

new home + condo guide

The first and only complete guide to pre-construction homes and condos

LATIMER  HEIGHTS

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PROPERTIES

INSIDE: CHOOSE A **FLOORPLAN**
THAT **WORKS FOR YOU**

**LOOK BEYOND THE
HEADLINES:** UDI FORECAST



COVER
STORY



Rooftop Patio Townhomes

Latimer Heights

Experience the Possibilities

Wowing savvy buyers in every walk of life, five spectacular display homes in the initial phase at Latimer Heights are now open. Poised to become the Fraser Valley's largest new master-planned community and the gateway to Langley, Latimer Heights is brought to you by award-winning Vesta Properties, and offers a range of home styles as diverse as the people who will live here.

SINGLE-FAMILY LANE HOMES

Perfect for growing families, Latimer Heights' three- and four-bedroom lane homes offer Craftsman-inspired exteriors and spacious, well-appointed interiors.

Main floors feature nine-foot ceilings, oversized windows, luxurious laminate hardwood-style floors, modern gas fireplace, plus premium stainless-steel

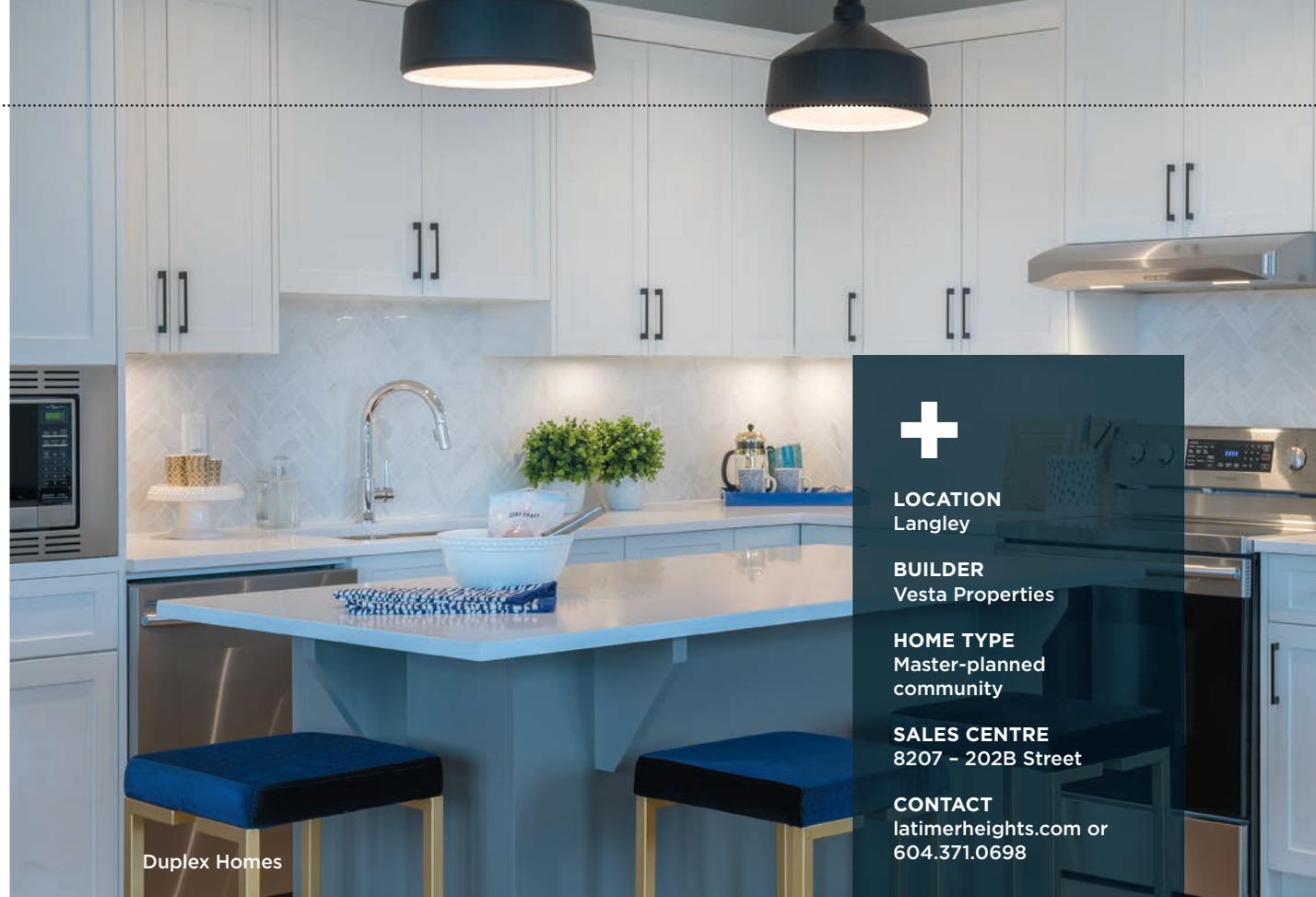
kitchen appliances and designer quartz countertops — an entertainer's delight. Master suites include a convenient walk-in closet and a deluxe five-piece ensuite — many also have an airy vaulted ceiling.

DUPLEX HOMES

Latimer Heights' three-bedroom duplex homes provide city-chic interiors with quartz countertops, tile backsplash plus soft-close, Shaker-style cabinets and drawers. Luxurious laminate hardwood-style floors create a visual flow and



Single Family Lane Homes



Duplex Homes



LOCATION
Langley

BUILDER
Vesta Properties

HOME TYPE
Master-planned
community

SALES CENTRE
8207 - 202B Street

CONTACT
latimerheights.com or
604.371.0698

continuity between the entry, kitchen, and living/dining spaces. There's a cozy gas fireplace for romantic ambiance, too. Be sure to check out the master suite with walk-in closet, soaker tub and walk-in shower.

FREEHOLD ROWHOMES

Unique architecture and intelligent design come together in Latimer Heights' freehold rowhomes. Contrasting but complimentary exterior colour palettes create a lively streetscape that makes these three-bedroom homes appear to be a series of distinctive, individual residences.

Open floorplans feature gourmet kitchens and a convenient main-floor powder room – great for entertaining. Spa-inspired ensuites dazzle with quartz countertops and luxurious soaker tub/shower with floor-to-ceiling tile surround. And

here's a cool bonus. Some of these homes incorporate a charming third-level attic space, ideal as an artist studio, meditation room, or kid's playroom. Best of all, freehold title means no strata fees to pay.

ROOFTOP PATIO TOWNHOMES

Love the outdoors? Check out Latimer Heights' pre-sale rooftop patio townhomes featuring a private rooftop patio with natural gas hookup. Structurally engineered to accommodate a hot tub, it's the perfect place to entertain or relax.

Modern exteriors feature Hardie and vinyl siding for good looking, easy-care style. Inside, you'll find nine-foot ceilings, gourmet kitchens with generous island and gleaming stainless-steel appliances.

There's the convenience of a main floor powder room, and most homes include a flex space just waiting for your inspirations to be transformed into a man cave, media room, or home office.

URBAN VILLAGE

At the heart of the community will be Latimer Village, an urban shopping district showcasing European-esque streetscapes, boutique shops, restaurants, services, offices and condominium homes above, all connected to a luscious park/pond area and neighbourhood walking network. Clearly Latimer Heights is a place where you truly can live, work and play.

With easy access to all major transportation routes in and out of Langley, the Carvolth Exchange Park'n'Ride and Highway #1.

Presentation centre and display homes open noon to 5 p.m. daily except Fridays at 8207 – 202B Street. All homes include double-car parking. Lane homes, duplexes, and rowhomes also offer an optional upgrade for a fully-finished basement. For more information, visit latimerheights.com or call 604.371.0698.