

ELEMENTS OF NATURE.
URBAN LIVING.
STUDIO'S · ONE'S · TWO'S

HOMES
TRILOGY CLUB
AREA
THE TEAM
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Designed with intention, positioned with precision, Elements is an innovative world of sophistication and comfort. A place where every element makes the right impression.

Ideally located in Langley's vibrant Willowbrook neighbourhood, the chic studio, one to two bedroom condominium homes at Elements are balanced along a line of urban and natural beauty. This elevated class of condo living offers an inspired, energized and modern urban life experience. Surrounded by style & steps to shopping – once you experience Elements, you'll expect nothing less.



ELEMENTS



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THE ELEMENTS OF GREAT DESIGN



Characterized by dramatic design details and high gloss colour palettes, each of the six buildings at Elements takes its cues from either the gold, silver or bronze elements found in nature. Striking lobby's make an electrifying first impression as you enter your Elements residence, while unique floor plans are open, balanced and ideal for entertaining friends and family.

Pulling out all the stops, luxury reigns supreme in the beautifully appointed, European-inspired kitchens. Dramatic oversized porcelain tiles, granite countertops and stainless steel appliances work together, creating an extraordinary elevation of good taste.

WELCOME
HOMES

Floorplans

Gallery

Features

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YOUR ELEMENTS HOME

- An innovative world of sophistication and comfort
- Richly landscaped with inviting courtyards and meandering waterways
- Steps to fabulous shops and services
- Two beautifully appointed suites perfect for your out-of-town guests

A LIFE OF STYLE

- Functional home layouts offer spacious, open floorplans
- 2 professionally designed colour schemes - Nickel & Copper
- Graceful 9' ceilings with 10' vaulted areas on the 4th floor
- Elegant hardwood laminate flooring in entry and living areas
- Plush wall-to-wall carpeting in all bedrooms
- Polished chrome entry handles
- Snow white (100% UV), 1 inch horizontal blinds throughout
- Convenient stacking washer/dryer

INSPIRING KITCHENS

- Sleek kitchen cabinets with chrome pulls and stunning accent lighting
- Convenient and spacious pantry (most plans), and island or eating bar
- Rich granite countertops with cascading side granite waterfalls
- Large format porcelain tile flooring and sparkling backsplash
- Double bowl stainless steel sink
- Chrome faucet with integrated pull-out spray
- Convenient under cabinet task lighting
- Classic chrome lighting and contemporary pendant lights above islands and eating bar
- Stainless steel appliance package by Whirlpool including:
 - Energy Star Refrigerator
 - Integrated dishwasher
 - Microwave hood fan combo
 - Ceran top slide-in self cleaning electric range
- In-sink waste disposal with chrome counter switch
- Soft closing doors and drawers

BEAUTIFUL BATHROOMS

- Custom floating vanity with natural granite countertops
- Polished chrome faucets and accessories
- Bathtub with porcelain tile surround and contrasting textured accents in main bathroom
- Porcelain tile flooring with designer accents
- Ensuites offer stunning 5'- 5'6" floor to ceiling glass walk-in shower with porcelain tile surround and contrasting textured accents
- Under-cabinet motion light
- Floating Mirror concepts in all bathrooms with designer wall tiles behind all water closets and sink
- Water saving dual flush water closets

ENTERTAINMENT AND TECHNOLOGY POWERED BY SHAW

- One Year Free Rental of Shaw HD Digital Recordable Cable Box
- One Year of Free High Speed Internet Services
- A Shaw Welcome Home Kit including:
 - Free Installation
 - One Year Free Shaw Digital Cablevision
 - Three Months Free Shaw Digital Phone Services
- Wired with CATV wiring by Shaw (maintained by Shaw at no cost to homeowner)
- Next day service calls for any additional services and installations
- Top notch technical support 24/7

THE TRILOGY CLUB

- Featuring over 7,000 square feet of spectacular amenities on two levels
- First Floor
 - Lovely fireside lounge
 - Fully equipped fitness centre
 - Yoga Studio
 - Chef's kitchen with inviting fireside dining lounge
 - Mail Room
- Second Floor
 - Fabulous New York Style Lounge complete with:
 - Wet Bar
 - Billiards
 - Relaxing Lounge

- Dance Floor
- Elevated Stage with Karaoke Facilities
- Access to Outdoor Terraces
- Meeting Room and Business Centre with wireless internet access
- Plush director's screening room
- Children's games room

BUILT TO LAST

- Hardi Board & Batten Color Plus (15 year guarantee of color fading protection)
- Building Envelope consists of durable Hardi type siding, Hardi Board and brick
- 20 year warranty on laminated asphalt shingle and flat roof
- Rainscreen technology protection system
- Energy saving double glazed thermally broken vinyl framed windows and patio doors
- 2" x 4" insulated party wall with 1" air space and staggered studs
- 1 ½" concrete topping between floors
- Convenient baseboard heating
- Sturdy 2" x 6" exterior wall construction with R20 insulation
- Central efficient domestic hot water

PEACE OF MIND

- Brightly illuminated concrete parkade with remote control entry
- Convenient parking and bicycle storage for each suite
- Sprinkler fire protection in all homes and common areas
- Pre-wired for cable/telephone/networking
- Premium home ownership protection warranty by Travelers Guarantee including:
 - 2 years coverage for materials and workmanship
 - 5 years coverage for building envelope, including water penetration
 - 10 years coverage for major structural defects
- Professional Management by Baywest
- Convenient garbage & recycling areas featuring enhanced recycling
- Video Surveillance System
- Keyless Security access to all Common Areas and Gates



ELEMENTS

Features



FEATURES

Your Elements Home

- An innovative world of sophistication and comfort
- Richly landscaped with inviting courtyards and meandering waterways
- Steps to fabulous shops and services

A Life of Style

- 2 professionally designed colour schemes – Nickel & Copper
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- Convenient stacking washer/dryer

Inspiring Kitchens

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- Rich granite countertops
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 - Integrated dishwasher
 - Microwave hood fan combo
- Ceran top slide-in self cleaning electric range

Beautiful Bathrooms

- Custom floating vanity with natural granite countertops
- Bathtub with porcelain tile surround & contrasting textured accents in main bathroom
- Ensuites offer stunning 5' – 5'6" floor to ceiling glass walk-in shower with porcelain tile surround and contrasting textured accents

Entertainment and Technology Powered by Shaw

- One Year Free Rental of Shaw HD Digital Recordable Cable Box
- One Year of Free High Speed Internet Services
- A Shaw Welcome Home Kit including:
 - Free Installation
 - One Year Free Shaw Digital Cablevision
 - Three Months Free Shaw Digital Phone Services

Built to Last

- Rainscreen technology protection system
- Hardi Board & Batten Color Plus (15 year guarantee on color fading protection)
- Building Envelope consists of durable Hardi type siding, Hardi Board and brick
- 20 year warranty on laminated asphalt shingle roof

Safe and Secure

- Brightly illuminated concrete parkade with remote control entry
- Sprinkler fire protection in all homes and common areas
- Pre-wired for cable/telephone/networking
- Premium warranty by Travelers Guarantee

In our continuing effort to improve and maintain the high standard of the Elements development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on surveyor's measurements. Trilogy Club measurements are based on architectural measurements. As reverse plans occur throughout the development please see architectural plans for exact unit layout. Illustrations, renderings and marketing materials provided are an artist's conception and are intended as a general reference only and are subject to change without prior notice. Please ask one of the helpful sales staff to reference the architectural set of municipally approved construction set of drawings, and subsequent revisions for most accurate dimensions and other details. Please refer to disclosure statement for specific offering details. E.&O.E.

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A LIFESTYLE EMBRACING THE BEST OF LIFE

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LOWER LEVEL



UPPER LEVEL

Immerse yourself in the unprecedented lifestyle that is distinctively Elements. Reflective of a serene village-like setting, this quiet community is set amidst beautiful gardens, manicured lawns and natural water features. Complete with illuminated pathways, the centrepiece of Elements is the stunning 7,000 square foot amenity building. Scaling two light-infused levels, The Trilogy Club will feature a fully equipped fitness centre, a New York style lounge complete with billiards and a plush director's screening room. There will also be 2 guest suites for your out-of-town visitors with ample guest parking throughout the community. Elements has been designed to enhance your satisfaction, not to mention your investment.



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● SHOPPING

- | | |
|---------------------------------|---|
| 1. Willowbrook Shopping Centre | 2. Walmart |
| 3. Home Depot | 4. Canadian Tire |
| 5. The Real Canadian Superstore | 6. Save-on-Foods |
| 7. Costco | 8. Rio Can Langley Centre: Chapters, Pet Smart, Sony Store, Laura, Pier One, Home Sense, Sears Whole Home, Wholesale Sports |

A NEIGHBOURHOOD FULL OF LIFE

With all the conveniences that you crave, Elements offers an unlimited helping of urban amenities and diverse attractions. Literally outside your door, you'll find yourself strolling along beautifully maintained walking paths that lead to a plethora of great restaurants, wonderful shopping options and endless recreational opportunities. And with major transportation improvements including the new Golden Ears Bridge, life in Willowbrook just got a whole lot better!

Music Provided By www.freeplaymusic.com



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Sandhill Development (Langley) LTD.
Masterplan Architect - F. Adab Architects
Giraffe Design Group
Hathaway Construction Ltd.
Fifth Ave Real Estate Marketing Ltd.
TD Commercial Banking
Travelers New Home Warranty
Great Companies Behind the Scenes

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THE ELEMENTS OF A GREAT TEAM

Sandhill Development (Langley) Ltd.

Providing quality workmanship, exceptional service and enduring value to their homeowners, Sandhill Development's latest offering of residential homes at Elements is another example of their commitment to building vibrant, livable homes with a relentless focus on remarkable design, customer service and security.

Sandhilldevelopment.ca

Masterplan Architect - F. Adab Architects

F. Adab Architects has an impressive 40-year history of creating exceptional, ultra-livable environments throughout Western Canada. Their reputation for bold, yet sensitive architecture has been achieved by carefully translating the needs and wishes of their clients into architecture that embodies these functional requirements in an artistic building form. Their vast experience has culminated in the masterpiece that is Elements. Working in collaboration with the planners at the Langley Township, they have executed their vision of a forward-thinking community. Elements is sure to become one of the most sophisticated, intuitively designed residential developments in the Lower Mainland.

Giraffe Design Group

The inspirational and award-winning Vancouver design firm Giraffe Interiors, has once again brought their fearless approach to Elements - creating a timeless respite for today's busy and diverse lifestyles. Through her extensive world travels, principal Danielle Lareau has studied and embraced the sacred geometry theory, which is the foundation from which Elements is built. Considered foundational to the building of sacred structures such as the pyramids, temples, mosques and churches, sacred geometry is the use of universal patterns in the design of everything in our reality. The use of sacred geometry in the design of Elements is meant to promote positive energy flow and bring health and a sense of well-being to all who dwell there. Elements is so much more than just another pretty space!

Hathaway Construction Ltd.

A company whose distinctive characteristic is quality, Hathaway Construction prides itself on unparalleled customer service. With a high level of expertise in construction management, and having built over 5,000 multi-family homes since 1986, Hathaway Construction is continually working to improve on designs and products to create better livability for their customers. Design invention and engineering become the standard way of enhancement of the communities they build. Hathaway Construction has once again created top quality, livable homes of which the developers, contractors, suppliers and design consultants are all proud to be a part.

Fifth Avenue Real Estate Marketing Ltd.

Fifth Avenue Real Estate has achieved over 80 industry awards of excellence recognizing and promoting highly livable communities for real people and the way they want to live. With over 30 years experience of directing the successful design of these communities, bringing them to market, and surveying thousands of homeowners after the initial home buying experience, they continually strive to achieve the highest levels of builder/developer excellence.

www.fifthav.com

TD Commercial Banking

TD's extensive experience providing financial service solutions to the construction industry makes it the ideal partner bank for Sandhill Development (Langley) Ltd. TD understands development, what it takes to get a project off the ground, and the positive contribution construction makes to the prosperity of Canada. TD also understands the importance of building communities. Strong communities across Canada give people the opportunity to realize their potential in life and in work. As such, Sandhill and TD are the perfect team to realize Elements - a key project designed to deliver urban sophistication in a rural landscape.

www.td.com

Travelers New Home Warranty

We know there is no substitute for peace of mind. That's why we've chosen the best. Since the introduction of the Homeowner Protection Act and Regulations in 1999, Travelers Canada has been the leading home warranty provider in British Columbia. Their team of experienced underwriters, knowledgeable technical representatives and dedicated support staff continue to provide the highest standard of 2/5/10 warranty coverage in British Columbia.

Great Companies Behind the Scenes

The exceptional Elements community would not have been possible without the tireless efforts of the professional team we have assembled. They are:

Structural - John Bryson & Partners Structural Engineers

(Principal: John Zickmantel, M.Eng., P. Eng , P.E.)

Civil Engineering - Core Group Consultants

(Principal: Cormac Nolan, P. Eng PE)

Building Code Consulting - GHl Consultants Ltd.

(Principal: Teddy Lai, MAIBC, MRAIC, CP)

Building Envelope Consulting - BC Building Science & Engineering Ltd.

(Principal: Steven Moskalyk, P. Eng)

Electrical Mechanical - SRC Engineering Consultants Ltd.

(Principals: Bill Khangura, P.Eng. Gurdev S. Gill, P. Eng)

Landscape Architect - Rory Dafoe Landscaping Architect

(Principal: Rory Dafoe, BCSLA, CSLA)

Environment - ECL Envirowest Consultants Ltd.

(Principal: Ian W. Whyte, B. Sc.)

Geotech - GeoPacific Consultants Ltd.

(Principal: Matt Kokan, M.A.Sc., P.Eng)

Special thanks to the Township of Langley's departments of Planning, Engineering, Building, Parks & Recreation and The Department of Fisheries Canada.



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[20211 66th Avenue · Langley BC Canada](#)

Our hours are Monday to Thursday 2pm - 7pm

Saturday and Sunday 12pm - 5pm

Closed on Friday.

tel 604.533.7718

info@elementsinslangley.com · fifthav.com

Sales and Marketing by Fifth Avenue Real Estate Marketing Ltd.

tel 604.583.2212 www.fifthav.com



ELEMENTS



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WHERE YOU WANT TO BE



Designed with intention, positioned with precision, immerse yourself in the unprecedented lifestyle that is distinctively Elements. Reflective of a serene village-like setting, this quiet master planned community is set amidst beautiful gardens, illuminated pathways and natural water features.

Surrounded by style and steps to shopping, you're close to all the conveniences that you crave. Elements offers an unlimited helping of urban amenities and diverse attractions in the vibrant Willowbrook neighbourhood. Once you experience Elements, you'll expect nothing less.



ELEMENTS

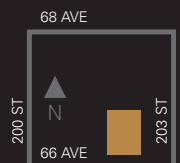
Unprecedented VIP Pricing
from \$149,900 NET HST INCLUDED

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to ensure your VIP status
elements.inlangley.com

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Elements is currently not an offering for sale. F&O 5



SHAW



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WHERE YOU WANT TO BE



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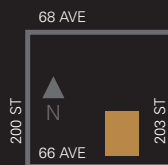


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SANDHILL



604-282-2212

SHAW



ALL THE ELEMENTS OF A PERFECT NEW HOME

The best master planned community in Langley is now welcoming buyers to discover polished sophistication and true value in six low-rise, high-style condominium buildings.

Elements, now ascending in a prime Willoughby location, is centred by a large and stylish amenity building and offers a superb selection of chic condominium homes. Inspired by urban living, yet surrounded by green space, the homes of Elements deliver perhaps the best new home value in the Valley. Prices start at less than \$143,000 and even the largest suites, at almost 1,100 square-feet are priced under \$360,000. Floor plans include studios, one-bedroom, one-bedroom flex, two-bedroom and two-bedroom with den.

Developed by Sandhill Developments, with inspired architecture from PJ Lovick Architects and design by Giraffe Design Group, Elements has been nominated for six prestigious Georgie Awards.

Buyers at Elements can choose from two colour schemes – Nickel or Copper – and the list of standard features is impressive. A stainless steel kitchen appliance package, sleek Duotone cabinets, sparkling backsplash, and granite tops in both kitchens and bath-

rooms are all included. (Ask about the upgraded kitchen package in the two-bedroom suites.)

Bathrooms feature floating cabinets with contemporary lighting, porcelain tiles and accents.

With hardwood laminate flooring in living areas and easy-care tiles in kitchens and entryway, and ceilings that soar to nine feet and higher, Elements is as beautiful as it is pragmatic. The first homes will be move in ready by this fall.

The heart of Elements is the 8,000-square-foot amenity centre that sparks with a New York style lounge, chef's kitchen, and fitness centre. There is even karaoke stage, a wet bar and billiards and a director's screening room. A great place to meet new friends and entertain guests.

The location is to live for. Elements is just a stroll from shopping, dining and services, yet is as close to nature as to freeway access and top recreational facilities.

Come out now and discover your new home at Elements. The presentation centre is located at 20211, 66th Avenue, Langley, and is open 12 noon to 5 p.m. daily, except Friday. Phone 604-533-7718, or visit www.elementsinlangley.com



Elements in Willoughby centre is Langley's largest master planned condominium community. The Elements presentation centre is located at 20211, 66th Avenue, Langley, and open 12 noon to 5 p.m. daily, except Friday. Phone 604-533-7718, or visit www.elementsinlangley.com



Price, features, among the Elements ‘message’

Sandhill Development project in Langley touted as an affordable opportunity for first-time buyers

By BARBARA GUNN, Postmedia News July 22, 2011



Elements is the latest Homes profile, in Langley on July 11, 2011. This is the model.

Photograph by: wayne leidenfrost, Vancouver Sun

The headlines have long been telling us that the Greater Vancouver real estate market is among the least affordable anywhere. Out in Langley, however, the folks marketing the new master-planned Elements community say a different story is being told.

The Sandhill Development project will eventually be comprised of 393 apartments on a seven-acre site blocks from the Willowbrook Shopping Centre. The first of those homes hit the market just weeks ago — starting at just under \$150,000.



“In terms of first buyers, I think in our real estate market, people may think that it’s not tangible to own,” observes Ameet Johal, marketing director with Fifth Avenue Marketing. “We hear so many stories about how our market is the most expensive in the world, and maybe Vancouver specifically ... But I think what is great about a project like this is that, you don’t have to be making over \$100,000 [to own a home] ...

“Real estate can be affordable ... I like that message for this project. It’s a price point that works for people.”

The smartly outfitted entry-level studio suite, like all Elements homes, will be no slouch in terms of finishes, and fitted with the touches many would come to expect in new homes priced much higher: Hardwood laminate flooring, a Whirlpool stainless steel appliance package, granite countertops and pendant lighting.

When complete in four to five years, Elements will consist of studio suites and one- and two-bedroom apartments in six four-storey wood frame buildings. Of the 75 homes in the first of those buildings — to be finished a year from September — 30 sold in the space of six weeks.

Those steady sales come as no surprise to Fifth Avenue sales and marketing vice-president Cristy Edmonds, who believes the homes are noteworthy, not only for their price, but also for their architectural appeal and interior design.

“The concept is that we want to appeal to a buyer who has a higher level of sophistication with interior design,” she says. “Normally, they do that in developments that are located downtown. But we thought: ‘There are people who live out here in Langley because they love Langley, and they are those buyers who appreciate high-end design and high quality. So why save that only for people who are downtown?’ ”

Exteriors will be fitted with brick and HardieBoard siding and finished in an earth-tone palette. Interiors, meanwhile, will be finished in one of two colour schemes — copper or nickel — and include such higher-end touches as double-bowl stainless steel sinks and porcelain tile flooring in the kitchens and motion-sensor under-cabinet lighting in the bathrooms. All Elements homes will include ground-level patios or decks, the largest of which will measure some 300 square feet.

Where the two show suites are concerned — a 446-square-foot studio and a 563-square-foot one-bedroom home — attention was paid to the thinking of “sacred geometry,” notes Danielle Lareau, principal of the Giraffe Design Group.



“Everything is symmetrical and designed in terms of shapes and forms,” Lareau says. “If you look at design today, everything is too square ... To have balance in a home, you need the straight lines and the curves. The straight lines are more masculine and the curves are more feminine.”

To achieve such balance, Lareau opted to juxtapose a square table with a round carpet, and to install a circular wall art motif that contains oblong shapes echoed in the patterns on the living area throw cushions.

Lareau opted for a daybed in the studio suite — by day, giving the unit more of a living room feel — but if buyers so choose, they can opt to have a Murphy bed installed in those homes, Edmonds says.

All homeowners, meanwhile, will be able to enjoy the neighbourhood’s ample outdoor areas — a brook will meander through a green reserve to the rear of the project, while the outdoor space in the core of the Elements community will be noteworthy for its illuminated pathways, water features, courtyards and communal fire pit.

Equally noteworthy, says Edmonds, will be the two-level Trilogy Club, an amenity space of more than 7,000 square feet that will include, among other things, a fitness centre, yoga studio, lounge, billiards area, dance floor and media room.

“So you could book this to have your friends come over to watch a hockey game or a movie,” she notes.

Elements, which Edmonds says represents the first large-scale master-planned residential project for Richmond-based Sandhill Developments, is the only undertaking of its type in the Willowbrook neighbourhood, which is anchored by the mall and the myriad restaurants, big-box outlets and entertainment offerings in and around it.

“We are pretty much one of the only walkable communities in Langley,” Edmonds notes. “You could live here without a car, which is rare for Langley.”

Still, says Edmonds, Elements’ position — it will front 66th Avenue just a few blocks east of 200th Avenue — accounts for just part of its appeal.

“The one-bedroom has been incredibly popular,” she says. “The functionality of the size and the price for what you’re getting — it’s just incredible value. That’s another reason why we’ve done really well. Great location, great interior design and great price.”

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Looking for a New Home in the Langley Real Estate Market? Check out the Elements Langley Willowbrook Condos featuring 6 Buildings & Affordable Condominiums - PLUS The Trilogy Club Amenities



The Willowbrook Elements Langley Condos

Your world at your doorstep. Elements of Nature and Urban Living coming soon to the Langley real estate market. Well designed and well priced studios, one and two bedroom homes for sale at the new Elements Langley condominium project located at 20211 66th Avenue Langley BC. Natural and urban living; homebuyers can live where it all connects. If you want it all: affordability, location, functional space, spacious entertainment options, services and transportation, the new Langley Elements condos for sale is a new and bold collection of condominium apartments where everything connects. Located in the Willowbrook Langley neighbourhood, the Elements Condos will feature great amenities (two storeys) at the Trilogy Club. Register today by visiting www.elementsinlangley.com or call 604.533.7718 today for more information. The presentation centre and two full display homes are ready for viewing right now from 12 to 5pm except Fridays.





More Information Released about the Langley Elements Condos

A sophisticated and well designed Langley real estate development, Elements Condos make the right first impression for both homeowners as well as guests. Located in the vibrant and ever growing Willowbrook community, the new Elements Langley condos for sale are urban chic, affordable and centrally located to services and shopping. Homebuyers who are energized by modern urban life experiences should check out these new condominium homes that feature dramatic design detailing as well as high gloss colour palettes. There are a total of 6 residential buildings that make up the master planned Langley Elements community and with unique floor plans as well as a well balanced design palette, the new Willowbrook homes will not last very long. All new Langley homes for sale at Elements Willowbrook will come with a comprehensive home warranty in addition to one year free rental of the SHAW HD Digital recorder box, high speed internet service and a welcome home kit. In addition the safe and secure buildings at the new Elements Langley condos for sale will have a well secured underground parking garage in addition to sprinkler system, pre wiring for security system and much more. The buildings themselves will have rainscreen technology, Hardie Plank board and batten color plus with a long warranty in addition to asphalt shingle roofing that has a 20 year warranty. The new Willowbrook Langley condos for sale will also feature two professionally chosen and designed finishing palettes that are called Copper and Nickel, which take the bronze, silver and gold colours from the natural surroundings inside in addition to in suite laundry in every



home. The pre-sale Langley Elements condos will also feature plush wall to wall carpets in the sleeping rooms as well as beautifully hardwood laminate floors in the living areas and the entryway. The gourmet kitchens will have a stainless steel package that is Energy Rated and high-end in addition to a double bowl stainless steel sink, rich granite counters, spacious pantries in most floor plans, islands, eating bars as well as sleek modern cabinetry with accent lighting and modern hardware. The bathrooms at the new Langley condos for sale at Elements Willowbrook real estate development will feature custom floating vanities, granite counters, ensuites with walk in showers, porcelain tile work, and bathtubs in the main ensuites.



The Trilogy Club at Elements Langley

An unprecedented lifestyle choice for Langley homebuyers is now available right here at the Willowbrook Elements condo buildings where you will find the amazing and resort style Trilogy Club amenities. Located within the heart of the six building master planned Langley real estate development, the Trilogy Club at Elements Condos features over 7000 square feet of amenity spaces over 2 levels that give home owners ample places to have fun, relax, socialize, entertain and get fit. Outside, you will find perfectly manicured lawns, a central courtyard, waterways and a village style pedestrian friendly community. On the inside, the Trilogy Club at



Elements Langley condos will feature a lower level with a full scale fitness centre, separate yoga room, lockers and equipment storage room, his/hers bathrooms, a mail room, entrance lobby that is very welcoming and professionally designed in addition to a clubhouse lounge space with comfortable seating, a chef' s demo kitchen and fireside lounge in addition to a full professional kitchen for those larger get togethers. The Langley Elements Trilogy Club amenities will also include an upper level that has a theatre, his/hers bathrooms, children' s game room, meeting room/business centre, karaoke and dance club room as well as a New York style pub and lounge with wet bar. There are also great outdoor entertainment spaces on the upper level of the Trilogy Club at Elements Langley real estate development. As you can see, every detail has been designed and thought about at this master planned community.



The New Langley Willowbrook Real Estate Development at Elements

The actual master planned community itself at Elements Langley will feature six different residential buildings with high-end condominiums at affordable pricing. In addition, the Willowbrook Langley real estate



location is convenient, and is very close to shops and services. The neighbourhood will feature a sophisticated and high-end atmosphere with rich professional landscaping with courtyards and waterways. There are also 2 fully furnished and professionally decorated guest suites on site. Designed with intention, positioned with precision, immerse yourself in the unprecedented lifestyle that is distinctively Elements Langley condos. Reflective of a serene village like setting, this quiet master planned community is set amidst beautiful gardens, illuminated pathways and natural water features. Surrounded by style and steps to shopping, the new Langley Elements condos for sale, residents are closet o all the conveniences that you crave. Elements Condos offer an unlimited helping of urban amenities and diverse attractions in the vibrant Willowbrook Langley real estate neighbourhood. Once you experience the new Elements Langley condos for sale, you will expect nothing less. Unprecedented VIP Condo Pricing starts from just \$149,900 with NET HST INCLUDED! Register today to ensure your VIP status for your first choice of studios, one and two bedroom floor plans for the grand opening launch.



The Professional Team

The team involved in the new Langley Willowbrook Elements condo project includes Sandhill Development Ltd, F. Adab Architects, Giraffe Design Group, Hathaway Construction Ltd, Fifth Avenue Real Estate Marketing, TD Commercial Banking and the Travelers New Home Warranty.



O

TWO BEDROOM
TWO BATH + COMPUTER NICHE
812 SQ FT
FORMAL LAYOUT FEATURING
GALLEY KITCHEN WITH EATING BAR



In our continuing effort to improve and maintain the high standard of the Elements development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on reviewer's measurements. Today's CAD measurements are based on architectural measurements. As we move plans closer throughout the development please use all other tools/plans for exact unit layout. Illustrations, renderings and marketing materials provided are an artist's conception and are intended for a general reference only and are subject to change without prior notice. Please ask one of the helpful sales staff to reference the architectural set of municipally approved construction set of drawings, and subsequent revisions for most accurate dimensions and other details. Please refer to disclosure statement for specific offering details. E-50-E

The Elements Floorplans

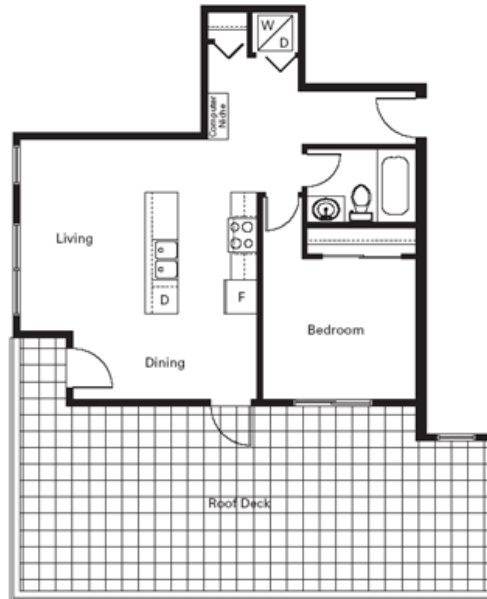
- > A - Studio - One Bath - 446 Sq Ft
- > B - Studio - One Bath - 505 Sq Ft
- > C - Studio - One Bath - 531 Sq Ft
- > D - Studio - One Bath - 488 Square Feet
- > E - One Bedroom - 1 Bath - 563 Square Feet
- > F - One Bed + Computer Niche - 1 Bathroom - 606 Square Feet
- > G - One Bedroom + Niche - 1 Bath - 623 Sq Ft
- > H - 1 Bed/1 Bath plus Computer Niche at 718 square footage
- > J - 1 Bed/1 Bath and Flex Room at 689 square footage
- > K - Two Bedroom and Two Bathroom Floor Plan with Computer Niche at 850-843 sf
- > L - 2 Bed/2 Bath with Niche at 1050 square feet (great floorplan!)
- > M - Two Bed and 2 Bathroom Floorplan with Niche at 896 sq ft
- > N - 2/2 plus Niche at 930 square feet (corner floorplan)
- > O - 2 Bed/2 Bath and Niche Floorplan at 812 square feet



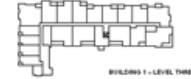
H

ONE BEDROOM
ONE BATH + COMPUTER NICHE
718 SQ. FT.

FORMAL LAYOUT FEATURING
GALLEY KITCHEN WITH EATING BAR
AND HUGE ROOF DECK PERFECT
FOR ENTERTAINING



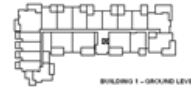
BUILDING 1 - TOP LEVEL



BUILDING 1 - LEVEL THREE



BUILDING 1 - LEVEL TWO



BUILDING 1 - GROUND LEVEL

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