



FREEHOLD ROWHOMES 3 BEDROOMS

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DETAILED SITE PLAN ROWHOMES

Site plan rendering is an artist's conception and is intended as a general reference only; subject to change without notice. In our continuing effort to improve and maintain the high standards of Latimer Heights, Vesta Properties (Latimer) Ltd. reserves the right to modify or change plans, specifications and features without notice. Materials may be substituted with equivalent or better, at Vesta Properties (Latimer) Ltd. sole discretion. E&O.E.

VESTA
PROPERTIES



A ONE-OF-A-KIND COMMUNITY

- A 74-acre master planned community located in the Willoughby Community of the Township of Langley
- Built by Vesta Properties, an integrated builder and developer with over 30 years of experience specializing in master-planned communities throughout BC and Alberta
- Latimer Heights will include nearly 2,000 new homes, over 36,000 ft² of commercial space, 108,000 ft² of office space, Langley's first ever 34 and 26 storey high rise condo buildings, and 17 acres of parks, trails, elementary school and green space
- Latimer Village, an anchor of the Latimer Heights Community, is a neighbourhood shopping district showcasing European-esque streetscapes along a mixed-use corridor complete with condos atop boutique style shops, restaurants and businesses, all connected to the luscious park/pond area and neighbourhood walking network
- Built to foster a multi-generational community that individuals, couples and families can invest in, Latimer Heights creates a social, sustainable and serene environment
- Commuter-friendly access to Highway #1, Golden Ears Bridge (5 minutes), Port Mann bridge (15 mins), No. 10 Highway and Langley's main thoroughfares: 200th Street, 208th Street and the future 216th Street interchange
- Close proximity to the Translink Carvolth Bus Exchange and major shopping outlets and amenities

GREAT FIRST IMPRESSIONS

- A unique collection of 3-bedroom rowhomes plus some homes feature a third level attic space, adding to the charm and functionality of these homes
- Extensive detailing on the architectural design of your home are accentuated through simple box forms and traditional 'Georgian, Tudor, Colonial or Craftsman' elements such as embellished entrances with front porches with detailed columns, wood trims, shutters and decorative louvres
- Well-designed elegant exteriors consist of brick veneer, modern stucco, Hardie shakes and vinyl siding
- Serene outdoor living with fully landscaped front and back yards
- A mix of single or double rear detached garages plus additional parking pad with lane access

PEACE OF MIND

- Built by Vesta, a reputable builder with over 30 years of industry experience building over 4,500 homes in both BC and Alberta
- Every home is backed by Vesta's full-time service team 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

- 30-year manufacturer's limited warranty on roof shingles for maximum durability, low-maintenance and attractive exterior design
- SuperSeal dimpled membrane foundation damp-proofing with a 10-year labour and 40-year material warranty which provides protection against water and moisture, improves energy efficiency and increases resistance to outdoor elements of air, water and moisture

ULTIMATE IN COMFORT AND SECURITY

- All homes are built to meet BC Energy Step Code level 2
- Built-in smoke and carbon monoxide detectors for your safety
- Energy efficient Low-E double glazed windows
- High-efficiency gas furnace with programmable thermostat and 48-gallon electric hot water tank

FEATURES ROWHOMES

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LIVING IN STYLE

- Spacious open floor plans feature soaring 9-foot ceilings with oversized windows on the main floor allowing natural sunlight to brighten your home
- Elegantly designed interiors featuring three designer-selected colour palettes to choose from
- Interiors are embellished with stylish 4" baseboards, 3" door casings and beautiful satin nickel hardware on doors and closets
- Luxurious laminate hardwood-style floors unite the entry, kitchen, dining and living spaces, while plush carpeting adds comfort to the stairs and upper floor
- Sleek, modern tile in main bath, ensuite, and laundry room
- Cozy up in your living room next to a modern electric fireplace with designer tile surround
- Retreat to your master suite complete with walk-in closet and deluxe 3-piece well-appointed ensuite
- Generously sized unfinished basement for storage and future growth – or upgrade to a fully finished basement to upsize your living space

GOURMET KITCHENS

- Premium stainless-steel kitchen appliances featuring modern electric range with optional gas range upgrade, counter depth French door fridge with external ice and water dispenser, built in dishwasher and over the range microwave upgrade
- Optional upgrade to Fisher & Paykel appliance package available, ask our sales team for more details
- Designer selected quartz countertops with hand set tile back splash plus a spacious kitchen island for plenty of cooking and entertaining space
- Soft-close shaker style cabinets and drawers with full depth cabinets and deep pot drawers for ample kitchen storage
- Stylish pendant lighting suspended over island with optional under cabinet lighting
- Double-basin stainless-steel sink with sleek single-lever chrome faucet and handy pullout vegetable spray with flex line
- Convenient USB plug outlet to charge your devices

SPA-INSPIRED BATHROOMS

- Convenient powder room on main floor complete with pedestal sink
- Durable shaker style cabinets with quartz countertops and quartz backsplash
- Luxurious deep soaker tub/shower in main bath with floor-to-ceiling tile surround
- Sleek chrome faucets add a touch of sophistication
- Master ensuite features a deluxe soaker tub/shower and hand set floor-to-ceiling tile surround, plus single vanity with sink
- Basement roughed in for a 3-piece bathroom

CUSTOMIZE YOUR HOME

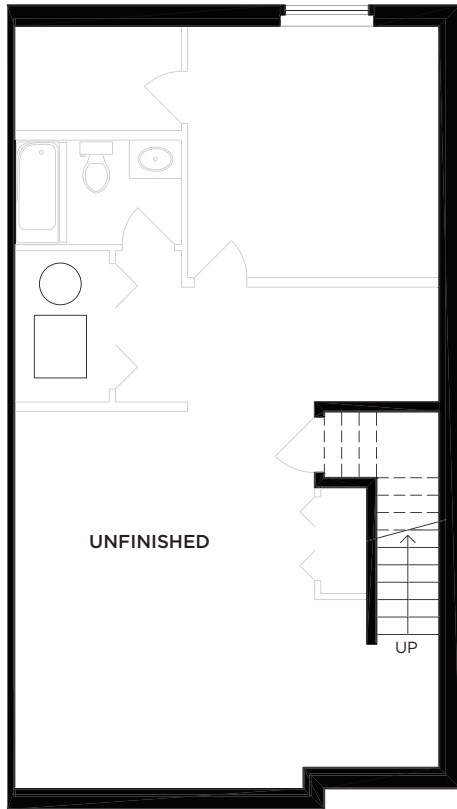
- Personalize your home by choosing from 3 professionally designed colour palettes to reflect your individual taste and style
- Customize your home from our list of available upgrade options including having the basement fully finished, for a full list of options please contact our sales team

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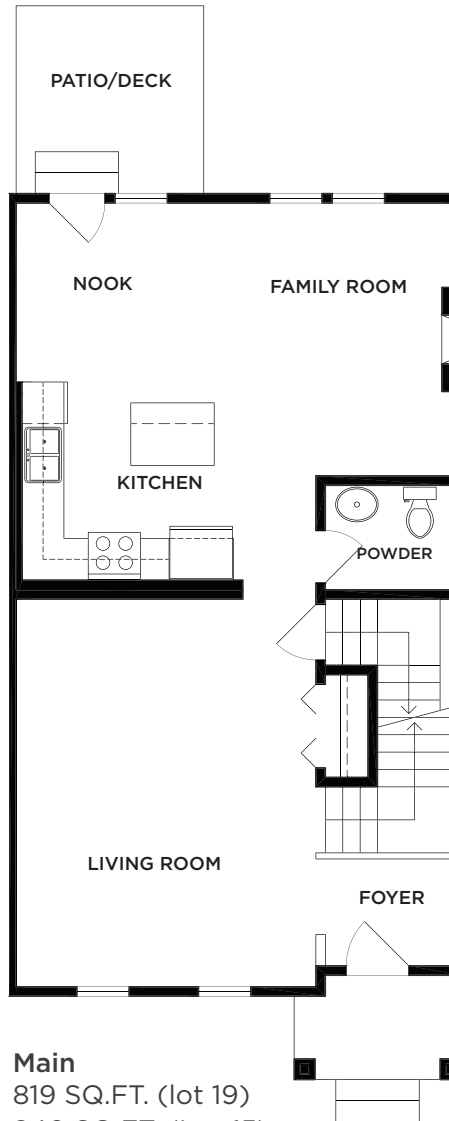
Unfinished Basement

802 SQ.FT. (lot 19)

828 SQ.FT. (Lot 15)

828 SQ.FT. (Lot 25)

(Walkout, windows and doors may vary)

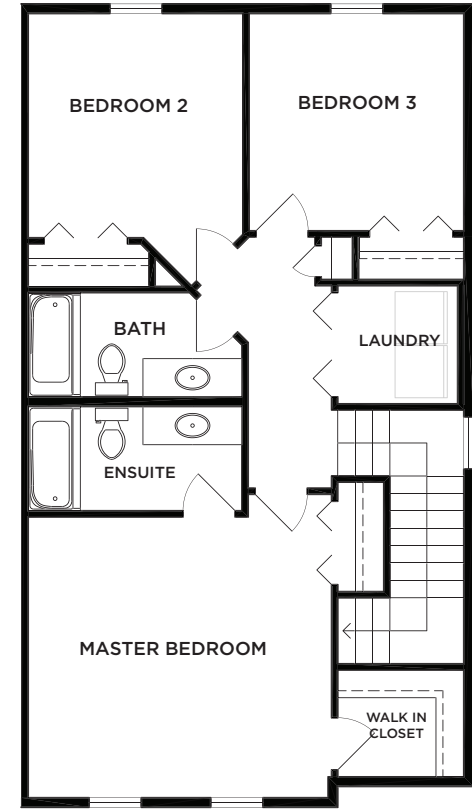


Main

819 SQ.FT. (lot 19)

840 SQ.FT. (Lot 15)

861 SQ.FT. (Lot 25)



Second

750 SQ.FT. (lot 19)

781 SQ.FT. (Lot 15)

787 SQ.FT. (Lot 25)

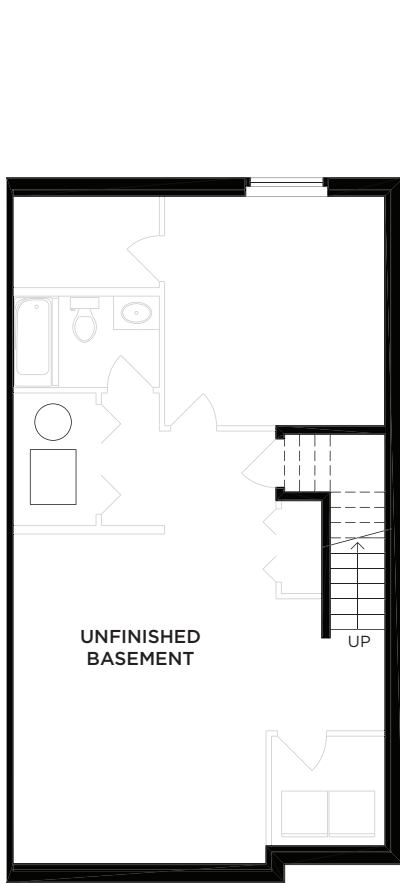
ROWHOME | 3 BEDROOM | 3 BATHROOM

2,371-2,476 SQ.FT. INCLUDING 802-828 SQ.FT. UNFINISHED BASEMENT

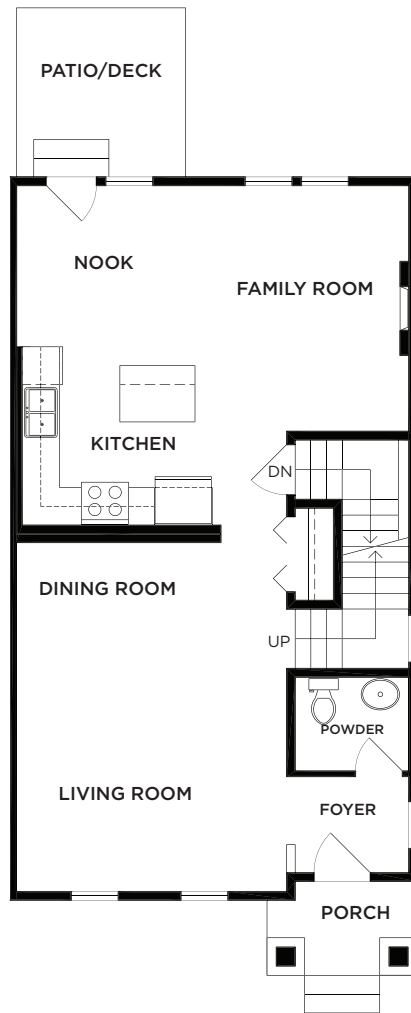
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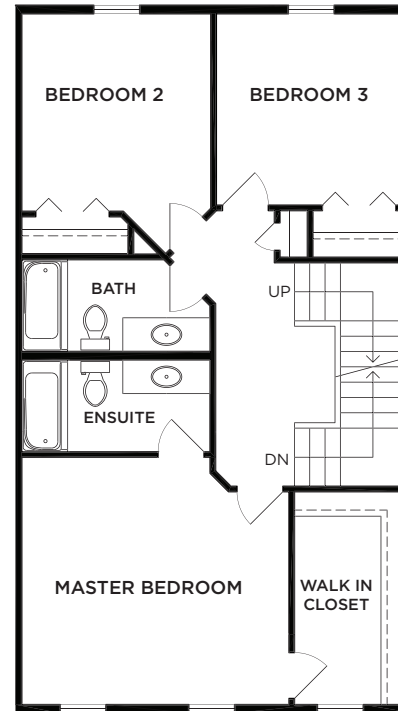




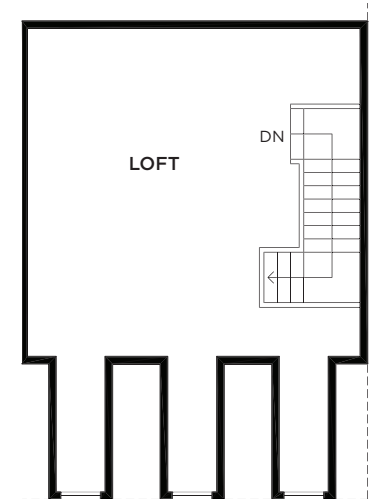
Unfinished Basement 802 SQ.FT.
(Walkout, windows and doors may vary)



Main 802 SQ.FT.



Second 809 SQ.FT.



Loft 342 SQ.FT.

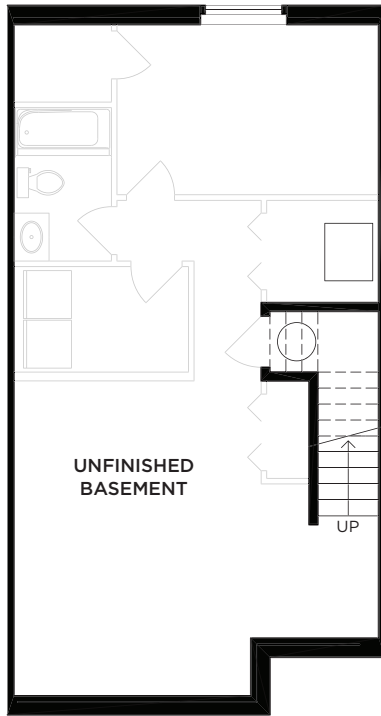
A1

ROWHOME | 3 BEDROOM | 3 BATHROOM WITH LOFT
2,755 SQ.FT. INCLUDING 802 SQ.FT. UNFINISHED BASEMENT

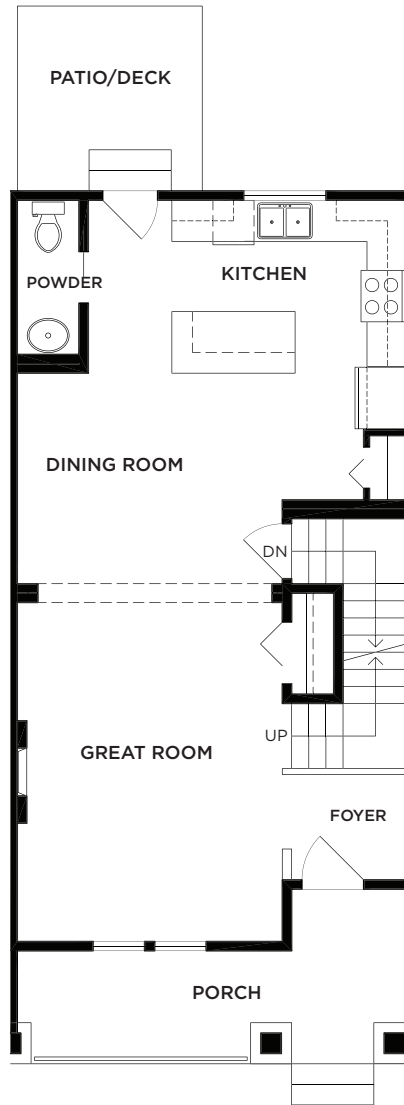
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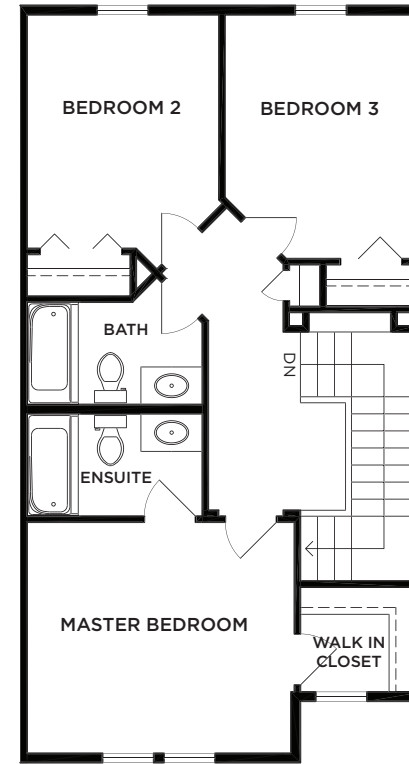




Unfinished Basement 710 SQ.FT.
(Walkout, windows and doors may vary)



Main 710 SQ.FT.



Second
670 SQ.FT. (Lot 17)
656 SQ.FT. (Lot 18)
674 SQ.FT. (Lot 21, 22)
682 SQ.FT. (Lot 23)

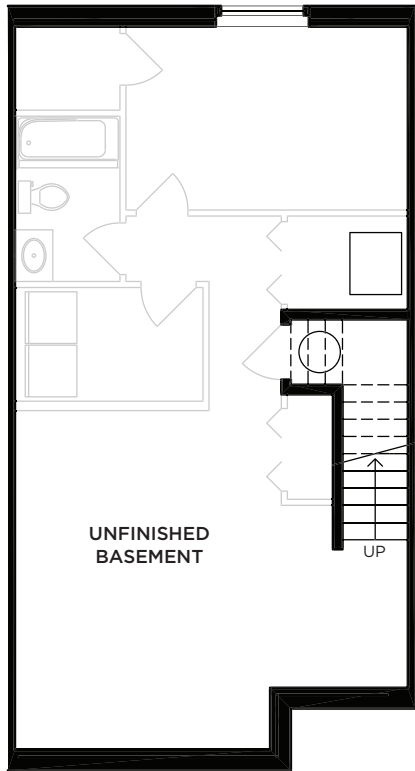
B

ROWHOME | 3 BEDROOM | 3 BATHROOM
2,076-2,102 SQ.FT. INCLUDING 710 SQ.FT. UNFINISHED BASEMENT

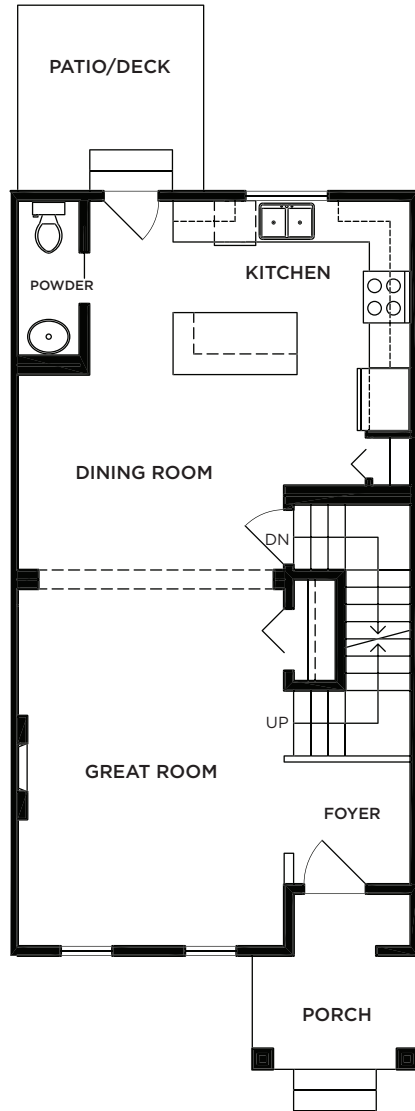
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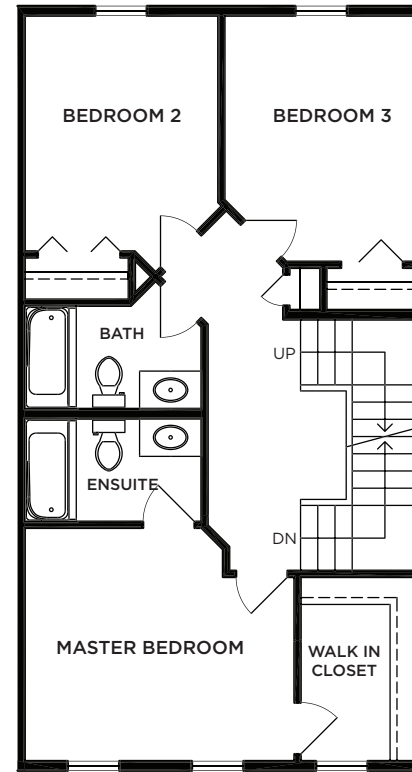




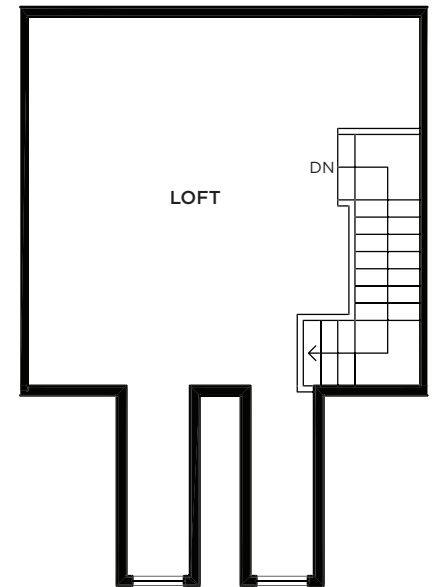
Unfinished Basement 710 SQ.FT.
(Walkout, windows and doors may vary)



Main 710 SQ.FT.



Second 728 SQ.FT.



Loft 278 SQ.FT.

B2

ROWHOME | 3 BEDROOM | 3 BATHROOM WITH LOFT
2,430 SQ.FT. INCLUDING 710 SQ.FT. UNFINISHED BASEMENT

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