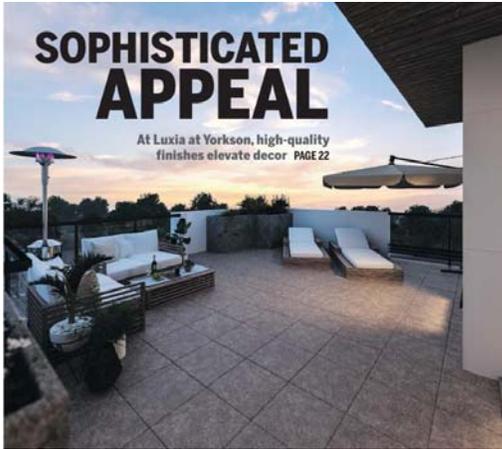


It's how you finish that matters

Luxia at Yorkson townhomes feature resilient materials that don't sacrifice sophistication

MARY FRANCES HILL



Luxia at Yorkson comprises 138 townhomes near Willoughby Town Centre area.



Artist's rendering of the living room that's situated just off the kitchen.



The 138 townhomes at Luxia at Yorkson will feature laminate flooring throughout the kitchen, dining and living areas. It looks great and will stand the test of time.

At Luxia at Yorkson, Natalia Kwasnicki harnesses the best of interior design by using natural and man-made materials that give the interiors of the three-bedroom homes a resilience without sacrificing their sophistication and esthetic appeal.



A mix of natural and man-made materials in the kitchen creates 'a great dichotomy of texture and reflectiveness.'

In the display space for the Langley community, which will offer 138 townhomes near Willoughby Town Centre area, Kwasnicki shows how a generous use of wood against stone counters can reflect the materials that the architects used in the building's west coast modern exteriors (think wood, soffits and colourful panels).

These materials "always create a great dichotomy of texture and reflectiveness. Sort of a nature versus man-made thing," says Kwasnicki, an interior designer at Portico Design Group, who worked with the developers Isle of Mann and Pollyco Group, on the project.

It's clear at Luxia that Kwasnicki appreciates what high-quality finishes can do to elevate a home, particularly the areas homeowners use most frequently. Case in point: the laminate flooring throughout the kitchen, dining and living areas will still be attractive while it withstands years of wear and tear, thanks to the innovative advances in flooring manufacturing.

"Laminate floors are very durable and will stand the test of time, and the visuals on them are fantastic nowadays. We're lucky that technology has come as far as it has that we're able to use products that look fantastic and perform really well."

In the ensuite bathroom at the presentation centre, visitors will see a floating vanity with double sinks in a white quartz countertop; all plans include

a powder room on the ground floor with quartz countertops and floor tiles laid out in a herringbone pattern, an effect that provides "a modern twist on the appealing subway tile," she says.

Luxia offers two schemes to buyers—the Elm and the Urban. Both appeal to the tastes and needs of the young families that marketers are seeing at the presentation centre, though the Urban scheme offers lighter finishes and can be viewed at the presentation centre. The Elm scheme takes a bolder route, says Kwasnicki.

"The Elm scheme takes a few more risks with a wood laminate cabinet that has a bit more character to it, as well as a grey backsplash tile, as opposed to a more typical white," she adds.

They both also include wood features that manage to be sophisticated and modest at the same time.

Luxia at Yorkson

What: 138 three-bedroom townhouses

Where: 7947 209th Street, Langley

Developer and builder: Isle of Mann and Pollyco Group

Residence sizes and prices: Three-bedrooms from 1,443 to 1,897 sq. ft. from \$639,900

Sales centre: 180 — 20780 Willoughby Town Centre Drive, Langley

Sales centre hours: noon — 5 p.m., Sat — Thurs