



# FEATURES

## THE PHILOSOPHY OF COMMUNITY

- Located in the thriving community of Willoughby in the Township of Langley on 84 Ave & 200 St.
- Close proximity to urban conveniences and The Carvolth Exchange providing you direct access to the Lougheed SkyTrain Station via ExpressBus
- Surrounded by a plethora of green space and provincial parks

## A NEW HOME PHILOSOPHY

- Contemporary West Coast architecture designed by Wilson Chang Architect
- Intelligently designed homes offering more for less without compromising functionality
- Large outdoor balconies and/or patios expand your living space
- Stylish and timeless A/C ready homes with expansive windows that maximize natural light
- All homes include one parking stall
- Overheight 9' ceilings in all homes
- Shaw Welcome Package: Free internet service for the first year with the option to renew for a discounted rate

## TIMELESS DESIGN

- Meticulous interiors by Creative Spaces
- **Choice of three designer colour palettes:**
  - Apollo (Light), Attis (Dark) or Aether (Grey)
- Contemporary wide-plank vinyl flooring throughout kitchen, living and dining areas
- Plush carpet in all bedrooms
- Sleek and timeless roller shades to control the natural light
- Energy efficient front-loading Whirlpool washer and dryer

## ELEGANT KITCHENS

- Full-height, custom cabinetry with under-cabinet led lighting and soft-close drawers
- Durable easy-to-clean solid quartz countertops
- Tiled backsplash
- **Stainless-steel appliance package featuring:**
  - Samsung 32" french door fridge with bottom freezer
  - Samsung 30" slide-in 5 burner gas range with self-cleaning oven
  - Samsung 24" stainless steel dishwasher
  - Samsung 30" microwave and hood fan combo
- Large kitchen islands in select homes
- Double-bowl, under mounted stainless steel sink
- Grohe chrome faucet with pull-out spray
- USB charging port conveniently located in each kitchen

## RELAXING BATHROOMS

- Durable solid quartz countertops
- Modern flat panel cabinets with soft close hardware
- Large format polished and matte tile flooring
- Ensuite or main bathrooms comes with mirrored medicine cabinet for added storage
- 2nd bathrooms feature modern large format tiles for floors and white chevron patterned tiles for walls
- Relaxing soaker-style bathtub in main bathroom
- Chrome Grohe faucets and accessories throughout
- Quiet-close toilet

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Developer reserves the right to make modifications to the floorplans, areas, unit numbers and/or specifications without notice. Actual floorplans may have minor variations from the illustrations above. Measurements are based on architectural areas and not taken from the strata plan. Images shown are artistic conceptual renderings only. View is approximate only. This is not an offering for purchase. Any such offering can only be made with a Disclosure Statement. E.&O.E.



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### DOUBLE THE AMENITIES

A carefully curated selection of indoor and outdoor amenities to help you create the life you desire. Over 3,800 sf of amenities including:

- A beautifully landscaped private courtyard joining the twin buildings
- Outdoor dining and lounge seating complete with one BBQ station and fire pit
- Party room with kitchen, dining, couches and a flat screen TV perfect for entertaining guests
- Fully-equipped fitness centre with yoga studio for a healthy lifestyle
- A professional business centre and private desks offering a quiet work environment
- Workshop and hobby room is the perfect extension to your home
- Games room equipped with a TV, billiards and games table
- Secure mail and parcel delivery room
- Outdoor children's play area
- Outdoor dog wash station
- Car washing station in parkade
- Wi-fi connection in common areas and amenity spaces

### OPTIONS

- Air-conditioning
- Smart programmable thermostat
- Vinyl flooring in all bedrooms
- Nu-heat flooring in ensuite and/or main bath
- Custom closet shelving
- "Show Home" custom millwork package
- EV ready parking stall (limited supply)
- Additional bike stall (limited supply)

### TRUE PEACE OF MIND

- Secure residential underground parking
- Enterphone at lobby and parkade entrances with a secure FOB access control system
- A wireless security system on all ground floor homes
- Signal boosters for mobile devices in common areas and underground parking
- Hardwired smoke detectors in all homes and common areas
- Easily accessible and secure bike storage room
- Convenient recycling and garbage disposal room
- Concealed fire sprinklers in all homes and common areas
- **Comprehensive 2/5/10 Pacific Home Warranty:**
  - 2 year materials and workmanship protection
  - 5 year building envelope protection
  - 10 year structural protection

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