3 & 4 BEDROOM
SINGLE FAMILY LANE HOMES

VESTA PROPERTIES

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SITE PLAN
SINGLE FAMILY LANE HOMES

A: ASHTON ST: STAFFORD W: WELLINGTON
M: MACKENZIE P: PRESTON SH: SHEFFIELD

VESTA PROPERTIES

Site plan rendering is an artist's conception and is intended as a general reference only; subject to change without notice. In our continuing effort to improve and maintain the high standards of Latimer Heights , Vesta Properties (Latimer) Ltd. reserves the right to modify or change plans, specifications and features without notice. Materials may be substituted with equivalent or better, at Vesta Properties (Latimer) Ltd. sole discretion. E&O.E.

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A ONE-OF-A-KIND COMMUNITY

- A 74-acre master planned community located in the Willoughby Community of the Township of Langley
- Built by Vesta Properties, an integrated builder and developer with over 30 years of experience specializing in master-planned communities throughout BC and Alberta
- Latimer Heights will include nearly 2,000 new homes, over 36,000 ft² of commercial space, 108,000 ft² of office space, Langley's first ever 34 and 26 storey high rise condo buildings, and 17 acres of parks, trails, elementary school and green space
- Latimer Village, an anchor of the Latimer Heights Community, is a neighbourhood shopping district showcasing European-esque streetscapes along a mixed-use corridor complete with condos atop boutique style shops, restaurants and businesses, all connected to the luscious park/pond area and neighbourhood walking network
- Built to foster a multi-generational community that individuals, couples and families can invest in, Latimer Heights creates a social, sustainable and serene environment
- Commuter-friendly access to Highway #1, Golden Ears Bridge (5 minutes), Port Mann bridge (15 mins), No. 10 Highway and Langley's main thoroughfares: 200th Street, 208th Street and the future 216th Street interchange
- Close proximity to the Translink Carvolth Bus Exchange and major shopping outlets and amenities

GREAT FIRST IMPRESSIONS

- A unique collection of 3 and 4-bedroom single-family homes
- Extensive detailing on the architectural design of your home are accentuated through simple box forms and traditional 'Georgian, Tudor, Colonial or Craftsman' elements such as embellished entrances with front porches with detailed columns, wood trims, shutters and decorative louvres.
- Well-designed elegant exteriors consist of brick veneer, Hardie-Plank siding, modern stucco, Hardie shakes and vinyl siding
- Serene outdoor living with fully landscaped front and back yards
- Double car garages included with all homes
  - Classic Single-Family homes: Front attached double-car garage plus additional two-car driveway parking
  - Single-Family Lane Homes: Rear detached garage plus additional single-car parking pad

PEACE OF MIND

- Built by Vesta, a reputable builder with over 30 years of industry experience building over 4,500 homes in both BC and Alberta
- Every home is backed by Vesta's full-time service team and the Travelers Guarantee Company of Canada 2/5/10 home warranty coverage
- Vesta is a licensed residential builder with the Home Protection office of British Columbia and is a proud member of the HAVAN (Homebuilders Association Vancouver)
- 30-year manufacturer's limited warranty on roof shingles for maximum durability, low-maintenance and attractive exterior design
- SuperSeal dimpled membrane foundation damp-proofing with a 10-year labour and 40-year material warranty which provides protection against water and moisture, improves energy efficiency and increases resistance to outdoor elements of air, water and moisture

ULTIMATE IN COMFORT AND SECURITY

- All homes are built to meet BC Energy Step Code level 2
- Built-in smoke and carbon monoxide detectors for your safety
- Energy efficient Low-E double glazed windows
- High-efficiency gas furnace with programmable thermostat and 48-gallon electric hot water tank
- Spacious laundry room with built in sink with lower cabinet and optional upper cabinet upgrade
- Roughed-in central vacuum (all plans)
- Homes are pre-wired for security system

FEATURES
SINGLE FAMILY LANE HOMES

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VESTA PROPERTIES

LIVING IN STYLE

- Spacious open floor plans feature soaring 9-foot ceilings with oversized windows on the main floor allowing natural sunlight to brighten your home
- Elegantly designed interiors featuring three designer-selected colour palettes to choose from
- Interiors are embellished with stylish 4" baseboards, 3" door casings and beautiful satin nickel hardware on doors and closets
- Luxurious laminate hardwood-style floors unite the entry, kitchen, dining and living spaces, while plush carpeting adds comfort to the stairs and upper floor
- Sleek, modern tile in main bath, ensuite, and laundry room
- Cozy up in your living room next to a modern gas fireplace with designer tile surround
- Retreat to your master suite complete with vaulted ceiling (some homes), walk-in closet and deluxe 5-piece well-appointed ensuite
- Generously sized unfinished basement for storage and future growth – or upgrade to a fully finished basement to upsize your living space

GOURMET KITCHENS

- Premium stainless-steel kitchen appliances featuring modern electric range with optional gas range upgrade, counter depth French door fridge with external ice and water dispenser, built in dishwasher and optional built in microwave upgrade
- Optional upgrade to Fisher & Paykel appliance package available, ask our sales team for more details
- Designer selected quartz countertops with hand set tile back splash plus a spacious kitchen island or peninsula for plenty of cooking and entertaining space
- Soft-close shaker style cabinets and drawers with full depth cabinets and deep pot drawers for ample kitchen storage
- Stylish pendant lighting suspended over island or peninsula with optional under cabinet lighting
- Double-basin stainless-steel sink with sleek single-lever chrome faucet and handy pullout vegetable spray with flex line
- Convenient USB plug outlet to charge your devices

SPA-INSPIRED BATHROOMS

- Convenient powder room on main floor complete with vanity cabinet
- Durable shaker style cabinets with quartz countertops and quartz backsplash
- Luxurious deep soaker tub/shower in main bath with floor-to-ceiling tile surround
- Sleek chrome faucets add a touch of sophistication
- Master ensuite features a deluxe walk in shower with 10 mm glass shower door and hand set floor-to-ceiling tile surround, deep soaker tub plus his and her-vanity with double sinks
- Basement roughed in for a 3-piece bathroom

CUSTOMIZE YOUR HOME

- Personalize your home by choosing from 3 professionally designed colour palettes to reflect your individual taste and style
- Customize your home from our list of available upgrade options including having the basement fully finished, for a full list of options please contact our sales team

FEATURES
SINGLE FAMILY LANE HOMES

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VESTA PROPERTIES

FRONT ELEVATION 1

SIDE ELEVATION 1

THE ASHTON
SINGLE FAMILY LANE HOME

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VESTA PROPERTIES

FRONT ELEVATION 2

SIDE ELEVATION 2

THE ASHTON
SINGLE FAMILY LANE HOME

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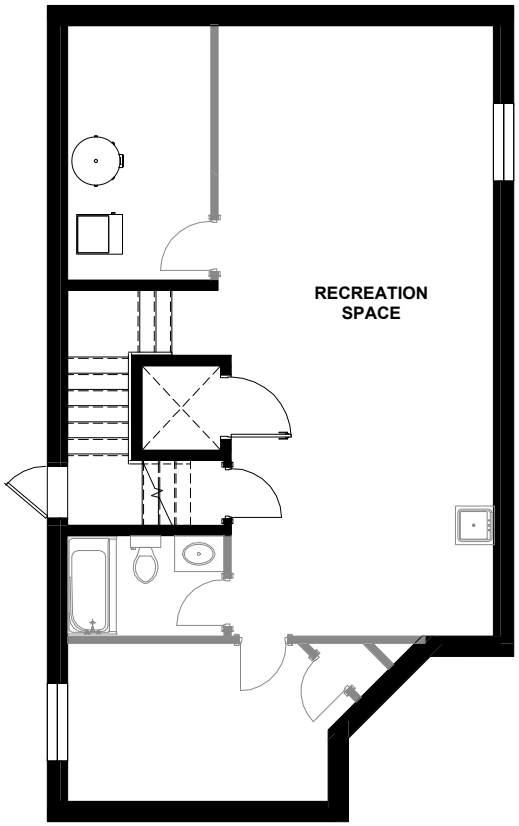
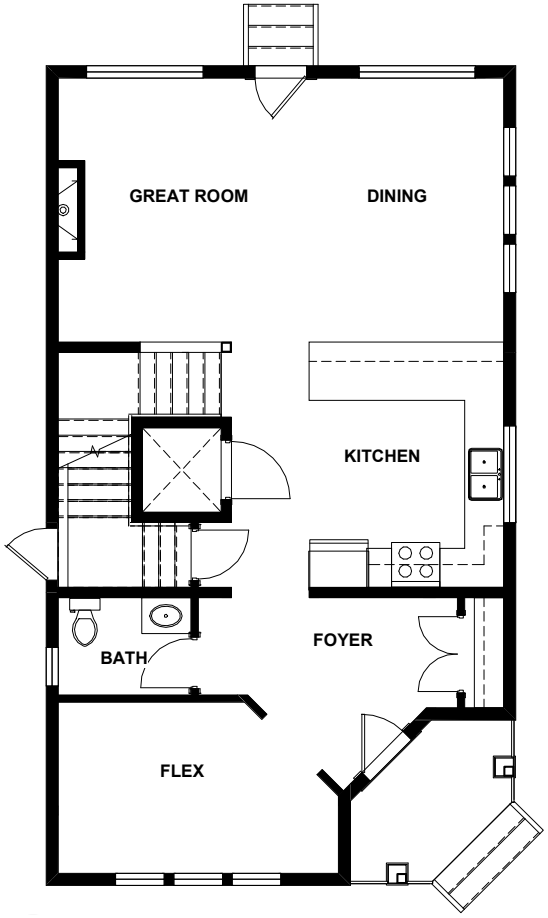
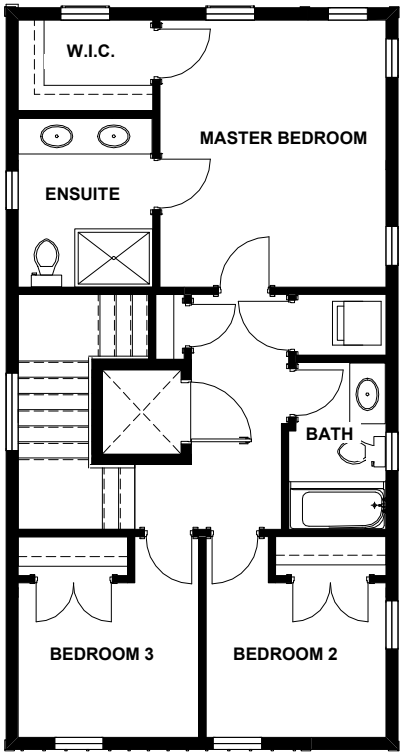
VESTA PROPERTIES



Unfinished Basement 945 SQ.FT.



Main 945 SQ.FT.



Second 690 SQ.FT.

THE ASHTON

SINGLE FAMILY LANE HOME | 3 BEDROOM + FLEX | 2.5 BATHROOM

2,580 SQ.FT. INCLUDING 945 SQ.FT. UNFINISHED BASEMENT

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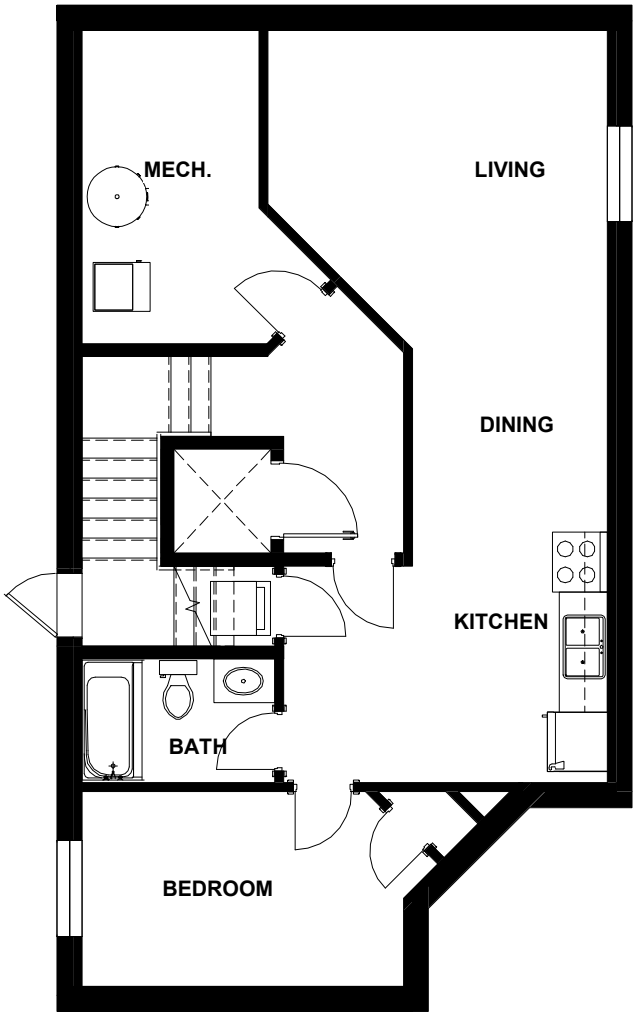
VESTA PROPERTIES



Basement Suite 600 SQ. FT.
(Optional)

THE ASHTON | BASEMENT OPTION

1 BEDROOM | 1 BATHROOM

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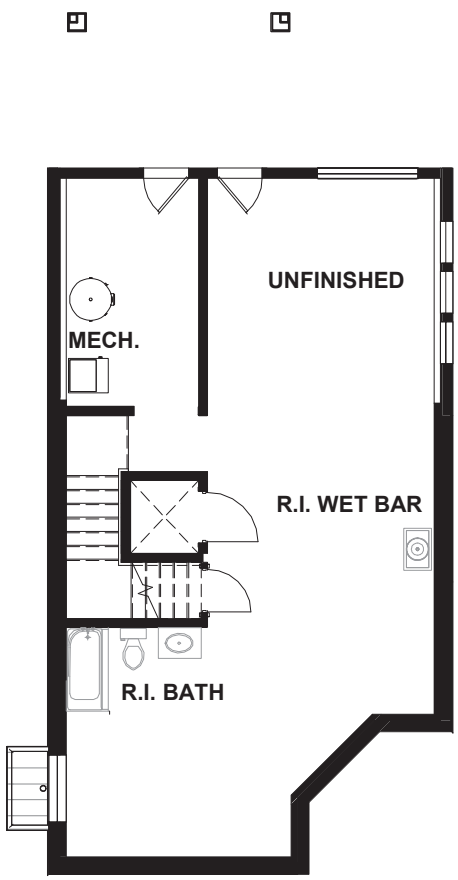
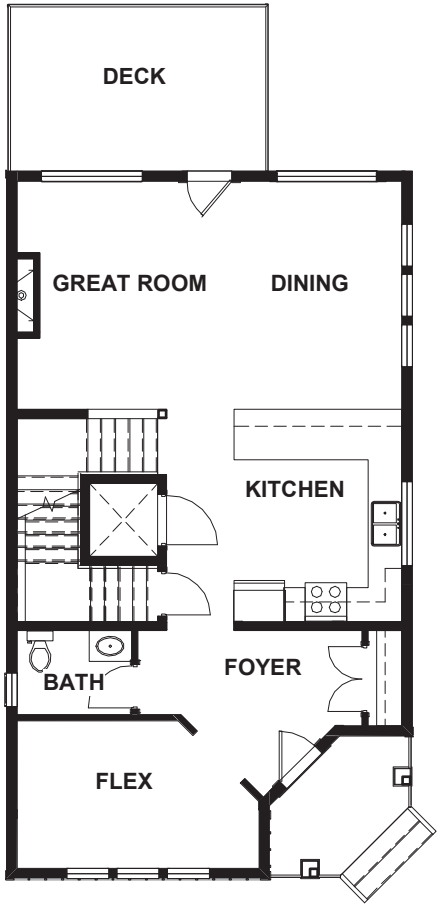
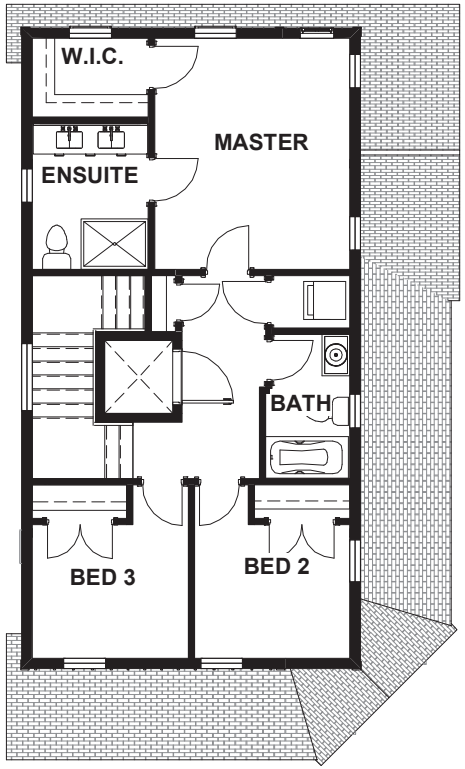
VESTA PROPERTIES



Unfinished Basement 945 SQ.FT.



Main 945 SQ.FT.



Second 690 SQ.FT.

THE ASHTON 2

SINGLE FAMILY LANE HOME | 3 BEDROOM + FLEX | 2.5 BATHROOM

2,580 SQ.FT. INCLUDING 945 SQ.FT. UNFINISHED BASEMENT

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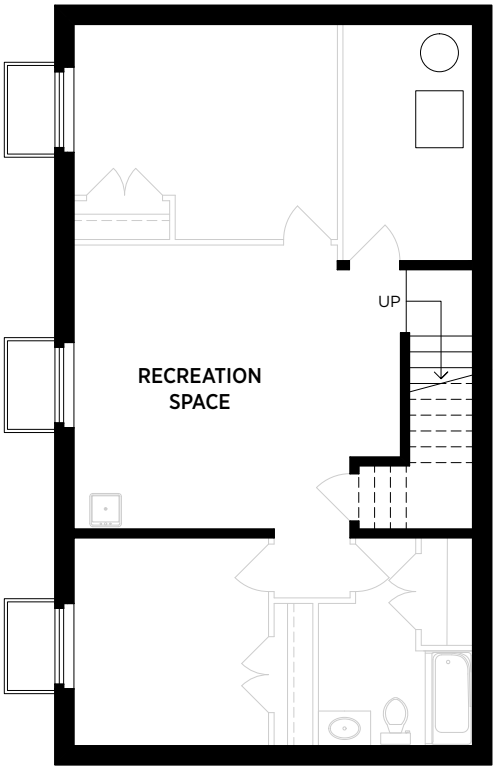
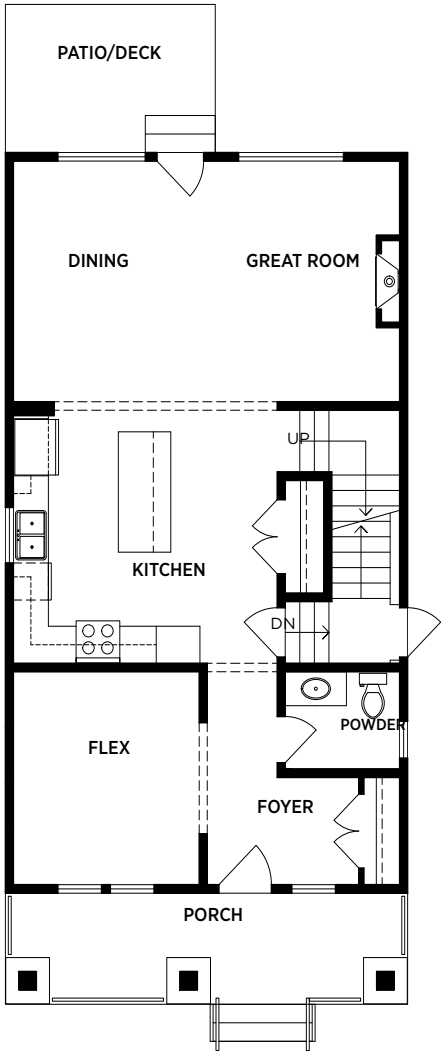
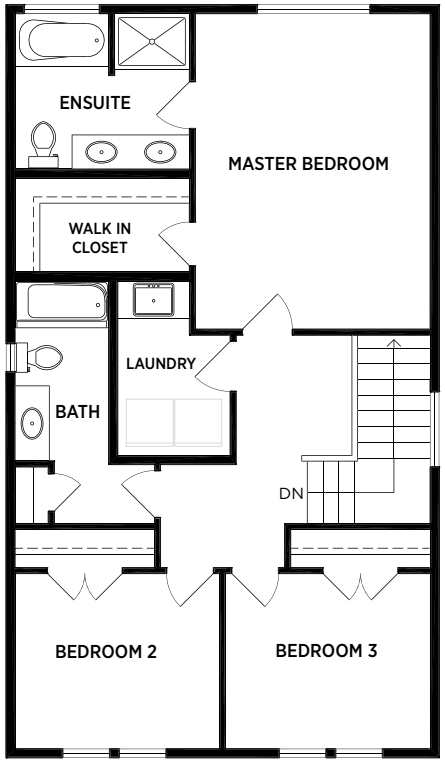
VESTA PROPERTIES



Unfinished Basement 920 SQ.FT.
(Walkout, windows and doors may vary)



Main 920 SQ.FT.



Second 872 SQ.FT.

THE MCKENZIE

SINGLE FAMILY LANE HOME | 3 BEDROOM + FLEX | 3 BATHROOM

2,712 SQ.FT. INCLUDING 920 SQ.FT. UNFINISHED BASEMENT

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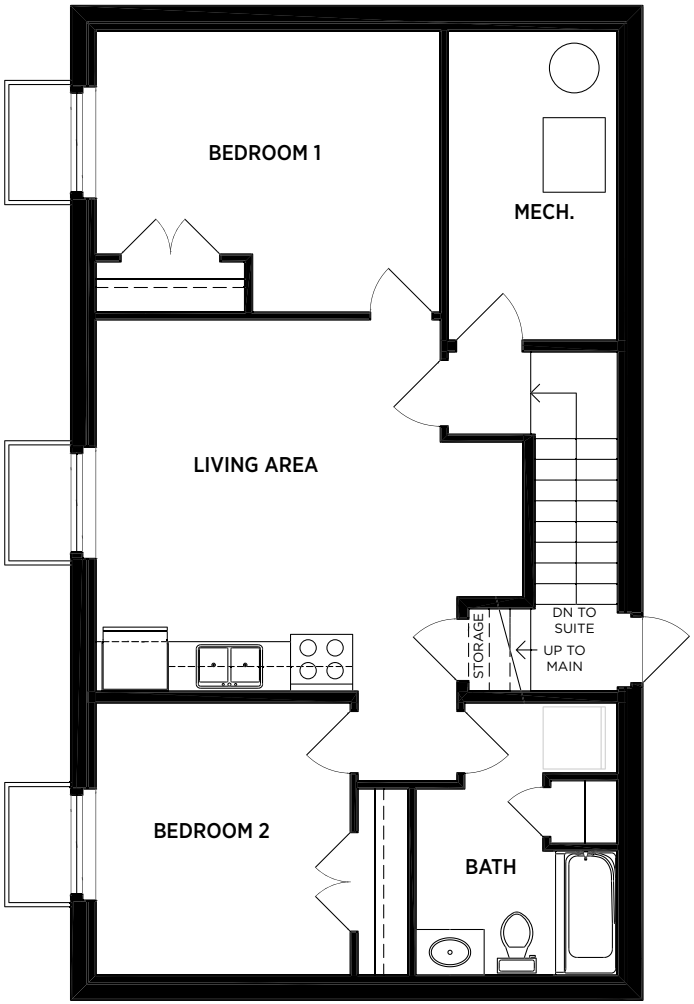
VESTA PROPERTIES



Basement Suite 680 SQ. FT. (Optional)

THE MCKENZIE | BASEMENT SUITE OPTION

2 BEDROOM | 1 BATH

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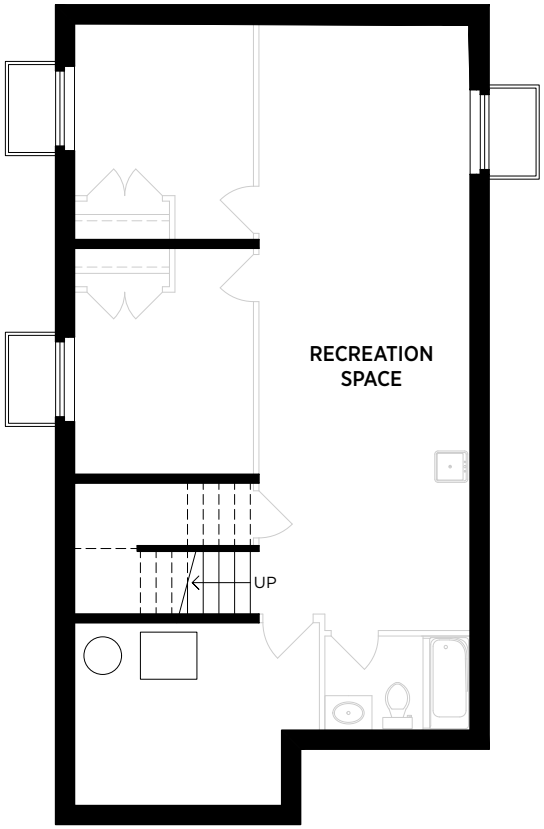
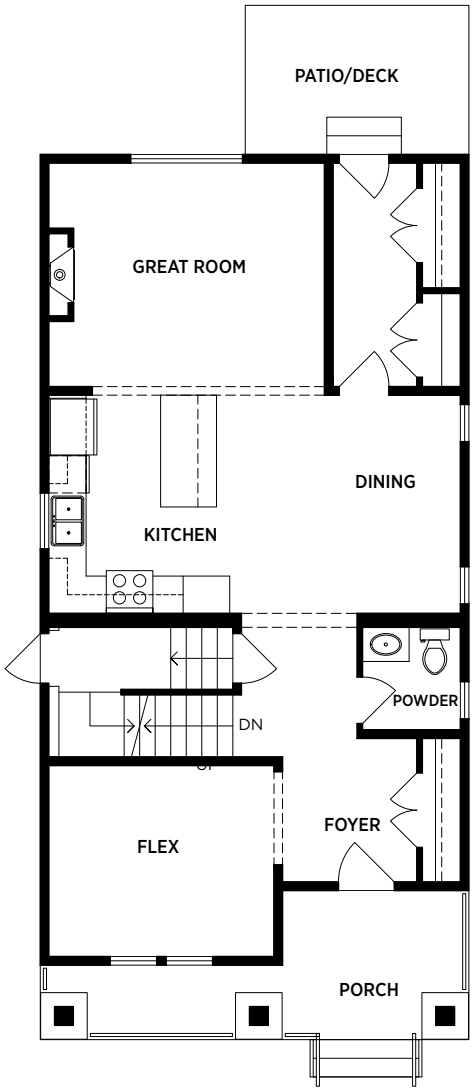
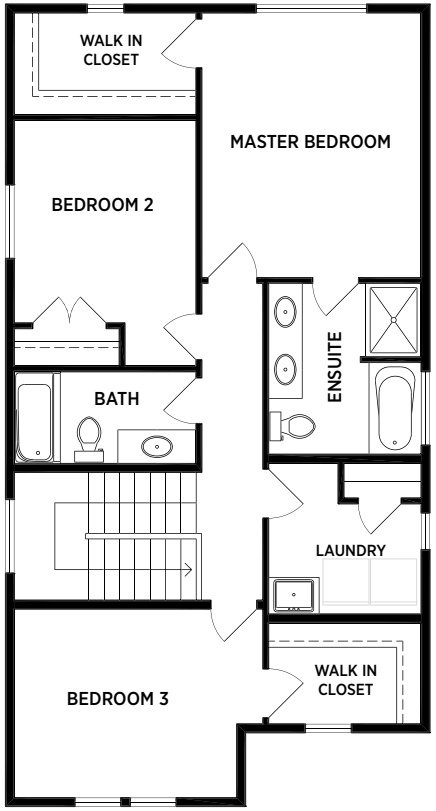


Unfinished Basement 960 SQ.FT.
(Walkout, windows and doors may vary)



Main 960 SQ.FT.



Second 892 SQ.FT.

THE PRESTON

SINGLE FAMILY LANE HOME | 3 BEDROOM + FLEX | 3 BATHROOM
2,812 SQ.FT. INCLUDING 960 SQ.FT. UNFINISHED BASEMENT

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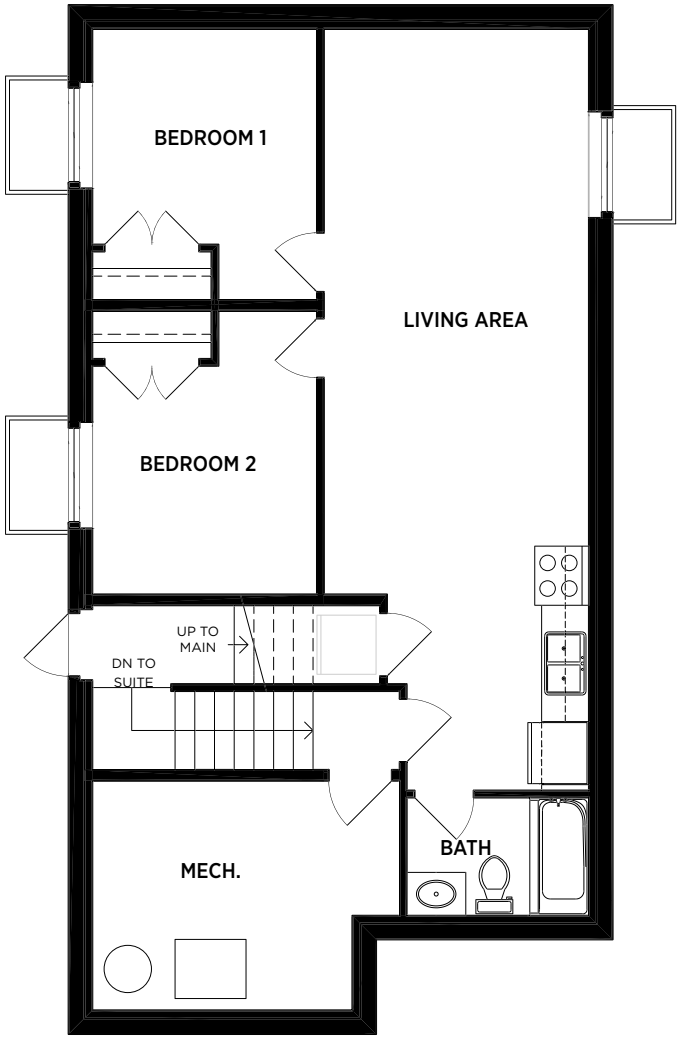
VESTA PROPERTIES



Basement Suite 591 SQ. FT. (Optional)

THE PRESTON | BASEMENT SUITE OPTION

2 BEDROOM | 1 BATH

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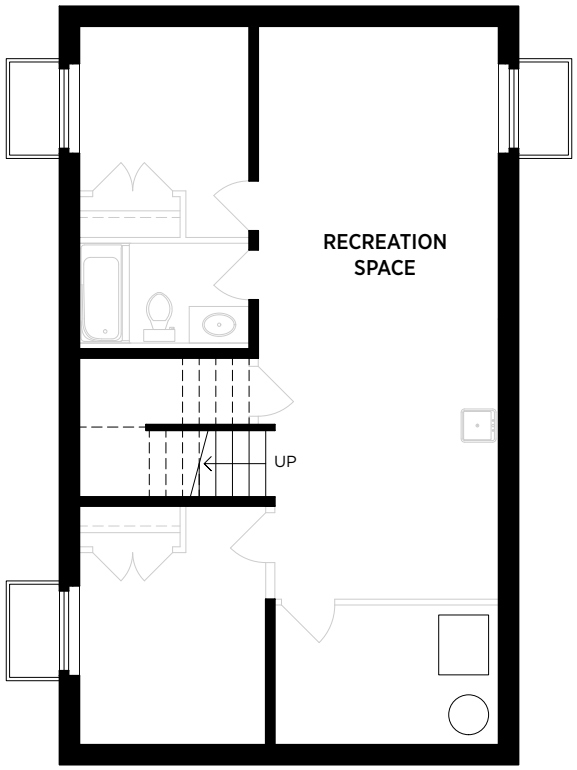
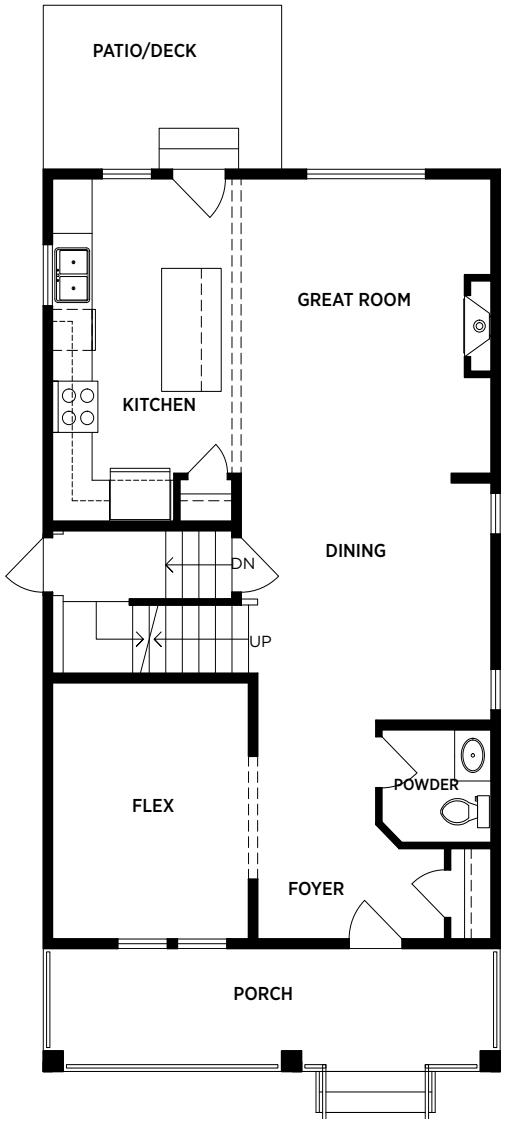
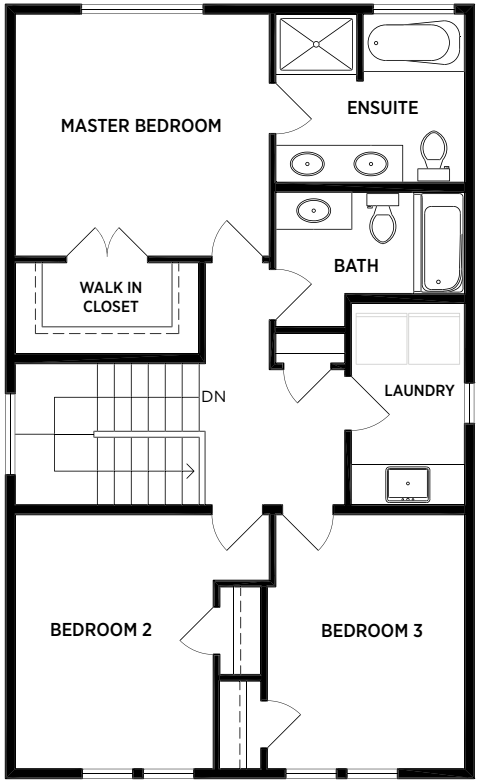


Unfinished Basement 874 SQ.FT.
(Walkout, windows and doors may vary)



Main 874 SQ.FT.



Second 811 SQ.FT.

THE SHEFFIELD

SINGLE FAMILY LANE HOME | 3 BEDROOM + FLEX | 3 BATHROOM
2,559 SQ.FT. INCLUDING 874 SQ.FT. UNFINISHED BASEMENT

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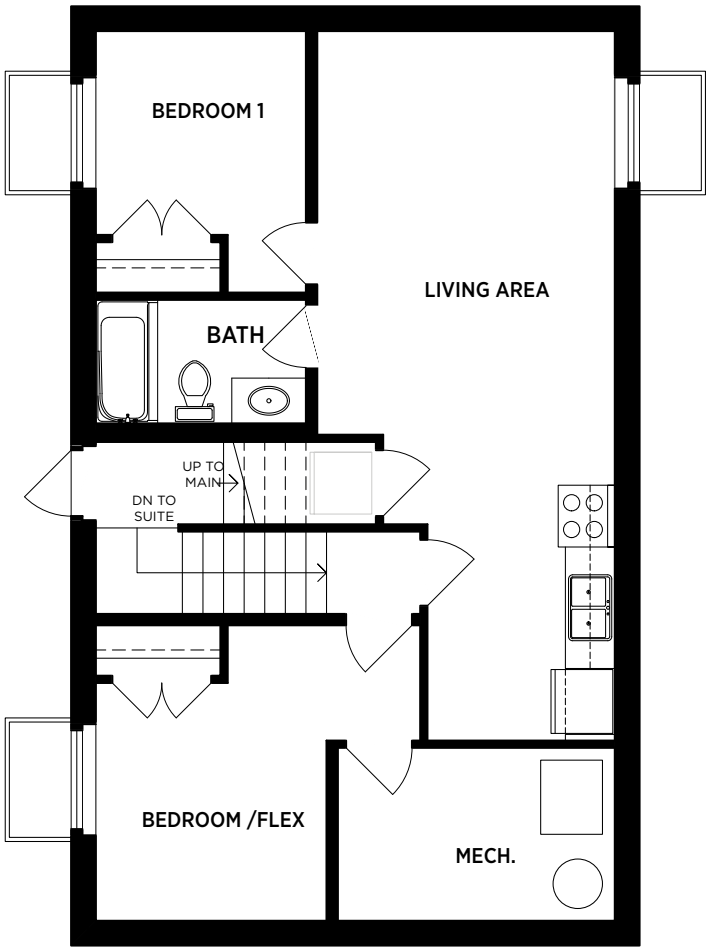
VESTA PROPERTIES



Basement Suite 460 SQ. FT. (Optional)

THE SHEFFIELD | BASEMENT SUITE OPTION

1 BEDROOM | 1 BATH

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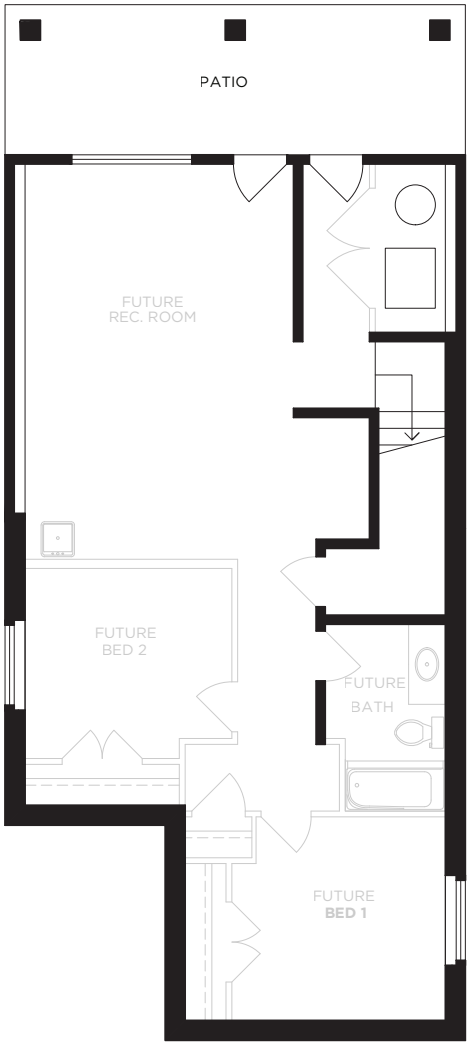
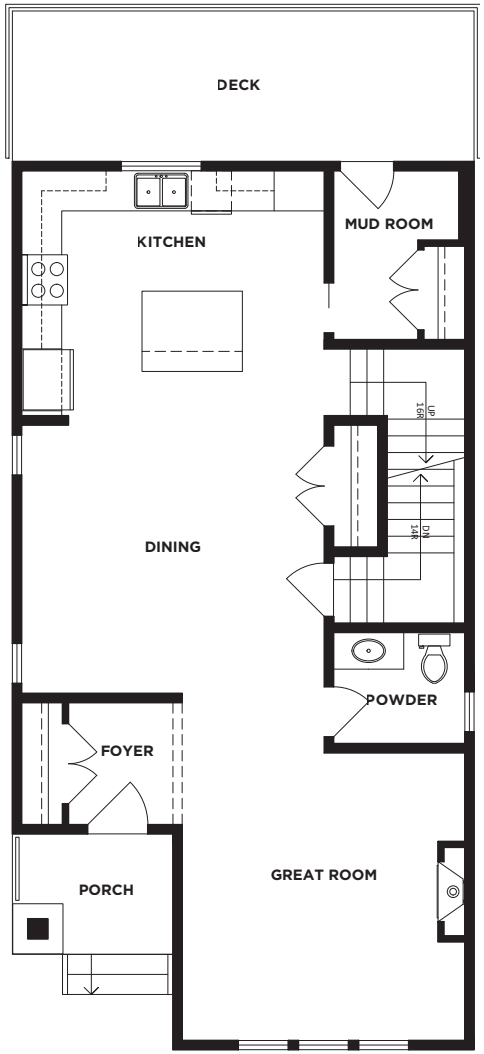
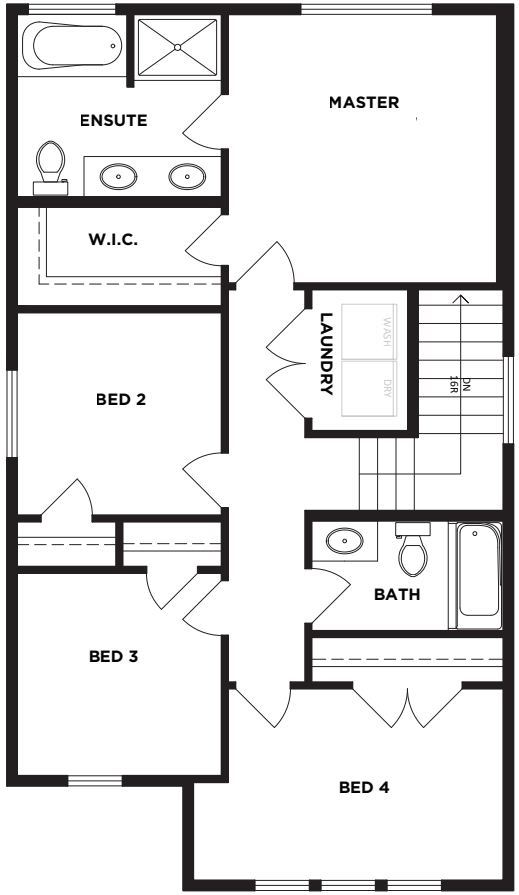


Unfinished Basement 932 SQ.FT.



Main 932 SQ.FT.



Second 840 SQ.FT.

THE STAFFORD

SINGLE FAMILY LANE HOME | 4 BEDROOM | 2.5 BATHROOM

2,704 SQ.FT. INCLUDING 932 SQ.FT. UNFINISHED BASEMENT

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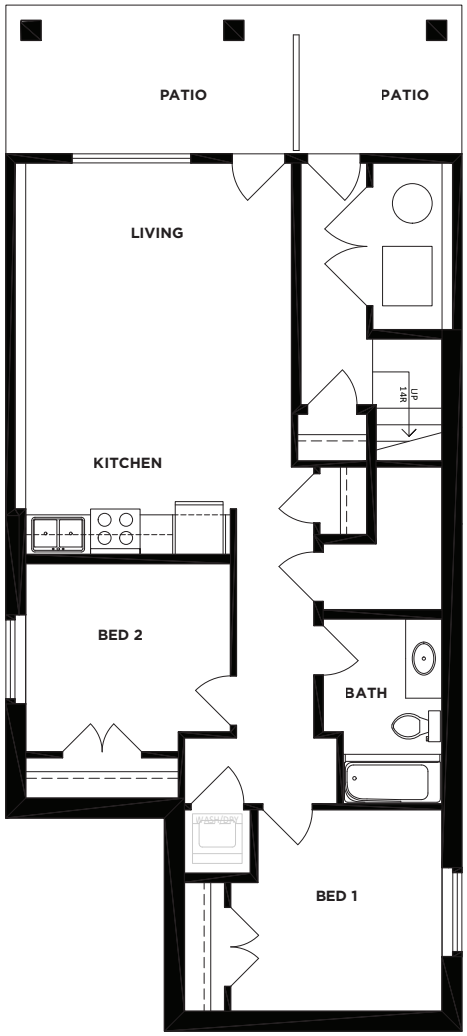
VESTA PROPERTIES



Basement Suite 796 SQ.FT. (Optional)

THE STAFFORD | BASEMENT SUITE OPTION

2 BEDROOM | 1 BATHROOM

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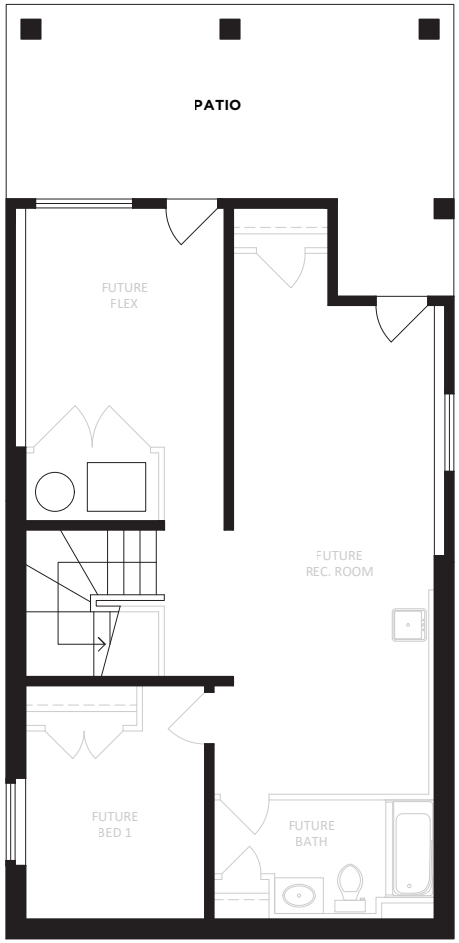
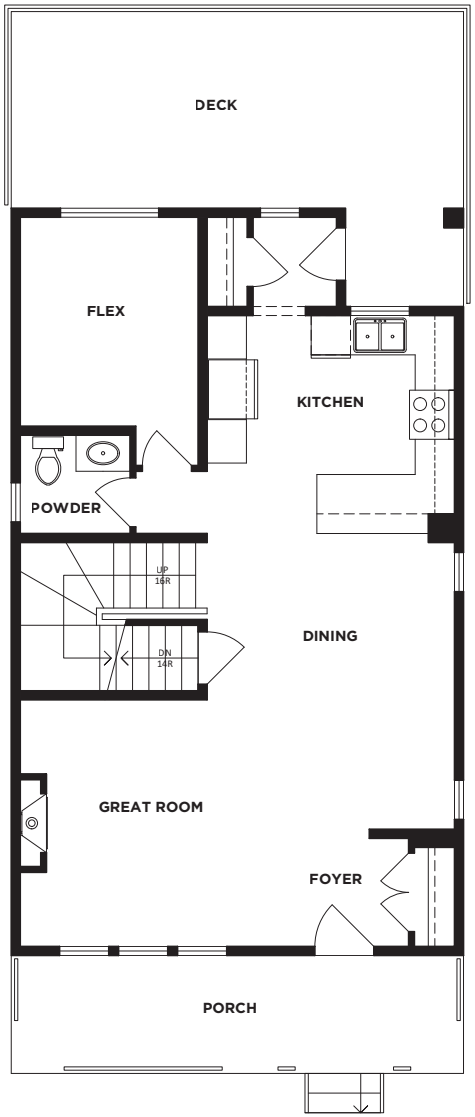
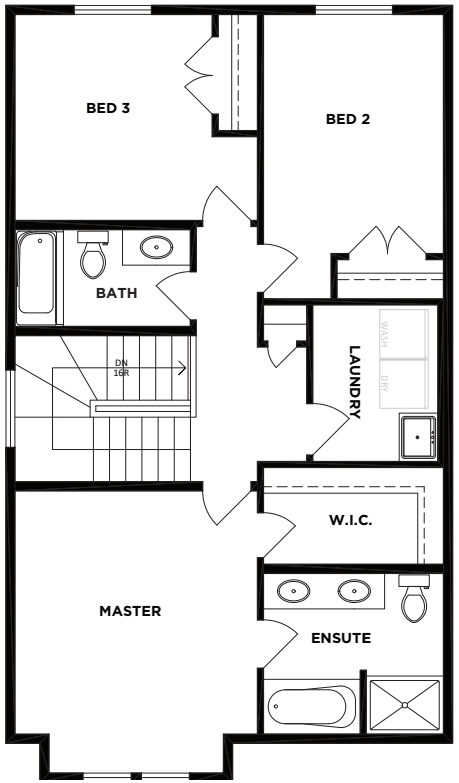


Unfinished Basement 844 SQ.FT.



Main 844 SQ.FT.



Second 826 SQ.FT.

THE WELLINGTON

SINGLE FAMILY LANE HOME | 3 BEDROOM + FLEX | 2.5 BATHROOM

2,514 SQ.FT. INCLUDING 844 SQ.FT. UNFINISHED BASEMENT

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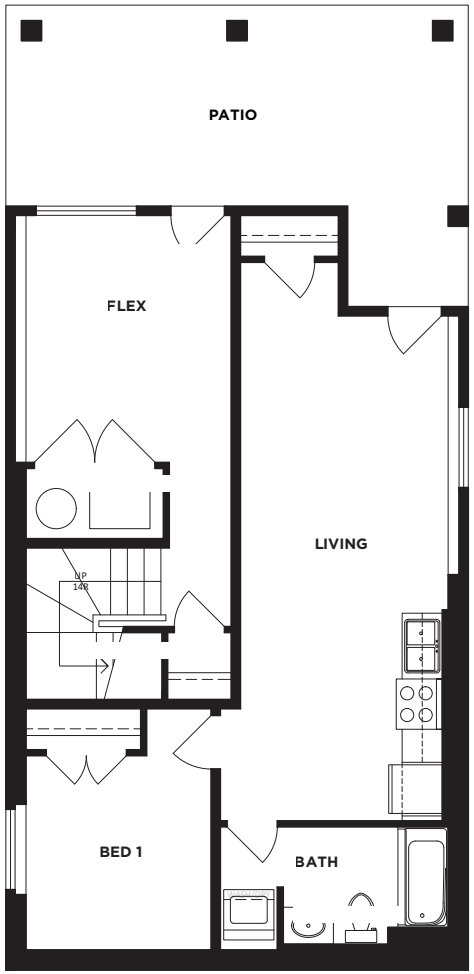
VESTA PROPERTIES



Basement Suite 552 SQ.FT. (Optional)

THE WELLINGTON | BASEMENT SUITE OPTION

2 BEDROOM | 1 BATHROOM

In our continuing effort to improve and maintain the high standards of Latimer Heights, Vesta Properties (Latimer) Ltd. reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better, at Vesta Properties (Latimer) Ltd. sole discretion. All dimensions and sizes are approximate and are based on preliminary survey measurements. As reverse plans occur throughout the development please see architectural plans. E&O.E.

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VESTA PROPERTIES