



## SOUTH VILLAGE CONDOS

AT LATIMER HEIGHTS

### LIVE IN THE HEART OF IT ALL

- Located adjacent to Latimer Heights Community Pond – enjoy the best view of the neighborhood.
- Connected to the neighborhood walking and trail network that offers dog parks, bike paths and sports fields.
- Across from the South Village Condos is Latimer Village- a walkable European style retail village boasting local shops, restaurants, cafes – linked by a park and a scenic pond with pedestrian bridge.
- Easy access to Highway 1 to Coquitlam, Burnaby and Vancouver or Abbotsford and the Fraser Valley.
- A short walk to Carvolth bus exchange, largest transit hub in Langley for a seamless bus ride to sky train station for easy commute to Vancouver Downtown.
- Conveniently located close to Langley Event Centre, Walnut Grove Community Centre, and Willoughby Town Centre.

### STEP INSIDE

- Sophisticated collection of two six-storey modern buildings featuring one-two-and-three-bedroom condos with flex options.
- Smartly designed homes with open floor plans and two on trend color schemes to choose from – Storm and Sand.
- Bright living spaces with abundant natural light from expansive windows.
- Large contemporary livable spaces with 9' ceilings and spacious secondary bedrooms.
- Energy efficient and compact Air Conditioning system in the main living area.
- Durable and tasteful hardwood-style laminate flooring throughout.
- Modern, sleek, and slim quartz countertops.
- USB charging stations throughout.

### KITCHENS THAT INSPIRE

- Modern recessed and under-cabinet lighting brightens and adds ambiance.
- Soft close cabinets and drawers.

- Enjoy everyday luxury of an island or peninsula with extra storage.
- Contemporary stainless steel basin kitchen sink.
- Surprisingly plentiful cabinet storage plus a bonus spacious pantry cupboard with pull out shelving (most homes).
- Complete Samsung series home appliance package:
  - Separate laundry/closet with energy efficient front-loading washer and dryer
  - Stainless steel 5-burner gas cooktop with integrated hood fan
  - Stainless steel under cabinet built-in microwave
  - Double French door fridge with convenient slide-out freezer
  - Stainless steel dishwasher with integrated functions

### REJUVENATING BATHROOMS

- Luxuriate in a deep soaker tub with stylish tile surround.
- Beautifully designed soft-close oak laminate cabinetry with sophisticated hardware.
- Main bathroom features elegant accent wall with floor to ceiling tiles.
- Oversized designer selected floor tiles add to modern timeless home interiors.
- Contemporary faucets with undermount sinks and quartz countertops.
- Frameless glass showers in ensuite bathrooms.

### PROUDLY BUILT BY VESTA

- Vesta built homes come with the promise of quality and exceptional workmanship.
- A designated homeowner portal for access to customer service, warranty information, home care tips, etc.
- All homes include secure underground parking, EV charging stations and storage.