

Welcome Home

- Moments is a thoughtfully curated collection of 10 spacious five-bedroom duplex homes spread out over three separate levels, each one complete with a detached garage
- These duplex homes are each registered as a freehold, meaning you can own your own space without the hassle of a strata corporation
- Beautifully nestled in the tranquil Latimer area of Langley, known for its convenience, charm and welcoming neighbourhood vibe
- Live within close proximity to parks, schools, shopping, dining and recreational amenities, all easily accessible thanks to prime access to the major thoroughfare of 200 Street
- Come home to contemporary architecture highlighted by timeless features such as gable roofing, Hardie plank and Hardie shingle siding, accented by stone columns and wood trim
- Enjoy serene outdoor living thanks to spacious and private fenced outdoor patio spaces with gas BBQ hookup in rear
- Ample street parking as well as dedicated visitor parking for residents' guests

Spacious Modern Living

- Each home features more than 2,500 sq ft of thoughtful space, including three bedrooms on the top floor and a fully finished two-bedroom basement with separate entry
- On the main floor, you are greeted into a bright and airy atmosphere from the moment you first arrive with 9 ft ceilings and smartly placed LED light fixtures
- Wide plank laminate flooring on all floors and in bedrooms provide a modern look and practicality with its 72-hour water resistant characteristic
- Expansive windows allow natural light to emanate across every inch of space
- Low-E window glazing enhances energy efficiency while minimizing UV-light damage
- Custom closet organizers throughout the home come standard
- Cozy up around an inviting 36-inch gas fireplace
- Vaulted ceilings and featured shiplap walls create a sense of grandeur in the primary bedroom
- Luxurious and spacious walk-in primary bedroom closets provide plenty of storage to fit your entire wardrobe and more

Gourmet Kitchens

- Chef-inspired kitchens with sought-after details such as soft close shaker-style cabinetry, designer pendant lighting and an undermount stainless steel double sink with pull out faucet
- Oversized kitchen island with bar-style seating provides ample room for all of your culinary endeavours and memorable family gatherings
- Refined quartz countertops are complemented by a stylish yet easy-to-clean ceramic tile backsplash
- Built-in pantry cabinetry with adjustable interior shelving is included in every home for optimal organization
- Enjoy an extra touch of luxury with JennAir luxury stainless steel appliance package that includes:
 - 36-inch French Door style refrigerator
 - 30-inch slide-in gas range with convection oven
 - 24-inch dishwasher
- Direct wired garburator under the kitchen sink makes post-meal cleanups a breeze

Bathroom Sanctuaries

- The spa-like bathrooms are finished with contemporary details including soft close shaker cabinetry with frameless vanity mirrors, ceramic tiling and water-resistant laminate flooring
- Refined powder rooms are strategically located conveniently near the entrance of each home
- All bathrooms feature deluxe one-piece skirted toilets and quality faucets by Riobel and Delta
- Sleek and modern matte black bath and shower fixtures
- Quartz countertops and undermount sinks for long-lasting durability and effortless cleaning
- In the ensuite, an oversized 5 ft x 3 ft glass enclosed shower featuring custom accent tiling elevates this space into a retreat perfect for relaxing
- Double bathroom vanity ensures no overcrowding when getting ready

Convenient Details

- Maintain the perfect interior environment in any season thanks to the energy efficient HVAC system that combines natural gas forced air heating and on-demand hot water (heat pump or air conditioning unit as upgrade option)
- Conveniently placed USB ports in kitchen and primary bedroom gives you access to easy charging wherever you are
- Laundry day just got that much easier thanks to the state-of-the-art LG graphite steel washer and dryer combo
- Rough-in for sink in the two-bedroom basement level provides homeowners with the opportunity to create a personal bar and rec room area perfect for entertaining
- Each garage comes complete with Level 2 EV car charging rough-in

Safe and Secure

- Comprehensive 2-5-10 year new home warranty protection by Pacific Home Warranty, the industry leader for home warranty providers in Canada
- All homes are pre-wired for the security system of your choice and safety needs

Energy Efficient Design

- Homes are designed to meet BC Energy Step Code 3 standards which provides homeowners with up to 20% increased energy efficiency meaning lower utility bills for residents
- Specialized building envelope materials and highly efficient mechanical equipment help to achieve well insulated air-tight walls that make temperature extremes less frequent and improve overall comfort in your home
- An in-wall conduit rough-in provides the option of a convenient transition to generating 100% renewable power from roof mounted solar panels
- These remarkable energy efficient features can lead to better indoor air quality for homeowners, lower home energy costs and reduce your overall environmental impact due to greenhouse gas emissions

In a continuing effort to meet the challenge of product improvements, the Developer reserves the right to modify or change plans, specifications, and features without notice. Floorplans, elevations, room sizes, decks, and square footages are approximate and may vary from the actual built home. Floorplans may be oriented differently than displayed. Furniture and decor items are shown as an example only and are not included. Refer to the disclosure statement for specific details. This is not an offering for sale. Any such offering can only be made with the applicable disclosure statement and agreement of purchase and sale. E.&O.E.