



FEATURE SHEET

IDEAL ADDRESS. LIMITLESS ACCESS

- Strategically located in Langley City, Scale provides seamless connectivity with nearby transit options and major commuter routes, optimizing accessibility.
- A vibrant retail hub adds a dynamic setting buzzing with shops, restaurants and grocers minutes from home for urban convenience.
- The future skytrain station is an 8 minute walk away and is historically expected to add instant value to your home and lifestyle upon completion.

AMENITIES TAILORED FOR HEALTH ENTHUSIASTS AND SOCIAL BUTTERFLIES

- Host the perfect summer party on the Rooftop which features an island equipped with a BBQ, sink and prep area, along with dining spaces and urban agricultural plots for an organic setting.
- Experience convenience and wellness with your exclusive fitness room which includes a squat rack cage, cable machine and dumbbells up to 75lbs!
- Elevate your events in the lounge with a fully equipped kitchen and integrated co-work space.
- Enjoy easy bike maintenance at our dedicated wash and repair zone for avid cyclists.

INTERIORS CRAFTED FOR COMFORT AND FUNCTIONALITY

- Choose from two professionally curated colour schemes, Wood and Pebble, allowing residents to personalize their living spaces.
- Stylish design elements include wide plank laminate flooring, satin nickel door handles, and brushed nickel lighting fixtures.
- Embrace the space with 9' ceilings.
- Convenient features include a front-loading washer and dryer, roller shades for your windows and recessed pot lights for added ambiance.

KITCHENS DESIGNED FOR CULINARY CREATIONS AND SIGNATURE DISHES

- Stylish wood or grey flat panel cabinetry with modern brushed satin nickel edge pulls.
- Durable veined quartz countertops and a full-height backsplash for luxury and longevity.
- Convenience meets elegance with under-cabinet task lighting and cylindrical flushmount accent lighting above the island.
- Stainless steel Samsung appliance package, deep single bowl kitchen sink accented by a spot resistant stainless faucet with pull down spray.

BATHROOMS TRANSFORMED INTO PERSONAL RETREATS

- Modern flat panel wood grain or grey cabinetry with brushed satin nickel edge pulls.
- Veined quartz countertops, an 8" high backsplash, and a rectangular white undermount sink exude elegance.
- Ensuite features a stunning LED brushed nickel vanity light included in all bathrooms, ribbed tiles, brushed nickel hand shower, and a frameless glass enclosure.

EMBRACE THE PEACE OF MIND

- Your investment is safeguarded with third-party comprehensive warranty coverage:
 - 2 years for workmanship and materials.
 - 5 years for coverage on the building envelope.
 - 10 years for structural defects, ensuring long-term protection.
- Hardwired smoke and CO2 detectors, fire sprinkler system, ample visitor parking, and a commitment to reduced reliance on fossil fuels contribute to a secure and environmentally conscious community.

Prices are exclusive of GST and are subject to change or differ at the time of sale without notice and are subject to availability at the time of visit. In our continuing effort to improve and maintain the high standard of the Scale development, the developer reserves the right to modify or change plans, layouts, specifications, features, including appliances, and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on the unit entitlement, please refer to the survey plans within the disclosure statement. As reverse, flipped and/or mirrored plans occur throughout the development please see architectural plans for current unit layout, if material to your decision to purchase. Illustrations, renderings, and marketing materials provided are an artist's conception and are intended as a general reference only, all subject to change without prior notice and not to be relied upon. Please ask one of the helpful sales staff to reference the current architectural set of construction drawings for the dimensions and other details at time of sale. E& O.E. Sales & Marketing provided by Fifth Avenue Real Estate Marketing Ltd. www.fifthave.ca