

The inspired 88 residences at Arcadia create a picture perfect streetscape.

Arcadia's family-style townhomes, with pitched rooflines atop carefully detailed stone and board and batten exteriors warmly welcome your family home. Backing onto a protected nature reserve and complete with lush landscaping, it's easy to fully enjoy the traditional ambiance of the surrounding neighbourhood from private outdoor spaces in the way of yards, porches or patios. Entertain friends and family in the shared picnic area while the kids enjoy the designated play area. It's everything your family needs to live life as it was intended.



PRESENTATION CENTRE

20852 77A Ave, Langley, BC
Open 12—5 p.m. (except Fridays)
604.513.9090

NORDEL



Sales and marketing by Fifth Avenue Real Estate Marketing



BC CONDOS.NET





Arcadia’s sophisticated, open living spaces offer a sense of balance for today’s urban lifestyles.

The select 2 bedroom and den, 3 bedroom, and 3 bedroom and rec room homes at Arcadia provide interiors that will brighten your day. Express yourself through open plans that have been carefully designed by award winning Giraffe Interior Designs, ready to provide flexibility for your busy life.

Light-filled from both ends of your home, rooms with large windows and 9 foot ceilings on the main level breathe life into everyday living. The stylish kitchen is the warm heart of your home, boasting stainless appliances and resilient engineered stone and granite countertops. At the end of your day, tranquil bathrooms, complete with main floor powder rooms, are ready to pamper the whole family.

FIRST IMPRESSIONS

- Warm West Coast Architecture with signature roof lines by Integra Architecture
- 2 Welcoming entrances for convenient and easy access
- Professionally designed grounds with rich landscaping and a central green area for picnic and play, a central children’s play area.
- Perfectly positioned adjacent to natural green belt with trail, kitty corner to brand new elementary school, with shopping just across the street. Also close to parks, community centres and transit with convenient access to major commuter routes including Highway 1, Fraser Highway and Highway 10.

INTERIORS DESIGNED FOR FAMILY

- Spacious open floor plans that are functional and exquisitely detailed
- Elegant laminate hardwood flooring and luxurious broadloom carpet
- Luxurious large format 18×18” Caracalla tile welcomes you in entries and bathrooms
- Two professionally designed colour schemes by award winning Giraffe Designs in Tranquil or Serene
- Airy 9 foot ceilings on main with windows at both ends of your home letting natural light filter through
- Vaulted ceiling in master bedroom (most homes)
- Low-E glass windows reduce UV-light damage while improving energy efficiency
- 2” designer horizontal blinds
- Convenient barbeque decks off the kitchens (most plans)
- Full size Whirlpool stackable, front load washer and dryer
- Main floor powder rooms for your convenience and family lifestyle
- Convenient ceiling fan with light in master bedrooms
- Satin Chrome hardware
- Contemporary oversized baseboards

GOURMET KITCHENS

- Open concept galley style kitchens with convenient island and pantry
- Classy duo tone cabinets featuring white shaker style with either bronze or grey accent cabinets depending on scheme
- Luxurious engineered stone counter tops with designer-selected granite islands including side waterfall for beautiful design and cleaner kitchens all brought together with the coordinated large format white backsplash with subway style accents.
- Preparation and clean-up are a snap with extra-large under mount stainless steel sink with chrome Kohler single handle pull down faucet. Yes you can now properly wash your oversized pots and pans that don’t fit in the dishwasher!
- Elegant LED bright pot lighting plus designer pendants over islands
- Full complement of designer appliances including:
 - Stainless Steel counter depth French door fridge by Whirlpool
 - Stainless Steel 30” slide-in electric range by Whirlpool
 - Sleek stainless steel dishwasher by Whirlpool
 - Stainless Steel Chimney style hoodfan by VENMAR
 - Separate stainless steel microwave by Panasonic
 - In sink waste disposal

BEAUTIFUL BATHROOMS

- Retreat to the luxurious master ensuite featuring a deluxe 5’ glass enclosed shower with contemporary ceramic tile work.
- Coordinated bathroom cabinets with spa inspired marble slab counter tops
- Luxurious large format 18×18” Caracalla tile flooring
- Deep soaker tub in main bath
- Sleek single piece toilets
- Contemporary chrome faucets and bathroom accessories by Delta and Kohler

QUALITY CONSTRUCTION AND PEACE OF MIND

- Premium Warranty by WBI Warranty including:
 - 1 year coverage for materials and workmanship
 - 2 years coverage for electrical and mechanical components
 - 5 years coverage for building envelope, including water penetration
 - 10 years coverage for major structural defects
- Conasys Home Information Package Including:
 - Comprehensive online library with interactive maintenance plan
 - Printed homeowners guide with detailed product information as well as contact information for every company and trade involved in the construction of Arcadia.
- 15 year warranty on Hardi Board siding with colour plus finish warranty; a 30 year no prorated limited transferable product warranty
- Rainscreen technology protection system
- 30 year manufacture warranty on reinforced asphalt shingle roof with R40 insulation
- Energy saving double glazed thermally broken vinyl windows and patio doors
- Sturdy 2 x 6” exterior wall construction
- Double 2 x 4” insulated party wall system with staggered stud and 1 inch air space in between homes
- 1 1/2” concrete topping between floors to help with internal noise transfer
- Hard wired in-home smoke detectors
- Sprinkler System
- Roughed-in home security
- Roughed-in central vacuum
- Navien continuous hot water units
- In floor radiant heating to reduce your overall energy consumption and costs.

ADDITIONAL OPTIONS AVAILABLE A LA CARTE

- Slide in stainless steel gas range by Whirlpool
- Natural gas BBQ outlet on BBQ deck
- Open glass ensuite shower
- Ask our knowledgeable team about prices for these custom options.



DOWNLOAD
FEATURES

In our continuing effort to improve and maintain the high standard of the Arcadia 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 Architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans for exact details if this is material to your decision to purchase. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E & O.E.

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NORDEL FORTIS BC FIFTH AVE
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New School ↗

77A AVENUE

209th STREET

208th STREET

Nature Trail & Preserve

Nature Trail & Preserve



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





ARCADIA

Play. Love. Grow.

A Plan

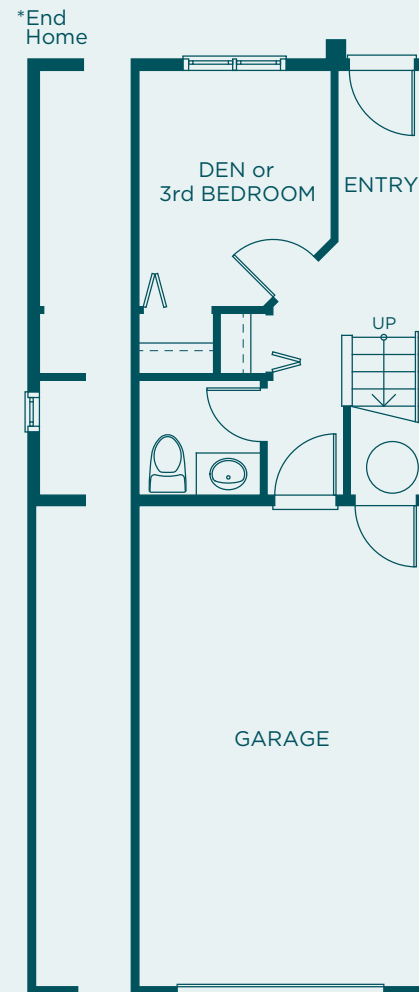
2 Bedrooms + Den
1.5 Bathrooms
1,241 - 1,305 SQ FT

NORDEL

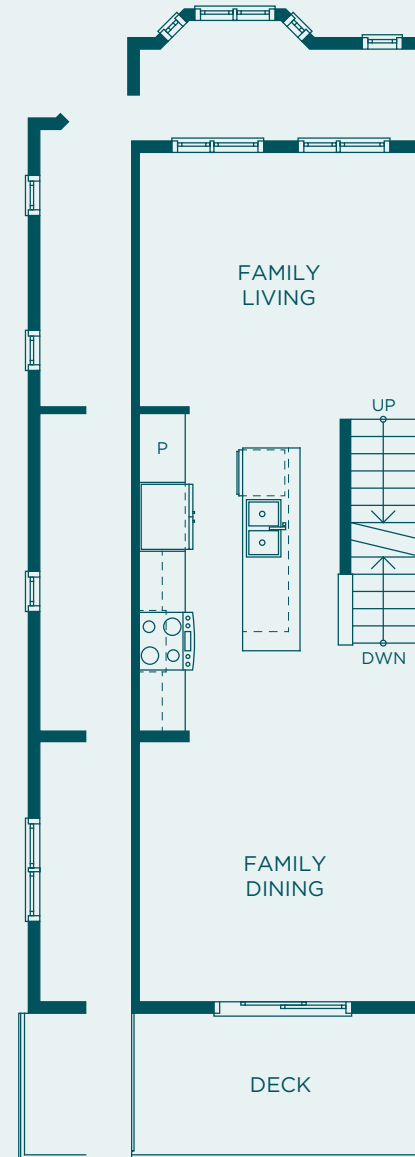


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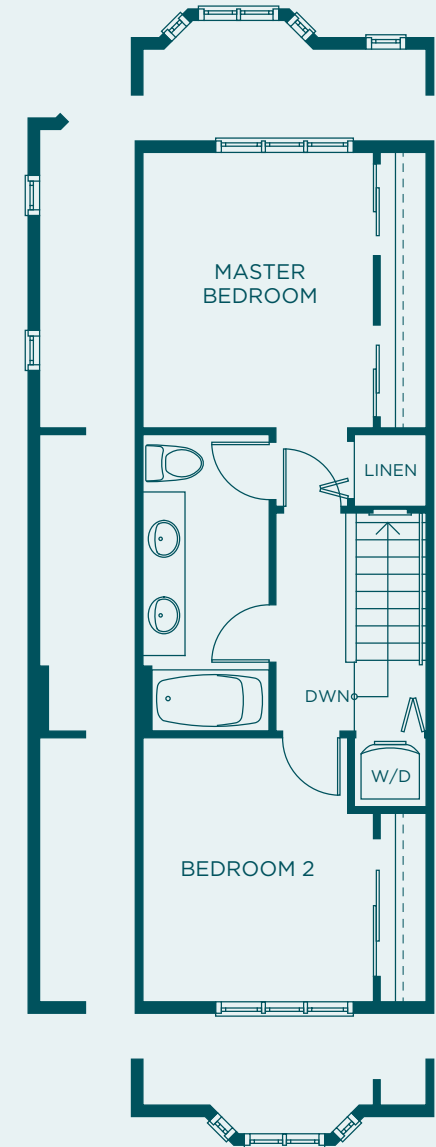
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LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

*Please note there are two variations of this home.

See



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B Plan

3 Bedrooms
2.5 Bathrooms
1,259 - 1,266 SQ FT

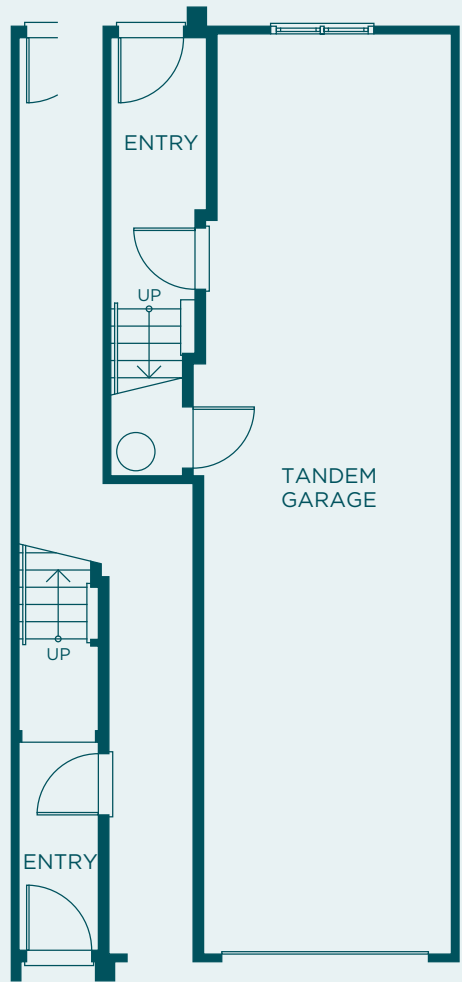
NORDEL



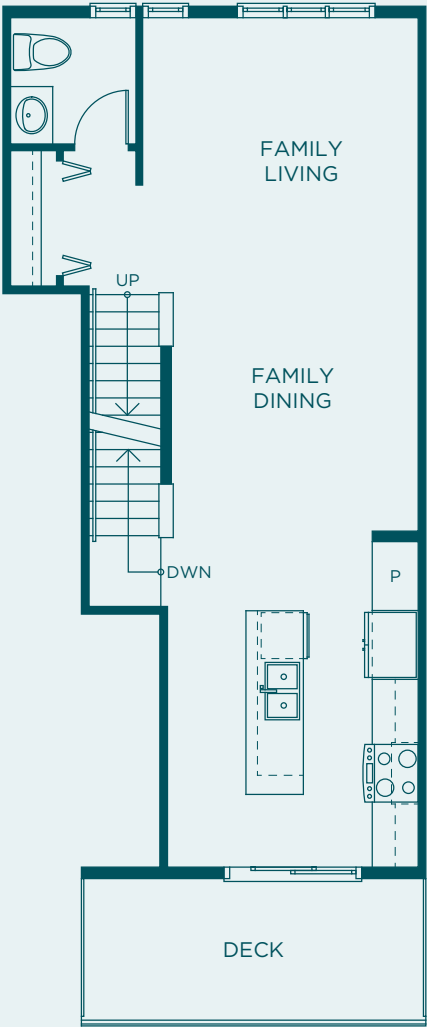
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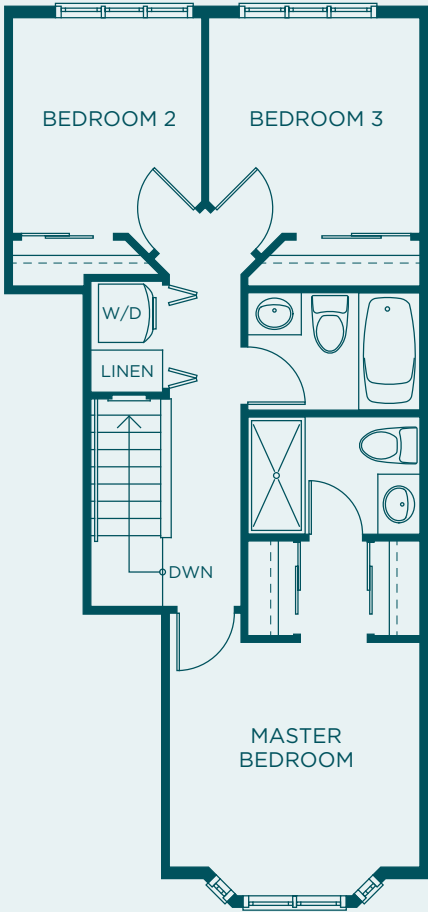
*Note



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

*Please note homes along green belt have a slightly different garage, as indicated here.
See



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ARCADIA

Play. Love. Grow.

C Plan

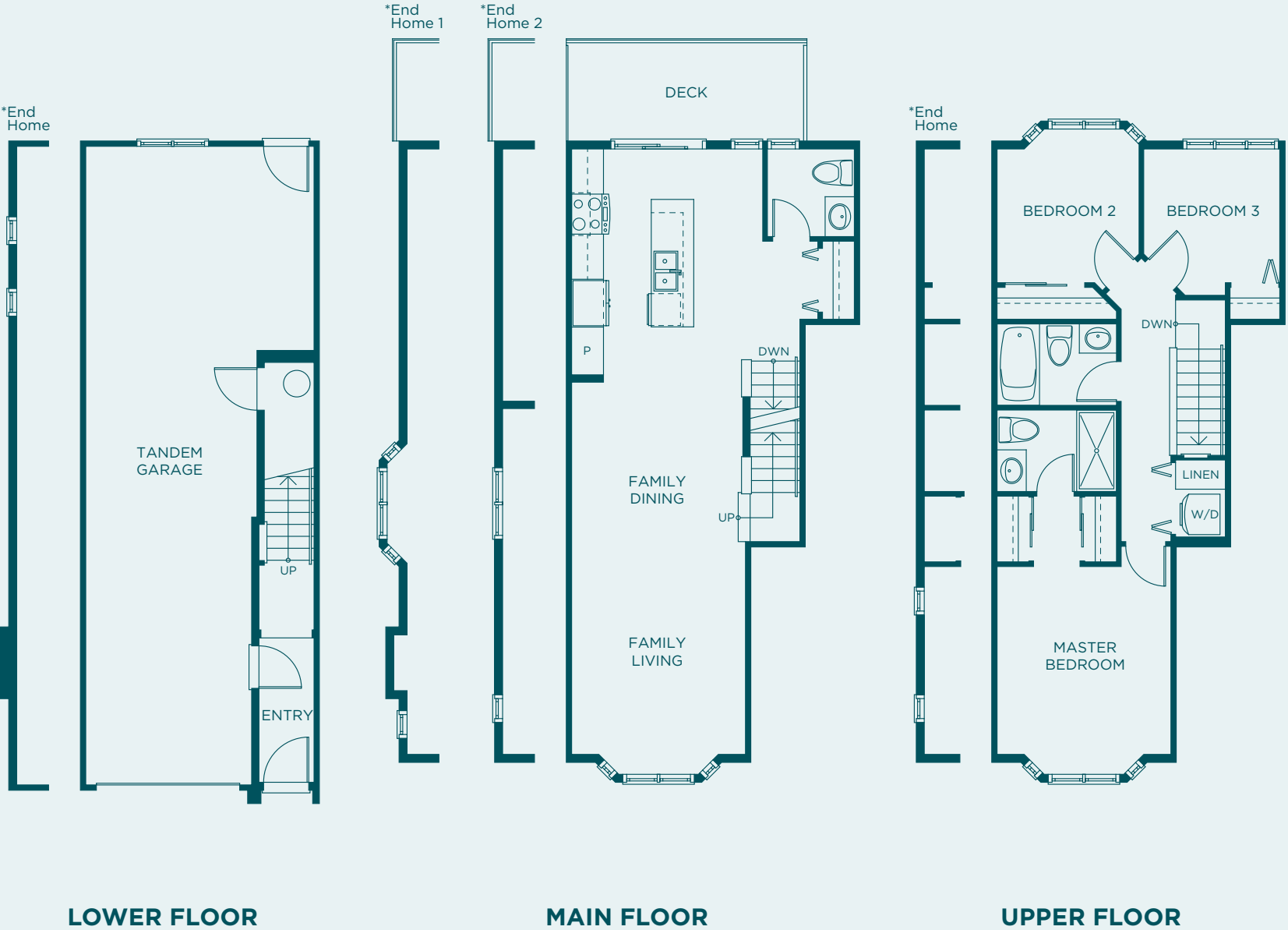
3 Bedrooms
2.5 Bathrooms
1,290 - 1,319 SQ FT

NORDEL



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*Please note there are two variations of the end homes.
See



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D Plan

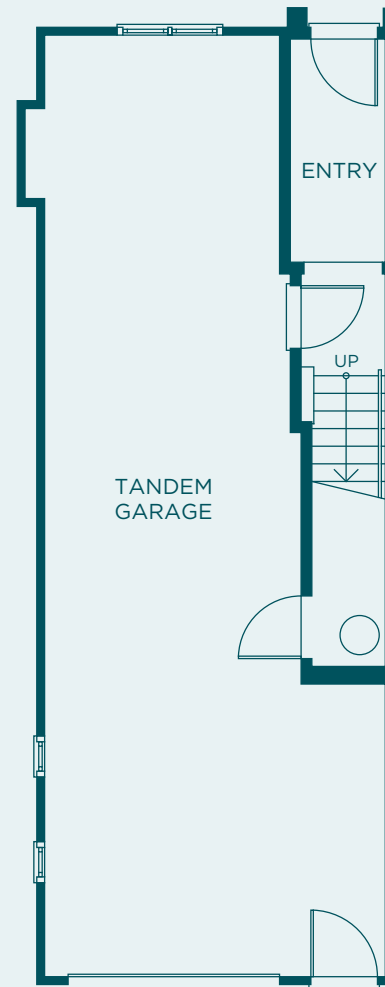
3 Bedrooms
2.5 Bathrooms
1,405 SQ FT

NORDEL

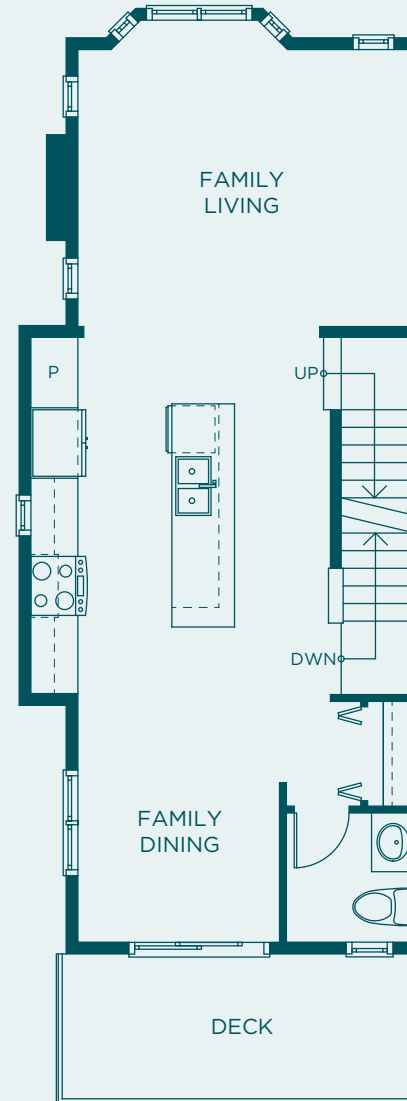


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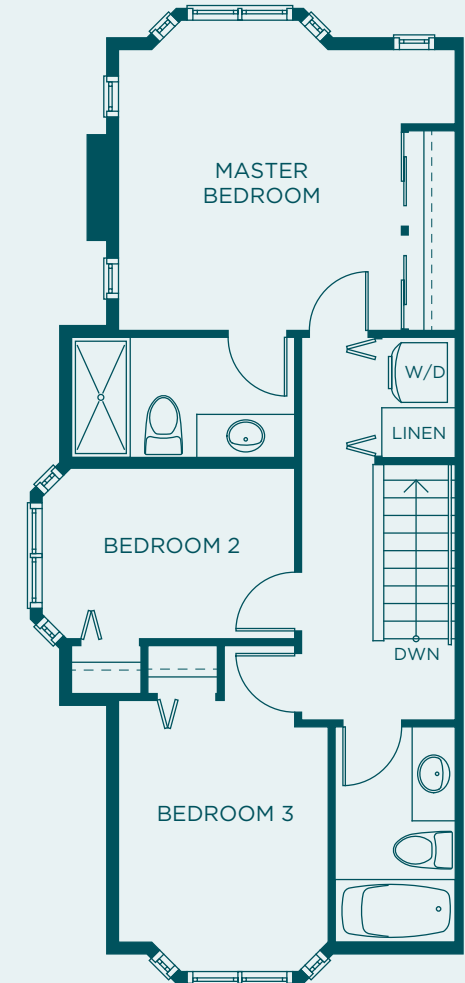
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LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



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





ARCADIA

Play. Love. Grow.

E Plan

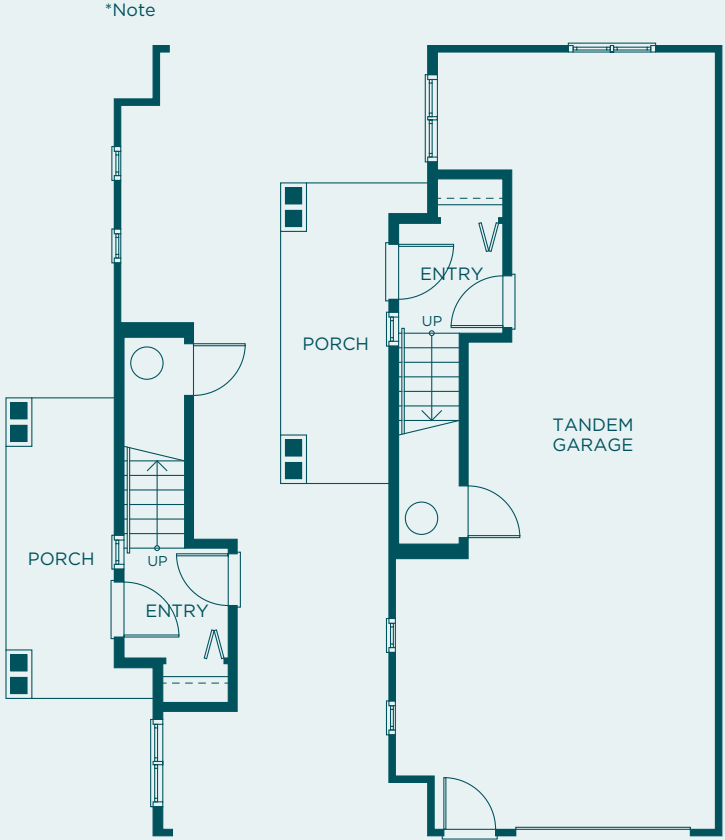
3 Bedrooms
2.5 Bathrooms
1,405 SQ FT

NORDEL

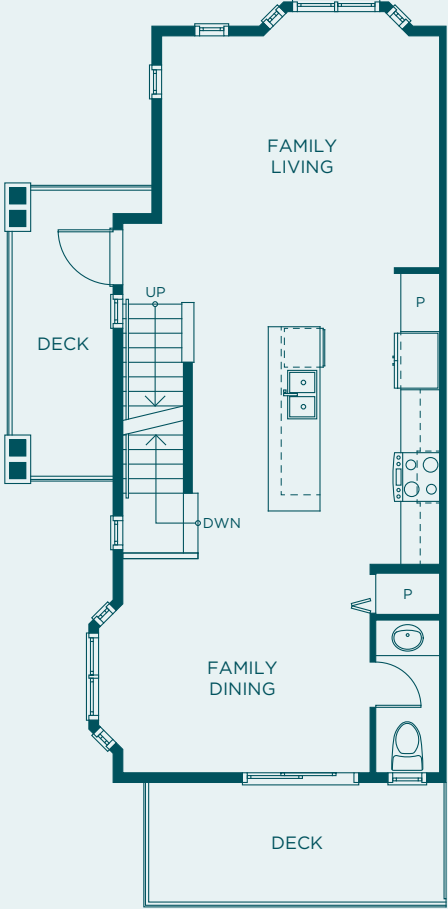


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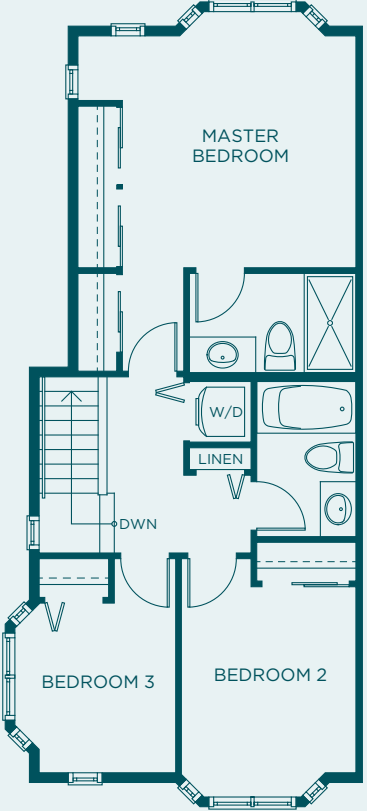
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LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

*Please note homes 29, 44 & 61 are as indicated here.
See



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ARCADIA

Play. Love. Grow.

F Plan

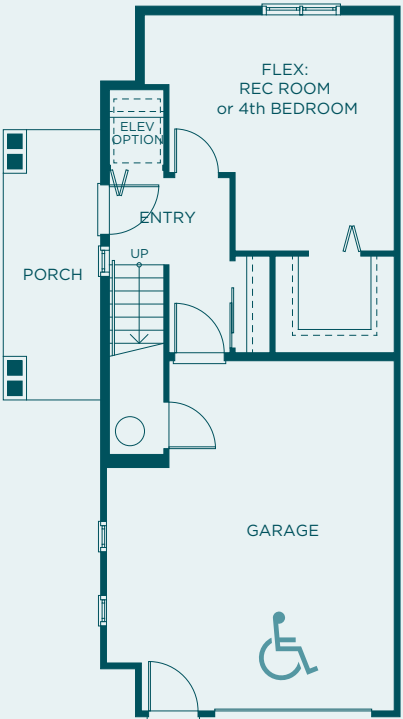
3 Bedrooms + Flex
2.5 Bathrooms
1,445 - 1,723 SQ FT

NORDEL

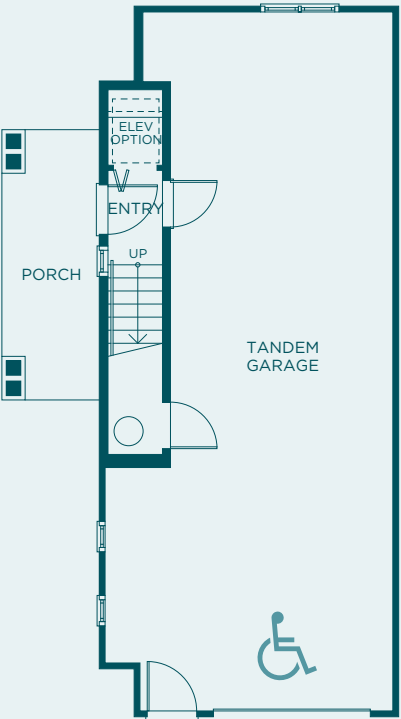


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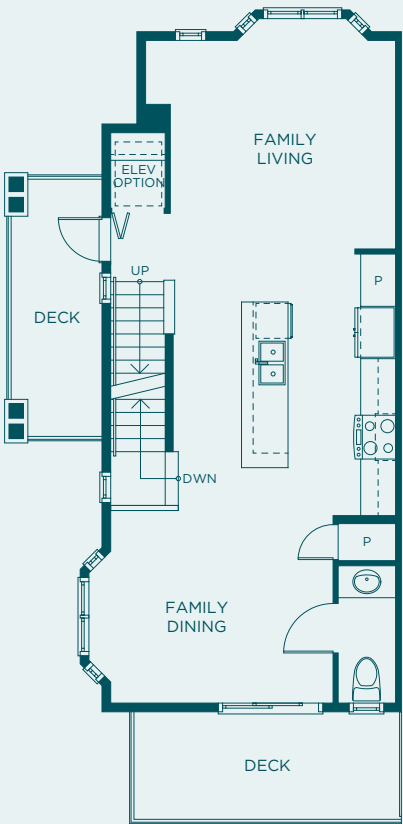
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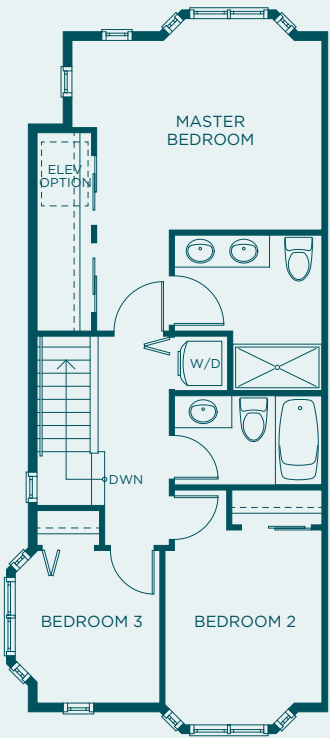
Units 22 & 28



Units 2, 62 & 67



MAIN FLOOR



UPPER FLOOR

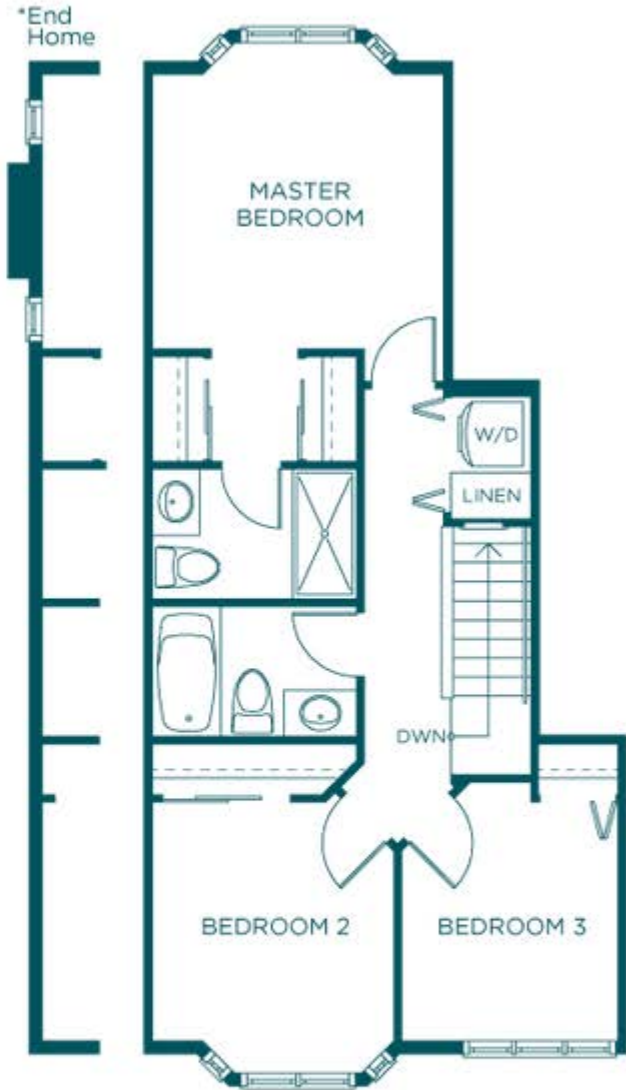
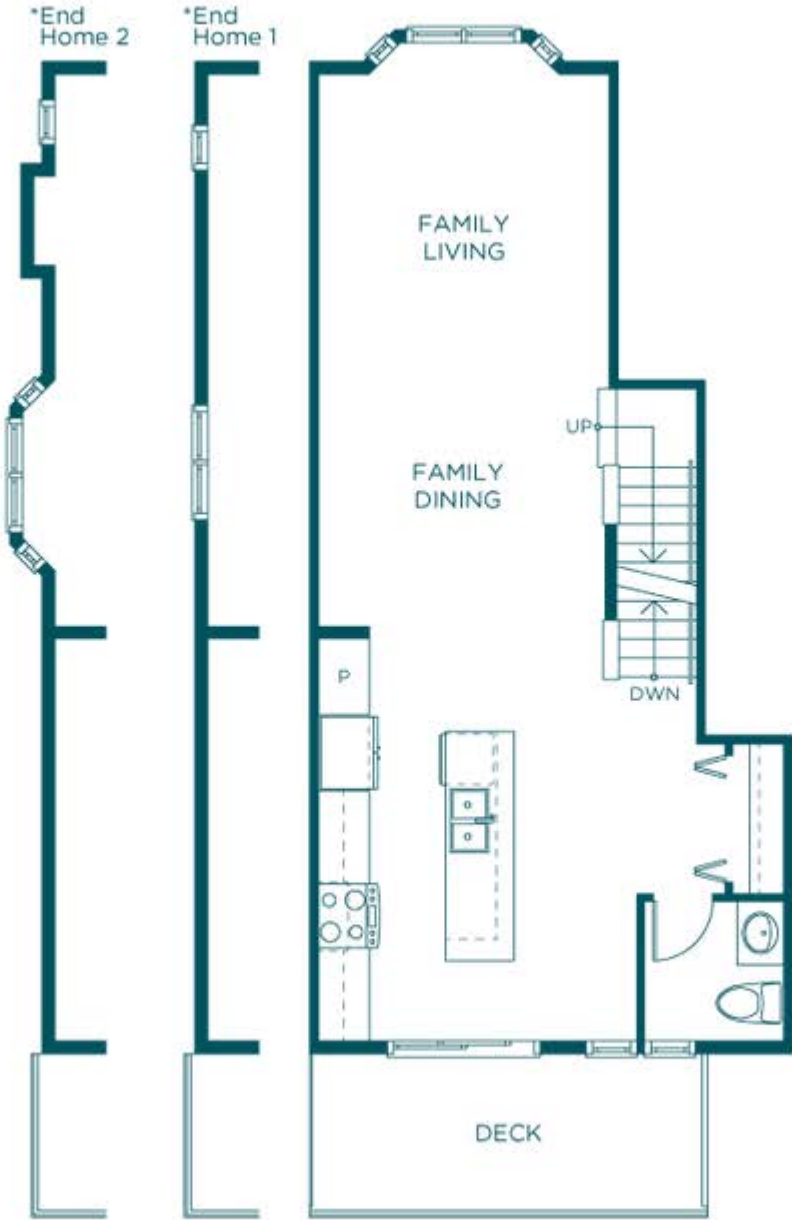
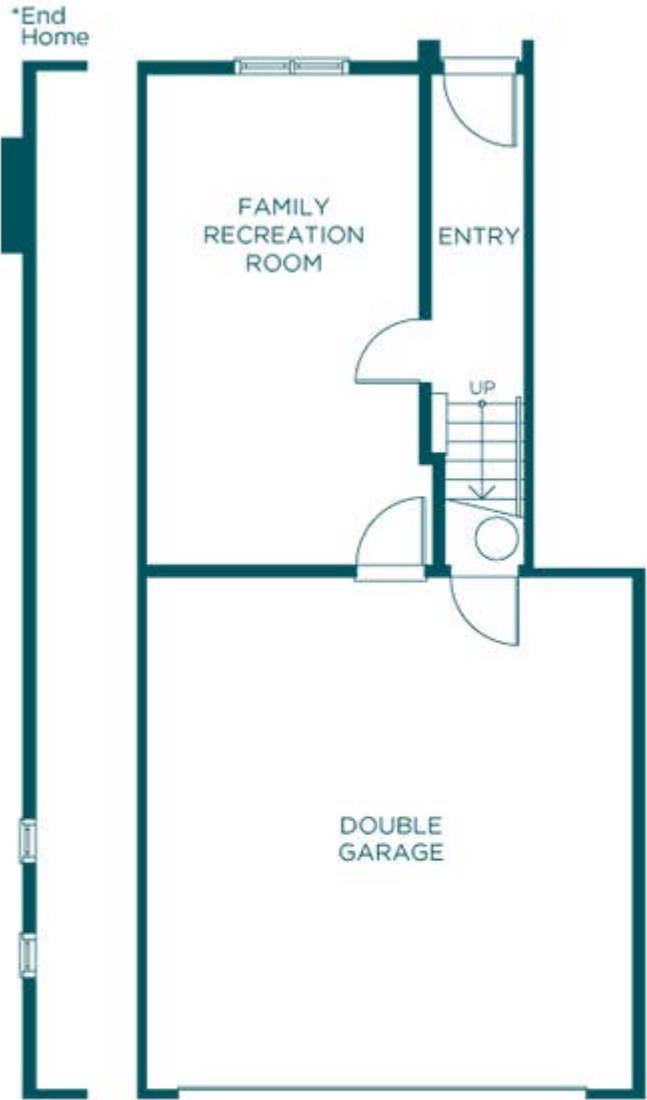
LOWER FLOOR



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



1,548 - 1,584 SQ FT



Live life to the fullest in this family-friendly community with every modern convenience nearby.

Surrounded by coastal mountain views, quiet pathways and well-connected transportation routes, Arcadia puts you in the perfect position for the life you want to lead. This walkable community is also a place to relax and re-charge with lush parks, greenways, bike parks, golf courses and tennis courts close-by. You'll find yourself steps from the quaint shops and restaurants of the new Willoughby Town Centre and just minutes from a rapid transit Park + Ride and easy access to Highway 1. And to top it off, Arcadia puts you incredibly close to the excellent classrooms at Richard Bulpitt and Lynn Fripps Elementary Schools and the new Yorkson Creek Middle School.

Built around the foundation of family life, the Willoughby area gives your family a natural place to play, love and grow.

Schools

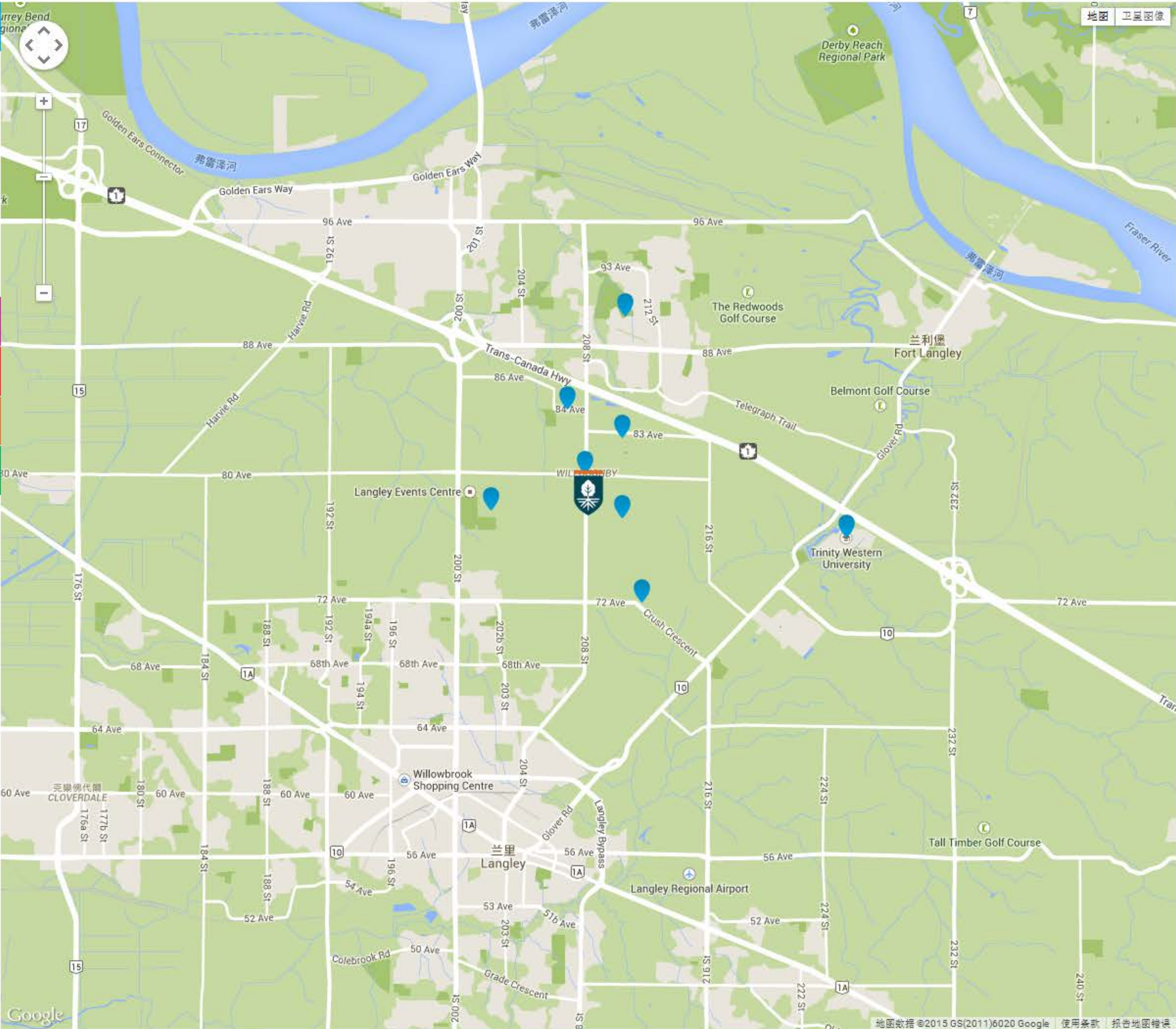
Richard Bulpitt Elementary (2013)
Walnut Grove Secondary School
R.E. Mountain Secondary School
Trinity Western University
Kwantlen Polytechnic University
Willoughby Elementary School
Yorkson Creek Middle School (Fall 2014)
Lynn Fripps Elementary School

Shopping

Entertainment

Within Reach

Recreation



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Canvas

NORDEL

Your family is what we think of

Nordel Developments Ltd.'s journey began almost 3 decades ago; a group of friends came together with a vision of building homes distinguished by superb quality and long-lasting value. They began constructing luxurious single-family homes and quickly garnered a reputation for uncompromised quality and meticulous attention to detail. Expanding to include master planned townhome communities, Nordel Developments Ltd. has since become one of the elite construction companies in the Lower Mainland, Alberta and Vancouver Island.

With a team of dedicated personnel, some of which have been with the company since its inception, Nordel Developments Ltd. works closely with award-winning architects and designers to create beautiful and functional homes that reflect what's important for today's families and their bright futures.



Black Rock Resort



Altura



Nuovo

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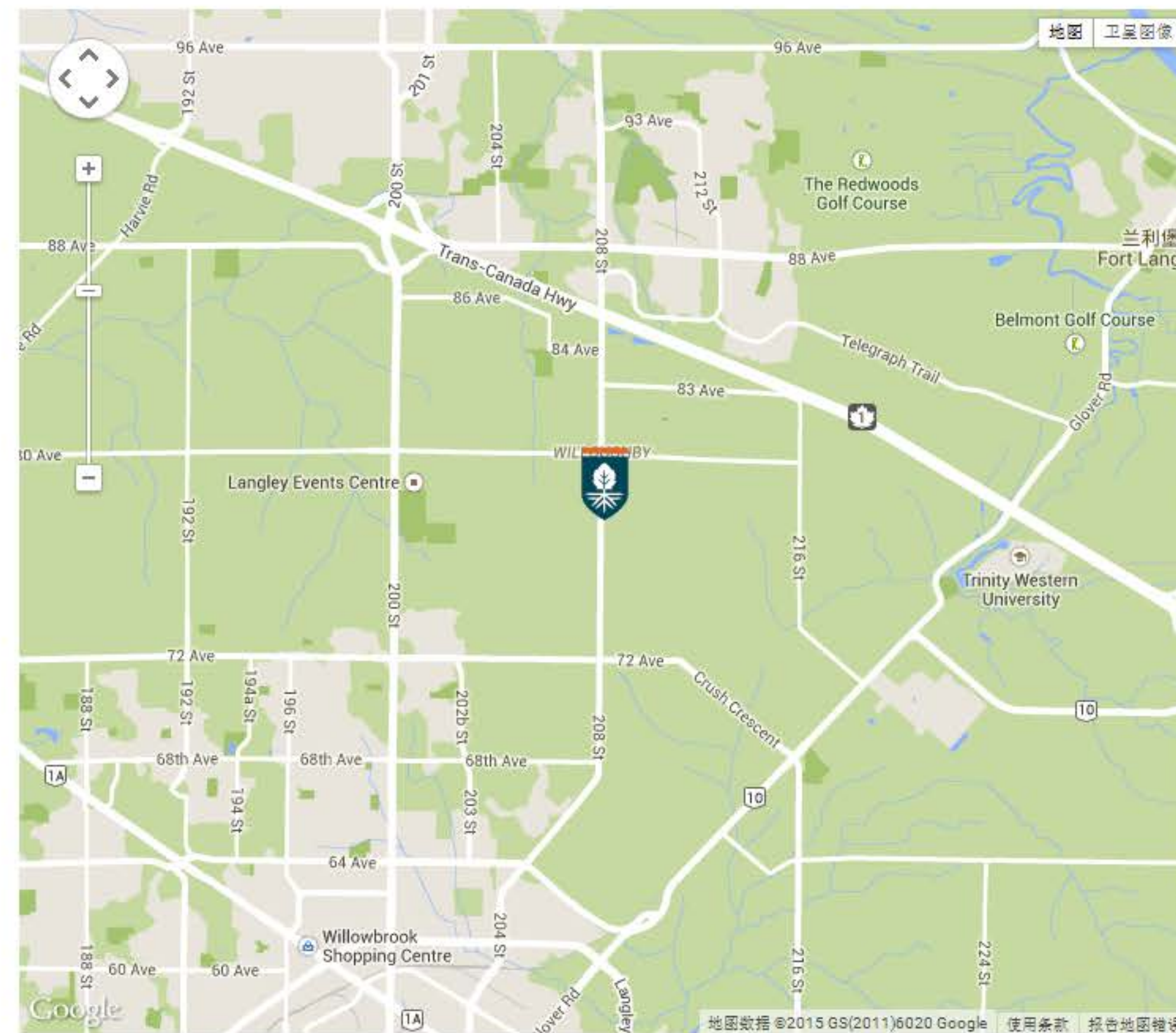
Presentation Centre

20852 77A Ave, Langley, BC ([link to map](#))

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604.513.9090

info@arcadialiving.ca



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