eva Marsh, Latitude Sales Manager, & Simone Merkl, Latitude Sales Coordinator.

These ladies are passionate about the cool development and the friendly community that will become your new home.

Our Latitude Sales Team is really proud of what we are building in West Panorama. Here's what they had to say in a recent interview about why they are so excited about Latitude and West Panorama living.



What will the home owners enjoy most about Latitude' s surroundings?

Eva: *“It' s steps away from the YMCA which offers really great programs to de-stress such as yoga, zumba, cycling fitness classes and the list goes on! I dragged my girlfriend into zumba the other day and she dropped her 7 month old baby off at the certified and registered child-minding right in the Y! It' s close to so many conveniences at Panorama Village. I used to live in South Surrey and I find West Panorama to be a little bit more convenient than I did South Surrey. The best part is that owning at Latitude doesn' t come with the South Surrey price tag which makes the value even greater due to the affordability aspect.”*

Simone: *“It' s all about location, location, location! Latitude couldn' t be better situated. Just 10 minutes from South Surrey, 20 minutes to Richmond, and 45 minutes to downtown Vancouver, Latitude is convenient. You can be on highway 99 or the Alex Fraser Bridge in less than 10 minutes!”*

What do you like most about the interior features at Latitude?

Eva: *“The finishing quality. I have a huge love for shaker cabinets which are offered at Latitude and I also appreciate the finer things in the homes from tile floors to stone countertops. Porte really did a nice job on the finishing touches.”*

Simone: *“The open-concept floor plans and that there is no wasted space with stairs that you see in town homes. They are very well thought out - down to every last detail.”*

What do you like most about the exterior features at Latitude?

Eva: *“The open, fresh-air corridors have to be one of my favourite features. You have your own private entrance and you don' t have common interior hallways. It' s a fresh, cool, idea that I' ve never seen before and I love it! In addition to this, I' d have to say the private, 8000 sq. ft. central park as well! Talk about greenery and a great place to relax and unwind. I love it!”*

Simone: *“The homes on the first floor with the full-sized, private, fenced back yards are my favorite. I' ve never seen full sized, fenced yards in a condo building before. These are going to be spectacular and unique. Pet owners will love that they don' t have to take an elevator down to let their pooch out anymore and families will love being able to watch their kids play while they are cooking dinner or entertaining inside. It' s a dream come true!”*



Favourite layout and why you love it?

Eva: *“The C Plan is my favourite because of the open den which maximizes your living space. Not only that but I’ m big into entertaining and it’ s got 2 decks which makes this plan even more exciting and enticing for people who like summer barbequing as much as I do.”*

Simone: *“I love the D plan. It’ s got 3 bedrooms and none of them share walls with each other so they’ re private. This plan is absolutely ideal for people with kids like me. There is no wasted space and it is a completely open floor plan. I love that the master bathroom has double sinks in the vanity, and the main bathroom is extremely close to what would be my kids’ bedrooms so it’ s convenient for them. This plan is perfect for families or those who need a guest bedroom.”*

Favourite restaurant in the Panorama area?

Eva: *“Mmmmm.....Brown’ s Social House is my favorite. I love their Tahitian Tuna Spa Bowl. It’ s amazing...a must-try for sure!”*

Simone: *“My kids are huge fans of Teen Burgers and onion rings so I’ d have to go with A&W. The root beer floats in the old fashioned mugs are pretty delicious too I have to admit.”*

Most important features for you look for when choosing a new home?

Eva: *“Value, quality and Location. I like to be close enough to everything I need (and that suits my lifestyle), but I also need to have confidence in the developer I’ m buying from and know that I’ m getting a quality product which will hold its value for years to come. Since 1968 Porte has been building quality homes and that means a lot to me.”*

Simone: *“Definitely being close to schools for my kids would be most important. Then I’ d have to go with amenities. Being close to grocery stores, shopping and restaurants is important for my lifestyle. Panorama has got it all for me!”*

VIP Previews will be taking place in the coming weeks. Be sure to register to get on our priority list and be the first to view our fully furnished display home in the building. In the meantime please contact Eva or Simone with any questions you may have.

Warmest regards,

The Porte Development Team



Construction update - October 2012

October 1, 2012



The construction team at Latitude has been hard at work and it shows! The roof is on windows are being installed, and the brick work is about to begin.

You can see from the picture that the private ‘central park’ is going to be quite impressive. Over 8,000 square feet of outdoor space for you to relax, garden and enjoy the great outdoors.

With completion anticipated for spring 2013 it is only a matter of months before 52 lucky purchasers will be able to call Latitude home.

Register to get on our priority list and be among the first to know when we open our doors for sale.



What makes the homes at Latitude unique?

September 11, 2012



These 2 to 3 bedroom homes are **big** - 840- 1,046 square feet on a single level - no stairs!

In addition to the convenience of being on a single level there is an abundance of outdoors space. All homes have either a spacious balcony or oversized yard plus there is a private 'Central Park' (which includes a community garden and a beautiful pergola with space to relax) meaning there is plenty of space for you to live - indoors and out!

Another unique feature at Latitude is the open corridors which means there are windows on both sides of these homes. That's right, windows on both sides creating cross ventilation (fresh air!) and extra natural lighting that you don't get in your typical condo.



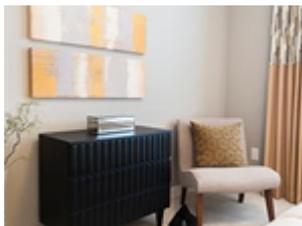
LATITUDE

Latitude Condos

By [Porte Development Group](#)

14358 60 Ave [Surrey](#)

From **CAD\$159,000** To over **CAD\$260,000**



Latitude Condos is a new condo project by [Porte Development Group](#) currently under construction at 14358 60 Ave in [Surrey](#). The project is scheduled for completion in 2013. Available condos



range in price from CAD\$159,000 to over CAD\$260,000. The project has a total of 52 units.

Project Details

DEVELOPMENT NAME Latitude Condos
DEVELOPER(S) [Porte Development Group](#)
PROJECT TYPE Condominium
ADDRESS 14358 60 Ave
NEIGHBOURHOOD/CITY Surrey
STATE/PROVINCE British Columbia
POSTAL CODE V3X 0E2
SALES CENTRE PHONE # 604-596-5075
SALES CENTRE ADDRESS 14358 60th Ave, Surrey
SALES CENTRE HOURS Sat-Wed: 12pm-5pm
CONSTRUCTION STATUS Construction
ESTIMATED COMPLETION Winter/Spring 2013
SELLING STATUS Selling
TOTAL NUMBER OF UNITS 52 units
UNIT SIZES From 840 Sq. Ft. To 1046 Sq. Ft.

\$ Prices

PRICES(AVAILABLE UNITS) From CAD\$159,000 To over CAD\$260,000

Project Summary

From Latitude Condos:

A collection of larger-than-life condominiums with a central garden courtyard.

Porte' s latest community offers 52, 2 & 3 bedroom condominiums conveniently located in West Panorama. These unique homes feature over 950 square feet of living space built around a vibrantly landscaped garden courtyard, open corridors provide abundant natural light and air flow to each & every home.



From: Porte Development [mailto:jeanette@porte.ca]

To: Les Twarog

Subject: Latitude - meet our fabulous sales team

LATITUDE



Dear Les,

Meet the Latitude Sales Team.

As a past Porte registrant we'd like you to be the first to know about our latest development coming to West Panorama. Latitude is a boutique collection of two and three bedroom condos located in the heart of West Panorama, priced from the **\$260's**.

With **VIP Previews coming soon** we'd like to introduce you to our amazing sales team.

Meet Eva Marsh our Sales Manager (pictured left) & Simone Merkl our sales coordinator (pictured right).

These ladies are passionate about Latitude and the friendly community that will become your new home.

Visit our [blog](#) to read a full interview with the sales team and learn what makes them so excited about the homes at Latitude and life in West Panorama.



View our spacious floor plans.

While you are on our website be sure to check out our [spacious floor plans](#) and view the interior animation of our 3 bedroom Home (D Plan).

The design and thoughtful details of these homes will amaze you.

Register now for your VIP Preview Invitation.

VIP Previews will be taking place in the coming weeks. Be sure to register by clicking on the link below to receive an invitation to be the first to view our fully furnished display home in the building.

Please don't hesitate to contact Eva or Simone with any questions you may have about Latitude (contact information below).

Warmest regards,

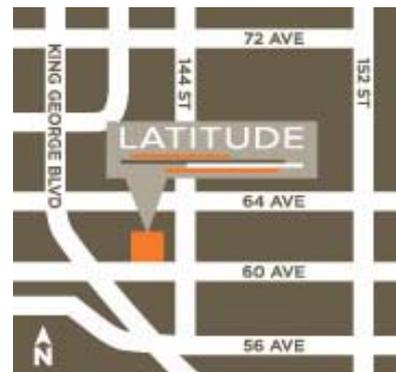
The Porte Development Team

Contact the Latitude Sales Team:

Eva Marsh
eva@porte.ca

Simone Merkl
simone@porte.ca

P: 604-596-5075
W: porte.ca/latitude



14358 60th Ave, Surrey

GET ROOM TO GROW



*This is not an offering for sales, sales can be made by disclosure statement only, E & O.E. Latitude homes are marketed by Porte Developments (Latitude) Ltd. and Porte Realty Ltd.

