



## Homes

- ARCHITECTURE
- FLOORPLANS
- FEATURES
- QUICK POSSESSIONS

# HOMES

A space to fit every lifestyle, One44's three-storey townhomes range in size from large 1,376 sq. ft. two- bedroom plans up to expansive 2,238 sq. ft. four-bedroom plans. Many homes have large entryways that create a sense of arrival. And for those looking for alittle extra space, a selection of plans include a flex room that is perfect for an office or cozy den. The rear balconies and patios featured on every home welcome summer BBQs, and fenced yards (offered on most homes) will keep the little ones happy and safe. A large selection of townhomes also overlook the protected environmental reserve, which provides a beautiful view as well as additional privacy. Parking and storage are also taken care of with a single or tandem garage (depending on the plan) and full driveway, and there is plenty of parking throughout the community for visiting friends and family.

604.503.6402

SALES CENTRE OPEN  
SAT-WED 1-5  
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### Latest News & Blog

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We invite you to join us at our Public Grand Opening at our brand new Presentation Centre located at #22 5888 144th Street, Surrey at 1pm.We're looking forward to introducing this anticipated...

Monday, March 11, 2013  
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Throughout our 20 plus year history in the Fraser Valley and Surrey we have seen a lot of positive change, and are excited that the coming years offer even more growth and prosperity for our...

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### A smart decision with lasting value

< A vibrant community, and smart investment choice. Surrey is quickly becoming one of the most innovative and dynamic cities in Canada. A new world-class library. A cutting edge art gallery and arts complex. Satellite university campuses on SkyTrain lines, not to mention growing transportation links to the region. Yet Surrey also has a thriving agricultural community that produces fresh produce, honey as well as meat and dairy products, and is a recreational paradise full of beautiful parks and beaches. >





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### An anticipated master planned community

Invest in your family's future at One44. Surrounded by mature trees and protected greenspace, in the heart of Surrey's burgeoning Panorama neighbourhood, One44 is the latest collection of urban townhomes from award-winning Vesta Properties. These two, three and four bedroom three-level homes feature rear balconies and patios, and most include a private fenced front or backyard. With a space to fit every lifestyle, One44 truly is a smart and affordable investment choice in one of Canada's fastest growing cities.





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JUST RELEASED  
JANUARY 25TH



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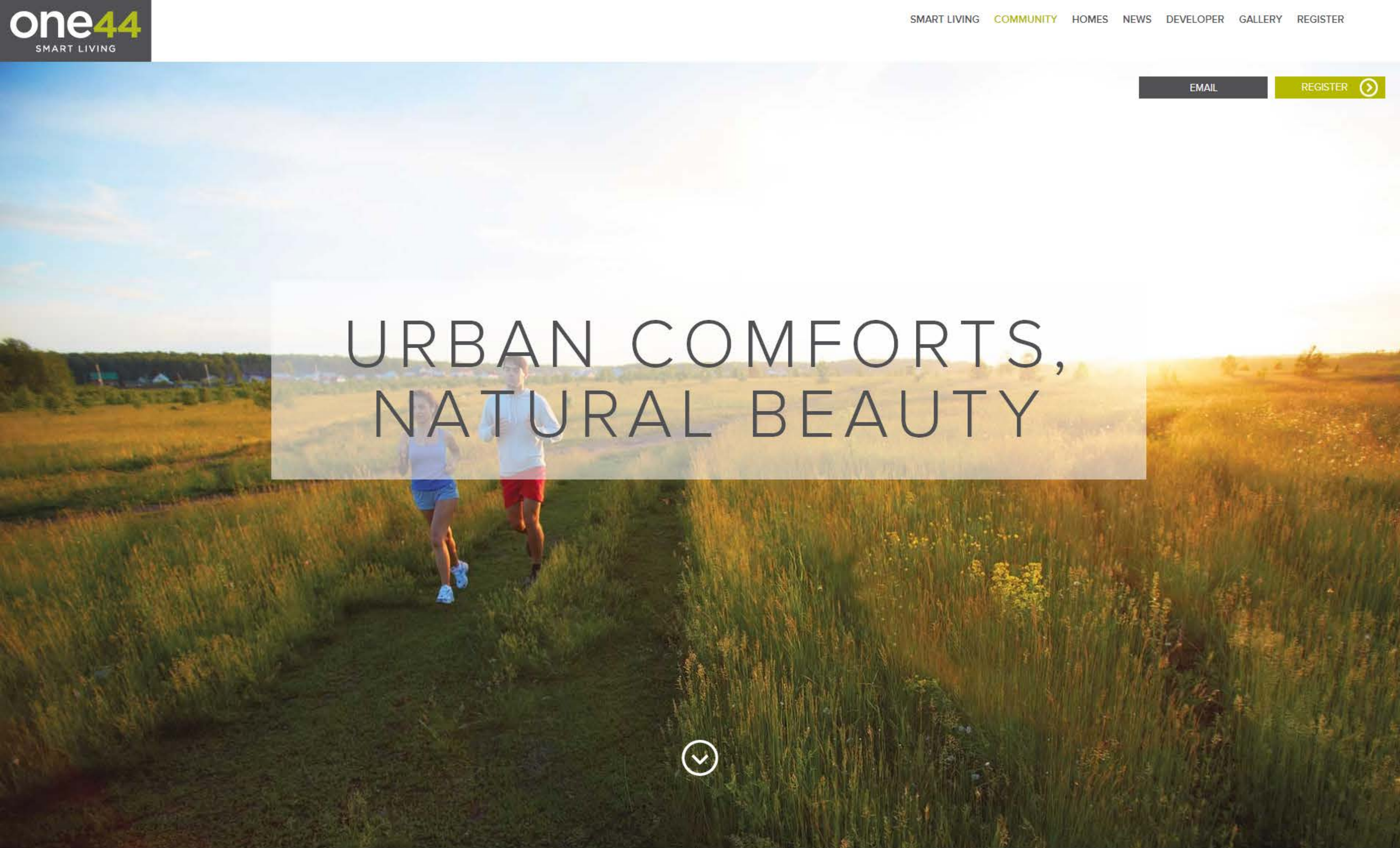
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A community dedicated to green space

Your outdoor playground awaits. One44's protected environmental reserve and network of trails is perfect for a morning run, weekend bike ride with the kids or nightly walk with your favourite four-legged friend. Here, bench-lined pathways, parks and amenity spaces are simply an extension of your own backyard. And with almost one third of the community dedicated to greenspace, select homes back directly onto a protected environmental reserve.





# URBAN COMFORTS, NATURAL BEAUTY



## COMMUNITY



West Coast meets contemporary with clean lines and modern finishes seamlessly blending with warm woods and calming colours. One44’s sophisticated urban design, featuring modern cultured stone columns and square low profile roofs, is both striking and in perfect harmony with the surrounding environmental reserve.

The community is well positioned to take advantage of Surrey’s bounty. Nature trails, greenspace, parks and playgrounds border One44. Schools, the Surrey YMCA, Bell Performing Arts Centre and Panorama Village and Rodeo Square shopping centres are a short walk away. And beachfront restaurants, Farmer’s Markets, Surrey City Centre and Hwy 99/91, for convenient access to downtown Vancouver, are a quick jaunt by car.

Life at One44 also comes with exclusive access to The Club, a multi-level 4,500 sq. ft. community amenity complex. Gather the kids for movie nights in the media room. Work up a sweat in the fitness centre. Or, celebrate one of life’s milestones in the guest lounge, which has a full kitchen and large outdoor wrap around deck.





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## FEATURES

One44's chic interiors were designed for those not willing to compromise on space or style. Grand entryways, soaring 9' ceilings, laminate flooring and a modern open-plan gourmet island kitchen with granite countertops and stainless steel appliances create a light, airy feel throughout your main floor living space. Host summer cocktail parties on the large deck off the kitchen, while watching the kids play in your fenced yard. And at the end of the day, retreat to your spacious master bedroom with large walk-in closet and spa-inspired en-suite with dual vanities.

Thoughtful touches, including a powder on the main and bedroom level washer/dryer offer added convenience, while a grade level flex room (offered on select plans) allows you to customize the space to best suit your needs. Sophisticated, contemporary finishings, modern plumbing and lighting packages and a choice of three contemporary designer colour palettes complete the stylish interior design.

Click here download One44's Smart Features list (PDF)

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SAT-WED 1-11  
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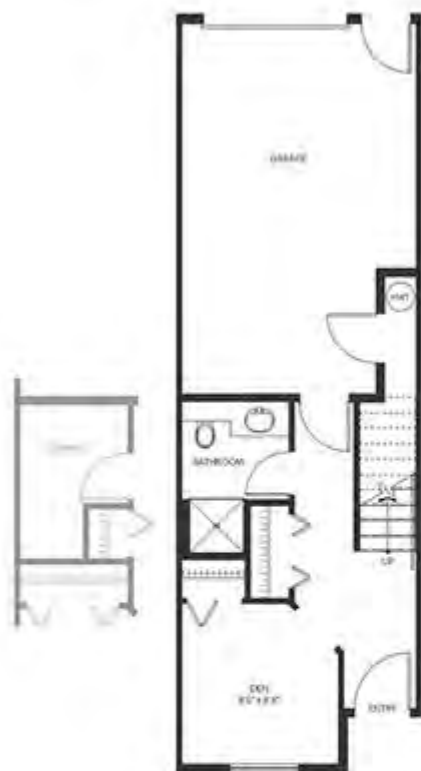
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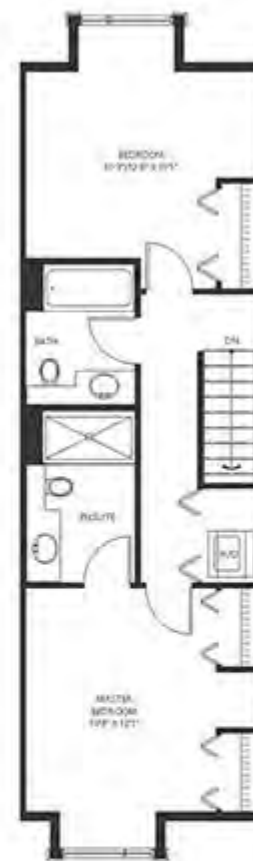




**GROUND LEVEL**  
274 Sq Ft



**MAIN LEVEL**  
559.1 Sq Ft



**UPPER LEVEL**  
572.8 Sq Ft

A

2 Bedroom + Den, 2 Bathroom  
1406 Sq Ft Total

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See the floor plan for more details.  
No representation is made by this document.



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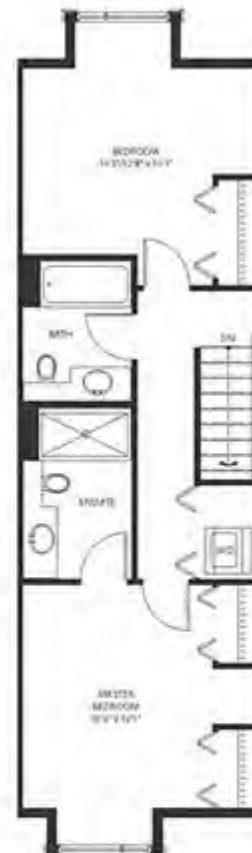
one44



**GROUND LEVEL**  
218.2 Sq Ft



**MAIN LEVEL**  
559.4 Sq Ft



**UPPER LEVEL**  
572.9 Sq Ft

**A1**

2 Bedroom + Den, 3 Bathroom  
1351.2 Sq Ft Total

VESTA

108 CONDOMINIUMS  
1000-1001, 1002-1003



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**one44**



**GROUND LEVEL**  
233.2 Sq Ft



**MAIN LEVEL**  
596.9 Sq Ft



**UPPER LEVEL**  
579.7 Sq Ft

# A1E

2 Bedroom + Den, 3 Bathroom  
1409.8 Sq Ft Total

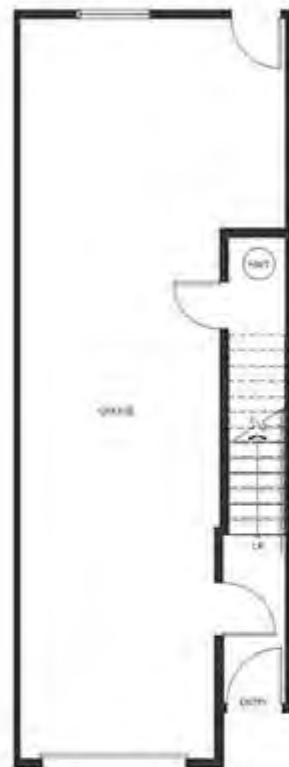
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**GROUND LEVEL**  
98.26 Sq Ft



**MAIN LEVEL**  
629.43 Sq Ft



**UPPER LEVEL**  
647.43 Sq Ft

B

3 Bedroom 2 Bathroom  
1375 Sq Ft Total

VESTA

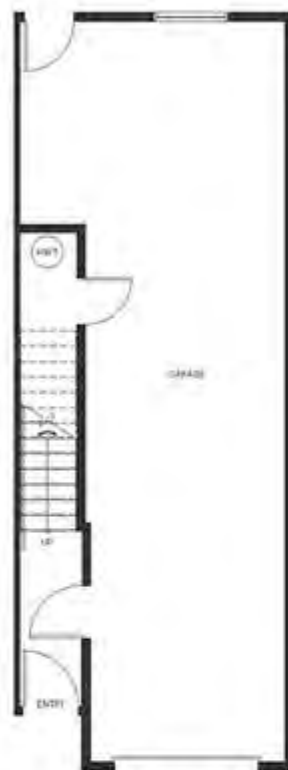
one44

For a complete listing of all the properties in the area, please visit our website at [www.bcccondos.net](http://www.bcccondos.net)



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GROUND LEVEL  
99.8 Sq Ft



MAIN LEVEL  
629.3 Sq Ft



UPPER LEVEL  
547.4 Sq Ft

B1

3 Bedroom 2 Bathroom  
1376.6 Sq Ft Total

VESTA

Unit is shown as a 3-bedroom unit. Actual unit may vary. Unit is shown as a 3-bedroom unit. Actual unit may vary. Unit is shown as a 3-bedroom unit. Actual unit may vary.



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GROUND LEVEL  
89.7 Sq Ft



MAIN LEVEL  
671.5 Sq Ft



UPPER LEVEL  
654.3 Sq Ft

B1E

3 Bedroom 2 Bathroom  
1425.5 Sq Ft Total

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**GROUND LEVEL**  
296 Sq Ft



**MAIN LEVEL**  
629.4 Sq Ft



**UPPER LEVEL**  
547.4 Sq Ft

**B<sub>4</sub>**

4 Bedroom 3 Bathroom  
1572.8 Sq Ft Total

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**one44**



**GROUND LEVEL**  
1961 Sq Ft



**MAIN LEVEL**  
639.4 Sq Ft



**UPPER LEVEL**  
647.4 Sq Ft

# B5

4 Bedroom 3 Bathroom  
1572.9 Sq Ft Total

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GROUND LEVEL  
323.6 Sq Ft



MAIN LEVEL  
629.4 Sq Ft



UPPER LEVEL  
647.4 Sq Ft



3 Bedroom 2 Bathroom  
1600.4 Sq Ft Total

www.bcccondos.net



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**GROUND LEVEL**  
602.9 Sq Ft



**MAIN LEVEL**  
629.4 Sq Ft



**UPPER LEVEL**  
647.4 Sq Ft

**C1**

3 Bedroom 2 Bathroom  
1879.7 Sq Ft Total

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**one44**



C1E

3 Bedroom + Den, 2 Bathroom  
1649.1 Sq Ft Total

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**GROUND LEVEL**  
258.6 Sq Ft



**MAIN LEVEL**  
629.4 Sq Ft



**UPPER LEVEL**  
647.4 Sq Ft

**C2**

3 Bedroom + Den, 3 Bathroom  
1535.4 Sq Ft Total

VESTA

**one44**

1000-1000-1000



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GROUND LEVEL  
267.5 Sq Ft



MAIN LEVEL  
558.5 Sq Ft



UPPER LEVEL  
557.3 Sq Ft

C3E

3 Bedroom 3 Bathroom  
1583.3 Sq Ft Total

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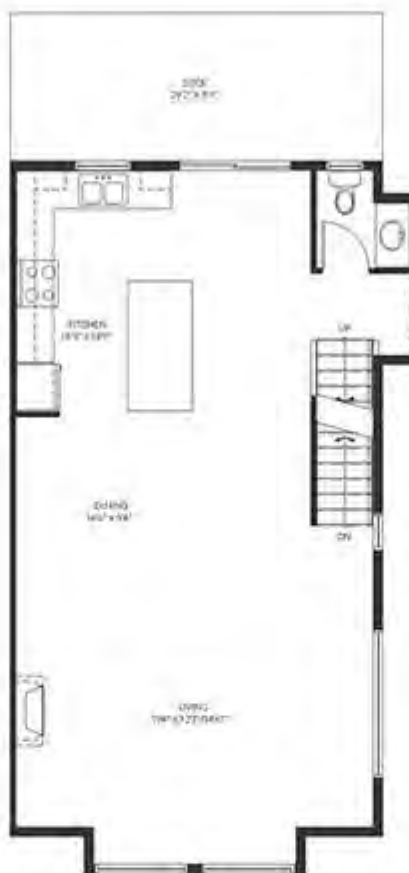
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GROUND LEVEL  
1341.2 Sq Ft



MAIN LEVEL  
1897.9 Sq Ft



UPPER LEVEL  
1074.0 Sq Ft

E

4 Bedroom 4 Bathroom  
1897.9 Sq Ft Total

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**GROUND LEVEL**  
353.6 Sq Ft



**MAIN LEVEL**  
634.1 Sq Ft



**UPPER LEVEL**  
626.1 Sq Ft

**F4E**

4 Bedroom 4 Bathroom  
2015.8 Sq Ft Total

VE5TA



B C C O N D O S . N E T



**one44**



GROUND LEVEL  
878 Sq Ft



MAIN LEVEL  
916 Sq Ft



UPPER LEVEL  
977 Sq Ft

G

4 Bedroom 4 Bathroom  
2372.5 Sq Ft Total

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As shown and subject to change  
without prior notice



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one44

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# GALLERY



One44's chic interiors were designed for those not willing to compromise on space or style.

Click on thumbnails to enlarge photos and virtually tour our 3 designer showhomes.



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SAT-WED 1-5  
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# ARCHITECTURE

Warm and welcoming yet bold and contemporary defines the style at One44. Flat roofs, clean lines and symmetrical stone columns create a modern feel, while wood detailing and an earth tone colour palette complement the natural backdrop of greenspace, parks and nature trails. A fusion of urban, West Coast and contemporary, One44 pays tribute to its surrounding landscape and the vibrant community spirit found in Panorama, Surrey.

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SAT-WED 1-5  
CLICK F



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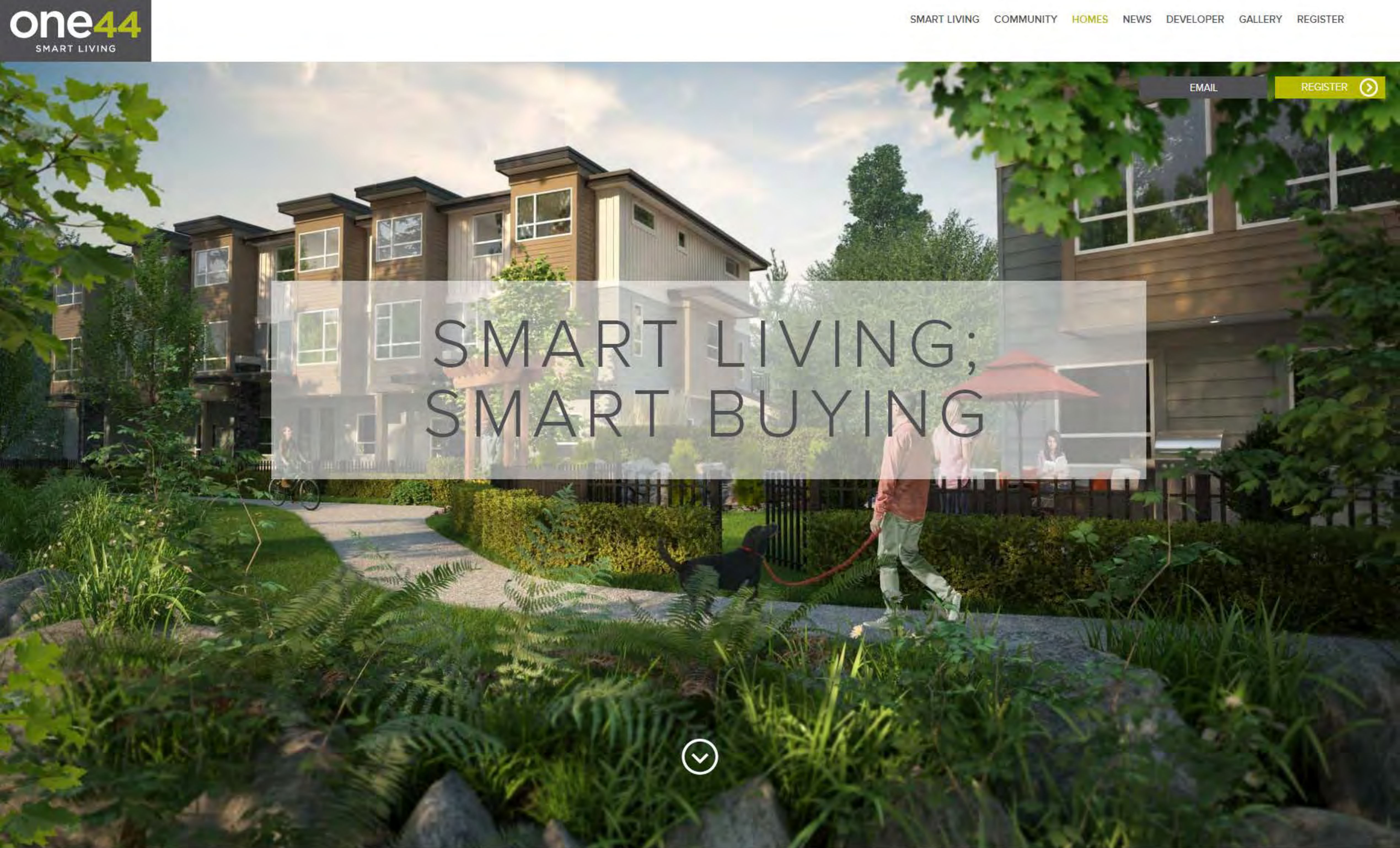
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# SMART LIVING; SMART BUYING



## Homes

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# QUICK POSSESSIONS

21, 5888 144 Street

Possession Date: Move in now!  
Style: 3 Storey  
Bedrooms: 3 up and 1 down  
Price: \$337,000 including net GST  
Size: 1600  
Bathrooms: 4

Our C Plan unit will "Inspire" you! This color scheme is stunning and so is this unit. Morning sun from the North to energize your kitchen while enjoying breakfast on your deck. The South Facing Living room overlooks the fenced backyard where you can entertain and enjoy sun long into the evening. It beautifully backs on to greenspace with a lovely large tree that provides a little added privacy and that park like feel. Plus! It has an excellent view of the playground. Proposed Strata Maintenance Fees are \$141.30. When you choose a quality built Vesta home it comes standard with the Peace of mind and the 2-5-10 yr Traveller's warranty. Plus enjoy aftercare service that will reward you and remind you just how smart you where to buy a Vesta Home!

CONTACT



# DEVELOPER



VESTA Properties is an integrated developer and builder with over 24 years of industry experience. We understand that selecting the right home and community is one of the most important decisions that you'll make. That's why we're dedicated to making smart choices throughout the planning, design and building process to deliver you the best lifestyle and investment value in every neighbourhood we build.

We start by securing the best locations and then spend countless hours on the design of our homes and neighbourhoods to create perfect places for our homeowners to live and grow. Each Vesta home is built with top quality construction and workmanship, and is subject to our stringent quality control standards. This process, combined with our unwavering commitment to customer care, translates into superior new home value and a smart investment

decision for our homeowners. We call this Vesta Value – and it's how we've successfully built more than 3,000 homes in 40 award-winning neighbourhoods in BC and Alberta.

Visit our new website: [VestaProperties.com](http://VestaProperties.com)

Facebook page: [facebook.com/Vestaproperties](https://facebook.com/Vestaproperties)  
Twitter Page: [twitter.com/VestaHomes](https://twitter.com/VestaHomes)

Monthly archive

- March 2013 (1)  
January 2014 (1)

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FRI, 01/10/2014  
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We're looking forward to introducing this anticipated new community to you. You'll be provided with floor plans, pricing, and first look at our designer showhomes and amenity building. Please be sure to register your interest in the community online and our sales team will be able to provide more information prior to the event. See you then!

SURREY – ONE OF CANADA'S BEST REAL ESTATE INVESTMENTS

MON, 03/11/2013  
Throughout our 20 plus year history in the Fraser Valley and Surrey we have seen a lot of positive change, and are excited that the coming years offer even more growth and prosperity for our community.

In the last five years Surrey has experienced a 14% growth rate in young families, now has the largest population of people under the age of 20, and continues to grow at a rate of 2.1% each year. It is also estimated that within the next 10 years Surrey will overtake Vancouver as the largest metropolis in the Province.



Image Courtesey of 604Now.com

**A New City Centre**  
This rapid growth is fuelling the development of Surrey's new City Centre, which is expected to become a community hub for business, recreation, education and the arts. The Simon Fraser University Surrey Campus opened in 2002 and will soon be part of the city's new Civic Centre, which includes a new city hall, flagship library, performing arts centre, recreation facilities, large urban park as well as commercial and residential development – all within walking distance of Surrey Central Skytrain station.



Image courtesy of WeVancouver.com

**Port Mann Bridge Project**  
The Fraser Valley's growing population also called for a new Port Mann Bridge to help reduce congestion along the Trans Canada Highway. On December 1, 2012 eight of the planned ten lanes were opened to the public. Already commuters are experiencing significantly shorter drive times due to the increased capacity and widening at either end of the bridge. Once the project is complete the ten-lane bridge and 37 kilometres of highway widening between Langley and Vancouver will reduce drive times into the city by up to an hour.

**Live, Work & Play**  
Ranked as number four on the Real Estate Investment Network's Best Investments in Canada List, Surrey promises affordable housing options for young families. The new Port Mann Bridge, Surrey City Centre as well as Langley's thriving 200th Street business community allow Surrey residents to spend less time commuting to work and more time with family. Whether a day at the beach in White Rock, an afternoon at Bear Creek Park's outdoor pool, window shopping in Cloverdale the 'Antique Capital of BC', visiting a local farm for berry picking, or checking out one of the city's many festivals, there is a host of fun family activities waiting for you in Surrey.

