

## WELCOME

- Twenty-seven thoughtfully curated four-bedroom rowhomes and duplexes
- Located in the emerging Latimer neighbourhood in the heart of West Langley
- Enjoy the convenience of location with quick access to transport hubs and Langley Events Centre
- Easy access to Highway 1, Golden Ears Bridge, Port Mann Bridge, No 10 Highway and Langley's main thoroughfares: 200th Street, 208th Street and the 216th Street interchange
- Within the RE Mountain Secondary catchment offering its International Baccalaureate (IB) Programme

## EXTERIORS

- Modern Farmhouse design with extensive detailing such as entrances with front porches, detailed columns, wood trims, brick veneer, Hardie shake and plank siding
- Serene outdoor living with lush landscaping and garden hose bibs on both sides
- Extended living spaces with paved patios (most homes) with gas BBQ off the main level
- Detached rear garage plus additional parking pad

## INTERIORS

- Four bedroom freehold homes with separate nanny suite ranging up to 2,250 square feet
- Spacious open floor plans feature soaring 10-foot ceilings on the main floor with oversized windows allowing natural sunlight to brighten your home
- Recessed pot-lights throughout the main level
- Elegantly designed interiors featuring two colour palettes to choose from
- Interiors are graced with stylish baseboards, door and window casings
- Beautiful doors and closets accented with matte black Taymor hardware
- Luxurious laminate hardwood-style floors in the entry, kitchen, dining and living spaces, while plush carpeting adds comfort to the stairs, upper floor and basement
- Sleek, modern tile throughout all baths including laundry room
- Retreat to your master suite completed with vaulted ceiling, walk-in closet, and deluxe 4 piece well-appointed ensuite

## KITCHENS

- Oversized kitchens for plenty of cooking and entertaining space
- Designer selected quartz countertops and backsplash plus a large kitchen island with waterfall countertop
- Convenient USB outlet to charge all your devices
- Soft-close flat-panel cabinets and drawers complimented with brushed black hardware
- Large pantry, full depth cabinets and deep pot drawers for ample kitchen storage
- Stylish pendant lighting suspended over island
- Double-basin undermount stainless-steel sink with sleek single-lever faucet and handy pullout vegetable spray with flex line
- Premium stainless-steel kitchen appliances featuring:
  - Integrated, large capacity Fisher Paykel 36" French door fridge with ice dispenser
  - Fisher Paykel contemporary 30" stainless steel slide-in gas convection range
  - Under-cabinet, stainless steel Broan hood fan with superior capture efficiency
  - Integrated Fisher Paykel dishwasher with optimum wash cycles
  - Built-in Panasonic microwave with matching stainless steel trim

## BATHROOMS

- Convenient main floor powder room with flat-panel cabinetry and undermount sink
- Luxurious main bath featuring a large vanity with durable flat slab cabinets, quartz countertops and undermount sink plus deep soaker tub/shower combo with floor-to-ceiling tile surround
- Sleek black Delta faucets add a touch of sophistication
- Matte black bathroom hardware
- Comfort height dual-flush toilets
- Master ensuite features a frameless glass shower with handset, floor-to-ceiling tile surround, plus large vanity with dual sinks

## SAFE, SECURE + CONVENIENT

- Mandatory fire sprinklers, built-in smoke and carbon monoxide detectors for your safety
- Energy efficient Low-E double glazed black windows with roller blinds
- Energy Recovery Ventilator (ERV) supplies fresh air while removing stale air and moisture
- High-efficiency gas furnace with programmable Nest thermostat and instant hot water on demand
- 25-year manufacturer's limited warranty on roof shingles for maximum durability, low-maintenance and attractive exterior design
- Rainscreen protection system for weather durability
- Electric charger rough-in for your electric vehicle
- Fitting laundry rooms with full size, front-loading LG washer and dryer, cabinetry and separate linen storage
- Built-in shelving and organizers in master walk-in closets
- Abundance of storage space throughout

## A FULL SERVICE DEVELOPER

- Built by North Arc, a reputable developer and builder with over 35 combined years of industry experience
- North Arc is a licensed residential builder with the Homeowner Protection Office of British Columbia and is a proud member of the Home Builder's Association of Vancouver (HAVAN)
- Fully supported by a full-time service team and the National Home Warranty that includes:
  - 2 Year Material and Labour Warranty
  - 5 Year Building Envelope Warranty
  - 10 Year Structural Defects Warranty

## DELUXE OPTIONS

- Air conditioning unit
- Home security alarm system
- Complete vacuum installation and accessories
- Window bug screens
- Coffee bar in dining room
- Entertainment TV Unit
- Full wet bar with cabinets, countertop, bar sink and fridge
- Laminate on upper floor
- Laminate on upper and/or lower staircases
- Patio pavers for Plan B homes