

NEW- HOME PROJECT PROFILE

The Radius lesson: distance = delight

Family moves to Langley, and new, from Richmond, and old, and makes money in the transition

BY BARBARA GUNN

VANCOUVER SUN

(From page No H1)

When Sue and Frank Zakaib made the move to Langley from Richmond recently, they not only traded a 21-year-old townhouse for something shiny and new — and with an extra bedroom, to boot. They also ended up making a profit.

“ We bought brand new and made some money, moving out of Richmond and into Langley,” says Sue, who’s been living in a town home in Vesta Properties’ master-planned Milner Heights neighbourhood with her husband and two young-adult sons since last November.

That relocation into Milner Heights — and into the Radius town home community within that larger community — means the family now enjoys three bedrooms, rather than two, and residency in an area of the Lower Mainland they much prefer.

“ We wanted to move out of the city,” says Sue, who was also attracted to the efficient layout of her end-unit Radius town home. “ Richmond was way too busy for us. We wanted to get out in the country, and we liked the amount of green space at Radius. It’s huge.”

Huge, too, is Milner Heights, a 50-acre undertaking from a Langleybased developer that’s long focused on residential installations in the Fraser Valley and Alberta, and no stranger to master-planned communities. The project will eventually include over 400 Georgian Colonial-inspired residences in a variety of styles: singlefamily homes, town homes, row homes and fourplexes the developer is calling “ manor homes.”

Now being launched for sale — courtesy of two smartly outfitted show homes — are the latest phases of the 70 Radius town homes and the community’s 98 spacious detached homes, known as Seasons.

Sales have been brisk, reports Curt Woodhall, Vesta’s senior marketing manger, but that doesn’t surprise him at all. The contemporary, open-plan homes are large, (the biggest Radius town home is just shy of 2,000 square feet, while the biggest Seasons home is almost 3,800 square feet when the basement space is factored in), they are adjacent to an



when the basement space is factored in), they are adjacent to an extensive environmental reserve, and they are, by Woodhall's estimation, affordable.

“ The value equation that you get with Vesta in terms of what they ask for in pricing, versus what you're getting in a home, is very good — if not generally some of the best in the Fraser Valley,” he says. “ When you see the price and you walk through the home, you think: ‘ That is a smokin' deal. That's a no-brainer almost.’”

Also attractive, he says, is the cohesive feel of a master-planned community such as Milner Heights. While the homes may differ in style and look, their complementary, natural colours and old-world exterior details — exposed brick, wood trim and decorative black shutters — ensure they are well integrated.

“ This is one builder, and one builder enables better planning of the streets. Everything is coordinated and integrated,” says Woodhall of the neighbourhood, which includes numerous walking paths, a pond and a goodsized children's playground. “ The developer sees to it that the architectural standards are upheld. You don't have a big, pink house beside you, and there's never going to be.”

Walk through the neighbourhood — a project that will have eventually taken five years from inception to completion — and you get a sense of the community's so-called “ green streets”, which include swales, or landscaped troughs between the low-level curbs and sidewalks that are intended to manage storm water run-off.

Walk through the show homes and you get a sense of the space that occupants of Radius and Seasons will enjoy.

The four-bedroom Seasons show home is the 3,369-square-foot Carlton plan — that's including the unfinished basement — with a ceiling that rises to some 25 feet in the home's so-called great room. Its master bedroom is almost 13-by-16 feet, while its off-the-foyer den — it could also be outfitted as a TV room or a home office — is almost as large, at 11-by-15 feet.

The Radius show home, meanwhile, also speaks to size. One of four plans on offer, it is a corner unit with three roomy bedrooms, 18-by-12 feet of finished basement space, a double-car garage and a separate dining area that measures 10-by-12 feet — something not often seen in a townhouse.

(To page No H11)



WESTCOAST HOMES

Radius at Milner Heights

Project size: 70 townhouses Residence size: 3 bed,
1,636 sq. ft — 1,971 sq. ft. Pricez: \$ 339,900 — \$
419,900, including HST) Architect: Barnet Dembek
Interior design: Concept to Design Sales centre: 20831
70th Avenue, Langley Hours: 1 — 5 p. m., Sat — Wed
Telephone: 604-510-5151 Web: milnerheights. ca
Occupancy: immediate



Continuity of master- planned community attracts buyers

bgunn@sunprovince.com

The Radius homes — about half of which have sold — have open floor plans, nine-foot-high main-floor ceilings and an abundance of glazing. A recent phase two Radius launch means that, for a limited time, buyers will be offered something else: a price reduction.

“We’re calling it our phase-two grand opening,” says Woodhall of the 12 homes included in the promotion, which will last until the end of February or until all 12 homes are sold. “You can save up to \$ 23,000 on previous prices. So we’ve dropped the prices, we’ve included the HST and then we’ve added a bunch of upgrades, about \$ 7,000 worth of upgrades.”

Because of the variety of homes within Milner Heights, notes Woodhall, some buyers have been able to make a move — from a row home to a single-family home, for instance — while staying with the community.

He adds that those who do sell stand to do well, thanks to the cohesive character of the Milner Heights neighbourhood.

“Over time, master-planned communities are shown to have the best returns, because of that,” he says. “When you drive up, it looks great because it’s been totally coordinated from scratch.”

That, he adds, is just one of the reasons why Milner Heights has proved to be “one of Langley’s best-selling new communities.”

“We consistently outsell our competitors, often selling 20 or more homes in a month,” Woodhall says.



Seasons is the single family part of the Milner Heights development in Langley. An exposed staircase leads to the upper level, while the well-appointed kitchen (below right) is bright and airy. The homes are open concept, with nine-foot ceilings.

Wednesday, September 30, 2009

Radius at Milner Heights Langley Townhomes Launching! Affordable Langley Townhouses for Sale at Radius GREEN Street with English Colonial Architecture

Radius Langley Townhomes at Milner Heights Launches!



The PERFECT home exists. It's called the Milner Heights Radius Langley Townhomes for sale. This boutique collection of family sized, English style classic Langley townhomes for sale is situated within a green and truly sustainable master planned community. The valley setting is both striking and idyllic and the Radius at Milner Heights Langley townhomes will offer residents awesome views and high efficiency. Open concept floor plans are large and spacious and with private fenced yards which are perfect for kids and pets, the presale Langley townhomes at Radius at Milner Heights community is also a great place to entertain friends and family. The GREEN Streets is what Milner Heights Langley neighbourhood is known for, with its elegant natural setting, walking paths and landscaped ponds that create a wonderful family atmosphere and a peaceful community for all residents. Launching in October 2009, the presale Langley Radius Townhomes at Milner Heights is where active living can be combined with relaxation. With an abundant number of recreational activities and facilities nearby in addition to the spectacular views, the Radius at Milner Heights townhouses will feature beautiful exterior facades of warm red brick, green building materials throughout and very large outdoor living and entertaining spaces in all featured townhouse floor plans. Brought to you by Vesta Properties, this new Langley real estate development features large two and three floor Milner Heights townhouses for sale. You can register your interest online today by visiting radius.milnerheights.ca at any time. In addition, the siteplan is online where you will find the five phased release of these presale Langley Radius Townhomes at Milner Heights that offer four different floor plans for homebuyers to choose from. In addition, Vesta Properties is allowing for quick



possessions of your new perfect home. More information is coming soon, so check back often.

Radius at Milner Heights Opening this Saturday!



After much anticipation we are pleased to announce our newest townhome neighbourhood, Radius at Milner Heights Langley real estate development opens this Saturday, October 31st. These elegant 3 bedroom presale Langley townhomes, starting only at \$319,000, are situated in the unique, sustainable community of Milner Heights. Attractive streetscapes, walking paths, a naturally landscaped pond, and a neighbourhood greenway network provide common areas for all Milner Heights Radius townhome owners enjoy, while “built green” homes and specially designed ‘Green Streets’ reflect a community that deeply cares about the environment. The new Langley townhomes at Radius at Milner Heights are close to shopping, schools, and endless recreational possibilities - great access to everything. Join us this Saturday, October 31st to be one of the first to view all Radius Langley townhomes at Milner Heights has to offer and see why Milner Heights is a community of choice! This is your first opportunity to purchase, be the first to select your perfect home! We are open Saturday - Wednesday 1-5pm. Register at radius.milnerheights.ca for more information about the grand launch of the presale Langley Radius townhomes for sale at Milner Heights community. We look forward to seeing you soon! Kristen, Sales Representative at 20843 69 B Avenue, Langley - 604-539-9484 - radius.milnerheights.ca - milnerheights@vestaproperties.com.

Radius Townhomes at Milner Heights

Unmatched townhome living in Langley real estate property market right now! RADIUS Langley's newest townhome neighbourhood at Milner Heights master planned community, Vesta's popular 'Green Street' community, features 3 bedrooms and 2.5 bathrooms new Langley townhouses for sale from only \$329,000! Select from 3 different Radius at Milner Heights Langley townhouse floorplans ranging from 1630 - 1970 sq. ft. and move in this Spring 2010! We invite you to come and visit us in our Langley Radius Milner



Heights Presentation Centre and Showhomes and have a sneak preview of your future home through our new interactive renderings – choose the plan that is right for you! Beautifully situated on a ridge in one of Langley real estate's finest neighbourhoods, Milner Heights Radius Townhomes for sale boasts Georgian colonial-inspired architecture, attractive streetscapes reminiscent of long-established neighbourhoods and five distinct home types. In addition, Milner Heights Radius Langley townhomes for sale prides itself in being Langley's first "Green Street" community. Close to amazing shopping, excellent schools and endless recreational possibilities – access to everything! Plus! Did you know? Milner Heights is a finalist for 3 Georgie Awards. Built-Green – BC Builder of the Year; Best Multi-Family Landscape Design; Sustainable & Innovative Community Award. See you soon! For more information on this exciting community at Radius at Milner Heights Langley real estate development, visit us at www.radius.milnerheights.ca. Milner Heights Sales Team – Open 1 – 5pm Saturday – Wednesday at 20843 69 B Avenue, Langley.

The Radius Langley Townhouse Features



Traditional Georgian and English architecture is simply beautiful. As you walk along the green streets of Milner Heights, you will be exposed to a colonial style that is sorely lacking in today's Greater Vancouver architecture. These sophisticated homes at the Radius at Milner Heights features extensive detailing, front elevations, brick and wood, shutters and beautiful interiors. The professionally designed landscaping is low maintenance and the private backyards with patios and decks are an amazing space to relax, entertain and read a book. The presale Langley Radius Townhomes at Milner Heights also feature unfinished basements, high end finishing materials and a friendly community that is both sustainable and built green. The kitchens at Milner Heights Radius townhomes for sale will feature laminate hardwood floors, granite topped islands, laminate counter tops, double sinks, backsplash and kitchen appliances in black finish. The cabinetry is warm and made of wood and they are finished with modern hardware. The bathrooms at the Milner Heights Radius Langley townhomes for sale will feature laminate countertops, durable vinyl flooring, low flush toilets, tub/shower combos and the powder room in select Radius townhome floor plans will have laminate flooring and pedestal sink. The beautiful interiors at the Milner Heights townhouses will include nine foot ceilings in main floor, large windows, warm fireplace, lighting



package, laminate hardwood flooring, carpeting upstairs and spacious floor plans. There are also 3 colour schemes for Langley homebuyers to choose from.

The Floor Plans

The Langley Radius townhome floor plan A features 1525 square feet on the main and top floors in addition to a four hundred and twenty seven square foot unfinished basement for a total area of 1952 sf. There is a double attached garage. Plans B and B2 at the Radius at Milner Heights townhouses features 1639 square feet with a finished basement, single attached garage and a tandem second carpark. The Floor Plans B1 and B3 are pretty much the flipped version but at sixteen hundred and thirty six square footage. Floor Plans C and C1 at the Radius Langley townhomes will have 1581 square feet of finished two level living space as well as a 390 sf unfinished basement with attached double garage. The total square footage of these floorplans is roughly 1971 sf. [For more information about Milner Heights Langley real estate development, please click here.](#)





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Developer

Live the Vesta Life.

THE VESTA GROUP OF COMPANIES has developed and built over 1800 homes in British Columbia and Alberta since 1989. We're proud to be a Langley-based company and are committed to creating unique, livable communities that meet the needs of today's homebuyers. Our team of dedicated staff and consultants is focused on building quality homes in the best locations, close to parks and recreational facilities, schools, shopping, and transportation. Every home we build is covered by the Travelers Guarantee Company of Canada 2/5/10 new home warranty.

Milner Heights is one of our proudest achievements to date. We've developed and built a truly sustainable community, not only by incorporating environmentally friendly features but also by offering a variety of home types so that residents can live in their neighbourhood throughout all stages of their lives. Green strategies are in place throughout the 45-acre property, from the unique Green Streets that improve stormwater management to the "built green" homes.

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A striking first impression.

- English and Georgian Colonial architectural styles blend to create distinctive, sophisticated homes.
- Extensive detailing on front elevations, featuring wood and brick trim, decorative shutters, and covered entrances, creates handsome, inviting interiors.
- Spacious homes with full unfinished basements feature superior-quality, low-maintenance building and finishing materials.
- Professionally designed landscaping and easy care add to the attractive and well-maintained streetscapes.
- Enjoy outdoor living in private backyards with natural cedar fencing, turf, and spacious concrete patios or decks (most homes).
- Friendly community design boasts architectural continuity and unique features such as sustainable "Green Streets," walking paths and trails, and a children's playground.

Elegant interiors.

- Thoughtfully designed bright and spacious open floor plans.
- Choose from three professionally designed colour schemes to add a personal touch to your home.
- Designer-selected laminate hardwood flooring throughout main floor; contemporary carpet upstairs.
- Nine-foot ceilings on the main floor and large windows create a light, elegant ambiance.
- Enjoy cozy evenings in front of your warm fireplace, framed by a mantel and hand-set tile surround (style is plan dependent).
- Illuminate your home perfectly with a designer-selected lighting package.

Well designed kitchens.

- Enjoy the warmth and style of panel hardwood kitchen cabinetry with modern hardware.
- Thoughtfully designed layouts make kitchen tasks more efficient.
- Laminate hardwood flooring enhances the contemporary, sophisticated look.
- Luxurious granite-topped islands and colour-coordinated laminate countertops.
- Double-basin stainless-steel sink with chrome faucet and convenient vegetable sprayer.
- Decorative hand-set full tile back splash adds a finishing touch.
- Sleek, black kitchen appliances; microhood fans (plan dependent).

Bathrooms that sparkle.

- Powder room features laminate hardwood flooring to blend with the rest of the main floor, a pedestal sink, and an elegant 2-handle chrome faucet.
- Clean, bright bathrooms feature hand-set tile around tub/shower units.
- Stylish, easy-care coordinating laminate countertops.
- Easy-maintenance, durable vinyl flooring in upstairs bathrooms.
- Low-flush toilets for water conservation.

[Download Complete Feature Sheet](#)

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20831 70th Avenue, Langley (Lot 24)

Possession Date: February 2011

Price: \$399,900 including net HST

Style: Two-storey plus unfinished basement

Size: 1,952 Sq. Ft.

Bedrooms: 3

Baths: 2.5

WOW - MOVE IN TODAY AND SAVE OVER \$19,000. NET HST PRICED NEW TOWNHOME INCLUDES \$6,500 IN PRE-SELECTED DESIGNER UPGRADES!! Featuring all stainless steel appliances, luxurious granite counter tops, fabulous hardwood cabinetry with modern hardware, designer selected laminate hardwood flooring throughout main floor, beautifully finished with window trim/casings which contrast very nicely with the designer interior paint selection, blinds included, fireplace, gas forced air heat w/ gas cook top option, tile floor in ensuite, ceiling fan in Master Bed, additional phone and cable outlet in secondary bedrooms, roughed-in central vacuum system, finished 2 car garage with garage opener. Vesta Properties consistently delivers high quality finishing and features in all of our new home communities - this is your opportunity to join our growing family of satisfied homeowners. We look forward to seeing you at the Radius Town House community in Milner Heights.

[View Floorplan](#) [Contact](#)



20831 70th Avenue, Langley (Unit 27)

Possession Date: January 2011

Price: \$419,900 including net HST

Style: Two-storey plus finished basement

Size: 1,952 Sq. Ft.

Bedrooms: 3

Baths: 3.5

TOTAL SAVINGS OF \$23,246 - \$419,900 NET HST PRICING INCLUDES OVER \$8k in designer upgrades...Full finished basement with 3 piece Bath... End Unit location offers larger backyard!! Featuring all stainless steel appliances, luxurious granite counter tops, fabulous hardwood cabinetry with modern hardware, designer selected laminate hardwood flooring throughout main floor, beautifully finished with window trim/casings which contrast very nicely with the designer interior paint selection, blinds included, fireplace, gas forced air heat w/ gas cook top option, stacking front load washer and dryer, tile floor in ensuite, additional phone and cable outlet in secondary bedrooms, roughed-in central vacuum system, Christmas light soffit plug and switch, finished 2 car garage with garage opener. Vesta Properties consistently delivers high quality finishing and features in all of our new home communities - this is your opportunity to join our growing family of satisfied homeowners. We look forward to seeing you at the Radius Town House community in Milner Heights.

[View Floorplan](#) [Contact](#)



20831 70th Avenue, Langley (Lot 26)

Possession Date: January 2011

Price: \$409,900 including net HST

Style: Two-storey plus unfinished basement

Size: 1,952 Sq. Ft.

Bedrooms: 3

Baths: 2.5

TOTAL SAVINGS OF \$20,570 - QUICK POSSESSION PRICE OF \$409,900 NET HST INCLUDED - PRICE INCLUDES \$6,700 IN PRE-SELECTED DESIGNER UPGRADES ***END UNIT*** offers larger backyard. Featuring all stainless steel appliances, luxurious granite counter tops, fabulous hardwood cabinetry with modern hardware, designer selected laminate hardwood flooring throughout main floor, beautifully finished with window trim/casings which contrast very nicely with the designer interior paint selection, blinds included, fireplace, gas forced air heat w/ gas cook top option, tile floor in ensuite, ceiling fan in Master Bed, additional phone and cable outlet in secondary bedrooms, roughed-in central vacuum system, finished 2 car garage with garage opener. Vesta Properties consistently delivers high quality finishing and features in all of our new home communities - this is your opportunity to join our growing family of satisfied homeowners. We look forward to seeing you at the Radius Town House community in Milner Heights.

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A Striking First Impression

- English and Georgian Colonial architectural styles blend to create distinctive, sophisticated homes.
- Extensive detailing on front elevations, featuring wood and brick trim, decorative shutters, and covered entrances, creates handsome, inviting exteriors.
- Spacious homes with full basements feature superior-quality, low-maintenance building and finishing materials.
- Professionally designed landscaping and easy care add to the attractive and well-maintained streetscapes.
- Enjoy outdoor living in private backyards with natural cedar fencing, turf, and spacious concrete patios or decks (most homes).
- Friendly community design boasts architectural continuity and unique features such as sustainable “Green Streets,” walking paths and trails, and a children’s playground.

Elegant Interiors

- Thoughtfully designed bright and spacious open floor plans.
- Choose from three professionally designed colour schemes to add a personal touch to your home.
- Designer-selected laminate hardwood flooring throughout main floor; contemporary carpet upstairs.
- Nine-foot ceilings on the main floor and large windows create a light, elegant ambience.
- Beautiful interior doors, Colonial-style door casings, and profiled baseboards.
- Enjoy cozy evenings in front of your warm fireplace.
- Illuminate your home perfectly with a designer-selected lighting package.

Well-designed Kitchens

- Enjoy the warmth and style of panel hardwood kitchen cabinetry with modern hardware.
- Thoughtfully designed layouts make kitchen tasks more efficient.
- Laminate hardwood flooring enhances the contemporary, sophisticated look.
- Luxurious granite-topped islands and colour-coordinated laminate countertops.

- Double-basin stainless-steel sink with chrome faucet and convenient vegetable sprayer.
- Decorative hand-set full tile back splash adds a finishing touch.
- Sleek, black Energy Star rated kitchen appliances; microhood fans (plan dependent).

Bathrooms that Sparkle

- Powder room features laminate hardwood flooring to blend with the rest of the main floor, a pedestal sink, and an elegant 2-handle chrome faucet.
- Clean, bright bathrooms feature hand-set tile around tub/shower units.
- Stylish, easy-care coordinating laminate countertops.
- Easy-maintenance, durable vinyl flooring in upstairs bathrooms.
- Low-flush toilets for water conservation.

Ultimate Comfort and Security

- Natural gas, high-efficiency furnace with forced air to basement and main floor, programmable thermostat, and 40 gallon electric hot water tank.
- Individually zoned electric heating on upper floor.
- Double-glazed energy-efficient vinyl windows.
- Garage door opener and remote controls.
- Homes are pre-wired for security.
- For your safety, every home is sprinklered, and there is a built-in smoke and carbon monoxide detector on upper floor.
- Roughed-in central vacuum system and laundry hook-up.

A Community Goes Green

- As Langley’s first “Green Street” development, Milner Heights promotes a sustainable community and improved storm water management.
- By incorporating the unique roadside swales with minimized road and sidewalk surfaces, the “green infrastructure” throughout the community can be better managed and maintained.
- Every Radius home has environmentally friendly features including high-efficiency furnaces, programmable thermostats, Energy Star appliances, energy-efficient lighting, rain screen applications, appropriate modern construction materials and practices, low-flow toilets, and more.

Peace of Mind

- Experience the security of knowing your home is built by a reputable builder with years of industry experience and partnering with established trades and suppliers.
- Every home is backed by Vesta’s full-time service and the Travelers Guarantee Company of Canada 2/5/10-year new home warranty coverage.
- Vesta is a licensed residential builder with the Home Protection Office of British Columbia and is a proud member of the Greater Vancouver Home Builders’ Association.
- 30-year manufacturer’s limited warranty on fiberglass shingles for maximum durability, low-maintenance, and attractive exterior design.
- MS Delta™ membrane foundation damp-proofing with 7-year installation warranty.
- Tyvek™ home wrap for protection against water and moisture improves energy efficiency and increases resistance to outdoor elements of air, water, and moisture.

The Vesta Difference

- Personalize your home by choosing one of our professionally designed colour schemes.
- Upgrade from our list of available features and options. Ask your sales representative for details. (Some features and options may not be available in some homes).





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The perfect home does exist.

Radius is a collection of classic English style townhomes situated in a unique, sustainable community. The beautiful valley setting offers stunning views and unlimited recreation choices. Homes are designed to be highly energy efficient. The bright open floorplans and private fenced backyards are ideal for entertaining and family living. Specially designed Green Streets, walking paths, and a naturally landscaped pond create common spaces for all to enjoy. It's a community in perfect balance.

Radius Grand Opening
SAVE UP TO \$23,000

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*A beautiful valley for
enjoying life.*

Healthy, active living comes naturally when you live in the heart of a valley filled with an abundance of outdoor recreation activities. Radius is a home of distinction that takes full advantage of the stunning views and spectacular setting. The classic English style townhomes feature warm red brick exteriors, superior green building materials, and private fenced backyards with entertainment-size patios.

**Radius Grand Opening
SAVE UP TO \$23,000**

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The perfect home does exist.

The spacious three-bedroom townhomes at Radius feature open floorplans that are ideal for entertaining and family living. The main level has nine-foot ceilings and beautiful, easy-care laminate hardwood flooring. Kitchens have warm wood cabinetry and granite-topped islands. Plus every home is fully energy efficient, from the lighting, heating and programmable thermostats, to the sleek appliances and water conserving features.

[Radius Plan A](#)[Radius Plan B and B2](#)[Radius Plan B1 and B3](#)[Radius Plan C](#)[vestaproperties.com](#)[VESTA](#)[Privacy Policy](#)

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Amenities

SELECT TO VIEW LOCATION ON MAP:

SHOPPING

1. Willowbrook Shopping Centre
2. Big Box Plus
3. Langley Centre I
4. Langley Centre II
5. Willoughby Market

RECREATION

6. Langley City Park
7. McLeod Athletic Park
8. Langley Twin Ice Rinks
9. Future Willoughby Recreation Centre
10. Walnut Grove Sportsplex
11. Douglas Recreation Centre
12. Colossus Theatres
13. Pacific International Kayak Association
14. Milner Downs Equestrian Centre
15. Derby Reach Regional Park & Fort to Fort Trail
16. Willoughby Park

GOLF COURSES

17. Fort Langley Golf Course
18. Redwoods Public Golf Course
19. Belmont Golf Course
20. Newlands Golf & Country Club
21. Langley Golf Centre
22. Poppy Estate Public Golf Course

SCHOOLS

23. Trinity Western University
24. Kwantlen College
25. Langley Secondary
26. Mountain Secondary
27. Willoughby Elementary
28. R.C. Garnett Elementary





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Contact & Directions

Discover your new home today.

Now Open!

Seasons & Prelude Showhomes

20856 - 71B Ave., Langley

Tel: 604.539.9484

Sales Representative: Amanda Eggins

Email: amanda@vestaproperties.com

Radius Showhome

20831 - 70th Ave., Langley

Tel: 604.510.5151

Sales Representative: Colleen Ferguson

Email: colleen@vestaproperties.com

Hours: 1:00 pm to 5:00 pm daily (except Thurs & Fri)

Directions:

From Highway 1 take the 200th Street Exit

Take the 200th Street South Ramp

Drive South down 200th Street until 72nd Avenue

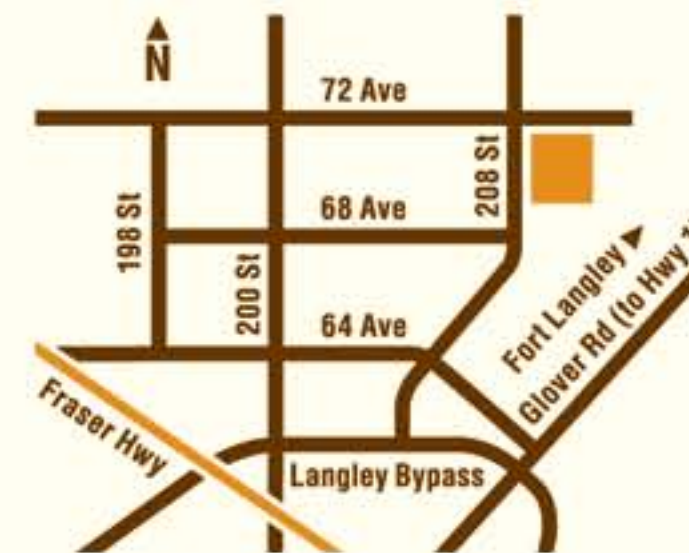
Turn left at 72nd Avenue

Drive East down 72nd until 208th Street

Turn right on 208th Street

Drive about two blocks south and turn left on 70th Avenue into

Milner Heights



Access at 70th Ave. off 208th St.

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Let valley living inspire you.

For thousands of years, aboriginal peoples have called the Fraser Valley home. In fact, the Milner area of Langley was a common portage route of the Sto:lo, Songhee, Semiahmoo and Saanich peoples as they fished and traveled the Salmon River. Later, Europeans attracted by the fur trade and then the gold rush settled in the area. Milner prairie was developed for farming, with produce shipped down the Salmon River on barges.

Today, Langley is still known for its rivers and farms, its rich agricultural land and great outdoor recreation areas. Over 300 acres of parks, trails, and wide open spaces encourage enjoyment of the natural beauty all around. Discover a unique quality of life in a place still closely connected to its country roots. Every city amenity is right here...but there's something more. Freedom. Tranquility. Community. Welcome to valley living. For more information about the Township of Langley visit their website at www.tol.bc.ca.



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*Discover the spirit of community
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Milner Heights

A fresh approach to living.

Milner Heights is the master planned community of choice, beautifully situated on a ridge in one of Langley's finest neighbourhoods. Five distinct home types, designed for life's various stages, bring generations together in a vibrant and growing community. Enjoying a prime location next to an environmental reserve and greenway network, Milner Heights residents are steps from lush green space, including the community's own pathways, stands of mature trees, and naturally landscaped pond. Minutes from this scenic and tranquil enclave is an impressive variety of amenities, including fantastic shopping, well-respected schools, and Langley's outstanding recreational activities and outdoor destinations. Milner Heights is a truly unique community, offering distinctive homes in a balanced and beautiful neighbourhood.

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Neighbourhoods

A community in perfect balance.

Find a home to suit your lifestyle in a unique, sustainable community. Attractive streetscapes, walking paths, a naturally landscaped pond, and a neighbourhood greenway network provide common areas for all to enjoy, while “built green” homes and specially designed Green Streets reflect a community that deeply cares about the environment.

To find out more about Milner Heights Built Green homes [click here](#) or [click here](#) to learn more about Milner Heights Green Streets.

Prelude
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Unique Collection of 2-bedroom Manor Homes and 3-bedroom Rowhomes

Seasons
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3- and 4-bedroom Single Family Homes with attached or detached garages

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