

Where tradition meets today

- An award-winning, master planned community with a carefully planned mix of homes, green space, and built in community amenities at your doorstep
- Enjoy outdoor living with over 15 acres of open green space including an extensive network of over 5 km of trails, ponds and play areas
- Professionally designed landscapes and green streets lining the main thoroughfares; the Milner Heights community is planned with sustainability in mind
- Minutes away from Langley's best amenities, including shopping, parks, schools and transportation routes connecting you to the rest of the Lower Mainland

Striking Streetscape

- Influenced by the elegant architecture of the past, the homes at Milner Heights marry classic style with contemporary design, featuring Classic West Coast Craftsman architecture
- Serene outdoor living space with generous decks designed to maximize your view
- Exterior lighting around the building for added security

Contemporary Interiors

- Your choice of 1 to 3 bedroom homes
- 9 foot ceilings on the second, third, fourth and fifth floors with 10 foot ceilings on the sixth floor
- Oversized windows allowing for plenty of natural light
- 2" faux wood blinds on windows
- Luxurious laminate floors throughout
- Elegant tile in bathrooms
- Retreat to your master suite complete with a walk-in closet (most homes) and a well-appointed ensuite
- Choose between two designer palettes: Spring and Autumn

Crafted Kitchens

- Open concept kitchens with designer-selected quartz countertops
- A convenient kitchen island (most homes) provides for an additional workspace
- Ample storage with contemporary designer-selected cabinets with brushed nickel hardware
- Double-basin stainless steel sink with chrome faucet and pullout vegetable sprayer with flex line
- Premium stainless steel kitchen appliance package

Bathroom Retreats

- An elegant under mounted sink in the main bathroom
- Durable cabinets with quartz countertops
- Sleek chrome faucets add a touch of sophistication
- Master ensuite with convenient walk-in shower plus dual vanities (most homes)
- Deep fiberglass soaker tub in the main bathroom

Thoughtful Conveniences

- Conveniently-located cable and data outlets
- Stacked laundry
- Innovative adaptable homes designed to be wheelchair accessible are also available (select homes)
- Built-in smoke and carbon monoxide detectors
- Secure intercom system
- Air Conditioning unit on deck

Amenities

- Shared rooftop amenity space with a children's play area, picnic tables and stunning views
- Dedicated visitor parking on site
- Near Willoughby Elementary, Yorkson Creek Middle and R. E. Mountain Secondary School
- Easy access to major commuter and transit routes, including Highway 1, Highway 10, Fraser Highway, and Carvolth Transit Exchange

Peace of Mind

- Built by Vesta, an integrated builder/developer with over 25 years of industry experience building over 4,000 homes in both BC and Alberta
- Every home is backed by Vesta's full-time service department and the Travelers Guarantee Company of Canada 2/5/10 home warranty coverage
- Vesta is a licensed residential builder with Home Protection Office of British Columbia and is a proud member of the Greater Vancouver Home Builder's Association
- MS Delta™ membrane foundation damp-proofing with 7-year installation warranty Guardian™ home wrap protection against water and moisture improves energy efficiency and increases resistance to outdoor elements of air, water, and moisture
- Dedicated customer service team ensuring living in your home is as worry-free as possible

The Vesta Difference

- Personalize your home by choosing one of our two professionally designed colour palettes
- Customize your home from our list of available features and options. Ask your sales representatives for full details.

LATTICE² FEATURE SHEET



In our continuing effort to improve and maintain the high standards of the Milner Heights community, East Gordon Developments Ltd. (Vesta Properties) reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better, at East Gordon Developments (Vesta Properties) sole discretion. All dimensions and sizes are approximate and are based on preliminary survey measurements. As reverse plans occur throughout the development please see architectural plans. This is currently not an offering for sale. E&O.E.

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