

FRIDAY, JUNE 13, 2008

Langley Real Estate: Langley Village Condo, Milner Heights Prelude Homes, Paddington Station, Maddison Crossing and Delta Trend Condos

For more info on the [presale Langley Casa Verona Condo homes](#) OR the [Langley High Point Equestrian Estates Homesites and Lots](#), follow these links.

MILNER HEIGHTS LANGLEY REAL ESTATE COMMUNITY APRIL UPDATE - BEAT THE HST!

We wanted to give you a quick update on Milner Heights, Langley real estate's master planned community of choice. New Milner Heights Langley Homes just Released with over 20 Homes Sold last month! We are excited to announce that in response to strong sales this year, we have released new single-family homes in Seasons at Milner Heights and freehold rowhomes in Prelude at Milner Heights Langley real estate development by VESTA Properties. We are also offering excellent pre-construction Langley home pricing starting from only \$339,000 on our new Radius at Milner Heights Langley townhomes for sale by VESTA Properties and have already sold 18 pre-sales homes to date. Drop by or call us at 604.539.9484 today to find out all of the details on these new Langley homes for sale at the master planned Milner Heights VESTA community before they're gone! **Beat the HST with Quick Possession Langley Homes for Sale Ready Now and Before the July 1st Deadline!** Now is the perfect time to move into a new Langley home for sale at Milner Heights (Prelude, Radius or Seasons neighbourhoods) before the HST tax on new Langley homes is in effect. Although most of our new Langley Milner Heights homes for sale will not be affected by the HST tax due to our excellent pricing that's below the threshold, we do have some presale Langley homes that may be impacted. Call us today for more information on the HST Tax on new homes and our quick possession Milner Heights Langley homes for sale, ready to occupy before the HST Tax deadline. Come see why Milner Heights is Langley real estate market's community of choice. Ideally situated in the centre of Langley Milner Heights real estate



community of pre-sale homes, townhomes and rowhomes in a beautiful GREEN Street approach by VESTA Properties provides its residents with exceptional access to the areas best amenities including great shopping, well respected schools, abundant recreation choices and quick access to the highway. The VESTA Milner Heights Langley home community's master plan includes attractive streetscapes with Georgian Colonial-inspired architecture, a variety of home styles for every price range, built in walking trails, a children's playground and leading environmental features. Best of all, the pre-construction Langley home pricing at Milner Heights is one of the areas best. Here is a quick update on the entry level pricing for the various housing types here at the new Langley home development by VESTA Properties at Milner Heights community: Manor Homes from \$ 349,000*, Freehold Rowhomes from \$ 385,000, Townhomes from \$ 339,000, Single Family Homes from \$ 545,000. Drop by our Milner Heights Langley pre-sales centre and show homes to find out more or visit us at www.milnerheights.ca. We look forward to speaking with you soon. Warm Regards, Milner Heights Langley Sales Team - Open 1 – 5pm Saturday – Wednesday at 20843 69 B Avenue, Langley. * New Milner Heights Langley home prices and availability are subject to change, without notice, for all home styles. Call your sales rep for details.

PRESALE LANGLEY PRELUDE MANOR HOMES AT MILNER HEIGHTS

This is a great time to buy with incredible Langley real estate value built into every one of our Prelude Milner Heights Manor Homes for sale from \$339,000 ranging from 1475 - 1714 sq.ft. The Prelude Manor Homes at Milner Height Langley real estate community are unique 2 storey townhomes featuring privately landscaped yards off the main floor that are perfect for families and couples alike. In addition, all presales Langley Manor Homes include a fully finished basement with 3 piece bathrooms. Quick Possessions for these Prelude Homes at Milner Heights neighbourhood with an amazing upgrade package AVAILABLE NOW! The amazing features include: nine foot ceilings on main floor, tile flooring, upgraded soaker tub in main bathroom and of course, full granite kitchen counter tops. In addition, the presale Langley Homes at Prelude Milner Heights real estate community also feature standards such as full tiled backsplash, all appliances & hardwood cabinetry as



well as two inch blinds. The sales team at Milner Heights Prelude Langley homes invite you to come and visit us in our Manor Homes Presentation Centre and Showhomes - choose the floorplan that is right for you and move in this month! Don't miss this one of a kind opportunity to purchase a unique Manor Home at the Prelude townhome at Milner Heights Langley real estate development. See you soon! For more information on this exciting community, visit us at www.milnerheights.ca. Langley Milner Heights Prelude Manor Homes Sales Team that is Open 1 – 5pm Saturday – Wednesday.

NEW RELEASE PRELUDE LANGLEY ROWHOMES PHASE II

We are excited to announce that Vesta's popular 'Green Street' community Milner Heights Langley real estate market, located at 70th Avenue and 208th Street in Langley, has recently released phase II Prelude Langley Rowhomes! Prelude at Milner Heights Langley property development features elegant 3 bedroom 2.5 bathroom freehold Rowhomes starting from only \$385,000! We invite you to come and visit us in our Milner Heights Prelude Langley Townhouse Presentation Centre and Showhomes open from 1 - 5p.m. Saturday to Wednesday. Be the first to select a new Langley Rowhome in Phase II - choose the floor plan that is right for you! Beautifully situated on a ridge in one of Langley real estate's finest neighbourhoods, Milner Heights Langley real estate market boasts Georgian colonial-inspired architecture, attractive streetscapes reminiscent of long-established neighbourhoods and five distinct home types. In addition, Milner Heights Prelude Rowhome community prides itself in being Langley real estate's first "Green Street" community. Close to amazing shopping, excellent schools and endless recreational possibilities - access to everything! Don't miss this one of a kind opportunity to purchase. See you soon! For more information on this exciting community at the Prelude at Milner Heights Langley townhomes for sale, visit us at www.milnerheights.ca. Milner Heights Sales Team - Open 1 – 5pm Saturday – Wednesday at 20843 69 B Avenue, Langley, BC.

MOVE-IN READY HOMES AT MILNER HEIGHTS LANGLEY REAL ESTATE DEVELOPMENT!



Settle into a new presale Langley home this summer at Milner Heights master planned community. Milner Heights has move in ready Langley homes for sale and move in pricing! These new homes feature: Large private backyards, Gourmet kitchens with deluxe stainless steel appliances and Access to walking trails, pond, and playground. FEATURE HOMES EXECUTIVE SINGLE FAMILY HOME 'THE BRIGHTON at Milner Heights Langley homes for sale'. Beautiful new home backing onto environmental reserve. Imagine no rear yard neighbors & large private yard. This 2501 sq ft (plus unfinished basement) home features amazing upgrades including hardwood flooring, granite kitchen, metal railings and much more! This home is move-in ready at move-in pricing! Special Pricing for these new Langley homes for sale NOW \$599,900! We are also featuring our Single Family Langley Home 'The Rutherford at Milner Heights'. This 3 bedroom, 3 bathroom, 1461 sq. ft. (plus unfinished basement) home has all the extras! Great room layout featuring hardwood floors throughout main, open kitchen with granite counter tops and deluxe stainless steel appliances. Quiet private street with fully landscaped and private backyard, detached double garage. Across the street from Environmental Reserve. NOW FROM \$469,900! Come visit us at the new Langley Milner Heights home development presentation office for all the details and let us make your search for a new home easier! PLUS Don't forget to check out our quick possessions page online. We look forward to seeing you this weekend!





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A striking first impression.

- English Manor 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.

Elegant interiors.

- Thoughtfully designed bright and spacious open floor plans with a choice of Traditional or Great Room designs.
- Choose from three professionally designed colour schemes to add your 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.
- Relax in your spacious master bedroom with vaulted ceiling and convenient closet space. Rowhomes feature well-appointed ensuites and walk-in closets.

Well designed kitchens.

- Enjoy the warmth and style of panel hardwood kitchen cabinetry with modern brushed chrome hardware.
- Laminate hardwood flooring enhances the contemporary, sophisticated look.
- Luxurious granite-topped islands and colour-coordinated laminate countertops.

Bathrooms that sparkle.

- Powder room features laminate hardwood flooring to blend with the rest of the main floor, a Kohler 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.

Ultimate in Comfort and Security.

- Carrier natural gas, high-efficiency furnace with forced air to basement and main floor, programmable thermostat, direct vent fireplace, and 40 gallon electric hot water tank.
- Individually zoned electric heating on upper floor.

A Community Goes Green.

- Every Prelude home is "Built Green," with environmentally friendly features including high-efficiency furnaces, programmable thermostats, Energy Star appliances, energy-efficient lighting, rain screen applications, appropriate "green rated" construction materials and practices, low-VOC paint, low-flow toilets, and more.

[Download Complete Feature Sheet](#)

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Prelude

MILNER HEIGHTS

A Striking First Impression

- English Manor 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 unfinished basements feature superior-quality, low-maintenance building and finishing materials.
- Professionally designed front yard landscaping and easy-care gravel side yards add to the attractive and well-maintained streetscapes.
- Enjoy outdoor living in private backyards with natural cedar fencing, turf, and spacious concrete patios (most homes).
- Friendly community design boasts architectural continuity and unique features such as sustainable “Green Streets,” walking paths and trails, a children’s playground, and a naturally landscaped pond for all to enjoy.

Elegant Interiors

- Thoughtfully designed bright and spacious open floor plans with a choice of Traditional or Great Room designs.
- Choose from three professionally designed colour schemes to add your 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.
- Beautiful interior doors, Colonial-style door casings, and profiled baseboards.
- Enjoy cozy evenings in front of your warm gas fireplace framed by a mantel and hand-set tile surround (style is plan dependent).
- Illuminate your home perfectly with designer-selected Kichler lighting package.
- Relax in your spacious master bedroom with vaulted ceiling and convenient closet space. Rowhomes feature well-appointed ensuites and walk-in closets.

Well-designed Kitchens

- Enjoy the warmth and style of panel hardwood kitchen cabinetry with modern brushed chrome 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 GE 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 Kohler 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

- Carrier natural gas, high-efficiency furnace with forced air to basement and main floor, programmable thermostat, direct vent fireplace, 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 Prelude home is “Built Green,” with environmentally friendly features including high-efficiency furnaces, programmable thermostats, Energy Star appliances, energy-efficient lighting, rain screen applications, appropriate “green rated” construction materials and practices, low-VOC paint, 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).
- Full unfinished basements for your future needs or ask about having Vesta finish it now.





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*A community you'll be proud
to call home.*

Inspired by the English Manor and Georgian Colonial architectural traditions, Prelude's freehold Rowhomes and strata-owned Manor Homes boast striking, sophisticated exteriors. Wood and brick trim, decorative shutters framing large windows, and designer-selected colour schemes finish the look, while superior grade construction materials ensure low-maintenance and long-term durability. Specially selected lampposts and professional landscaping, including finished backyards and attractive cedar fencing, create beautiful streetscapes that enhance the community.



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20849 - 71B Ave, Langley (Lot 163)

Possession Date: December 2010

Price: \$439,000 including net HST

Style: Two-storey plus unfinished basement

Size: 2,119 Sq. Ft.

Bedrooms: 3

Baths: 2.5

Inspired by the English Manor and Georgian Colonial architectural traditions, Prelude's freehold Rowhomes boast striking, sophisticated exteriors. Wood and brick trim, decorative shutters framing large windows, and designer-selected colour schemes finish the look, while superior grade construction materials ensure low-maintenance and long-term durability.

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



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Room for your dreams to grow.

Spacious two-bedroom Manor Homes and three-bedroom Rowhomes gracefully blend form and function. With a choice of Traditional or Great Room floor plans, homes feature elegant nine-foot ceilings on the main level, cozy gas fireplaces, and gourmet kitchens with hardwood cabinetry and granite-topped islands. Upstairs, the master bedroom is truly a private oasis, boasting vaulted ceilings, well-appointed ensuite, and convenient closet space.

[Manor Home Floorplan A](#)[Manor Home Floorplan B](#)[Rowhome Floorplan A](#)[Rowhome Floorplan B](#)[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

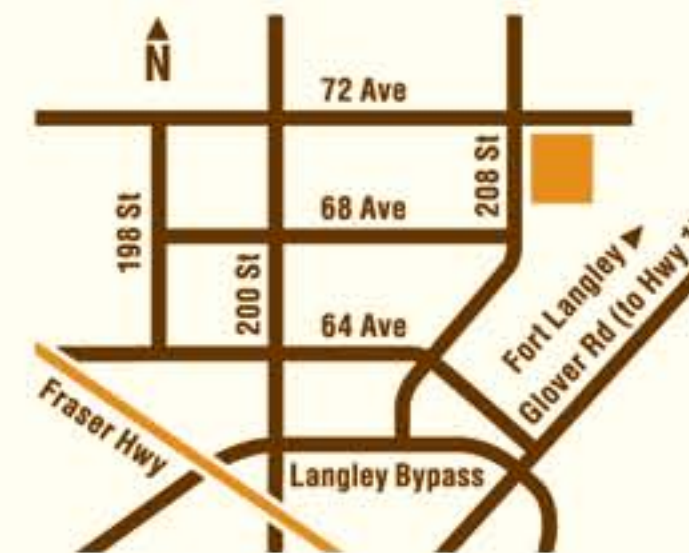
Turn left at 72nd Avenue

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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Radius Grand Opening
SAVE UP TO \$23,000

*Discover the spirit of community
in the heart of Langley*



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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.

[► Enlarge Masterplan View](#)

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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
MILNER HEIGHTS

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

Seasons
MILNER HEIGHTS

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

NEW SHOWHOMES NOW OPEN

Radius
MILNER HEIGHTS

Elegant Townhomes
ELEGANT 3 BEDROOM TOWNHOMES
NOW SELLING

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