



LEGACY ON PARK AVENUE Unlike anything Langley has seen before

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By Joe Leary

The community of Langley has been a thriving hub for many years. The city is balanced perfectly with its array of retail and entertainment options that continue to attract residents. One of the community's newest developments, Legacy on Park Avenue is expected to single-handedly draw residents thanks to the project's state-of-the-art design that is unlike anything the community has seen before.

Legacy on Park Avenue is a collection of 69 luxurious residences that will offer residents a truly unique living experience. Exterior renderings showcase an architectural design that has yet to exist in the Fraser Valley. Designed by Keystone Architecture, the building boasts an extremely unique curved design — a true testament to the skilled workmanship of the project.

The project's design utilizes Cross-Laminated Timber (CLT), an innovative building material that continues to grow in popularity. CLT panels house multiple layers of kiln-dried lumber boards, layered in alternating directions, bonded with adhesives, forming a solid and straight rectangular-shaped panel. Providing a fit and finish that simply cannot be achieved by conventional framing, the material allows for builders to construct Legacy's unique design. The use of CLT panels has been a growing building trend for the past several years, with the province recently announcing changes to the BC building code that allow for the construction of taller wood buildings. A sustainable alternative to traditional concrete materials, CLT further enhances the living experience by reducing the transfer of heat and noise and improving the seismic resiliency of a structure.

Not only will Legacy on Park Avenue bring incredible design to Langley, it is also the first building that will utilize mass timber in its construction and the first application in Canada for a CLT firewall.

"CLT construction is thought of as an eco-conscious alternative to traditional materials like concrete," says Bronson Job, who along with Ben Gauer are exclusive listing agents for Legacy on Park Avenue in charge of Sales and Marketing.

"It has a smaller carbon footprint and significantly reduces the transfer of heat and noise compared to traditional framing and boasts improved seismic resilience. This building truly will be the owner's legacy. Clad with glass, aluminum, and tile, nothing here is cheap and it's going to last a very long time."

Legacy on Park Avenue is the epitome of luxury living offering a litany of unique features beyond its incredible exterior. A massive two storey lobby with concierge ensures residents who are lucky enough to call Legacy "home" will be taken care of as soon as they arrive.

The innovative design is brought indoors with state-of-the-art kitchen appliances that encourage usability and environmental awareness. Floor-to-ceiling windows welcome floods of natural light and impeccable views while engineered hardwood floors span the surface of each living space.

The neighboring area is replete with world-class wineries and artisanal food producers, acclaimed chefs providing seemingly endless dining options and numerous activities juxtaposed alongside some of the Lower Mainland's finest golf courses.

Located at 20416 Park Avenue, Legacy on Park Avenue is a mere 40 km from Vancouver and provides Langley's Douglas Park as its unofficial backyard.

Whether you're currently looking to downsize or simply prefer condominium living outside of the bustling pace of Vancouver, Legacy on Park Avenue is the perfect address to escape from the ordinary and find the confluence of where natural beauty meets urban convenience.

With prices ranging from \$695,000 and spacious interiors measuring up to 1,682 square feet, Langley's most prestigious address will soon become reality.

The project is anticipated to reach completion by late summer/early fall of 2020.