3 & 4 BEDROOM
CLASSIC SINGLE FAMILY HOMES

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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VESTA PROPERTIES

SITE PLAN
CLASSIC SINGLE FAMILY HOMES

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VESTA PROPERTIES

EXCEPTIONAL LIVING AWAITS

- Thoughtfully curated mix of exterior styles featuring Georgian, Tudor, Colonial or Craftsman elements that have been carefuly selected to compliment the streetscape
- Beautifully appointed with brick veneer, Hardie-Plank siding and Hardie-Shake accents
- Front-attached double car garages and additional two-car parking in the driveway
- Fully landscaped front and back yards and private rear decks for outdoor living enjoyment

SIGNATURE INTERIORS

- Oversized windows on the main floor fill your home with natural light
- Timeless hardwood-style laminate flooring throughout main living spaces, while plush carpeting upstairs puts comfort at your feet
- Living room gas fireplace encased in designer tile offers the perfect ambience
- Unfinished basements offer the option of finishing or adding a legal suite, which can provide multi-generational living or rental income

STATE-OF-THE-ART KITCHENS

- Elegant and roomy define these kitchens - perfect for entertaining or family dinners
- Standard Premium stainless-steel appliances complimented by:
  - Modern five-burner gas range with chimney style hood fan
  - French door fridge with external ice and water dispenser
  - Convenient built in dishwasher and built-in microwave
- Expansive islands highlight luxurious quartz countertops accentuated by hand-set tile back splash
- Full depth cabinetry with soft close shaker-style cabinets and drawers, designed for added storage
- Sleek double-basin stainless-steel sink combines single-lever chrome or black faucet with pull-down sprayer for easy cleanup
- USB outlets for your devices conveniently located throughout the home

ELEGANTLY DETAILED BATHROOMS

- Convenient two-piece powder room on the main floor
- Spa-inspired ensuites rich in design and detail; with oversized walk-in shower with frameless glass shower, signature floor to ceiling tile surround, soothing deep soaker tub and his-and-her vanity sinks
- Three-piece roughed in bathroom in unfinished basement spaces

WRAPPED IN PEACE OF MIND

- Natural gas BBQ hookup on rear deck
- AC rough-in to all homes
- High-efficiency gas furnace with programmable thermostat and 50-gallon gas hot water tank
- Security system pre-wire and central vacuum rough-in

CLOSE TO EVERYTHING YOU WANT WITH PLENTY GREENSPACE AT YOUR DOORSTEP

Our homes provide a unique connection to the outdoors, all interlinked by 17 acres of greenspace including an elementary school, serene central pond with direct access to greenways and pathways, which will join with the Township of Langley's ever expanding city-wide trail and park systems, making this a truly walkable and cyclable community

Just a short walk from your home, in the heart of it all is Latimer Village. Bustling with boutique-style shops, services, trendy restaurants, urban vilage condos, high rise apartments, and a modernized business district. Poised to become the next best place to be, this unique village hub puts your within easy walking distance to all you desire.

CUSTOMIZE YOUR HOME

Personalize your home by choosing from three professionally designed colour palettes to reflect your individual taste and style.

Choose from our list of available upgrade options. See the sales team for details.

FEATURES
CLASSIC SINGLE FAMILY HOMES

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VESTA PROPERTIES

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Elevation 1

Elevation 2

THE FRASER
CLASSIC SINGLE FAMILY HOMES

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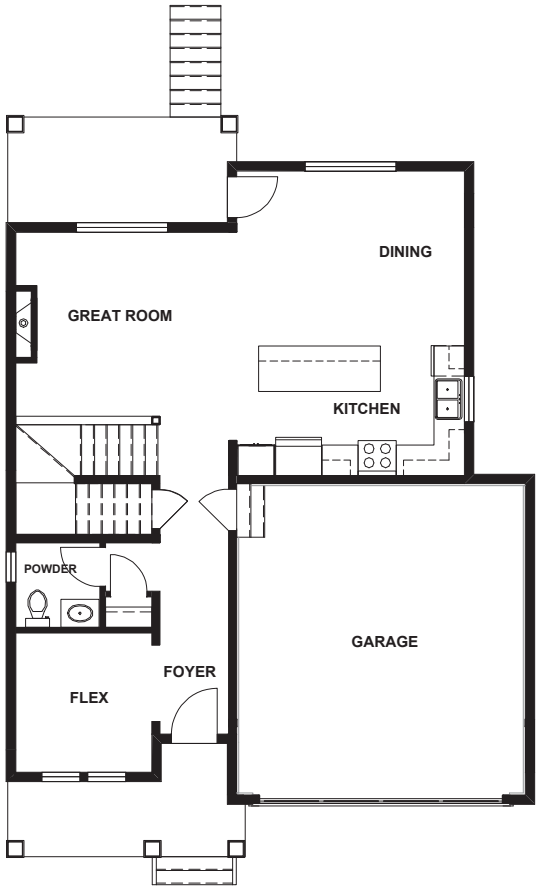
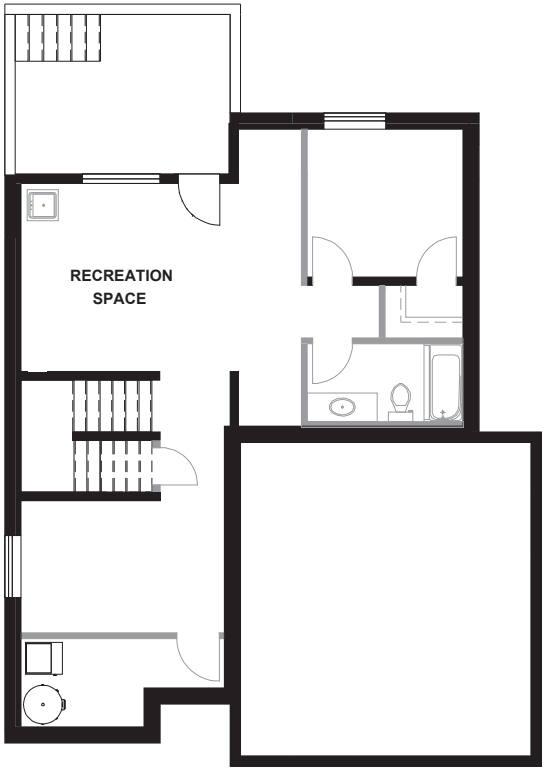
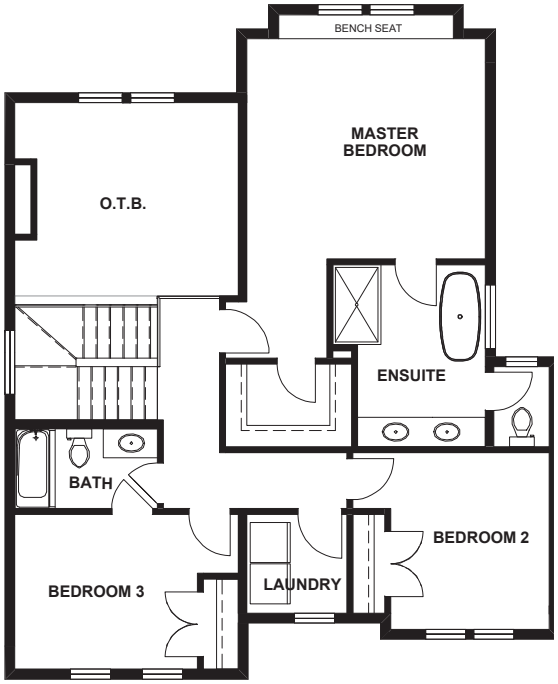
VESTA PROPERTIES



Unfinished Basement 868 SQ.FT.



Main 864 SQ.FT. **Garage** 412 SQ.FT.



Second 961 SQ.FT.

THE FRASER

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

2,693 SQ.FT. INCLUDING 868 SQ.FT. UNFINISHED BASEMENT

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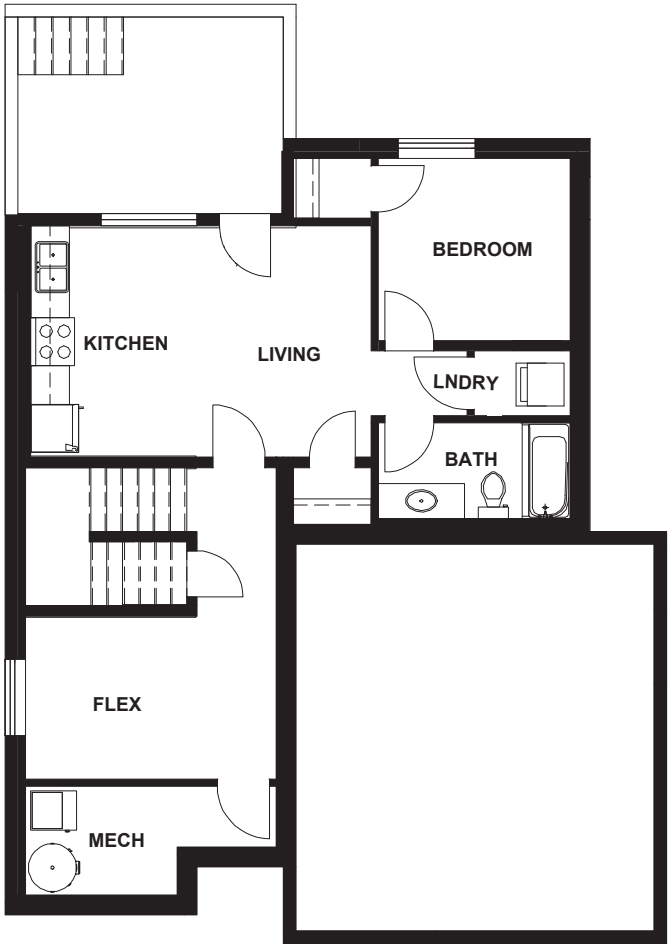
VESTA PROPERTIES



Basement Suite 520 SQ.FT. (Optional)

THE FRASER | BASEMENT SUITE OPTION

1 BEDROOM + FLEX | 1 BATHROOM

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VESTA PROPERTIES

Elevation 1

Elevation 2

THE GLOVER
CLASSIC SINGLE FAMILY HOMES

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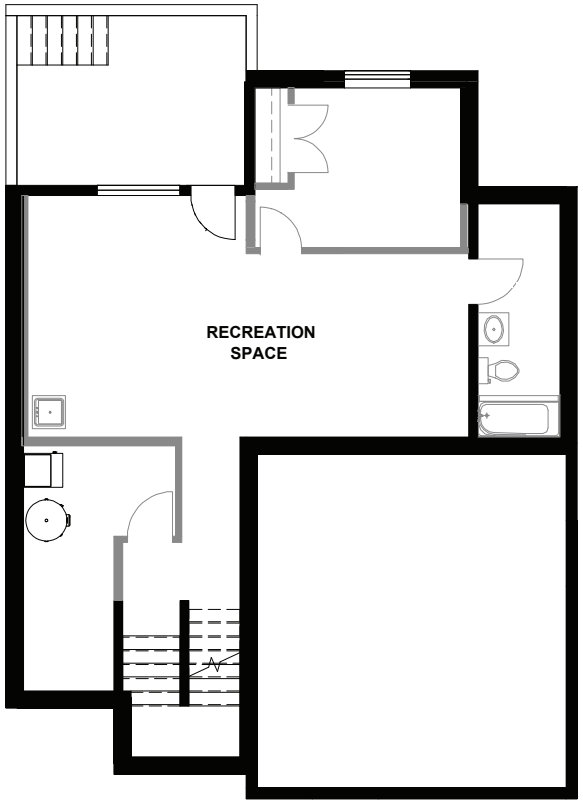
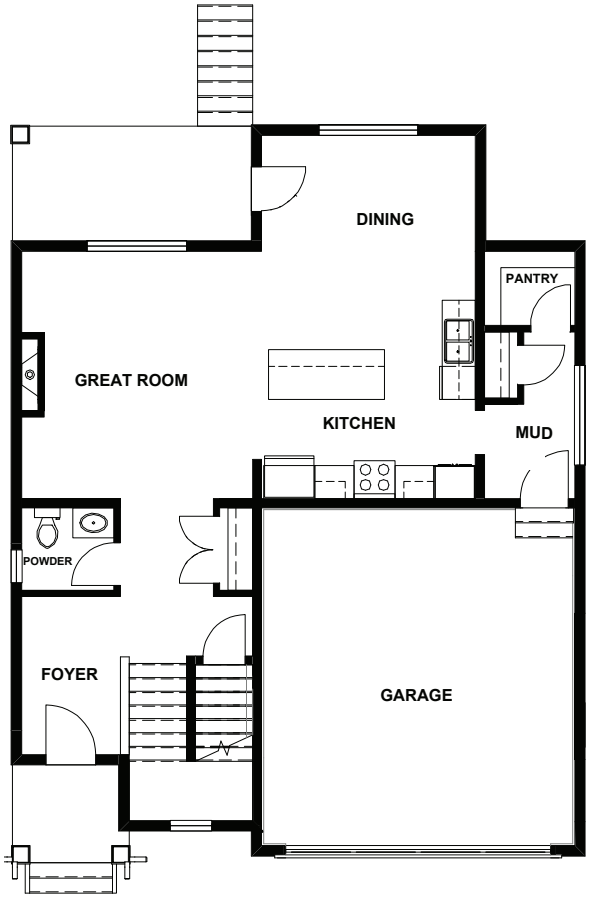
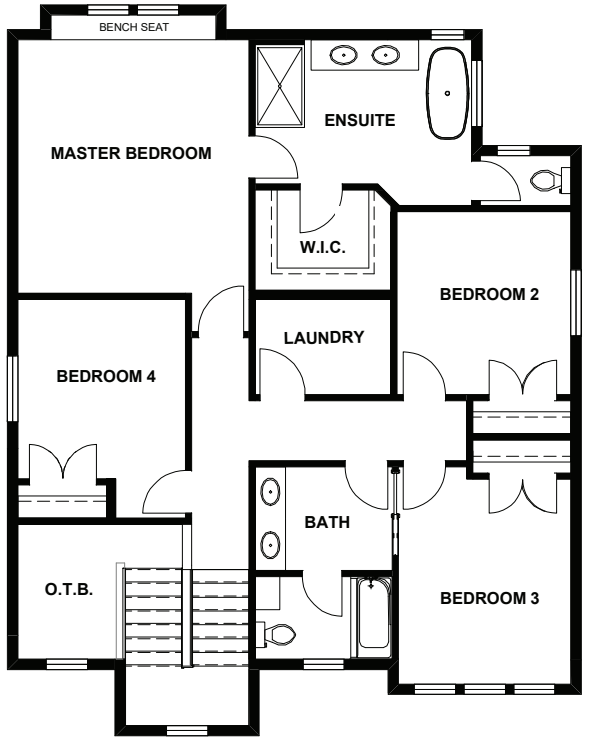
VESTA PROPERTIES



Unfinished Basement 923 SQ.FT.



Main 918 SQ.FT. **Garage** 409 SQ. FT.



Second 1,205 SQ.FT.

THE GLOVER

CLASSIC SINGLE FAMILY HOME | 4 BEDROOM | 2.5 BATHROOM

3,046 SQ.FT. INCLUDING 923 SQ.FT. UNFINISHED BASEMENT

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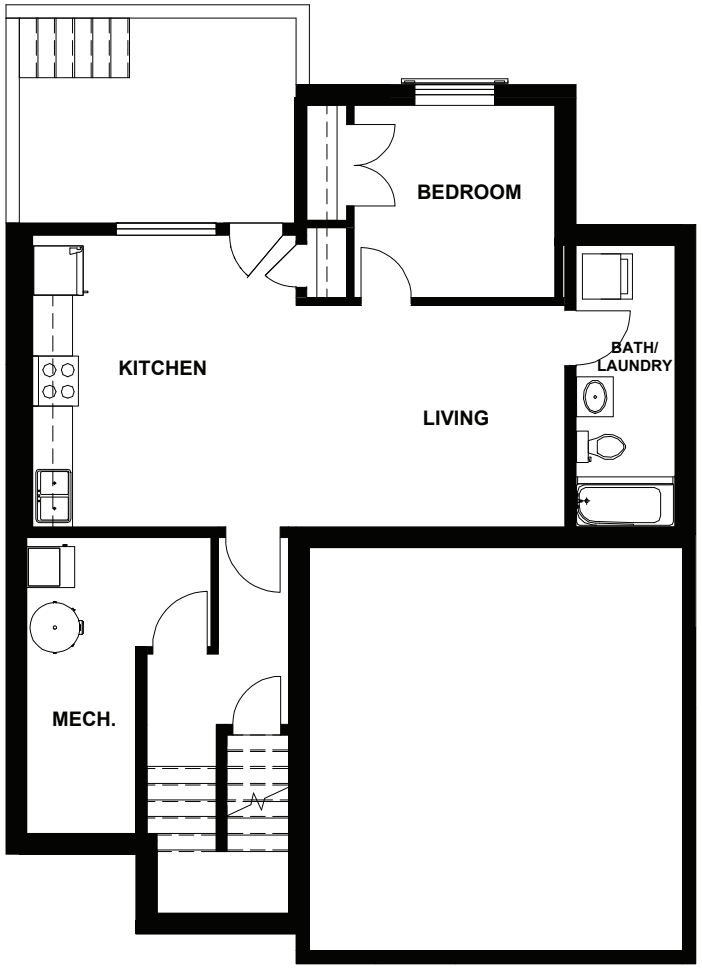
VESTA PROPERTIES



Basement Suite 648 SQ. FT. (Optional)

THE GLOVER | BASEMENT SUITE OPTION

1 BEDROOM | 1 BATHROOM

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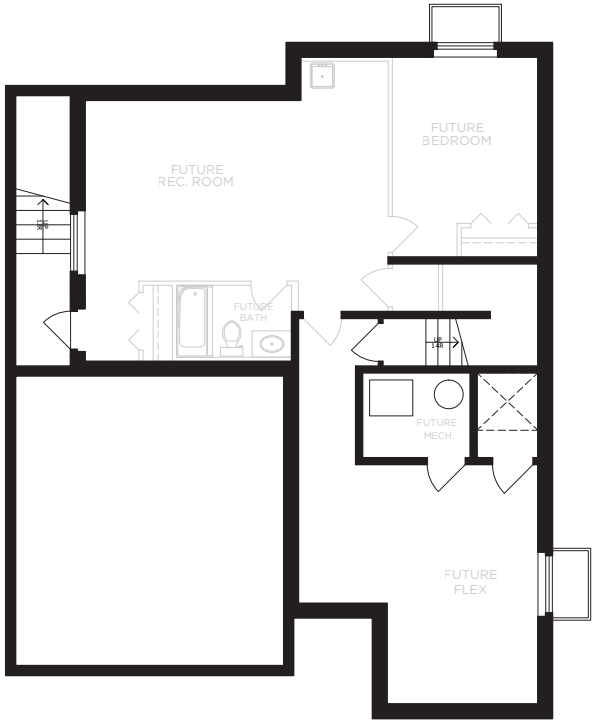
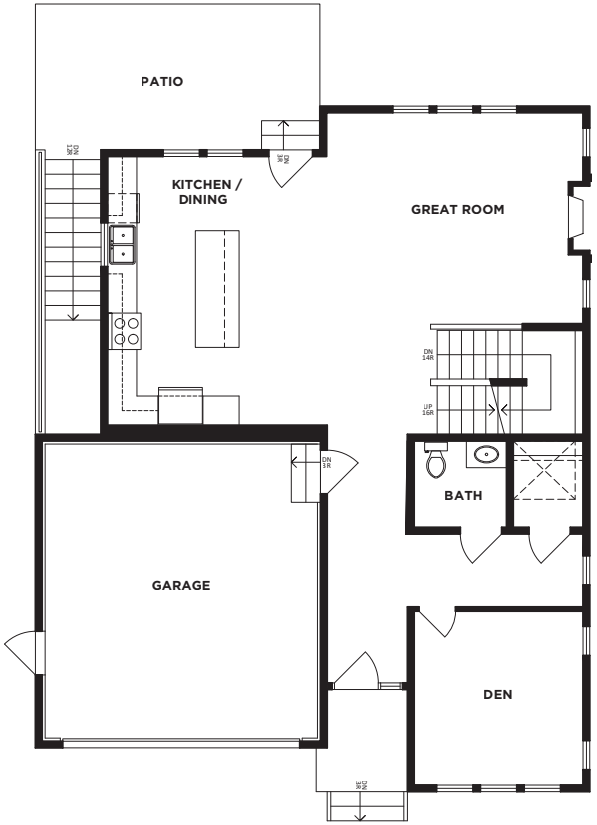
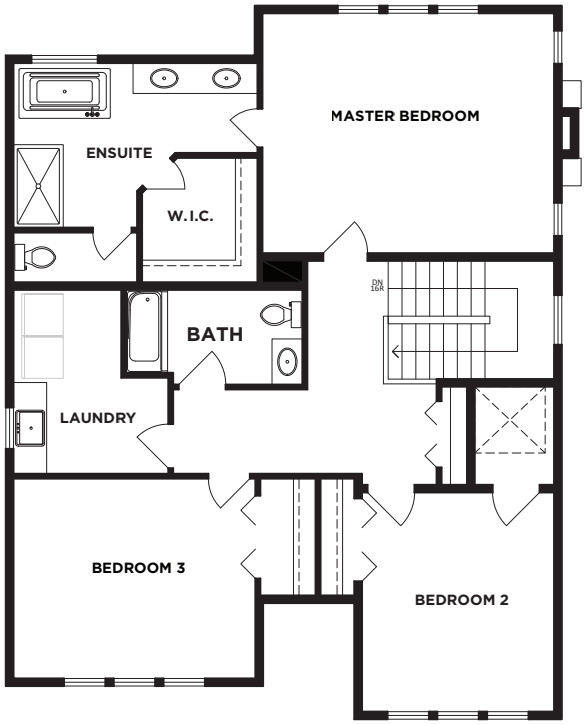
VESTA PROPERTIES



Unfinished Basement 1,126 SQ.FT.



Main 1,126 SQ.FT. **Garage** 415 SQ. FT.



Second 1,255 SQ.FT.

THE BRAMPTON

CLASSIC SINGLE FAMILY HOME | 3 BEDROOM + DEN | 2.5 BATHROOM
3,507 SQ.FT. INCLUDING 1,126 SQ.FT. UNFINISHED BASEMENT

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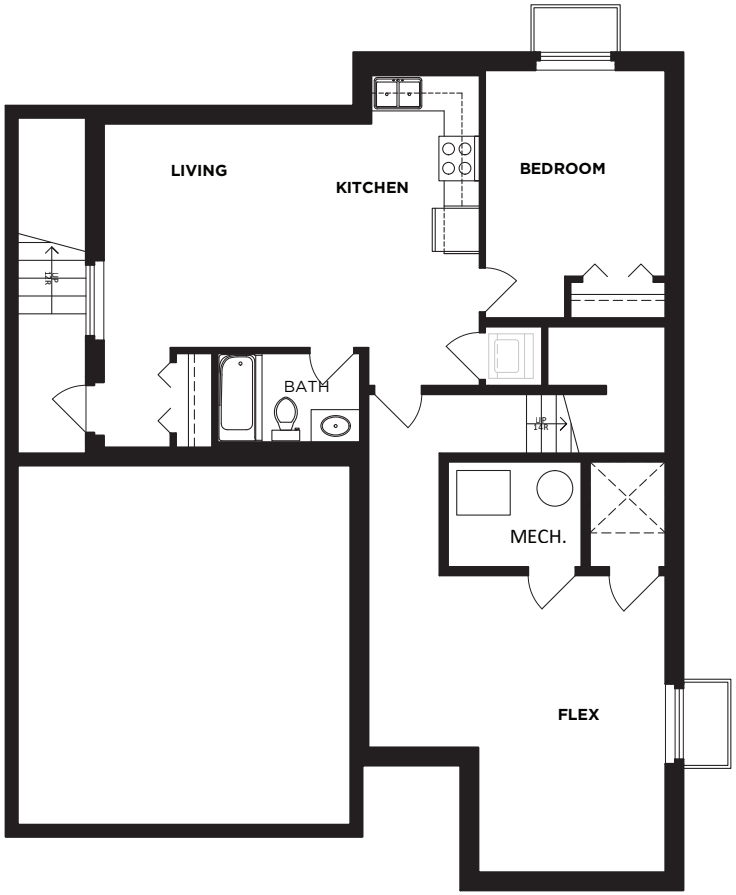
VESTA PROPERTIES



Basement Suite 617 SQ.FT. (Optional)

THE BRAMPTON | BASEMENT SUITE OPTION

1 BEDROOM + FLEX | 1 BATHROOM

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VESTA PROPERTIES