

Rempel Development Group of Companies

For the past 30 years, Rempel Development Group of Companies has been dedicated to building high quality residential communities for the people of British Columbia. We are a family-owned company and take pride in the support we receive from customers who consistently praise our reliability, quality of construction and excellent after-sales service. The Rempel Development Group has completed more than 1,350 homes along with more than a million square feet of commercial space, and we're growing steadily thanks to the continued loyalty of our customers. Every member of the Rempel team is proud of our reputation for exacting attention to detail and outstanding customer service. And every team member works hard to make sure that our reputation grows stronger than ever.

The St. Paul Guarantee

The company continues to stake its name and reputation on home owner satisfaction. That's why Esprit at Southlands is fully protected by the St. Paul Guarantee, one of the largest, most respected insurers in British Columbia. Coverage includes 2 years on labour and materials, 5 years building envelope protection, and 10 years for major structural defects.





luxuriate inside

Big, bright suites with private sun-decks and patios. Tasteful Sky and Stone colour schemes by Creative Design Works. Easy low maintenance living. Plus all the "must haves" you want in a home – an impressive entry, beautiful fireplace, gourmet kitchen with an eating bar, deep soaker tub and top quality finishes. Esprit suits your style in every way imaginable. It is a place destined for enjoyment. Where you can live, work, play and entertain with pride. Floor plans are available with 1 or 2 bedrooms, plus dens.

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A LASTING FIRST IMPRESSION

- Set on the sunny slopes of Southlands, Esprit is the hallmark of excellence in design and construction which characterizes this Master Planned Community
- Enter the long curving driveway framed by simple white rail fences
- Experience the beautifully landscaped gardens from a large private balcony or sit on a shaded porch at ground level
- Each building features a generous, warmly decorated main entry
- Enjoy the Southlands neighbourhood, walk its many public trails, experience the adjacent park lands or visit the neo traditional homes and townhomes being built in the area

LIVING IN STYLE

- Enter through the double paneled doors with secure Yale polished chrome lever
- Large sundeck or spacious ground floor patio lets sunlight brighten your home
- Imported porcelain ceramic entry tile
- 36 oz. trackless, stain resistant carpeting
- Contemporary Decora style rocker light switches
- Two designed colour schemes to choose from: Sky and Stone
- Electric fireplace with ceramic tile hearth and modern wood mantle
- Warmth in every room courtesy of electric baseboard heating controlled by individual thermostats
- Contemporary 2" horizontal Venetian blinds on all windows and vertical blinds on sliding door

GOURMET KITCHENS

- Dramatic tapered flat panel laminate cabinetry in light African anigre or dark hazelnut wood highlighted by stainless steel pulls and crown molding
- Roll out bank of drawers and microwave shelf
- Breakfast bar for coffee breaks and conversation
- Durable double compartment stainless steel sink
- Moen chrome single lever faucet with pull-out vegetable sprayer
- 1/3 h.p. in-sink disposal
- High power exhaust range hood fan

BATHROOMS FOR PAMPERING

- Dramatic tapered flat panel laminate cabinetry in light African anigre or dark hazelnut wood highlighted by stainless steel pulls
- Full width vanity mirror with designer light bar
- Deep soaker tub or walk-in shower in ensuite with handset ceramic tile
- Roll-edge laminate countertops with integral backsplash

FOR YOUR SECURITY

- Fully secured, well-lit underground parkade with bright lighting and white walls
- Enterphone outside main lobby with security camera allows you to pre-screen visitors using your TV
- Pre-wired for security system
- Deadbolt lock by Yale
- Sprinklers in all homes and common areas
- Hard-wired smoke detectors

ESPRIT CLUBHOUSE

- Striking craftsman-styled architecture featuring stone and cedar shake exteriors, complementing gables, and large covered porches
- Warm and welcoming fireplace lounge
- Pool table and darts for Friday nights with your friends
- Complete kitchen and bar featuring tapered flat panel laminate cabinetry in dark walnut highlighted by stainless steel pulls
- Work centre/library with separate boardroom for important meetings
- Guest suite for out of town guests
- Large outdoor patio area for year-round entertaining
- Fully equipped fitness studio with universal gym, free weights, cardio machines and mirrored aerobics area with TV/VCR
- Media room for lively entertainment

OPTIONAL FEATURES

- Granite kitchen countertop with undermount sink
- Granite bathroom countertop
- Tile floors in kitchen and bathrooms
- Laminate plank flooring
- In-suite security system
- Full size stacking washer and dryer

PEACE OF MIND

- The most comprehensive BC Government approved Home Warranty Program through The St. Paul Guarantee
 - 2 years on workmanship
 - 5 years on water penetration
 - 10 years on structural defects



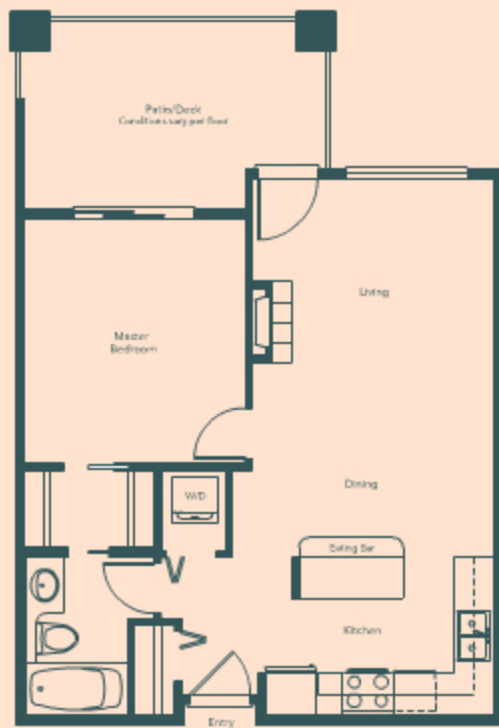
Southlands is a
Master Planned
Community



BC CONDOS.NET



In a continuing effort to meet the challenge of product improvements, the Developer reserves the right to modify these are approximate and based statement for details. E.&O.E.



floor plans

Unit A 1 Bedroom, 1 Bath

SOLD OUT 610-634 sq.ft.

Unit B 1 Bedroom Den, 1 Bath

SOLD OUT 760 sq .ft.

Unit C 1 Bedroom Den, 1 Bath

SOLD OUT 765 sq .ft.

Unit D 2 Bedroom, 2 Bath

SOLD OUT 869sq.ft.

Unit E 2 Bedroom, 2 Bath

SOLD OUT 855-886 sq.ft.

Unit F 2 Bedroom Den, 2 Bath

SOLD OUT 1,087 sq.ft.

Unit G 2 Bedroom Den, 2 Bath

SOLD OUT 982 sq.ft.





Esprit is a fusion of urban style and contemporary flair. The use of red pavers and wrought metal conjures images of upscale streetscapes in New York and Boston. Inside, the feeling is quintessentially modern. Wide-open spaces, streamlined elegance and cool neutral colours give you the freedom to express your individual style. At your doorstep lies beautiful parkland, nature trails and every modern convenience. Move up in the world. Live free at Esprit.

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SOLD OUT!



be close to it all

Esprit is tucked away in a lush green setting just minutes from every modern convenience. Save-On Foods. Real Canadian Superstore. Wal-Mart. Costco. Chapters. Starbucks. Plus all the shops at Willowbrook Mall. The location is easy to love and hard to beat. Close proximity to schools, recreation centres and sports fields, plus direct access to highways and public transit, gives you the freedom to do as you please.



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Master Planned
Community*





contact info

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REMPTEL

The St Paul

MARKETING BY:

ROYAL LEPAGE
Coronation Park

