Summerfield

Carefree Country Living

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There's a haze hangs o'er the mountains
As the golden sun sinks lower,
And a gentle breeze stirs softly
In the flowers 'round my door.

– Rena Coveney

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Step back into small town living at Summerfield, a secure enclave of attached ranchers that will remind you of the neighbourhood you always dreamed of growing up in. Big private back yards, friendly open porches, and traditional streetscapes convey a warm welcome to this easygoing country community in Langley's Walnut Grove.

With the emphasis on lifestyle and finely appointed main level living, Summerfield has been designed for active adults who deserve and appreciate a lovely home, but want freedom from the ties of home maintenance. Summerfield – Created to help you get the most out of life.

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Welcome to the neighbourhood

Langley's remarkable combination of city amenities and country leisure opportunities is attracting residents from throughout the Lower Mainland. It's hard to resist a location where you're only moments from a walk in the country or the local Walnut Grove Shopping Centre, and only a few minutes from Guildford Town Centre by freeway.

Summerfield's neighbourhood offers an amazing array of shops and services, from chiropractors who take time to explain what's happening to your back, to banks and credit unions with extended hours to handle your schedule. It will take you several visits to fully explore nearby Fort Langley, where unique galleries and a new specialty coffee shop rub shoulders with an old-fashioned candy store stocked with jars of enticing "penny candy," and restaurants serve country fresh homecooked meals. The historic Fort Langley Museum, located here in B.C.'s first capital, is an ideal spot to take your grandchildren!

You'll enjoy the Redwoods Golf Course, set in 50 acres of preserved natural habitat, while Forest Hills Recreation Centre offers tennis courts, skating rinks, and an olympic size swimming pool.

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Summerfield

Natural settings such as that of Summerfield, make us acutely aware of ongoing cycles of life and growth. It's much the same at Polygon. We know that our present customer is often our future customer. That's why we work to build relationships, and provide the levels of comfort, protection, and ease of ownership that purchasers have come to appreciate at our lifestyle communities.

We choose locations that are not only close to amenities, but that assure our homeowners of lasting value and increasing investment potential. When we plan new communities, we take into account the comments and suggestions we have received from previous Polygon homeowners. The cycle continues with continual improvement in imaginative designs, attractive landscaping, security features, and outstanding recreation amenities in each community.

Our customer service managers are there when you need them, standing behind the New Home Warranty Program of B.C. as well as Polygon's unique Weather Shield guarantee.

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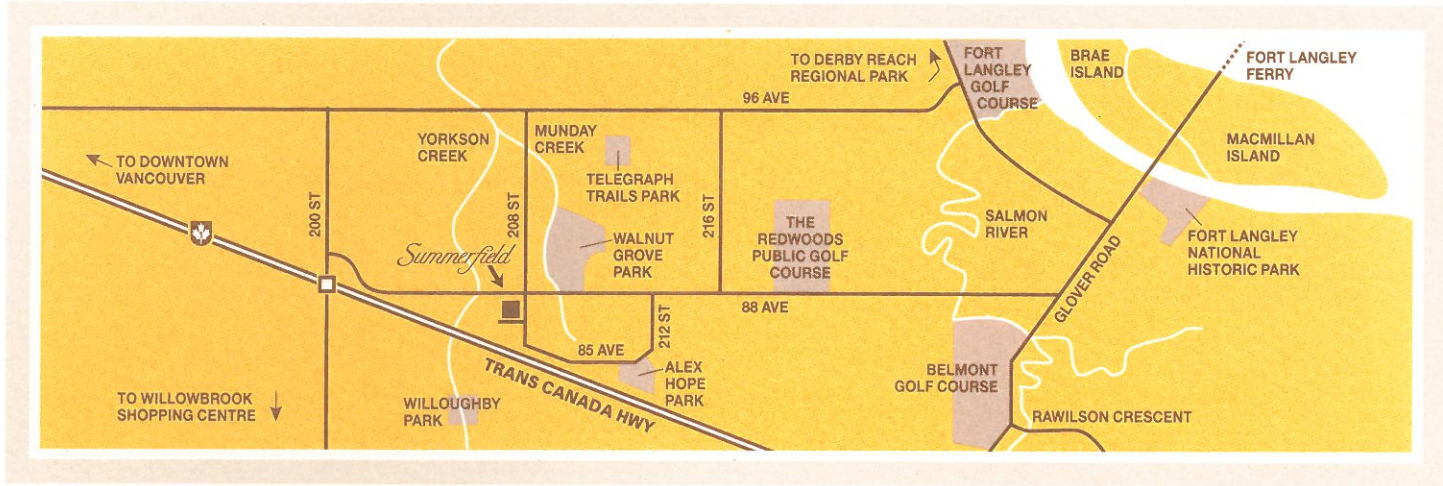
The Polygon Vision

To demonstrate excellence in home building with people of integrity working together to provide good value for our customers and a lasting contribution to our community.



The quality homes of Summerfield are built by Polygon Quail Park Development Limited, part of the Polygon Group of Companies which has created several thousand homes of distinction throughout Greater Vancouver.

Summerfield

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Site Plan

Plan A
The Shelley

Plan B
The Browning

Plan C
The Tennyson

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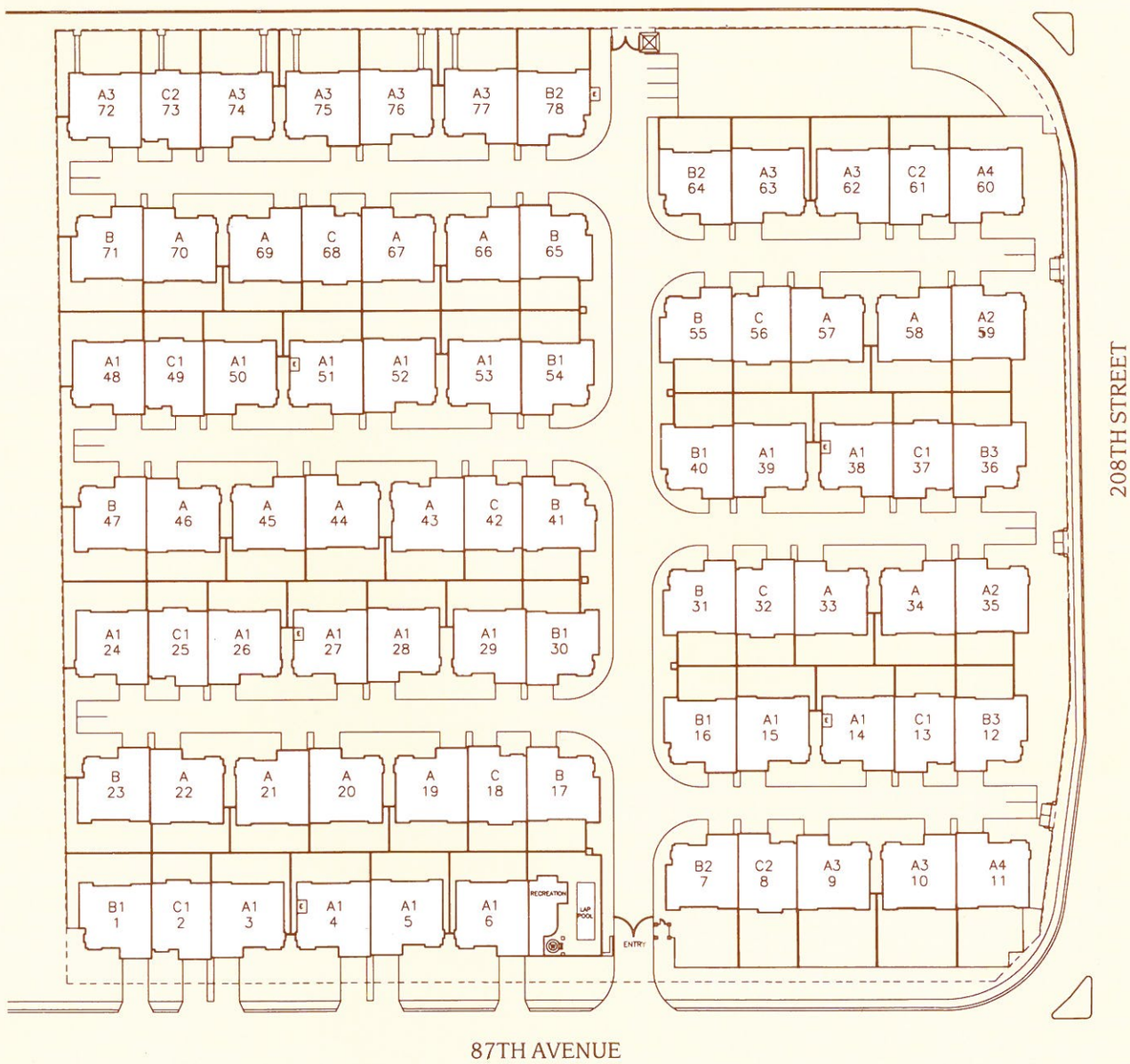

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Outstanding Features

First Impressions

- Classic marble entry flooring
- Heritage-style front door with decorative window
- Heritage thumblatch polished brass door hardware by Weiser
- Elegant vaulted ceiling

Luxurious Master Suite

- Crown mouldings
- Spacious walk-in closet
- Designer ceramic floor tile and bath surround in ensuite
- Full-width vanity mirror
- Dual sinks in cultured onyx countertop
- Five-foot soaker tub
- Separate tiled walk-in shower
- Locking medicine drawer

Convenient Step-Saver Kitchen

- Sunny eating nook with large windows
- Striking vaulted ceiling (some plans)
- Traditionally-inspired white raised panel cabinets with European hinges
- Handy microwave shelf and roll-out pot drawer
- Convenient island (some plans)
- High pressure laminate countertops with Corian edges
- Handset ceramic tile backsplash
- Over-counter lighting
- Halogen track lighting
- Easy-to-clean vinyl flooring by Armstrong
- Garbage disposal
- Energy-saving dishwasher by Westinghouse
- Self-cleaning range by Westinghouse
- Double enameled designer sinks with vegetable spray
- Roughed-in plumbing for icemaker

Other Fine Living Features

- Main level living for stair-free lifestyle
- Some homes with walk-out basements
- Dramatic vaulted ceiling in family room, living and dining room
- Cozy natural gas fireplaces in living and family rooms, each with marble hearth and surround and traditional mantel
- Two designer colour schemes by Lutina
- Plush 40 oz. nylon carpeting by Peerless
- Utility rooms and storage
- Three telephone jacks
- Three cable outlets
- Trus-Joist 'Silent Floor' with concrete topping
- Decora rocker light switches
- Decorative wood baseboards
- Heritage-style interior doors
- Main level laundry with side-by-side hook-ups

Exterior Features

- Attractive heritage style architecture
- Large private fenced rear yard
- Attached double garage with direct access to home
- Distinctively profiled asphalt shingles for durability
- Porches and patios for easy outdoor entertaining
- Decks in some plans
- Decorative coach lamps
- Stone fencing details and wood columns
- Low maintenance vinyl siding with wood fascia and trim
- Wood shingle siding and wood bracket roof gables
- 16 visitor parking stalls

Energy Efficiency and Security

- Radiant hot water heat with two-zone temperature control on main level (three zones in homes with basement)
- Electric baseboards on individual thermostats upstairs (some models)
- Double-glazed thermally broken aluminum windows
- 40 U.S. gallon natural gas hot water heater
- Sprinkler system for your protection
- Alarm system prewiring at entry doors and ground windows
- Security gates with remote transmitter
- Enterphone at main entry gate
- Perimeter fencing
- Deadbolt locks on exterior doors
- R-14 insulation in exterior walls, R-40 in roof
- Five-Year B.C. New Home Warranty
- Polygon's three-year Weather Shield warranty

Lifestyle Amenities

- Recreation building
- 35-foot outdoor lap pool
- Large outdoor patio
- Well-equipped exercise studio
- Men's and women's changing facilities
- Therapeutic whirlpool spa
- Convenient mailroom
- Professional landscape maintenance

Options to Enhance Your Living Pleasure

- Automatic garage door opener and transmitter
- Security system
- Central vacuum system
- Appliance package: washer/dryer, microwave with trim package, refrigerator

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