

Features

LUXIA AT YORKSON

- Presented in partnership with Isle of Mann Property Group and Pollyco Group, Luxia is a collection of 138 contemporary three-bedroom townhome residences located in the Willoughby neighbourhood of Langley
- Modern architecture by Barnett Dembek Architects sets the new design standard in Yorkson Creek
- Beautiful and durable HardiePlank® siding
- Enjoy close proximity to transit, schools, and recreation; Willoughby Town Centre amenities are within a short walk
- Outdoor space with gas hookups for every home: main-floor and master patios, a front yard, a back yard, or an expansive rooftop patio
- Full-sized garages with side-by-side parking
- Lush community landscaping with linear gardens, children's play areas, and three Zen water features

MODERN, STYLISH, & REMARKABLY SPACIOUS INTERIORS

- Stylish interiors by Portico Design Group
- Hardwood-style laminate flooring throughout living, dining, and kitchen areas
- Plush carpeting on upper floor and throughout all bedrooms and stairs
- Flat, 9' ceilings on main level, 8' on ground and upper floor
- Horizontal faux wood blinds on all windows
- USB ports throughout
- Family-sized, front-loading LG® washer and dryer
- Large, functional laundry rooms in select homes
- Choose between **ELM** or **URBAN** colour palette options

STUNNING & FUNCTIONAL KITCHENS

- Modern, flat-panel two-toned cabinetry with wood lower cabinets and matte white upper cabinets
- Polished stone quartz countertops
- Double-bowl, undermount stainless-steel sinks with Grohe® pull-down chrome faucets
- Elongated, hexagonal, porcelain-tile backsplash
- Recessed under-cabinet lighting
- LED potlighting
- Pantries in most homes
- Smart, rotating corner cabinets for easy-access storage
- Hidden garbage and recycling centre
- 500 CFM, chimney style hoodfan with task lighting from Venmar®
- Stainless-steel KitchenAid® appliance package:
 - Slide-in 30" 5-burner convection gas range
 - 30" refrigerator with French-style doors, interior water dispenser and ice maker
 - ProWash™ dishwasher with hidden top controls
 - Microwave with stainless-steel trim kit

LUXURIOUS BATHROOMS

- Powder rooms on main level with designer herringbone tile floors
- Polished stone quartz countertops throughout
- Modern Grohe® chrome faucets
- Dual-flush, two-piece toilets
- Master ensuites include:
 - Double bathroom vanity set
 - Sleek, pull-out storage concealed behind the vanity
 - Frameless glass enclosed walk-in shower
 - Grohe® chrome fixtures
 - 12"x 24" porcelain shower tiles with feature penny-round accent tiles

PRIVATE AMENITIES

- Resident-only amenity building includes:
 - Fitness centre for your active lifestyle
 - Billiards & games room
 - Outdoor lounge area to connect with neighbours

HOMEOWNER CARE

- Comprehensive New Home Warranty:
 - 2, 5 and 10 year warranty provided by WBI
 - Complimentary Telus TV & internet package