



1 bedroom + Den & 2 bedroom + den condominiums
featuring the **largest roof-top patios** in Cloverdale!



Cloverdale

What was once a quaint farming community, is today one of the Lower Mainland's most desirable places to call home...

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Floorplans

Latis has been designed with a variety of floorplans to give you as much room as you want – inside and out....

[read more](#)


Features & Finishes

From Quartz countertops and stainless steel appliances to designer soaker tubs, Latis features everything you've always wanted.

[read more](#)


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CLOVERDALE

The Heart Of The Valley, The Soul Of The Region.

What was once a quaint farming community, is today one of the Lower Mainland's most desirable places to call home. Along with its unique character, and a lifestyle that offers access to both nature as well as modern conveniences and attractions like **Kwantlen Polytechnic University**, the **Fairgrounds** and **Fraser Downs Racetrack and Casino**. Cloverdale is welcoming yet another amenity, one that will make life particularly convenient for Latis owners. Located within walking distance, the **Brick Yard Station** shopping centre will include boutiques, restaurants, coffee shops and larger retailers, bringing another dynamic element to this already proud and vibrant community.



Features

Kitchen

- Square-profile upper and lower cabinets
- Under cabinet puck lighting
- Quartz Countertops
- Under-mount. 2 basin stainless steel sink
- Gourmet stainless steel appliance package
- 30" Electric slide in range with ceramic glass top and designer glass accent
- Arietta designer chimney hood fan
- 18 cu.ft. – Samsung counter depth fridge with lower freezer
- Fisher Paykel Dishwasher drawer
- Sharp Under-counter microwave drawer?
- Grohe "Concetto" pullout faucet with 2 spray features
- Plank style glass 4" X 16" back-splash tile
- "Soft Close" drawers
- Designer series pulls and handles
- Individually planked Lamminate floors

Living Room

- Individually planked Laminate floors throughout the living area
- 2" Faux wood horizontal window blinds
- 5" Baseboard molding
- 2 panel interior and closet doors

Bathroom

- 3cm Quartz countertops
- Square under-mount sink with unique tapered interior bowl
- Polished chrome single lever faucet
- Polished Chrome 3 light vanity fixture
- Dual flush toilets
- Designer soaker tub
- Large 12" X 18" subway tile with inset tile accents
- American Standard Rain-head shower - Main bath
- American Standard - multi function shower wand - en suite bath

Bedrooms

- Designer broadloom carpet
- Contemporary Baseboards and Window trim package

Exterior



- Spacious main floor and roof-top patio's with 18" X 18" paving stone surface
- Hardi-panel exterior with brick and wood accents
- Exterior patios with tempered glass and wood balcony railings
- Large accent windows
- 2-5-10 year warranty
- Large landscaped amenity area with individual garden areas for residents

Peace of mind

- Secure, well lit underground parking
- Entrance intercom with camera for added home security

Washer & Dryer

- Frigidaire 1-piece stacked combination top-load 'E Star" Washer and Dryer




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LATIS

Everything You Want In A Home And More.

Along with contemporary floorplans and the finishes and features you've always wanted, Latis adds something unexpected - outdoor patio's and decks as large as 651 sq/ft!. Gone are the days of having just enough room for a BBQ and a couple of chairs, every Latis home has enough deck space to really enjoy the outdoors. Created to be an extension of your home, the transition from indoors to outdoors will be seamless, giving you the luxury of being able to really live and entertain outdoors.





FEATURES & FINISHES

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Washer & Dryer

- Frigidaire 1-piece stacked combination top-load "E Star" Washer and Dryer





d'Cor, Surrey BC

QUALITY ASSURANCE | KERKHOFF CONSTRUCTION

Local Expertise, International Experience.

Along with a 2-year warranty on materials and labour, a 5-year warranty on the building envelope and a 10-year warranty on the buildings structure, owners of a Latis home will benefit from a level of assurity not often found in a home. As the builders and developers of Latis, Kerkhoff Construction offers you unmatched experience and expertise, giving you the confidence that the home you buy today is built and backed by one of the most experienced and reputable builder/developers in British Columbia. Established in 1968, Kerkhoff began as a new home builder, renovator and subcontractor to other home builders. In the 1970s, they expanded to include the construction of warehouses, restaurants, and schools. Since then, Kerkhoff has built a reputation of excellence in every form of construction and has built multi-unit residential projects, bridges, roads, masterplanned communities, resorts, churches, condominiums and government facilities in Alberta, Ontario, California, South Korea, Japan, Taiwan and Germany. In British Columbia, some of their most recognizable projects include over 20 buildings for Expo '86, the \$52 million Kamloops Courthouse, the Granville Island Hotel, New Westminster to Surrey SkyTrain bridge, and the majority of bridges and overpasses on the Coquihalla Highway. In everything every project they undertake, Kerkhoff Construction's top priority is to always ensure the satisfaction of their clients and and those who will use the projects they develop and build.





CONTACT

Discover Latis.

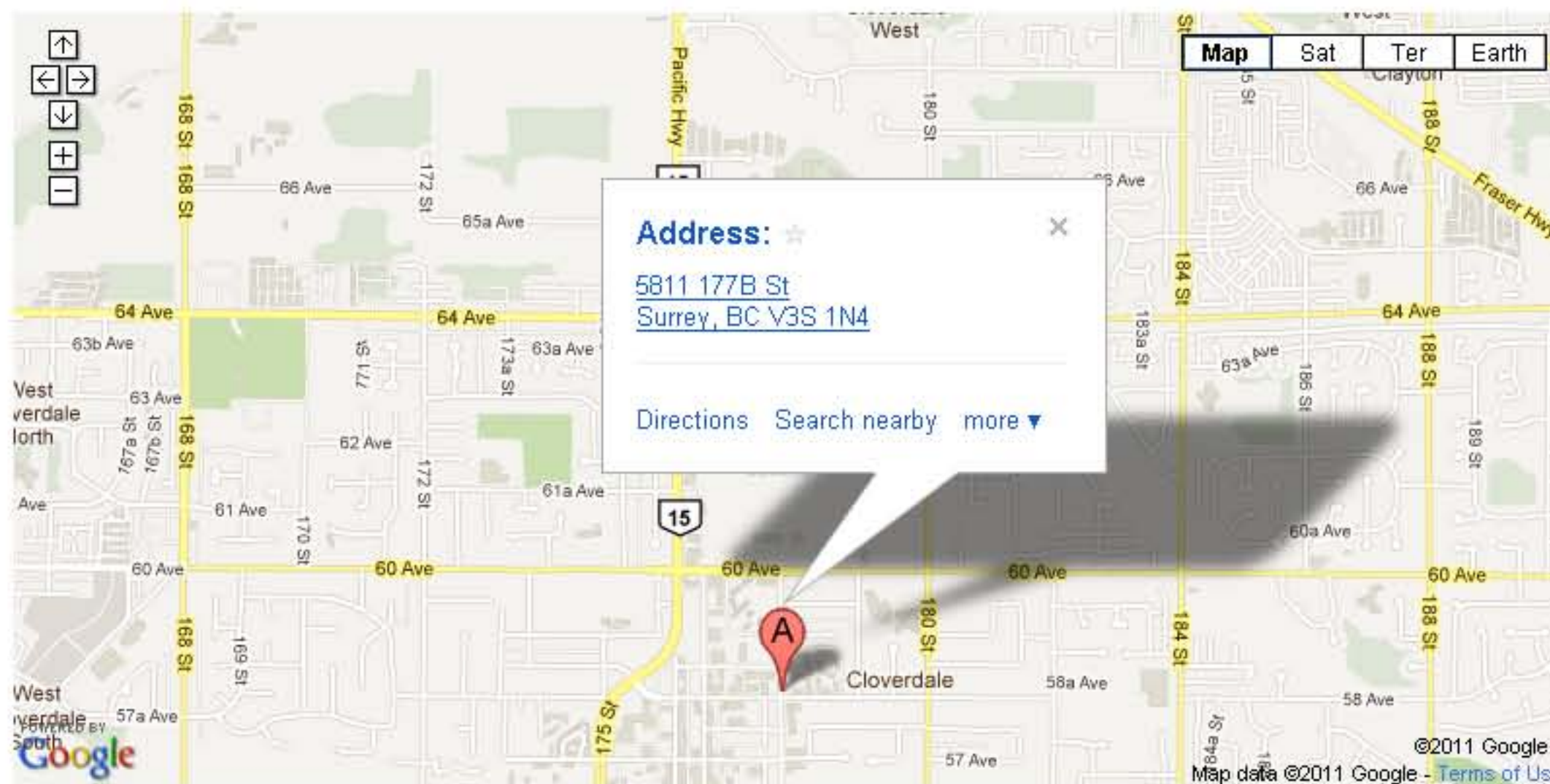
Presentation Centre:

5811- 177b, Surrey, BC
Open Daily (except Sundays)
Noon to 5pm

T: 604.575.0669

E: info@LatisCondos.com

REGISTER



Latis: Affordable Living

Province

Sunday, February, 19, 2012



Latis is an architecturally impressive property with wood and stone accents.

Cloverdale is constantly growing and has become one of the most desirable areas to call home in the Lower Mainland, so the affordable new Latis condo development is a welcome addition to the real estate market in the area.



Pilothouse Real Estate Inc. is marketing the properties and Partner Vince Taylor pointed out that Latis features one-bedroom plus den and two-bedroom plus den homes starting as low as \$194,000. "This a fraction of what people would pay anywhere close to downtown Vancouver, so Latis is perfect for first-time buyers," Taylor said. He added that despite these reasonable prices, Latis features the same construction quality, upscale contemporary finishing and amenities as far more expensive homes closer to the city.

Contemporary Cloverdale condos enjoy a rural setting



Cloverdale was once a farming community but has now become a fascinating panorama of residential neighbourhoods which still retain a rural character. Said Taylor: The area in which Latis is located features a wide range of recreational and educational amenities including the world-famous Cloverdale Rodeo (Latis is close to the Fairgrounds), Fraser Downs Racetrack and Casino and Kwantlen Polytechnic University. "The well-planned and comprehensive new Brick Yard Station Shopping Centre is close by, as are schools at every level."

Fittingly for a Fraser Valley country location, Latis features lots of space for outdoor living and top floor homes have the largest rooftop patios of any Cloverdale development. Ground floor patios are similarly generous in size. Storage facilities are spacious - both in-suite and in the building's common areas. Other features include well-lit underground parking, professional landscaping, large accent windows, large exterior patios and wood balcony railings with tempered glass.

Several imaginative floor plans are available. The living space includes individually-planked laminate floors in the living room and designer broadloom carpet in the bedrooms. The kitchens feature high-end contemporary appliances and as an added bonus, all Latis owners get a Frigidaire one-piece stacked Energy Star rated washer and top-loading dryer. All windows use high quality faux wood horizontal blinds.

The exterior uses highly-durable HardiePanel with wood and stone accents, adding up to an architecturally impressive property. In addition to the landscaped amenity areas, each condo owner will have an individual garden plot for flowers and vegetables. Latis homes are being presented by experienced Kerkhoff Construction Development and all come with the standard home warranty.

Latis is located at 5811 - 177B Street in Cloverdale. A sales centre is open Monday to Saturday, noon until 5 p.m. (7 p.m. Fridays). Vince Taylor underlined that the developer has teamed with a major bank to offer some very attractive financing opportunities and details are available at the sales centre or on the website address below. Concluded Taylor: The development includes just 34 homes so they are expected to sell quickly as the project nears completion.

Latis At A Glance

Sales Centre: 5811 - 177B Street, Cloverdale

Number of units: 34

Size: 613 to 1,156 square feet

Prices: \$194,000 to \$299,000

www.latiscondos.com

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Latis

By [Kerkhoff Construction Ltd.](#)

5811 177B St [Surrey](#)

Latis is a new condo project by [Kerkhoff Construction Ltd.](#) currently in preconstruction at 5811 177B St in [Surrey](#). The project is scheduled for completion in 2013. The project has a total of 34 units.



DEVELOPMENT NAME	Latis
DEVELOPER(S)	Kerkhoff Construction Ltd.
PROJECT TYPE	Condominium
ADDRESS	5811 177B St
NEIGHBOURHOOD/CITY	Surrey
STATE/PROVINCE	British Columbia
POSTAL CODE	V3S 1N4
SALES CENTRE PHONE #	604-575-0669
SALES CENTRE ADDRESS	5811-177b Street
SALES CENTRE HOURS	Open daily noon to 5pm (except Sundays)
CONSTRUCTION STATUS	Preconstruction
ESTIMATED COMPLETION	Summer 2013
SELLING STATUS	Registration Phase
TOTAL NUMBER OF UNITS	34 units
NUMBER OF STOREYS	4 storeys
UNIT SIZES	From 634 to 1156 Square Feet
CEILING HEIGHTS	From 8'0" to 9'0" Feet
SALES COMPANY	Pilothouse Real Estate
ARCHITECT(S)	WG Architects
INTERIOR DESIGNER(S)	Megan Bennet Design

PROJECT SUMMARY

1 Bedroom + Den | 2 Bedroom + Den with the Largest main floor and roof top patio's in Cloverdale!!

FEATURES AND FINISHES

Largest main floor and roof top patio's in Cloverdale!!



New Cloverdale Latis Condos near Brick Yard Station Shopping Centre > Affordable Cloverdale Preconstruction Real Estate by Kerkhoff Construction Now Selling



Latis Cloverdale Condos for Sale

An unexpected gem is taking form at the new Cloverdale Latis Condos that feature 1 bedroom plus den to spacious 2 bed+den condominium homes in the heart of this growing city. Featuring the largest rooftop patios in the Cloverdale real estate market, the new Latis Condos will feature upscale finishes that you would find in Downtown Vancouver but at the fraction of the cost. Everything you want in a home and more is presented right here with contemporary floor plans that are open concept and allow for plenty of storage and in suite storage to spacious outdoor living rooms as large as 650 square feet in size! The preconstruction Cloverdale Latis condos will also have plenty of room for outdoor living, barbeques and lounge space in addition to upscale contemporary interior finishes that rival the best. Located in the charming and safe community of Cloverdale real estate market, the new and preconstruction Cloverdale Latis condos will feature a great location with unique character that is close to the Fairgrounds, Fraser Downs Racetrack (and Casino) in addition to Kwantlen Polytechnic University. Latis Cloverdale condo owners can also reach the new Brick Yard Station shopping centre and conveniences that is under construction right now, giving you great reach and proximity to everything you need within a few minutes. The preconstruction Cloverdale Latis condo building will feature secure and well lit underground parking garage in addition to an entrance intercom security system with a camera. The exterior building and spaces will be professionally designed and landscaped and will contain large accent windows, exterior patios with tempered glass and wood balcony railing in addition to Hardi panel exterior with wood and brick accents. Also, the spacious main floor and rooftop patios outdoor living spaces at the new Latis Cloverdale condos for sale will have large format 18 by 18 foot paving



stone surfaces for durability and low maintenance living. All homes in Cloverdale Latis condos will come with the standard home warranty in addition to a large landscaped amenity area with individual garden plots for each condominium owner. The Latis Condos in Cloverdale real estate market is brought to you by Kerkhoff Construction Development. The website is www.latiscondos.com and you can visit their sales centre at 5811 - 177B Surrey today for more information.



The Interior Features at the New Cloverdale Latis Condos

The finishes and features as mentioned above are comparable to any boutique Vancouver condo project, but at the fraction of the cost, you can now own at the new Cloverdale Latis Condos. When it comes to the kitchen, the Latis Condos in Cloverdale real estate market will feature individually planked laminate wood floors, designer series of hardware, soft closing drawers in addition to plank style glass backsplashes of four by sixteen inch tilework. Also available at the Latis Condos in Cloverdale real estate market includes Grohe Concetto pull out spray faucets, individually planked wood flooring and gourmet stainless steel appliance set that includes an under counter microwave, Fisher Paykel dishwasher, Arietta designer chimney hood fan, Samsung counter depth fridge/lower freezer and a large electric slide in range with ceramic glass top. Also, the kitchens at the preconstruction Cloverdale Latis condos will include quartz counters (healthier and more durable than granite), two basin stainless steel under mount sink, under cabinetry task lights and square profile upper and lower cabinetry. The bedrooms will have designer broadloom carpeting and contemporary baseboards and window trim package. The bathrooms at the new Cloverdale Latis Condos for sale will introduce American Standard finishes including a rain shower head and multi function shower wand in the ensuite, large twelve by eighteen inch subway tiling, designer soaker tub and dual flush water efficient toilets throughout. The baths at the preconstruction Cloverdale Latis condos also includes three light vanity fixture, single lever faucets, under mount square sinks and quartz counters (like the kitchen). The living space at the Latis Condos in Cloverdale real estate market feature two panel interior doors, five inch baseboard molding, two inch faux wood horizontal blinds for all windows and individually planked laminate floors



in the living room. Also an added bonus for all Latis Condo owners is a Frigidaire one piece stacked E Star rated washer and dryer (top loading)



 Suite E6 Unit 207, 307, 407 2 Bedroom + Den 906 - 1,012 sq ft	 Suite E1 Unit 206, 306, 406 2 Bedroom + Den 853 - 937 sq ft
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Unit 207-407 Balcony 84 sq ft
Unit 407 Rooftop Deck 330 sq ft

Unit 206 Terrace 412 sq ft
Unit 306-406 Balcony 168 sq ft
Unit 406 Rooftop Deck 651 sq ft



The Presales Cloverdale Latis Floorplans

With any new presales Cloverdale condo purchase, homebuyers are looking for open concept living in spacious layouts that make sense for their lifestyles. Here at Latis, the presales Cloverdale condo floorplans definitely fit for you and your family. There is a great range of one bedroom to even three bedroom layouts presented by the presales Cloverdale condo sales team at Latis Living. The 1 bedroom Latis Cloverdale floorplans start from 634 square feet all the way to 754 for Suite B7 which is a 1 bed plus den layout with large balcony and outdoor living. There are a total of 8 one bedroom floor plans available. In addition, there are also 8 two bedroom Latis Floorplans in Cloverdale real estate market available for prospective homebuyers beginning with Suite C1 which is 882 sqft with a 90 sf balcony PLUS 407 sqft rooftop deck. Suite D1 as another example is 754sf with 2 bedrooms and 2 baths with a rooftop deck at 553 sf or for the lower units with balconies, a 51 sf outdoor space. The largest 2 bedroom presales Cloverdale Latis floorplan is Suite E6 (Units 207, 307 and 407) which



features a 2 bedroom plus den layout at 906 to 1,012 square footage with extended balconies for the lower units and a large roof deck of 330 square feet for Unit 407. The only 3 bedroom Latis Cloverdale condo floorplan is Suite E5 which is an alternative plan to the layout mentioned above.



In the beginning stages of the pre-sales marketing comes a highly anticipated condominium project in a less-than-expected place: Latis Cloverdale Condos are set to begin their preconstruction sales program this Fall. The new Cloverdale Latis condos is a fun and funky collection of only 34 boutique condo style homes in the heart of the city where you will find contemporary finishes and unique features that include private roof top decks at around 500 square feet in size for select suites. Special promos and incentives are coming soon with pricing starting in the \$499/month range for these pre-construction Cloverdale Latis Condos.

EARN THIS ... OWN THAT! Latis Cloverdale is Where Its At!

EARN \$26,750 per year? Then you can own at the new Cloverdale condos for sale at Latis living! Home ownership in the Greater Vancouver real estate district is now affordable for everyone! Introducing Latis Cloverdale condos for sale, the best new address that features one bedroom plus den and 2 bed + den Cloverdale preconstruction condominiums at a price that now makes home ownership a reality for everyone. But wait! There is a lot more to Latis Cloverdale. The developer and their associated bank have now negotiated a once in a lifetime financing opportunity where your monthly payments have been reduced from \$667 to as low as \$479.80 per month! Now that's affordable Cloverdale real estate for sure! Affordability in the Cloverdale real estate market is only half the story. You won't believe the size of the main floor patios and rooftop decks (yes, roof terraces), as large as 651 square feet here at the preconstruction Cloverdale Latis condos for sale. Inside, each Cloverdale home for sale features designer finishes that include the likes of quartz countertops, under counter lighting, soft closing drawers in the kitchen and appliances by Fisher&Paykel, Samsung, Sharp, Arietta and Frigidaire. The presentation centre at the Latis Cloverdale condos is now open for viewing!

