

Aristotle is all about livability

Development from ML Emporio Properties puts the focus on families in Langley

SIMON BRIAULT

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There is wide-plank vinyl flooring throughout the kitchen, living and dining areas.



The bedrooms at Aristotle will feature plush carpeting, helping create a cosy vibe.



Aristotle will have such on-site amenities as a fitness centre, yoga studio, business centre and games room.

If you bought at the right time, it's no secret that there was money to be made from owning — and then selling — a residential property in the Lower Mainland.

Developers know this well and have been on a building spree to meet unprecedented demand in recent years.

But in a real estate market that has often seemed preoccupied with investment value, it's refreshing to find developments that are genuinely focused on livability.

ML Emporio Properties' Aristotle, a new multi-family residential development in Langley, is all about end-users — the people who will actually be living in one of the forthcoming project's 173 homes.

Sim Brar, vice-president of construction at ML Emporio Properties, says the project's livability is the result of a long process at the company to deliver the best possible end product for homebuyers.

"We take a lot of pride in being a locally based company with a team of dedicated young professionals that is always looking for new ways to make great homes," said Brar. "We spend a lot of time and energy making sure our layouts are super functional."

Aristotle homes will have one, two or three bedrooms.

They will range in size from 650 to 965 square feet and are priced from the mid-\$300,000 range. The project website lists no fewer than 19 plans to choose from and Brar says the company is expecting buyers from a wide range of demographics, including young families as well as downsizers who no longer want to look after a single-family home.

"We expect to have many end-users buying homes at Aristotle," said Brar.

"When you look at the layouts, you can really plan your living space — how you would configure your couches, where you could put your TVs and so on.

"With the state of the real estate market these days, it's so important to make sure you get the best value for our buyers' dollars, which is why we're also very strategic with the project sites that we choose," Brar added.

Aristotle will provide easy access to three parks, a variety of eateries, two golf courses, multiple retail options and several schools. The development will comprise two residential buildings in the community of Willoughby in the Township of Langley on 84 Avenue and 200 Street.

The homes at Aristotle will feature balconies and/or patios, expansive windows that maximize natural light, nine-foot ceilings and Shaw welcome packages: free internet service for the first year with the option to renew for a discounted rate. There will be wide-plank vinyl flooring throughout kitchen, living and dining areas, plush carpet in all bedrooms, and energy efficient front-loading Whirlpool washers and dryers.

"We give homebuyers options that you might not get in other developments —

things like electric vehicle charging, air conditioning, smart programmable thermostats and heated floors in the bathrooms," said Brar.

Bathrooms at Aristotle will feature solid quartz countertops, flat panel cabinets with soft-close hardware and large-format polished and matte tile flooring. Ensuite or main bathrooms will have mirrored medicine cabinets.

Kitchens will feature fullheight, custom cabinetry with under-cabinet lighting, softclose drawers, quartz countertops, tiled backsplashes and stainless-steel appliance packages by Samsung.

On-site amenities will include a fitness centre, yoga studio, business centre, workshop and hobby room and a games room equipped with a TV, billiards and games table.

Aristotle

Project location: 20203 84 Avenue, Langley

Project size: 173 homes with one, two or three bedrooms, ranging in size from 650 to 965 square feet and priced from the mid-\$300,000 range.

Developer: ML Emporio Properties

Architect: Wilson Chang Architect

Interior designer: Creative Spaces by Janet Hardy

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