

# Presley

## INTRO

- Limited collection of modern and spacious 3- and 4-bedroom rooftop townhomes
- Located in the quiet and convenient Nicomekl neighbourhood of Langley City
- Open concept plans boast up to 1,894 square-feet of living space
- Private, secure and spacious tandem and side by side garages with plenty of room for storage

## EXTERIORS

- Contemporary architecture featuring Hardie® panel, brick and wood detailing
- Black aluminum fencing and entry gates with rich landscaping create a welcoming streetscape that complements the architecture
- Individual entries with classic front doors and brushed hardware
- Convenient main floor decks with gas BBQ hook-ups overlooking private fenced yards
- Entertain on your private rooftop patio with enough room for dining and seating including convenient water line and gas BBQ hook-ups

## INTERIORS

- Choose from two stylish colour schemes professionally designed by Area3 Design
- Entry foyer showcases easy-care, oversized porcelain tile flooring
- Rich, wide plank laminate hardwood flooring throughout living areas
- Soft, plush 100% wool carpeting in bedrooms, hallways and stairways
- Natural light fills homes through bright oversized windows
- Low-E glass windows paired with 2 inch faux wood blinds reduce UV-light damage while improving energy efficiency
- High-efficiency LED lighting throughout your home

## KITCHENS

- Bright and spacious open-layout kitchens
- Soft-close flat-panel drawers and cabinetry offer plenty of storage space
- Stunning and durable quartz countertops with modern glazed ceramic tile backsplash
- Convenient full-height pantry for storage
- Large kitchen island with high-top seating space and built-in shelving serves as additional storage space
- Efficient double-bowl stainless steel sink with polished single-handle pull-down faucet
- Recessed pot lighting and elegant under-mount cabinet lighting,
- Innovative Samsung stainless steel appliances:
  - Counter-depth French door fridge with Water and Ice Dispenser
  - 5-burner slide-in gas range with large capacity convection oven
  - Sleek glide-out range hood fan
  - Durable and quiet ENERGY STAR® dishwasher
  - Panasonic innovative Inverter® technology Microwave with matching trim kit

## BATHROOMS

- Flat-panel cabinetry with soft-close doors and drawers for lots of storage
- Step into style with gleaming porcelain flooring and sparkling quartz countertops throughout all bathrooms
- Modern floating vanity with backlit mirror and accent wall tile in main floor powder room
- Master ensuite with separate frameless glass shower, porcelain wall tile, spacious quartz countertop and dual undermount sinks (some homes)
- Enjoy the convenience of the extra full bathroom(s) featuring a soaker tub with porcelain tile surround
- Modern faucets and showerheads add a sophisticated touch
- Polished chrome accessories
- Modern, high-efficiency toilet to help conserve water

## CONVENIENCES

- Generous storage space throughout
- Pre-wiring for electric vehicle charging
- Full rough in for built-in vacuum
- Fitting laundry rooms with linen storage
- Full-size front-loading washer and dryer by Samsung
- Front and rear garden hose bibs for all your outdoor needs
- Curbside garbage and recycling pickup
- Ample parking for guests
- TELUS Pre-Paid Plan that includes one year's free OPTIK TV with PVR and OPTIK High Speed Internet and Wireless Gateway
- Built-in wall-mount shelving and linen closet in select homes
- Feel taken care of with ENERGY STAR-certified Nest Thermostat
- Refreshing forced-air heating with optional A/C cooling throughout homes

## SAFE AND SECURE

- SYNC Customer Care Program
- Hard-wired smoke and carbon monoxide detectors
- New Home Warranty coverage from WBI Home Warranty that includes:
  - 2 Year Material & Labour Warranty
  - 5 Year Building Envelope Warranty
  - 10 Year Structural Defects Warranty
- Rainscreen protection system for weather durability

## CUSTOMS

- Home Security System Installation
- Built-in closet shelving and organizers throughout
- Complete Vacuum installation and accessories
- Air-conditioning unit