MOSAIC YORK

HOME STORE Daily 12-6pm
8476 207A Street, Langley
604.882.6758 | york@mosaichomes.com

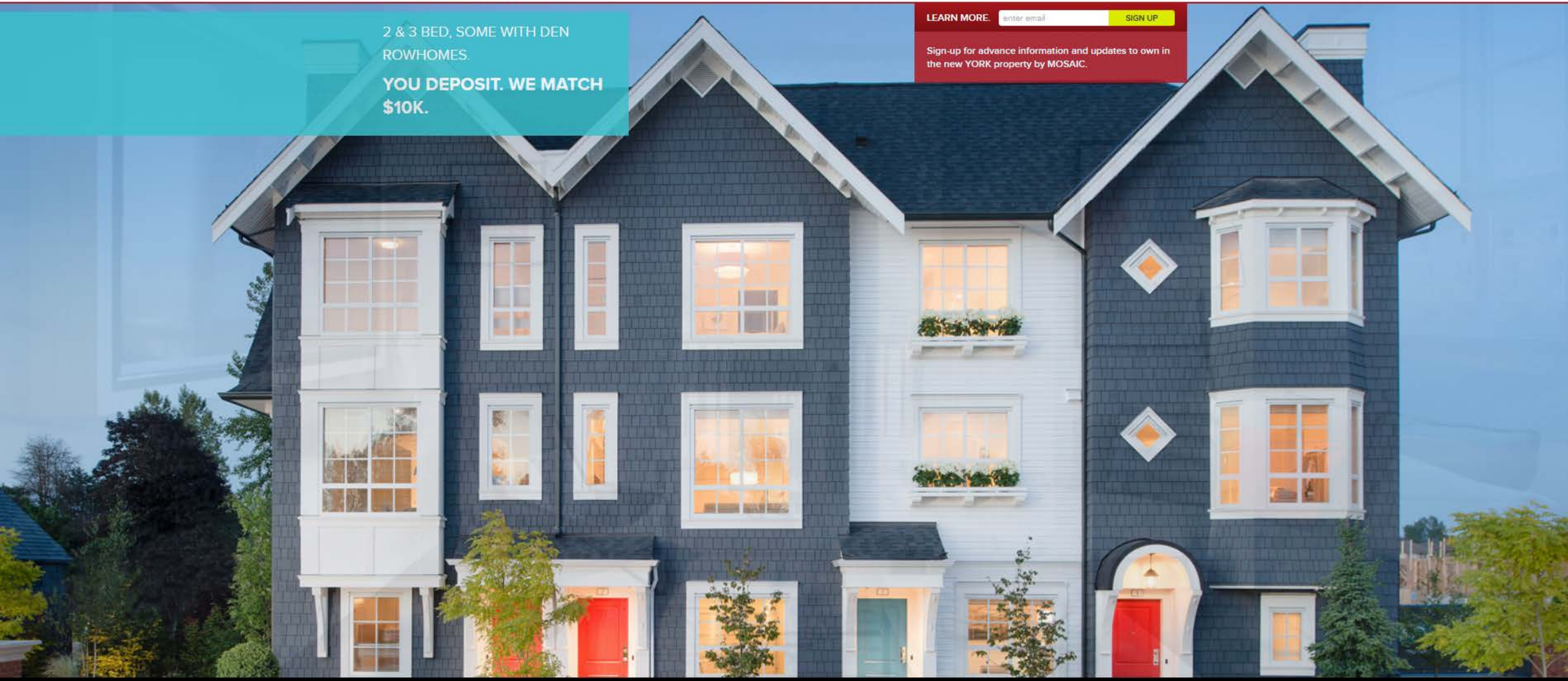
MOSAIC
Our Properties

LEARN MORE. enter email SIGN UP

Sign-up for advance information and updates to own in the new YORK property by MOSAIC.

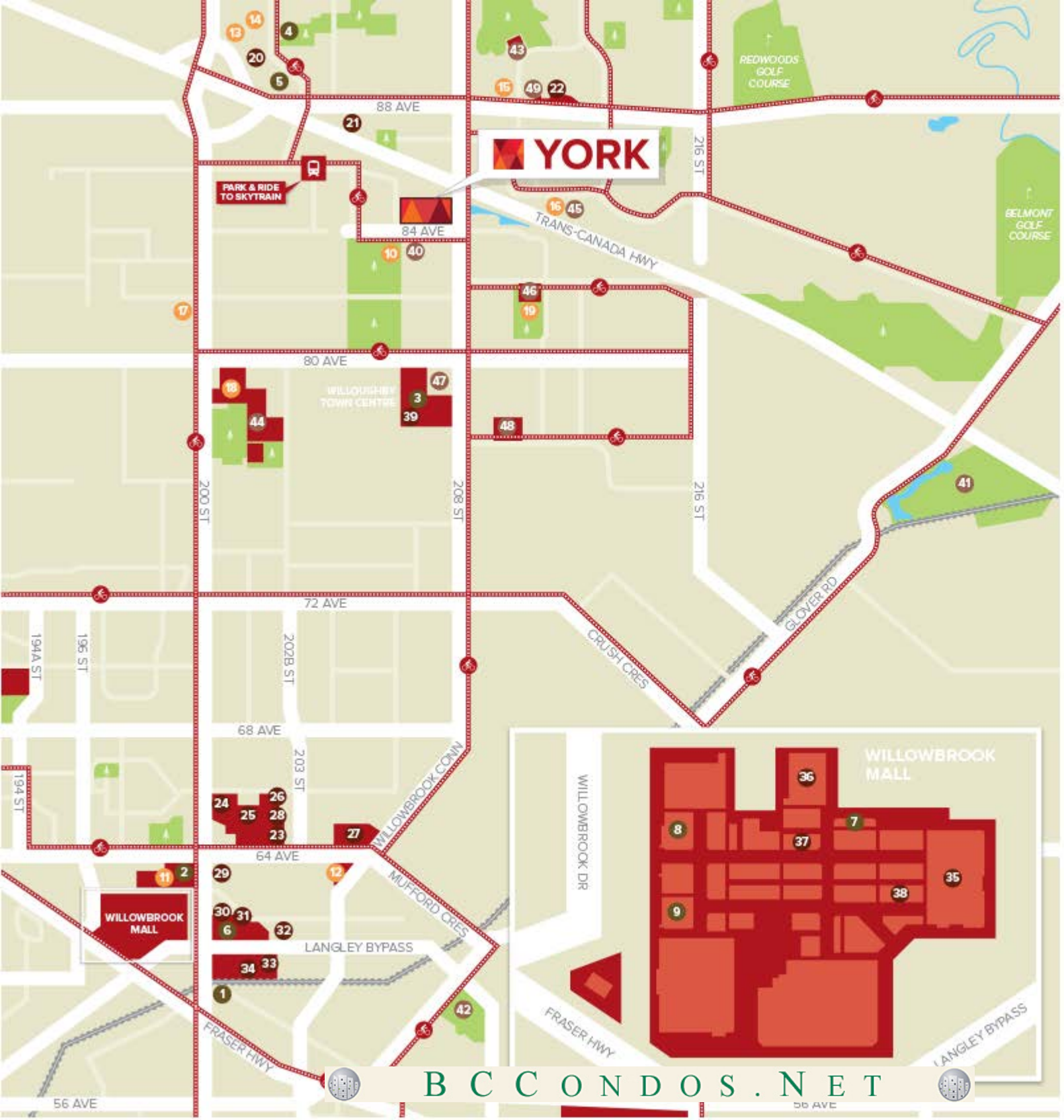
2 & 3 BED, SOME WITH DEN
ROWHOMES.

**YOU DEPOSIT. WE MATCH $10K.**



NEIGHBOURHOOD HOMES FLOORPLANS GALLERY NEWS

BCCONDOS.NET




EAT

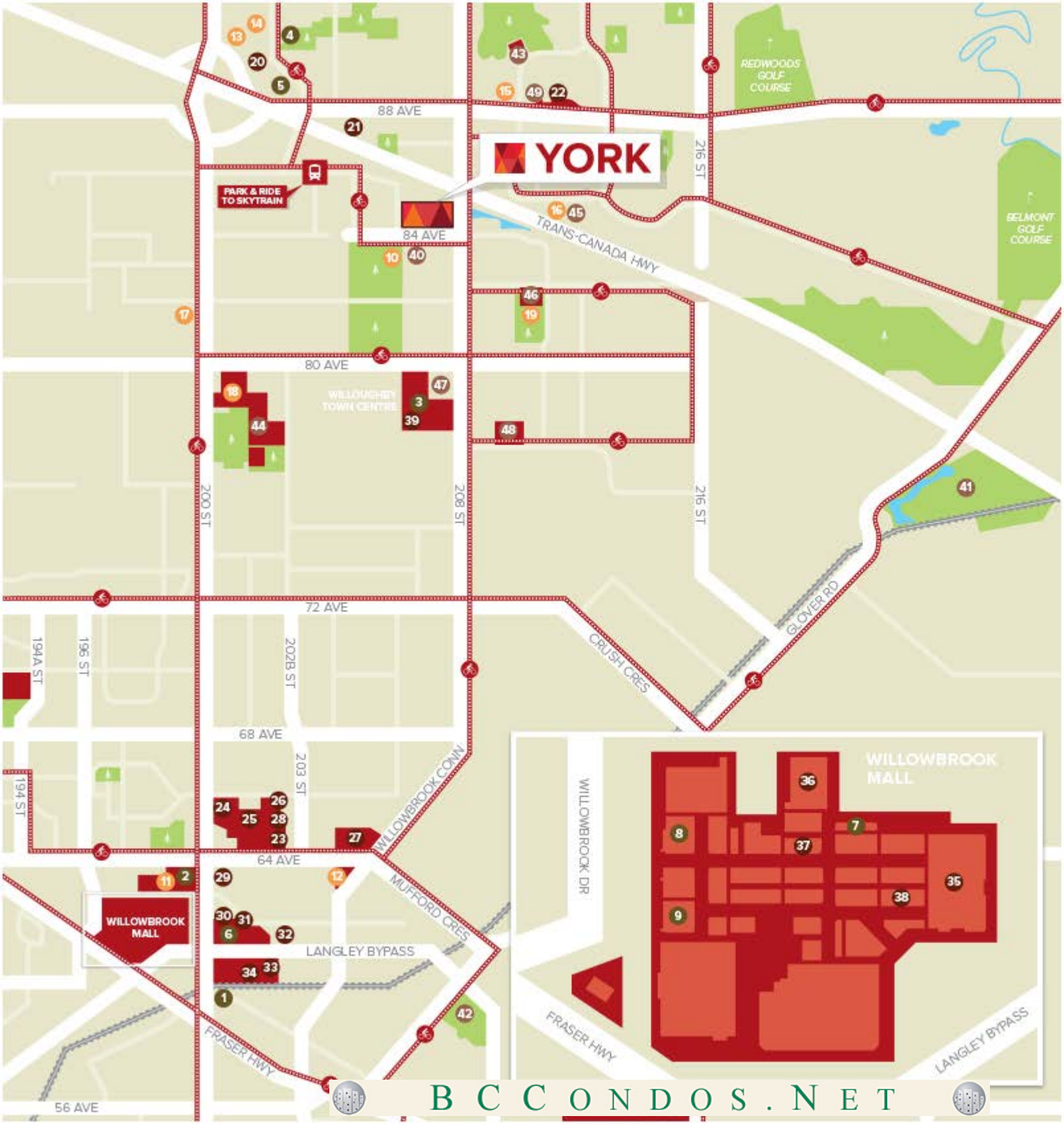
1. Cactus Club
2. Earls Restaurant
3. Noma Sushi
4. The Keg Steakhouse & Bar
5. Browns Socialhouse
6. Milestones Grill + Bar
7. Cobs Bread
8. Purdy's Chocolatier
9. Sashimi Sushi

PLAY

SHOP

LEARN

BCCONDOS.NET




EAT

PLAY

SHOP

LEARN

40 Yorkson Creek Middle School

41 Trinity Western University

42 Kwantlen Polytechnic University

43 Walnut Grove Secondary

44 R.E. Mountain Secondary

45 Alex Hope Elementary

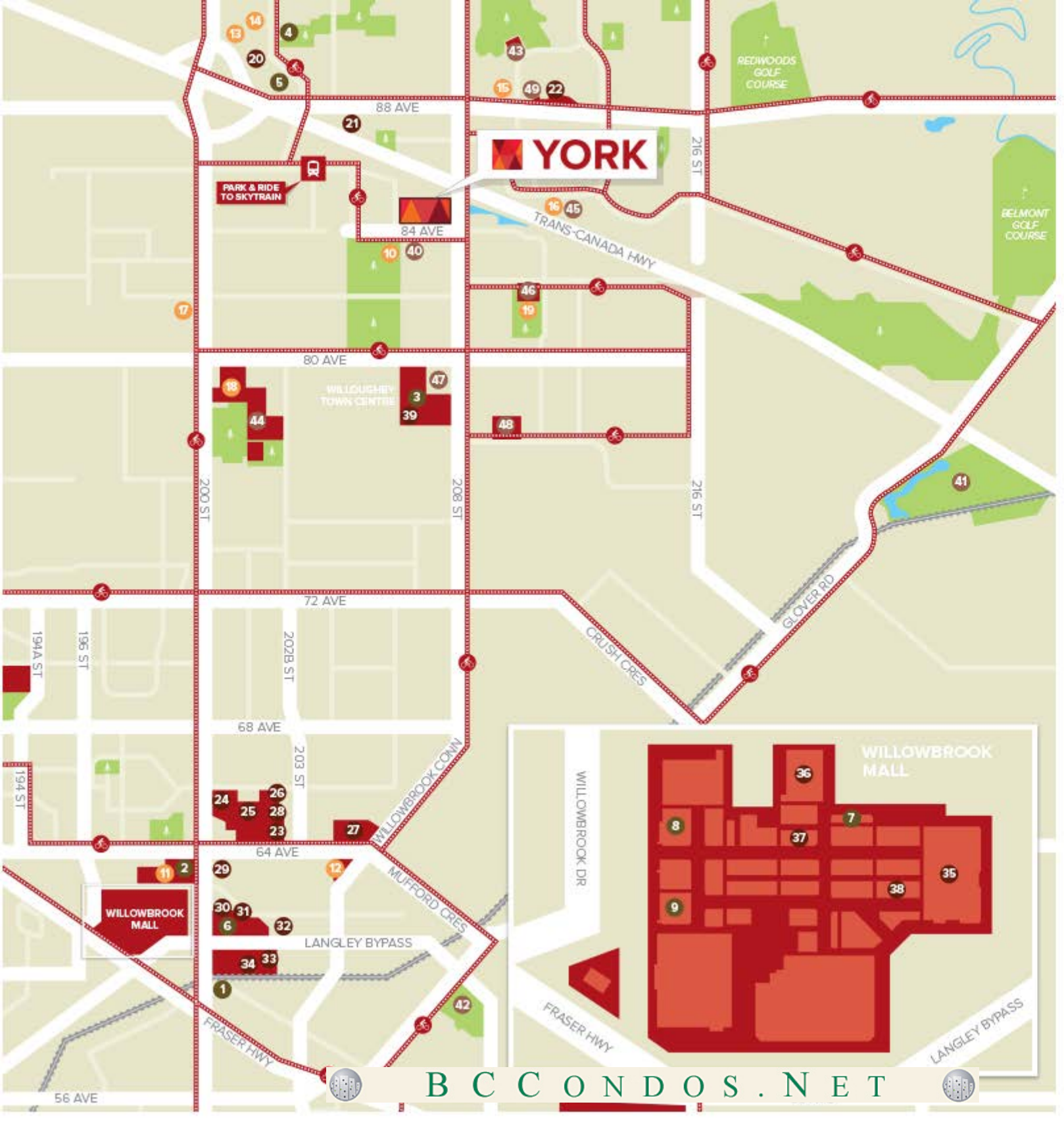
46 Lynn Fripps Elementary School

47 Willoughby Elementary

48 Richard Bulpitt Elementary

49 Walnut Grove Library

BCCONDOS.NET




EAT

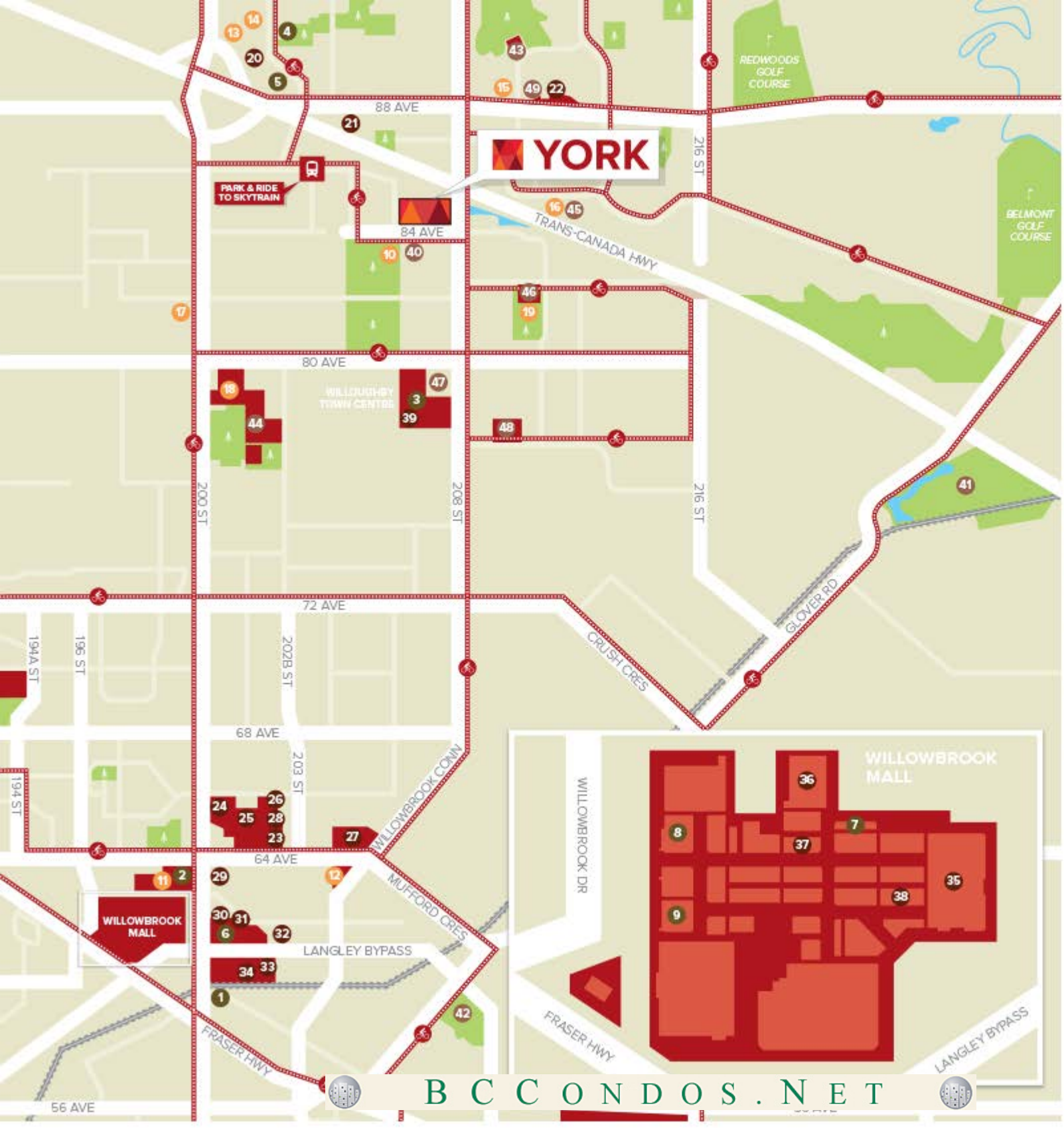
PLAY

10 Yorkson Community Park
11 Steve Nash Fitness World
12 Spa Utopia & Salon
13 Colossus / IMAX Theatres
14 Langley Sportsplex
15 Walnut Grove Community Centre & Park
16 Alex Hope Park
17 Gold's Gym
18 Langley Events Centre
19 Lynn Fripps Park

SHOP

LEARN

BCCONDOS.NET




EAT

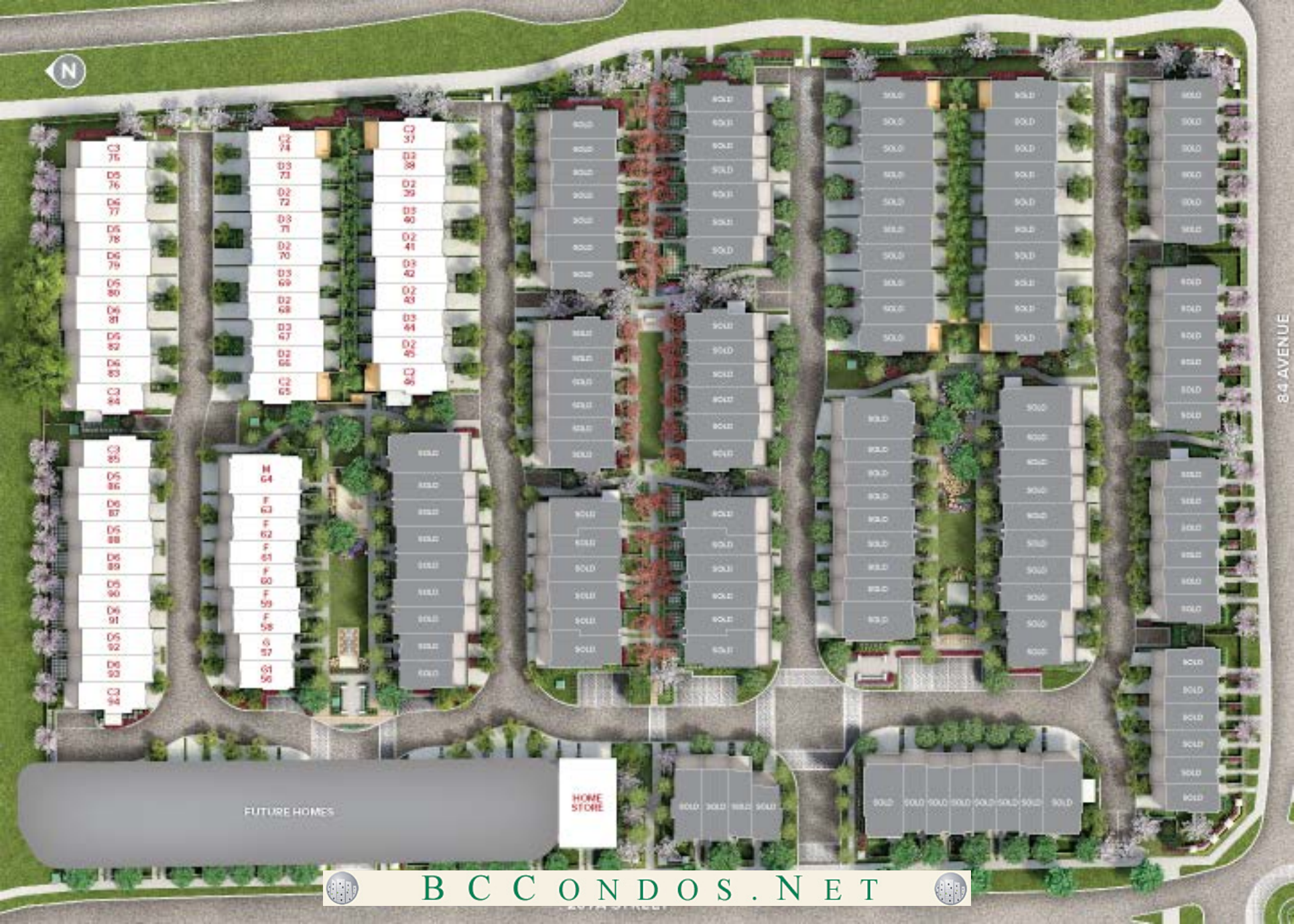
PLAY

SHOP

20 Market Place IGA
21 Kin's Farm Market
22 Save-On-Foods
23 London Drugs
24 The Home Depot
25 Best Buy
26 Walmart
27 Costco
28 Urban Barn
29 Canadian Tire
30 Chapters
31 HomeSense
32 Pier 1 Imports
33 Winners
34 Michaels Arts & Crafts Store
35 Hudson's Bay
36 Sport Chek
37 Aldo
38 American Eagle
39 Your Independant Grocer

LEARN

BCCONDOS.NET




BCCONDOS.NET

# CYPRESS SERIES C2 PLAN

2 BEDROOM 1,241 SQ FT

YORK

BCCONDOS.NET

Sizes and details are approximate and subject to change. E.&O.E.

# CYPRESS SERIES C3 PLAN

2 BEDROOM 1,241 SQ FT

YORK

GROUND MAIN UPPER

BCCONDOS.NET

Sizes and details are approximate and subject to change. E.&O.E.

# DOWNTON SERIES D2 PLAN

3 BEDROOM 1,293 SQ FT

YORK

GROUND MAIN UPPER

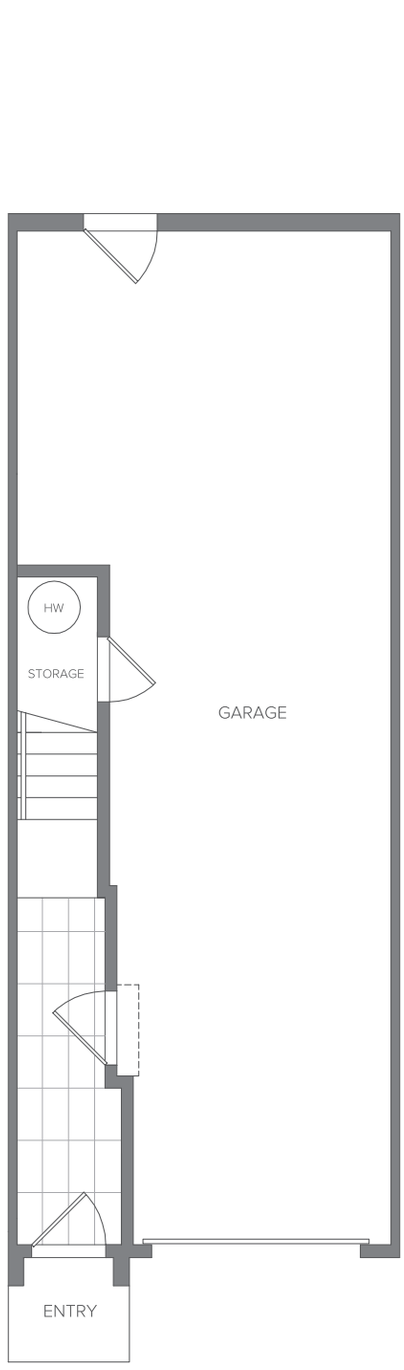
BCCONDOS.NET

Sizes and details are approximate and subject to change. E.&O.E.

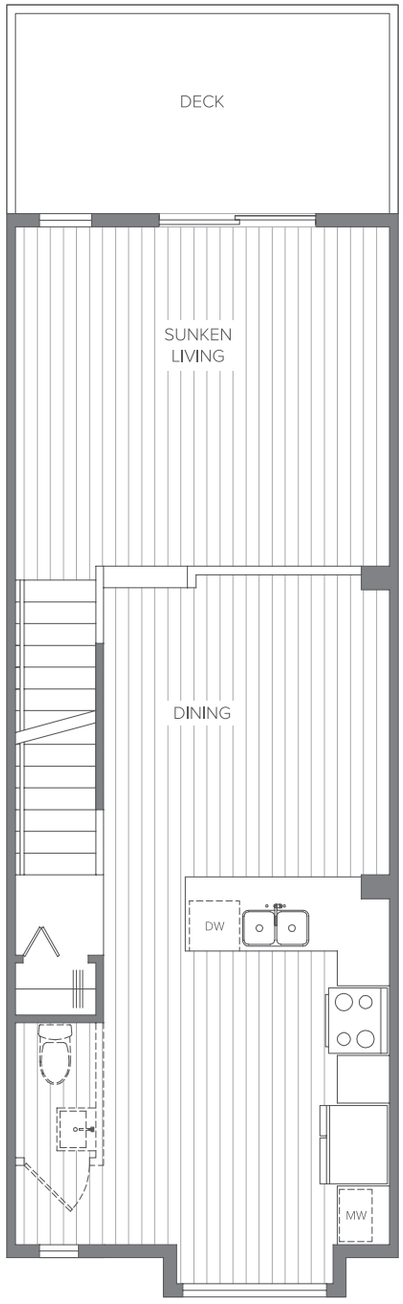
# DOWNTON SERIES D5 PLAN

3 BEDROOM 1,293 SQ FT

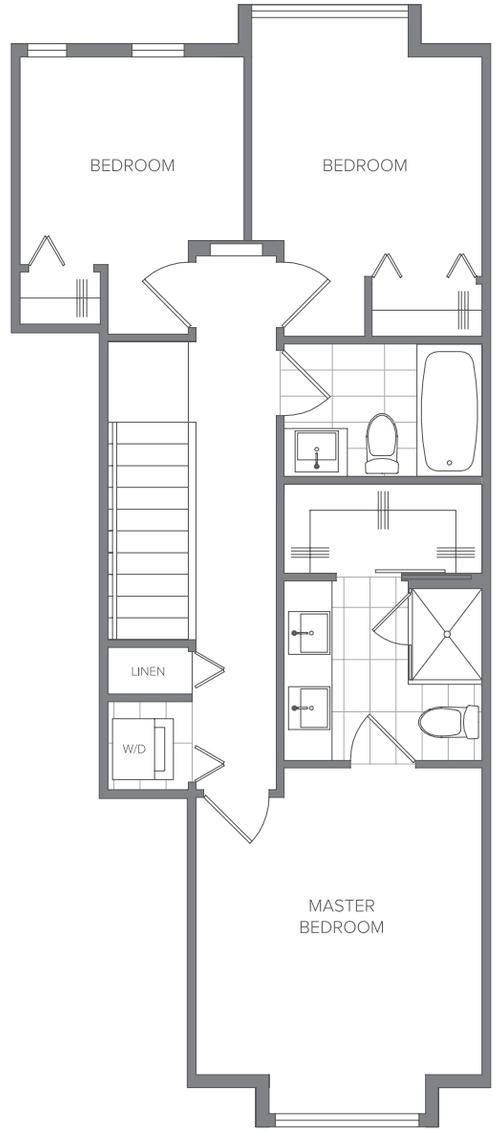
YORK




GROUND




MAIN




UPPER

BCCONDOS.NET

Sizes and details are approximate and subject to change. E.&O.E.

# DOWNTON SERIES D6 PLAN

3 BEDROOM 1,293 SQ FT

YORK

BCCONDOS.NET

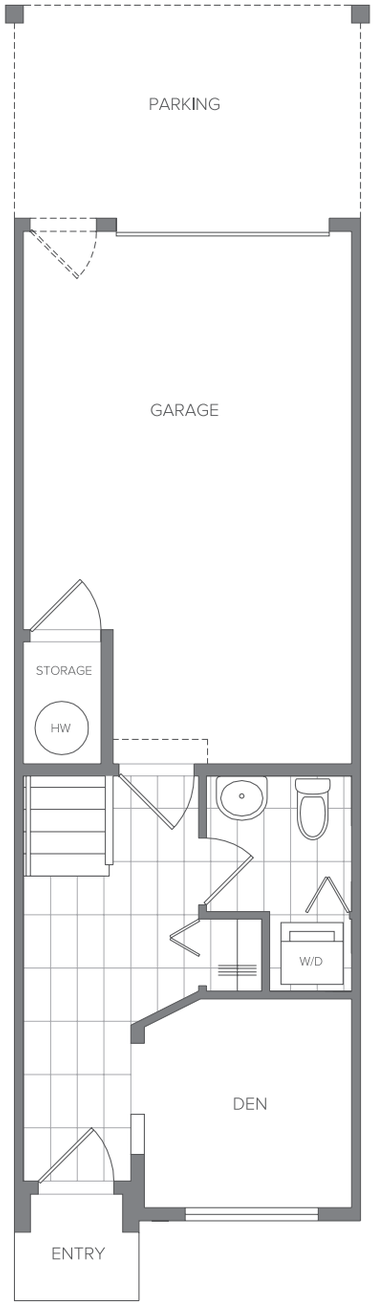
Sizes and details are approximate and subject to change. E.&O.E.

# FISSILE SERIES

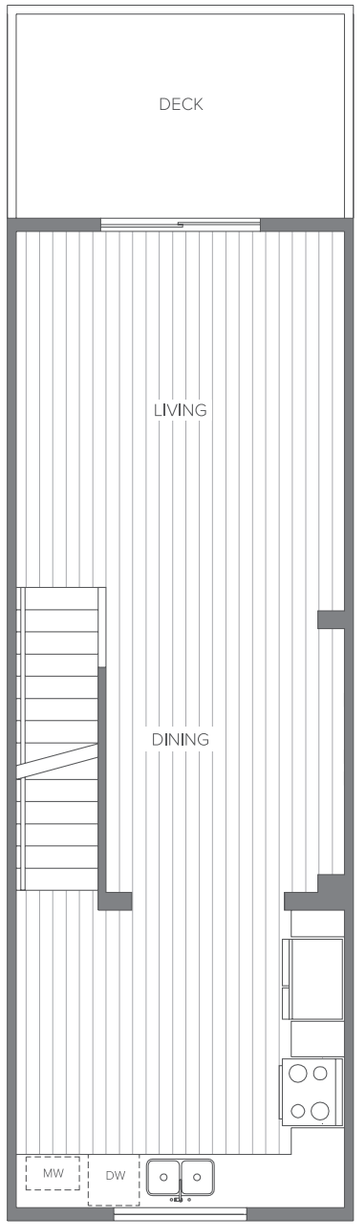
F PLAN

2 BEDROOM + DEN 1,199 SQ FT

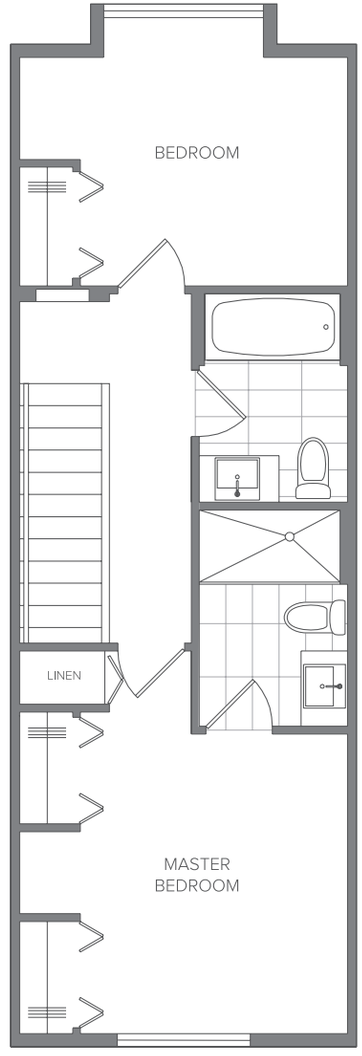
YORK




GROUND




MAIN




UPPER

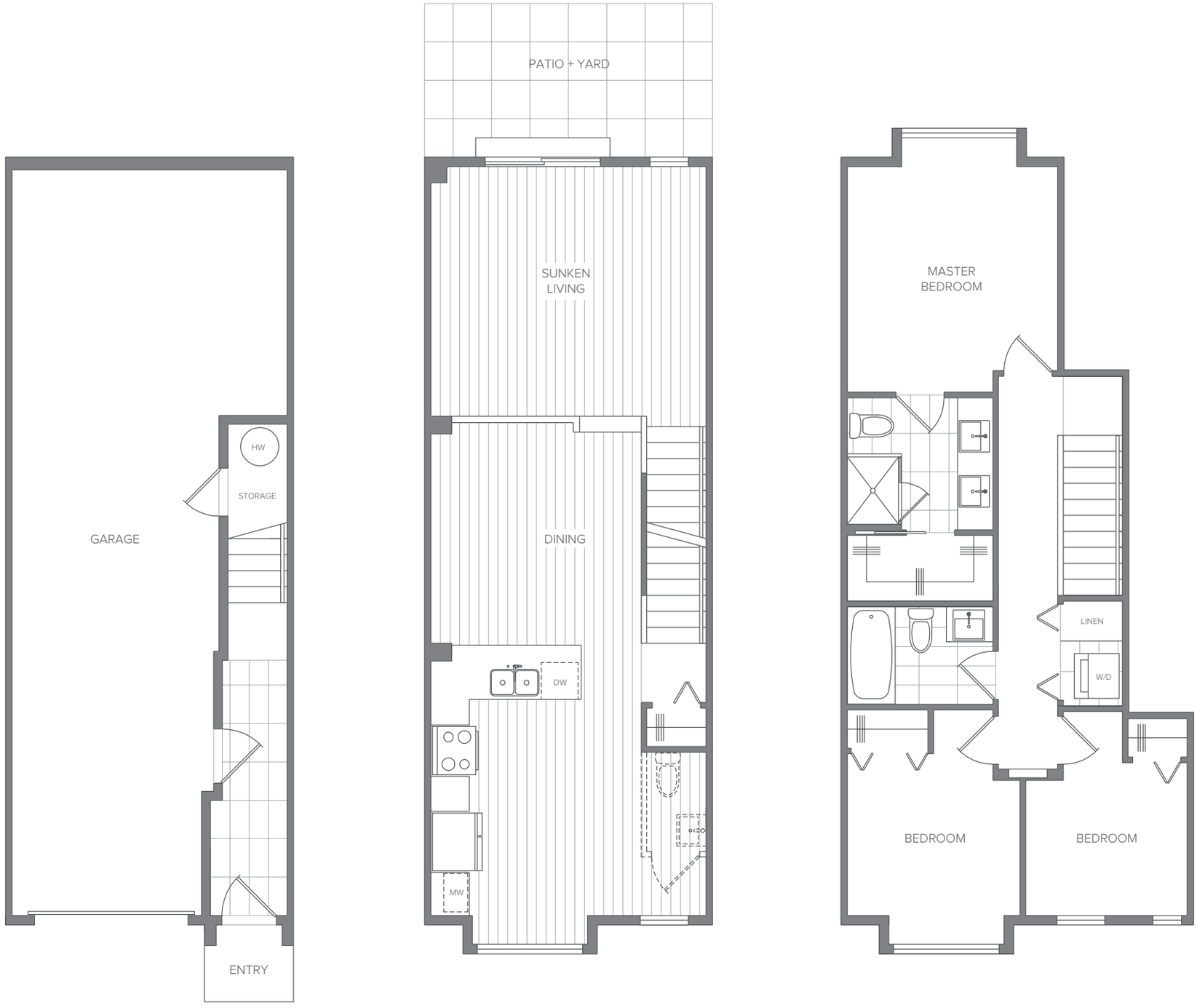
BCCONDOS.NET

Sizes and details are approximate and subject to change. E.&O.E.

# DOWNTON SERIES D3 PLAN

3 BEDROOM 1,306 SQ FT

YORK




BCCONDOS.NET

Sizes and details are approximate and subject to change. E.&O.E.

# MOSAIC. A BETTER HOME.



Natural light. Space. Presence. From deliberating over every detail and making the most of every inch to creating beautiful street appeal, our obsession with design is evident in each property. We build you a better home. You choose how to live in it.

BCCONDOS.NET

# MOSAIC. A BETTER HOME.

Natural light. Space. Presence. From deliberating over every detail and making the most of every inch to creating beautiful street appeal, our obsession with design is evident in each property. We build you a better home. You choose how to live in it.

INTERIOR EXTERIOR SPECIFICATIONS

BCCONDOS.NET

# MOSAIC. A BETTER HOME.



Natural light. Space. Presence. From deliberating over every detail and making the most of every inch to creating beautiful street appeal, our obsession with design is evident in each property. We build you a better home. You choose how to live in it.

## EXTERIOR ARCHITECTURE

Shingle-style architecture with pitched roof gables, decorative diamond motif detail, bracketed shingle bays and archways, exposed rafter tails, and window boxes.

Cedar shingle façade in natural stains accented with brightly-coloured front doors and crisp white trim.

Individual front gate and landscaped walk lead to your own front door, a private raised stoop, and recessed entrance under sheltering barrel vault or bracketed canopy, lit by suspended lantern.

Fenced rear yard with 6-foot high privacy hedge, and generous paver patios off main level of living (some homes).

## INTERIOR DESIGN

High-volume, 9-foot ceilings on main living level.

Oversized matte porcelain tile flooring in entry and bathrooms.

Laminate wood flooring throughout living, dining, and kitchen areas.

Curved archways demarcate rooms within the open plan (some homes).

Powder room on main floor (optional in some homes).

Guest bathrooms on entry levels (some homes).

Sunken living room increases sense of space and depth (some homes).

Oversized bay windows (angled on some homes) increase natural light and extend space in living, dining, and master bedrooms.

Side-by-side garage with under-stair storage (some homes).

Recessed pot lights in select locations.

MOSAIC-designed art niches with mono-point gallery lighting.

Reinforced TV wall with cord-concealing conduit for wall-mounted bigscreen television.

LG stacked washer and dryer (optional).

Kendall track lighting with matte white finish in main living areas.

Fireplace with MOSAIC-designed custom millwork mantle surround (some homes).

## KITCHEN

Oversized shaker-style kitchen islands.

White, shaker-style cabinets with pulls in polished chrome.

White, penny-round ceramic tile backsplash.

Full-height pantry (some homes).

Easy-maintenance laminate countertop (standard) with breakfast bar, or polished composite quartz countertop (optional).

Blanco stainless steel double-bowl sink.

Grohe dual-spray, pull-down, high-arc faucet in polished chrome.

Under-cabinet halogen integrated task lights.

Appliance ensemble:

- GE Energy Star stainless steel, side-by-side, 25.9 cu. ft. refrigerator with built-in ice and water dispenser;
- GE counter-depth French door with bottom freezer (optional);
- GE stainless steel electric range and oven;
- Ekolos chimney-style hood fan;
- GE built-in stainless steel dishwasher with integrated controls; and
- Panasonic microwave and matching trim kit (optional).

## BATHROOM

Acritec white square porcelain sinks.

Grohe single-lever faucets in polished chrome.

Wide-profile laminate countertops (standard) or composite quartz (optional).

MOSAIC-designed shaker-style vanity with brushed stainless steel pulls, including custom pendant lighting.

Deep soaker bathtub.

Glazed ceramic tile bathtub and shower surrounds.

Grohe showerheads and bathtub faucets in polished chrome.

Frosted glass with polished chrome vanity lighting.

MOSAIC-designed custom wood frame for mirror.

Oversized matte porcelain tile flooring.

Recessed pot lighting

## FOR YORK RESIDENTS

Layered landscaping of wide boulevards, tree-lined streets, structural hedges, and vivid flowers, with 3-rail fencing to separate private yards from walking paths.

Elegant street presence continues throughout the entire property. Substantial red brick monuments with suspended lantern lighting, integrated diamond brick motif, and rich herringbone details.

Common areas include landscaped internal courtyards and walking paths, connecting to surrounding streets —ideal for an evening stroll or walking the dog.

## MOSAIC HOMEOWNER CARE

MOSAIC's own warranty, backed by Travelers 1-2-5-10 New Home Warranty:

- 1-Year Materials and Labour Warranty;
- 2-Year Materials and Labour Warranty for Distribution Systems;
- 5-Year Building Envelope Warranty; and
- 10-Year Structural Warranty

MOSAIC's Homeowner Care orientation program and on-call homeowner support.

BCCONDOS.NET

## FLOORPLANS

2 BEDROOM

3 BEDROOM

## SITE PLAN

### MORE INFO

Please call our YORK Sales Team at 604.882.6758 for prices and the latest on which homes are available.

BCCONDOS.NET

Final Weekend. You Deposit. We Match $10,000*.
2015-06-25

**Final**

**Weekend. You Deposit. We Match $10,000*.**

This is the last weekend that MOSAIC will match up to $10,000* of your deposit to be used towards your home purchase. Ending June 30.

**Raised Backyards. Final Release.**

The final release of our coveted 3 bedroom DOWNTON Series home has taken place. Featuring raised backyards, which extend indoor living into a private outdoor space. Perfect for hanging out with the kids, outdoor dining, or letting the pets play.

• Step out into an enclosed yard off the main level of living
• Fenced yard with 6-foot privacy hedges
• Large outdoor spaces perfect for entertaining

Visit now for the best selection of our new home series and to tour our 3 designer model homes. YORK shingle-style rowhomes in Willoughby on 207A, off 84th.

70 Homes Sold. 21 Days. See Why.
2015-06-12

**You**

**Deposit. We Match $10,000*.**

Until the end of this month, MOSAIC would like to help you buy a home now, by matching up to $10,000* of your deposit to be used towards your home purchase. Take advantage of this opportunity as well as historically low mortgage rates, which increase your purchasing power and reduce your monthly payments - all very important reasons to buy now.

Visit now for the best selection of our new home series and to tour our 3 designer model homes. YORK shingle-style rowhomes in Willoughby on 207A, off 84th.

Not All Kitchens Are Created Equal.
2015-05-30

**Not All Kitchens Are Created Equal.**

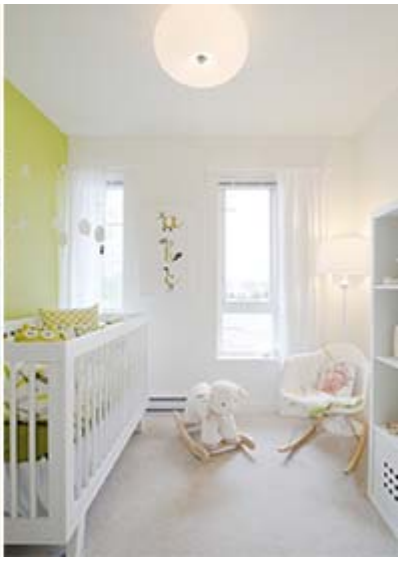
A YORK DOWNTON home is defined and differentiated by its Country Modern design, which blends contemporary materials with traditional warmth and sophistication.

• Peninsula form defines and creates an efficient space.
• Contemporary take on shaker-style cabinets feels fresh with polished chrome pulls.
• Penny-round tile backsplash.
• Maximizing storage niches and pantries allow for clever organization.
• GE stainless steel cooking systems and chimney-style hood fan create a clean aesthetic.
• Steps to Willoughby Town Centre, for last minute ingredients.
• Available from $314,900*.

Visit now for the best selection of our new home series and to tour our 3 designer model homes. YORK shingle-style rowhomes in Willoughby on 207A, off 84th.

A DOWNTON Home. Room to Grow.
2015-05-23

**You**



**Deposit. We Match.**

MOSAIC would like to help you buy a home at YORK by matching up to $7,500* of your deposit to be used towards your home purchase. This is only available for a limited time so visit this weekend if you have been considering a rowhome at YORK.

**Design Briefing. Room to Grow.**

• 1,267 sf of well-planned family space
• 3 bedrooms upstairs
• Curved archways define and create intimate living spaces
• Guest bathroom on main floor (optional)
• Peninsula kitchen form defines the cooking zone
• Wide sun deck off the main level of living, perfect for family BBQ's
• Walking distance to the schools, parks, nearby shops, cafes, and restaurants of Willoughby

Visit now for the best selection of our new home series and to tour our 3 designer model homes. YORK shingle-style rowhomes in Willoughby on 207A, off 84th.

BCCONDOS.NET

Why YORK. Mobility Matters.
2015-05-01

Better connecting communities via the addition of transit infrastructure can be a great benefit - particularly for homeowners. The recently built, neighbouring Carvolth Exchange makes rapid transit more convenient than ever while new Highway 1 improvements have helped reduce travel times from YORK to Vancouver by over 50%. This means more time saved for you to enjoy the vibrant Willoughby Neighbourhood, Yorkson Park, or simply sleep in.

Visit this weekend for the best selection of new homes and to tour our 3 designer model homes. YORK shingle-style rowhomes in Willoughby on 207A, off 84th. Available from $299,900*.

The DOWNTON Series. Family-sized.
2015-04-21

**You Are...**

A young family ready to up-size to a home. You may have a son or daughter, or thinking of having your first and are definitely looking for a more open, flexible, storage-friendly home.

**We Have...**

A selection of YORK's 3 bedroom DOWNTON Series homes feature all of the above plus a raised backyard, which extends indoor living into a private outdoor space. Perfect for hanging out with the kids, outdoor dining, or letting the pets play.

• Fenced yard with privacy hedges
• Large outdoor spaces perfect for entertaining
• Over-sized pavers extend off main level of living (select homes)

Visit this weekend for the best selection of new homes and to tour our 3 designer model homes. YORK shingle-style rowhomes in Willoughby on 207A, off 84th.

More Homes Released. Coveted CYPRESS Series.
2015-04-15

**Selling Fast. More Homes Released.**

YORK continues to sell quickly and has released more homes, including our popular 2-Bedroom CYPRESS Series.

**Perfectly Proportioned.**

Each of our 2-Bedroom CYPRESS Series homes are situated at the end of a row of homes allowing for lots of windows. They also have an extra wide kitchen, created by an extended bay on the side of the home. Want to know more?

• Oversized bay windows increase natural light and extend space in living, dining, and master bedrooms.
• Centre-island kitchen made for entertaining with a window over the sink and plenty of room to get creative.
• Some homes have raised backyards, perfect for entertaining.

Visit this weekend for the best selection of new homes and to tour our 3 designer model homes. YORK shingle-style rowhomes in Willoughby on 207A, off 84th.

Selling Fast. Own from $799 a month.
2015-03-30

YORK is offering a limited-time opportunity to take advantage of a mortgage payment helper that allows you to own at YORK from **$799 a month.***

**Hello, I'm No. 34. I am...**

A charming 2 bed + 2 bath G Plan with 1,083 sf of spacious and contemporary, open-plan living. Handsome on the outside, warm and welcoming on the inside, with just the right qualities.

**About Me.**

• Generous 2 bed + 2 bath, open plan layout
• Private front entry accessed through a gated, fenced-in yard
• Flexible ground level garage with area designed for lots of storage and additional driveway parking
• Centre-island kitchen, perfect for entertaining
• Spacious, full-width deck off the main level of living, ideal for summertime BBQ's
• Connected to parks, schools, and the nearby shops, cafes, and restaurants of Willoughby
• **Starting from $286,200***

YORK shingle-style rowhomes in Willoughby on 207A, off 84th.

The Time is Now. Mortgage Rates at Historical Lows.
2015-03-04

**Information is Power. $40,000 in Purchasing Power.**

Do you know that when mortgage rates decrease, your purchasing power increases. For example, a household with a $65,000 income will gain $40,000 in purchasing power due to an only 1% decrease in mortgage rates*. Mortgage rates are at historical lows - buy now and capitalize on this purchasing power.

**New Home Series Available.**

With continued success at YORK, homes that have been sold out are now available. More of our GROUSE Series rowhomes, which allow you to own a brand new 2 bedroom, shingle-style rowhome for less than the price of a condo.

townhouses, new townhomes langley, townhouses for sale in langley

New Home Series Available. Mobility Matters.
2015-03-02

**Mobility Matters.**

New Highway 1 improvements have helped reduce travel times from YORK to Vancouver by over 50%. Today, a morning commute to Vancouver, Burnaby or the Tri-Cities can take less than 25 minutes. This means more time saved for you to enjoy the vibrant Willoughby Neighbourhood, Yorkson Park, or simply sleep in.

**Park + Ride.**

Traveling green by transit? The recently built neighbouring Carvolth Exchange makes rapid transit more convenient than ever. Need to catch the Expo Line? Braid Station is only 17 minutes away. How about the West Coast Express? That's even quicker at only 10 minutes away.

townhouses, new townhomes langley, townhouses for sale in langley

Next Home Series Available.
2015-02-21

**Next** **Home Series Available.**

YORK continues to sell quickly. Due to this continued success, homes that have been sold out will be available this weekend. More of our FISSILE Series will be released; come early for the best selection of brand new shingle-style rowhomes.

**Chinese New Year Dim Sum Lunch.**

To celebrate the Chinese New Year, we invite you to join us at the YORK Home Store for a Dim Sum lunch on Sunday, February 22 from 12-2pm.

February 14. Home is Where the <3 is.
2015-02-06

**February 14. Home is Where the**

You are invited to join us at YORK for a Valentines Day event on Saturday, February 14 from noon to 6pm. Bring your family and friends to tour our Valentine model homes, indulge in chocolate, and other treats and activities.

A MOSAIC Garage. Not Just for Cars.
2015-02-04

**A**

**MOSAIC Garage. Not Just for Cars.**

In need of more living space - get creative. Pull up to new possibilities with inspiration from our clever DOWNTON garage re-imagining; transforming an often unused space into a multipurpose kid's room that is both flexible and stimulating.

**Best Homes Still Available.**

YORK has sold 14 homes in 14 days and continues to sell quickly. Visit this week for the best selection of homes and to tour our new DOWNTON garage design. YORK shingle-style rowhomes in Willoughby on 207A, off 84th.

DOWNTON Series. Family-sized Homes.
2015-01-27

**Design Briefing.**

- 1,280 sf of well-planned family space
- Curved archways define and create intimate living spaces
- Guest bathroom on main floor (optional)
- Peninsula kitchen form defines the cooking zone
- Wide sun deck off the main level of living, perfect for family BBQ's
- Select homes featuring a fenced rear yard with 6-foot privacy hedges off main level of living

Chic Alternatives for Your Festive Ornaments.
2014-12-22

**Chic**
**Alternatives for Your Festive Ornaments.**

Stylish, traditional or sentimental, we all have our favourite holiday ornaments. Instead of letting your seasonal gems get lost in the tree branches, why not transform them into key home decor elements instead. Adding lights and a few ornamental bulbs to your table scape can brighten it up with sparkle and personality. For an eye-catching ornament, like a traditional star tree-topper, try highlighting it by placing it under a decorative glass on your kitchen counter.

Visit our Instagram for a daily dose of #MOSAICfortheholidays inspiration.

Defining a Holiday Table Scape.
2014-12-21

**Defining a Holiday Table Scape**

Whether you're hosting dinner this season or not, creating a warm and welcoming table-scape is a great way to tie all of your holiday style touches together. Choose your favourite festive piece as inspiration and pull from it elements of warmth and winter to create your sophisticated table-scape. Add a focal centrepiece to bring it all together with elegant ease.

Visit our Instagram for a daily dose of #MOSAICfortheholidays inspiration.

Highlight Your Home With A Holiday Vignette.
2014-12-17

Decking the halls of your home can often seem more overwhelming than jolly. Instead of doing it all, try creating small seasonal vignettes to brighten up key areas of the home, embracing effortless design instead of seasonal stress. Choose your favourite focal point, a bookshelf or entryway, and dress it up with a stylish wreath, chic embellishment or crisp winter greenery for a fresh touch.

Visit our Instagram for a daily dose of #MOSAICfortheholidays inspiration.

Beautifully Festive Cocktails x Monika Hibbs.
2014-12-11

**Make Festive Cocktails Beautiful.**

This season we fell in love with copper; from mugs to serving platters to cocktail mixers. And what better way to serve one of our all-time favorite cocktails - the Moscow Mule - than in a chilled copper mug. To make it more seasonal, add a spring of mint and a red and white straw. Spiked hot chocolate is another favorite for us this holiday season. Combining rich hot chocolate with a peppermint liquor is a great way to elevate a classic - try adding a candy cane and some marshmallows for a festive pop.

Visit our Instagram for a daily dose of #MOSAICfortheholidays inspiration.

**Up to $10,000* Under the Tree.**

We have selected a handful of surprise gifts for those lucky few who purchase a home at YORK this holiday season. Until December 31st, pick one from under our tree, some valued at up to $10,000*. Call or visit us, and we'll explain how this works.

Raised Backyards.
2014-12-08

**Raised Backyards.**

A selection of YORK's 3 Bedroom DOWNTON Series plans feature raised backyards, which extend indoor living into outdoor entertaining space. Perfect for hanging out with the kids, outdoor dining, or letting the pets play.

Large outdoor spaces perfect for entertaining

Fenced rear yard with 6-foot privacy hedges

Some homes with generous paver patios off main level of living

langley townhomes for sale, Willoughby, Raised Backyards, YORK

Holiday Design Trends. Festively Flocked Trees.
2014-12-03

**Festively Flocked Trees.**

A show-stopping holiday trend to invest in this season is a festively flocked tree. When it comes to the holidays, you simply cannot beat the fresh, full, and snow-covered look of a flocked tree. The white canvas allows for many different decorating styles, and keeps your home looking both chic and serene. For a little more glam, add silver and gold for a bit of sparkle or some wood accents for a more rustic feel.

MOSAIC x MONIKA. Home for the Holidays.
2014-11-25

The collaboration is focused on showcasing creative, trend-driven holiday living and dining experiences that are perfect for wintertime entertaining.

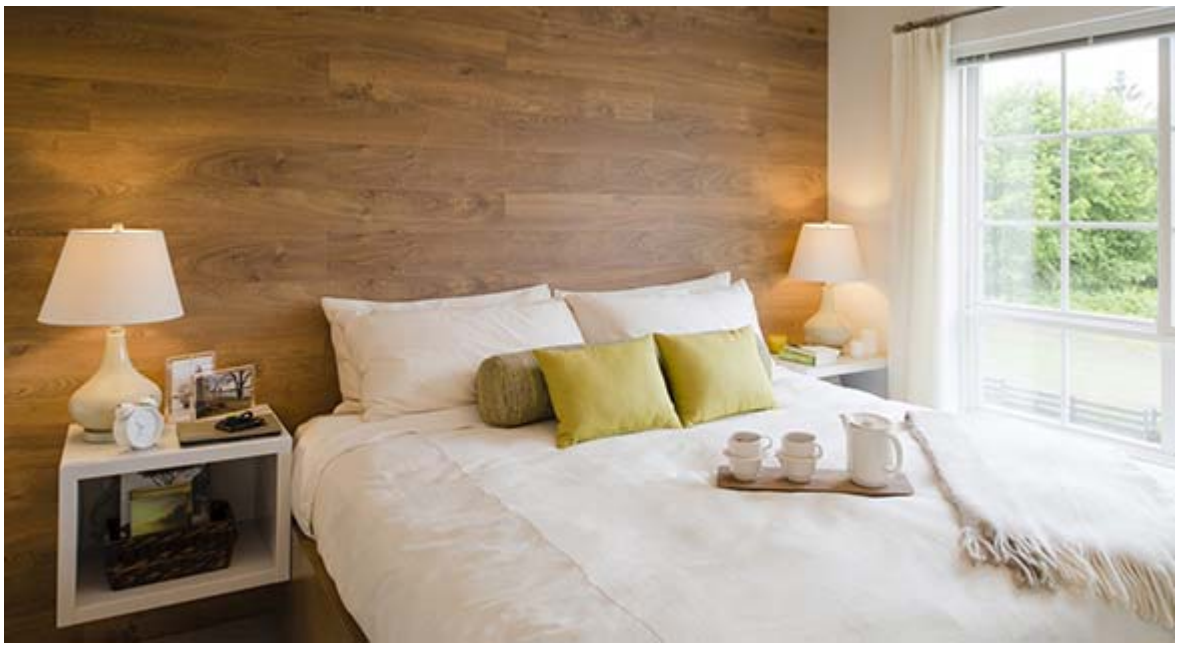
**Meet Monika.**
On Saturday, November 29th at YORK, from 12:00pm - 2:00pm, MOSAIC invites you to meet the design talents behind our signature holiday style. Bring your family and friends to indulge in eggnog and hot chocolate while discussing holiday design trends with Monika Hibbs and MOSAIC.

Please **RSVP** to let us know if you will be attending.

BCCONDOS.NET

New Homes. New Plan. Now Available.
2014-11-06

More of our



coveted G plan and raised backyard homes are now released.

YORK shingle-style rowhomes in Willoughby on 207A, off 84th. Home store + 3 designer model homes open daily from 12-6pm. See why YORK is different.

A Townhome at an Apartment Price. 2014-10-18

The GROUSE Series Design Briefing:

1. **1,116 sf** of well-planned living space

2. **Generous** 2 bed + 2 bath, open plan layout

3. **Private** street-level front entry

4. **Flexible** ground level garage with area designed for lots of storage and additional driveway parking

5. **Spacious**, full-width deck off the main level of living, perfect for summertime BBQ's

6. **Connected** to parks, schools, and the nearby shops, cafes, and restaurants of Willoughby

Visit the GROUSE Series home now and see why a YORK by MOSAIC Willoughby townhome is different.

BCCONDOS.NET

Still Dreaming of YORK.
2014-08-29

To kick off the summer with good design and fresh inspiration, we paired with The Doctor's Closet and hosted the #idreamofYORK Pinterest campaign where we asked you to pin pictures of what your dream dinner party would look like.

To make those inspirations come true, following the launch of YORK by MOSAIC, we hosted over 60 people at our rowhomes in Langley, where The Doctor's Closet brought to life her dinner party inspiration.

We would like to thank Monika Hibbs for stamping YORK with her signature design style and making the #idreamofYORK campaign a success. We would also like to thank our event sponsors, The Cross Design and the Flower Factory for providing us with beautiful flowers, furniture and home decor pieces.

To see more of Monika's YORK design style, use the hash tag #idreamofYORK or follow @MOSAIC_homes on Instagram.

BCCONDOS.NET

A Fresh Take on Kitchen Style.
2014-08-22

The #idreamofYORK event was a little unique in that we hosted over 60 people; however, our use of the double sink, which served as the ice chiller for wine and cold drink, was a simple and practical idea to use at any dinner party.

The countertops were left clear, with food being served at the kitchen nook and dining area. Staying true to the aesthetic of #idreamofYORK, we chose minimal decorative items to line the countertops, such as vibrant fresh fruits, cookbooks and bookends as well as practical items such as additional soft drinks.

The YORK by MOSAIC kitchen perfectly reflected the soft, white design of the space, accented by curved archways, contemporary shaker-style cabinets, white penny-round tile backsplashes and quartz countertops.

We have so many favourite areas from #idreamofYORK and the dessert table in the kitchen nook was definitely a favourite. It was great to work in a space that had ample room to play with the flow of the dinner party and to create smaller individual stations and talking points.

For more kitchen dinner party ideas and inspiration take a look at our guest's favourite moments and follow MOSAIC on Instagram for more photos and home ideas.

Creating a Sweet Dessert Station
2014-08-17

Rather than simply put a vase of flowers on the table, we decided to create a dessert table, adding another interactive element to the party for our guests to enjoy.

Desserts were presented on cake stands of varying heights and sizes to create a miss-matched buffet-style display. If your dinner party has a theme or reoccuring elements, include these in different areas of your home. For the kitchen table, the fresh flowers ran throughout the home and the inclusion of the marshmallows tied in with the patio s'more bar.

If you have artwork or photos displayed already, switching out for prints that tie in with your theme or occasion can also pull your whole event together, making it look truly professional.

We have so many favourite areas from #idreamofYORK and the desert table in the kitchen nook was definitely a favourite. It was great to work in a space that had ample room to play with the flow of the dinner party and create smaller individual stations and talking points.

The dessert table was enjoyed by our guests and didn't look as neat as this by the end of the night. But you can view our guest's favourite moments and follow MOSAIC on Instagram for more photos and home ideas

BCCONDOS.NET

The Perfect Table-scape.
2014-08-08

As our design at #idreamofYORK was all about summer entertaining, we wanted to create a light, fresh atmosphere. The dining room for this YORK home was at the centre of this open-plan layout so we were also mindful that our table-scape needed to pull the different elements of the design together.

The country farmhouse-style table and chairs from The Cross Design added a rustic charm to the classic individual table settings. We had used gold touches throughout the other areas of the home so we chose to go with a gold twist on the cutlery. To add elegance and drama, we chose multiple candle holders in complementary colours from The Cross to fill the table. We set the mood with miss-matched tea light holders. You could also dress the table with a piece of lace to elevate the classic feel here and tie in with the lace wallpaper.

If you are hosting for an extra special occasion, remember to incorporate your lighting. For example, we draped a garland around the chandelier at YORK to soften the look and tie into the feminine theme that ran throughout the rest of the home design.

The #idreamofYORK table-scape was one of our favourite elements in the home and one of the most photographed by our guests. We purposely chose a simple but dramatic design for the dining area that is easily attainable with a few objects that you may already have around the home.

Last week we showed you how to bring a little entertainment to your outdoor space and next week we will be sharing alternative ways to use your dining spaces. Don't forget you can also browse our guests favourite moments and following MOSAIC on Instagram for photos and ideas.

BCCONDOS.NET

Summer + Patio = S'more Bar
2014-08-01

At our #idreamofYORK dinner party, we hosted over 60 people; therefore, our YORK patios needed to be used in a unique way. We wanted guests to have a unique experience at YORK, which was brought to life with a DIY S'more bar. We dressed a bench style table from The Cross Design with Ikea's lace material and purposely removed seating from the patio. This encouraged a constant flow of guests on the patio, whcih provided a unique experience and talk point.

The bar was so easy to create, with only a few materials from Home Depot:

1. Wooden planter (painted a white-wash)

2. River pebbles

3. Mini camping gas canisters

4. S'more roasting forks

5. Marshmellos, graham crackers + choclate

What's great about this idea is that it can be reused and repurposed for those early Fall evenings on the patio.

We will continue to share our favorite inspiration from the #idreamofYORK party over the next couple of weeks. You can also browse our guest's favourite moments and follow MOSAIC on Instagram for more photos and inspiration.

The Doctor's Closet, Monika Hibbs, YORK, Ikea, Instagram, MOSAIC, #idreamofYORK, The Cross Design

Not All Homes Are Created Equal.
2014-06-24

The YORK by MOSAIC Kitchen. Design Briefing.

- Curved archway at entry defines and creates an intimate kitchen
- Contemporary take on shaker-style cabinets feels fresh with polished chrome pulls
- Penny-round tile backsplash and quartz counter-top
- GE stainless steel cooking systems
- Chimney-style hood fan

Visit our Home Store to see why not all homes are created equal.

Inside a YORK home.
2014-05-22

Optional main-level powder room on select YORK homes offers convenience when entertaining; dens engineered to accomodate multiple functions: working, creating, relaxing. Oversized bay and diamond motif windows draw natural light from multiple angles, while expansive patios extend your living space outdoors.

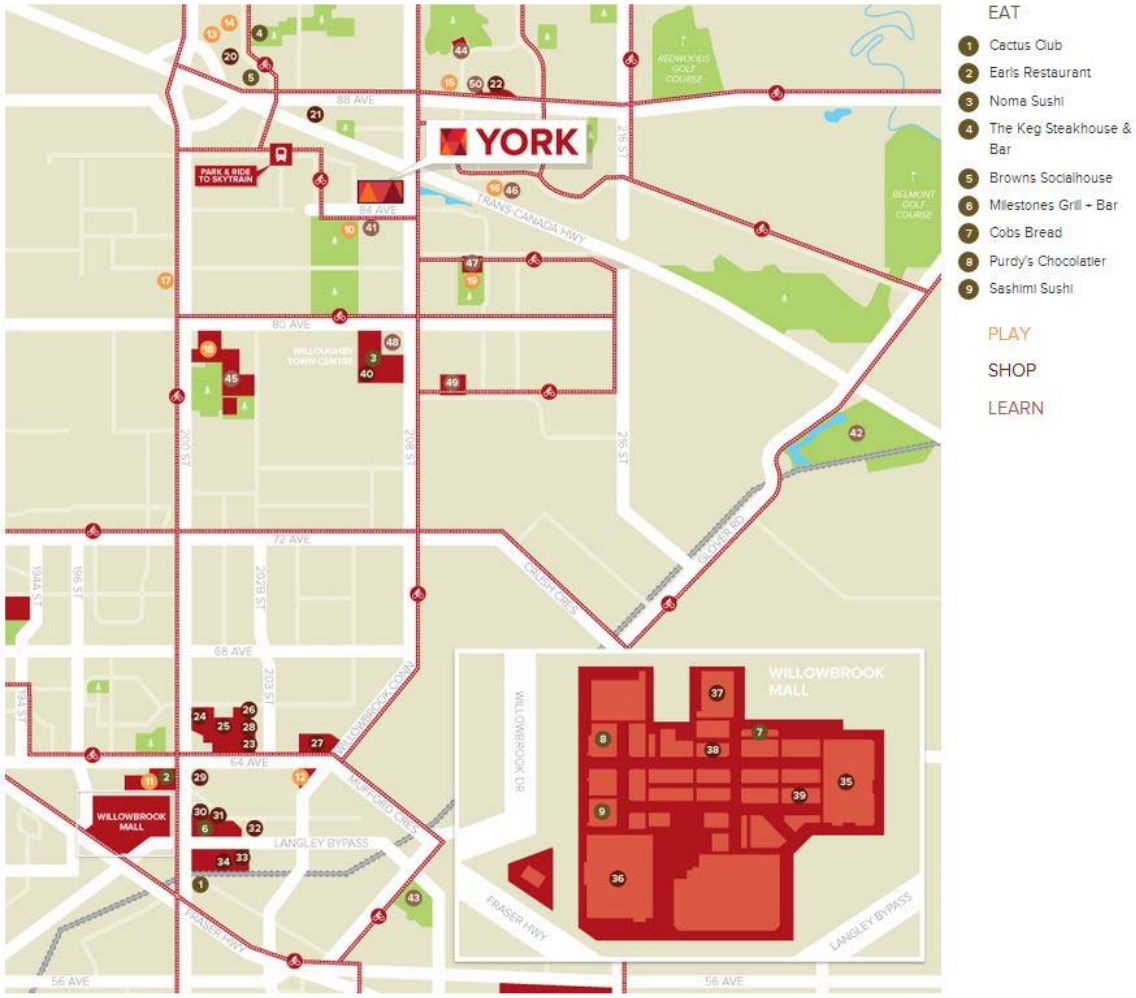
The YORK Neighbourhood.
2014-05-22

YORK Shingle-Style Rowhomes are:

- Minutes to the mobility of a rapid transit Park + Ride.
- Steps to the new classrooms of Yorkson Creek School.
- A short drive to the shops and restaurants of Willoughby Town Centre and Willowbrook Mall.

Our YORK neighbourhood map calls out the best nearby schools, parks, restaurants + shops and transport links.

YORK. YORK Shingle-Style Rowhomes, Park + Ride, Yorkson Creek School, Willoughby Town Centre, Willowbrook Mall, neighbourhood map, coastal mountain



The YORK Doors.
2014-05-21

It's the YORK doors. Accented by complimentary cedar shingle exteriors, these colourful doors will become the symbol of YORK's beautiful and distinctive style.

YORK. YORK doors. YORK home.

Mobility Matters.
2014-05-21

Traveling green by transit? The recently built Park + Ride is only a short drive or bike from YORK's Shingle-Style Langley Rowhomes, making rapid transit convenient and accessible. Need to catch the Expo Line? Braid Station is only 17 minutes away. How about the West Coast Express? That's even quicker at only 10 minutes away.

YORK. Shingle-style Rowhomes, Rowhomes, Langley Rowhomes, Park and Ride. Park + Ride. Expo Line. Braid Station. West Coast Express. Willoughby Neighbourhood. Yorkson Park. Langley

BCCONDOS.NET

YORK. BY MOSAIC.
2013-11-07

**YORK. BY MOSAIC**. 2 + 3 Bed, some with den homes with enduring value, richly landscaped and situated near recreation, excellent schools, shopping and efficient transportation routes.

Some of the characterisics that make a Shingle-style Rowhome by MOSAIC unique:

**Rich exteriors.** Shingle swoop and Barrel Vault roofs. Decorative integration of a diamond motif to shingle and brick details, entry gates, flower boxes and accent windows.

**Individuality**. Distinct front doors with a stooped entry and hanging lantern entry light. Gated private walkways, side fences and hedges create private yards.

**Character**. Shingle-style architecture with large bay windows, gabled forms, shingle siding and wood accent trim.

**Colour**. Charcoal, light tan and whitewash semi-transparent stain on textured wood shingle facades with white trims throughout. Accented with brightly-colored front doors - a colorful addition to your home.

**Well composed**. Layering effect of mature trees, wide boulevards, structured hedges, and wood rail fencing all contribute to a memorable street presence.

MOSAIC

YORK

SHINGLE-STYLE ROWHOMES

# YORK. BY MOSAIC.

By Mosaic Homes 3 Reviews
8476 207A Street Langley
Sales from **CAD$309,900**

YORK. BY MOSAIC. is a new townhouse development by Mosaic Homes currently under construction at 8476 207A Street in Langley. Sales for available units start at CAD$309,900. The development has a total of 94 units.

## Project Details

DEVELOPMENT NAME YORK. BY MOSAIC.

BUILDER(S) Mosaic Homes
BUILDING TYPE Townhouse
OWNERSHIP TYPE Condominium
ADDRESS 8476 207A Street
CITY Langley
STATE/PROVINCE British Columbia
POSTAL CODE V2Y 2B3
Sales Center Phone # 604.882.6758
Sales Center Address 8476 207A St, Langley BC
Sales Center Hours Open Daily 12pm-6pm
CONSTRUCTION STATUS Construction
STATUS Selling
Sales Started 7 June 2014
TOTAL NUMBER OF UNITS 94 units
Number of Stories 3 stories
SALE UNIT SIZES(AVAILABLE UNITS) From 1207 Sq Ft To 1306 Sq Ft

## $ Prices

SALE PRICES(AVAILABLE UNITS) From CAD$309,900
SALE COST PER SQ FT (AVAILABLE UNITS) $257 per Sq Ft avg

## Current Incentives

You Deposit. We Match $10,000*.
Only for a limited time, MOSAIC would like to help you buy a home now, by matching up to $10,000* of your deposit to be used towards your home purchase. Take advantage of this opportunity as well as historically low mortgage rates, which increase your purchasing power and reduce your monthly payments - all very important reasons to buy now.

## Project Summary

From YORK. BY MOSAIC:

Natural light. Space. Presence. From deliberating over every detail and making the most of every inch to creating beautiful street appeal, our obsession with design is evident in each property. We build you a better home. You choose how to live in it.

## Features & Finishes

EXTERIOR ARCHITECTURE

• Shingle-style architecture with pitched roof gables, decorative diamond motif detail, bracketed shingle bays and archways, exposed rafter tails, and window boxes.
• Cedar shingle façade in natural stains accented with brightly-coloured front doors and crisp white trim.

• Individual front gate and landscaped walk lead to your own front door, a private raised stoop, and recessed entrance under sheltering barrel vault or bracketed canopy, lit by a suspended lantern.
• Fenced rear yard with 6-foot high privacy hedge, and generous paver patios off main level of living (some homes).

INTERIOR DESIGN

• High-volume, 9-foot ceilings on main living level.
• Oversized matte porcelain tile flooring in entry and bathrooms.
• Laminate wood flooring throughout living, dining, and kitchen areas.
• Curved archways demarcate rooms within the open plan (some homes).
• Powder room on main floor (optional in some homes).
• Guest bathrooms on entry levels (some homes).
• Sunken living room increases sense of space and depth (some homes).
• Oversized bay windows (angled on some homes) increase natural light and extend space in living, dining, and master bedrooms.
• Side-by-side garage with under-stair storage (some homes).
• Recessed pot lights in select locations.
• MOSAIC-designed art niches with mono-point gallery lighting.
• Reinforced TV wall with cord-concealing conduit for wall-mounted big-screen television.
• LG stacked washer and dryer (optional).
• Kendall track lighting with matte white finish in main living areas.
• Fireplace with MOSAIC-designed custom millwork mantle surround (some homes).

KITCHEN

• Oversized shaker-style kitchen islands.
• White, shaker-style cabinets with pulls in polished chrome.
• White, penny-round ceramic tile backsplash.
• Full-height pantry (some homes).
• Easy-maintenance laminate countertop (standard) with breakfast bar, or polished composite quartz countertop (optional).
• Blanco stainless steel double-bowl sink.
• Grohe dual-spray pull-down high-arc faucet in polished chrome.
• Under-cabinet halogen integrated task lights.
• Appliance ensemble:
- GE Energy Star stainless steel side-by-side 25.9 cu. ft. refrigerator with built-in ice and water dispenser;
- GE counter-depth French door with bottom freezer (optional);
- GE stainless steel electric range and oven;
- Ekolos chimney-style hood fan;
- GE built-in stainless steel dishwasher with integrated controls; and
- Panasonic microwave and matching trim kit (optional).

BATHROOM

• Acritec white square porcelain sinks.
• Grohe single-lever faucets in polished chrome.
• Wide-profile laminate countertops (standard) or composite quartz (optional).
• MOSAIC-designed shaker-style vanity with brushed stainless steel pulls, including custom pendant lighting.
• Deep soaker bathtub.
• Glazed ceramic tile bathtub and shower surrounds.
• Grohe showerheads and bathtub faucets in polished chrome.
• Frosted glass with polished chrome vanity lighting.
• MOSAIC-designed custom wood frame for mirror.
• Oversized matte porcelain tile flooring.
• Recessed pot lighting.
• Kohler white 12” elongated toilet.

FOR YORK RESIDENTS

• Layered landscaping of wide boulevards, tree-lined streets, structural hedges, and vivid flowers, with 3-rail fencing to separate private yards from walking paths.
• Elegant street presence continues throughout the entire property. Substantial red brick monuments with suspended lantern lighting, integrated diamond brick motif, and rich herringbone details.
• Common areas include landscaped internal courtyards and walking paths, connecting to surrounding streets—ideal for an evening stroll or walking the dog.

MOSAIC HOMEOWNER CARE

Travelers 2-5-10 New Home Warranty coverage:

- 2-Year Materials and Labour Warranty;
- 5-Year Building Envelope Warranty; and
- 10-Year Structural Warranty.

MOSAIC’s Homeowner Care orientation program and call-in Homeowner support.

BCCONDOS.NET

HOMES&LAND newHomes & CONDOS

**Location**

8476 207A Street
Langley, BC

**Contact Info**

604.882.6758
york@mosaichomes.com

**YORK Home Store**

Open Daily 12 - 6pm

**Developer**

Mosaic Homes

Visit Website

BACK

## YORK: Country-modern Design Creates a Striking First Impression

Langley, and the Willoughby neighborhood in particular, is a growing community with a comfortable corner for just about everyone. Farmland and green space are plentiful, new venues for sports and entertainment lessens the need to leave town, and a thriving arts scene welcomes participants and spectators. Add in destination restaurants, shopping and schools, and this city is a welcome home for singles and families, trendsetters and traditionalists, first-time buyers and downsizers.

Enter YORK by MOSAIC, a collection of shingle-style rowhomes, combining classic architecture with the flexibility of open concept design. YORK is conveniently located in the Willoughby neighbourhood, an evolving area that is becoming the desirable residential hub within Langley. YORK is central to the multitude of amenities within Willoughby, and is also a commuter's dream, whether by private or public transportation. Nestled near 208th Street and 84th Avenue, YORK is just south of Highway 1 and a few blocks to the new Park & Ride Skytrain station.

YORK rowhomes have been vibrantly created by MOSAIC Homes, an award-winning developer in Greater Vancouver. MOSAIC is passionate about design and is committed to building distinct, superior-quality homes for people who want to stress less and enjoy more. Locations supporting lifestyle and connectivity are key for MOSAIC in planning for their residential developments.

"YORK rowhomes are a fresh take on heritage-inspired design; they offer people comfortable, functional living spaces that are also incredibly striking in appearance. Knowing that first impressions count, we worked hard to refine our architecture and design, and really give people something special," says Geoff Duyker, vice president of MOSAIC Homes. "In planning our homes' interiors, we sweat the smallest stuff - every inch has to count. The details really do make the difference."

Each home has a stand-apart detail of a vibrantly hued front door accented by crisp white trim - an instant pick-me-up at the end of the day, and a great differentiator for visiting guests. Floor plans include 2- and 3-bedroom layouts, some with dens, to suit first-time homebuyers through to mature buyers looking to simplify housing. MOSAIC is offering a new 2-bedroom, 2-bath "Grouse" plan, an ideal starter home that includes spacious garage, ample storage and private patio. The 3-bedroom "Downtown" plan is great for young families, with fenced outdoor yard just out the back door, perfect for play and relaxation.

With unique homes for different families, YORK standards also assure consistently luxurious finishings and design elements throughout each home. Kitchens are completed by oversized islands, shaker-style cabinets with polished chrome pulls, penny-round ceramic tile backsplashes and full ensemble of stainless steel appliances. Bathrooms feature square porcelain sinks, Grohe faucets and showerheads and oversized matte porcelain tile flooring.

YORK rowhomes have special touches that really do make a difference. Living rooms have a reinforced TV wall with cord-concealing conduit for wall-mounts, track lighting and 9-foot ceilings. MOSAIC-designed art niches with gallery lighting throughout bring extra life to quiet spaces, and private entrances are lit by the style of a suspended lantern. Some homes have curved archways to demarcate rooms in open spaces, or sunken living rooms to increase sense of space and depth.

YORK is located at 8476 - 207A Street in Langley's Willoughby neighbourhood, just south of Highway 1. Two-bedroom rowhomes start at $264,900 for 1,066sq.ft, and three-bedroom rowhomes are priced from

BCCONDOS.NET

$319,900 for 1,280 sq.ft. The YORK Home Store is open daily from 12-6pm and the on-site sales team can be contacted at 604-882-6758 or york@mosaichomes.com. Visit www.mosaichomes.com/york for more information including floor plans and virtual tours.

New Homes Abbotsford New Homes Chilliwack New Homes Burnaby New Homes New Westminster New Homes North Vancouver New Homes West Vancouver New Homes North Shore New Homes Squamish New Homes Whistler New Homes Richmond New Homes Delta New Homes South Surrey New Homes White Rock New Homes Surrey New Homes Langley New Homes Tri-Cities New Homes Coquitlam New Homes Port Coquitlam New Homes Port Moody New Homes Maple Ridge New Homes Pitt Meadows New Homes Vancouver New Homes Downtown Vancouver New Homes Metro Vancouver New Homes Lower Mainland New Homes Vancouver Island New Homes Victoria New Homes Nanaimo New Homes Sunshine Coast New Condos Abbotsford New Condos Chilliwack New Condos Burnaby New Condos New Westminster New Condos North Vancouver New Condos West Vancouver New Condos North Shore New Condos Squamish New Condos Whistler New Condos Richmond New Condos Delta New Condos South Surrey New Condos White Rock New Condos Surrey New Condos Langley New Condos Tri-Cities New Condos Coquitlam New Condos Port Coquitlam New Condos Port Moody New Condos Maple Ridge New Condos Pitt Meadows New Condos Vancouver New Condos Downtown New Condos Metro Vancouver New Condos Lower Mainland New Condos Vancouver Island New Condos Victoria New Condos Nanaimo New Condos Sunshine Coast