



The VINE at Pepin Brook

abbotsford / british columbia

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NEW HOMES AT THE VINE AT PEPIN BROOK



WHITEHORN

The great room opens easily in the kitchen, creating a comfortable, welcoming atmosphere. A quiet home office with generous size window looks into the front yard and is located near the front entry. An open study area at the top of the stairs is designed for computer workstations or your favourite reading chair.

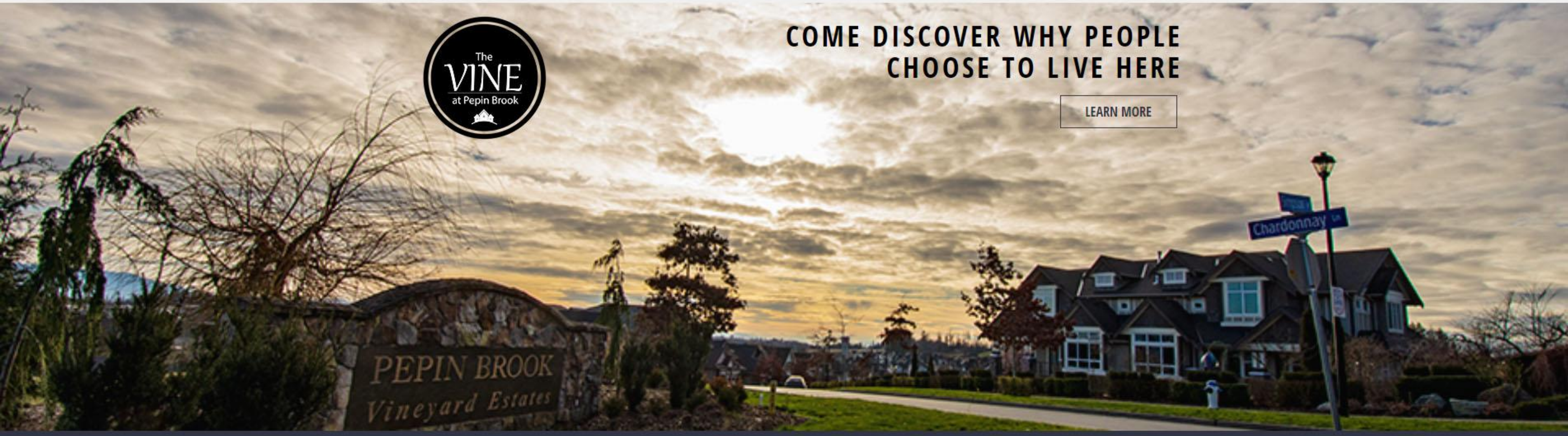
WOODSIDE

This home is designed to suit a lifestyle focused on hospitality. The open kitchen with a walk in pantry and the great room are perfectly suited for entertaining a large number of guests. Master bedroom and laundry are both on the main floor.



SNOWBIRD

The kitchen is open and welcoming with a generous island that offers plenty of workspace. A spacious master bedroom on the main with laundry easily located on the main floor too! Practical square footage designed throughout this rancher with a basement.



COME DISCOVER WHY PEOPLE CHOOSE TO LIVE HERE

LEARN MORE

TO CONTACT OUR SALES TEAM PLEASE CALL OR EMAIL:

Tel: (604) 755-3979 Email: info@thevineliving.ca

ELEVATION REAL ESTATE GROUP RE/MAX Treeland Realty #101, 6337 - 198 Street Langley, BC V2Y 2E3



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QUALITY FINISHES

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WELCOMING EXTERIORS

- Home styles combine classic with Craftsman, rich in finishes including hardie siding and real wood
- Full sized driveways and garage
- Architectural laminate roof with 40 year warranty
- 2 x 6 exterior wall construction with continuous insulation for durability and indoor home comfort
- 40" to 42" wide sidewalks provide ample space to walk
- Allowance provided for landscaping
- Motion heads and holiday light plugs in soffitting
- Liftmaster Elite overhead door opener and remote
- Stainless steel BBQ box with dual gas fittings to accommodate a bbq and heater or fire table
- Covered main entry and 30" overhangs keep you dry as you walk around outside your home
- Triple glazed windows with low e and argon gas fill



TIMELESS INTERIORS

- Spacious 9 foot ceilings both on the main level and basements
- Energy rated windows frame natural surrounding views and flood living spaces with generous light
- Craftsman style finishing for door, window, and baseboard trims
- Gently textured ceilings
- Luxury vinyl plank flooring throughout main level and designer carpeting on stairs and upper level
- Solid surface counters in kitchen. Designer laminate counter tops in washrooms and laundry room.
- Master suites on main level in rancher home plans, complete with walk in closet and well appointed ensuite
- Spacious laundry/mudrooms with cabinetry for storage and a wash basin
- Satin nickel, flat black, or bronze door hardware
- Bronzed light fixtures with LED lighting
- Finished basements in rancher style homes. Finish option available for 2 story homes
- Ample storage shaker style cabinetry, stained or designer painted with soft close hardware
- Solid surface counters in kitchens with full porcelain tile backsplash
- Allowance for full stainless steel appliance package
- Double basin stainless steel sink with chrome faucet and pull-down vegetable sprayer
- Vinyl plank flooring is attractive, durable and easy to keep clean
- Low flush toilets for water conservation throughout
- Lighting provided in all closets



AGING IN PLACE

- Optional master bedroom and laundry on the main level to accommodate one level living
- Wide doorways, hallways and stairways to ensure adequate space for moving furniture and future mobility devices
- Spacious single landing in stairwell with optional motion lights in stairs
- Lever door hardware for easy room access
- Optional pull out pantry drawers in the kitchen and low level microwave
- Optional low threshold shower, grab bars, and comfort height toilets in washrooms
- Minimal steps from garage to main level of home
- Exterior motion lights to keep you safe when you come home at night

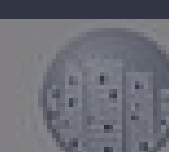
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A BETTER PLACE TO LIVE

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Abbotsford is one of those special places ...



Scenic parks and trails in which to walk or bike, horseback riding, golf courses, and local lakes to explore. Unique coffee bars, fine dining, and world renowned wineries nestled in the Fraser Valley's picturesque countryside. Abbotsford is home to many of British Columbia's tourism destinations.

THE VINE is just a few minutes away from Abbotsford's newest shopping destination, [Highstreet](#). You can experience urban lifestyle shopping with open air retail, dining, and entertainment. A VIP Theatre includes a licensed lounge while food and drinks are served to theatre seating.

Just steps away is Canada's popular boutique hotel, [Brookside Inn](#). It's the number one hotel in Abbotsford on TripAdvisor and a wonderful destination place for visiting guests and family.

Also within a short walking distance is [Ross Elementary School](#), known for their strong focus on Academics, Fine Arts, Technology, Student Leadership and Athletics. Abbotsford is a unique blend of modern urban and friendly country living.

Experience Abbotsford and live a better life in this diverse and innovative community!

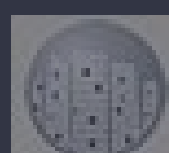
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