



SINGLE FAMILY & DUPLEX LIVING

REDISCOVER
TIMELESS
TRADITION

Welcome to the opportunity
to own refined luxury in a
very special community.

Braestone is a collection of thoughtfully designed homes that evoke an essence of timeless tradition and exceptional craftsmanship.

SHOPS & BUSINESSES

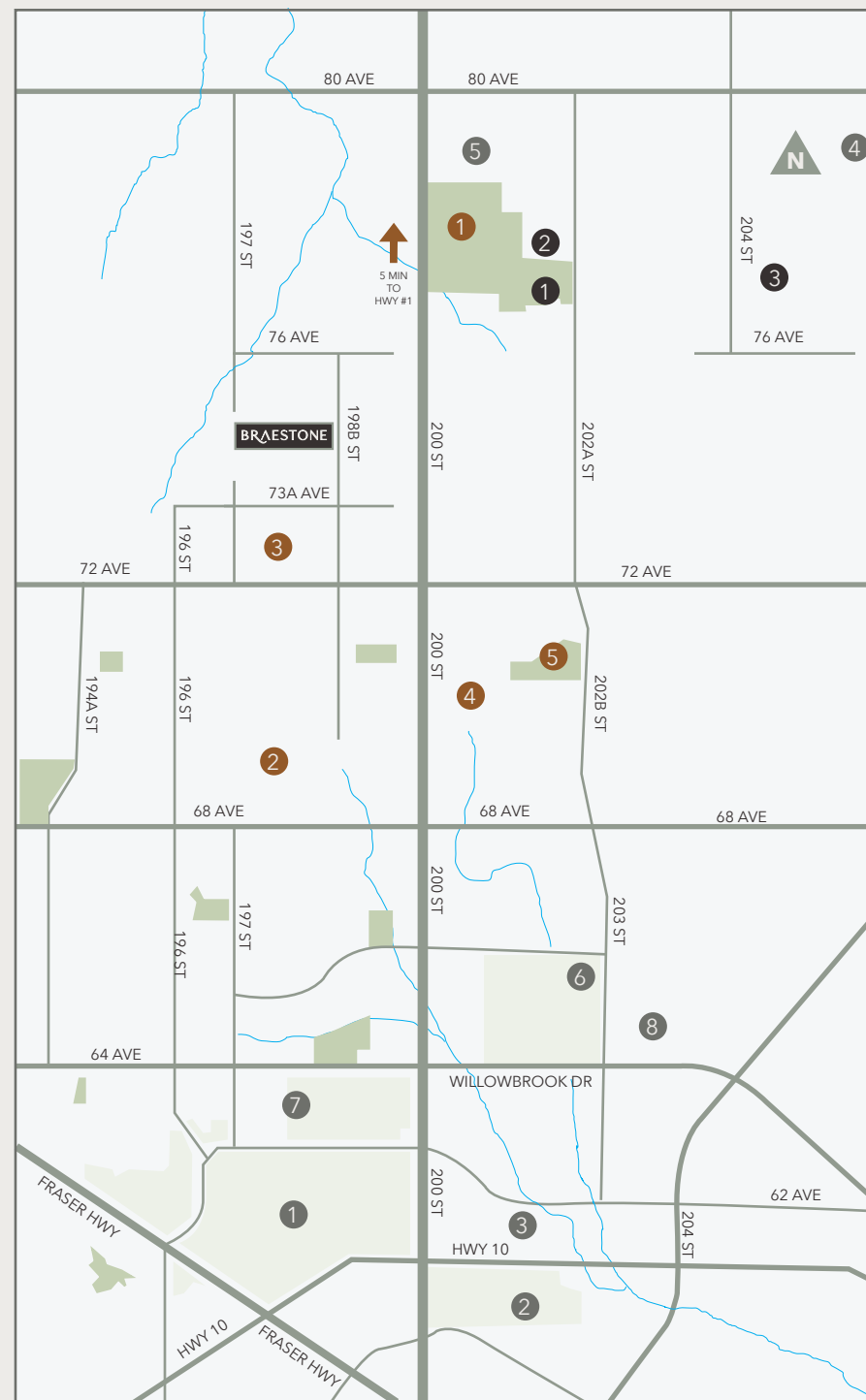
1. Willowbrook Mall
2. Langley Power Centre
3. RioCan Langley Centre
4. Willoughby Town Centre
5. Langley Events Centre
6. Walmart Supercentre
7. Real Canadian Superstore
8. Muriel Arnason Library

SCHOOLS

1. RE Mountain Secondary
2. Peter Ewart Middle School
3. Donna Gabriel Robins Elementary

PARKS & REC

1. Willoughby Community Park
2. Routley Park
3. West Willoughby Park
4. Jeffries Brook Greenway
5. R.C. Garnett Park



INTERIORS

- Choice of two interior designer colour schemes, Light and Dark
- Open concept floor plans with 10' ceilings on the main floor
- Wide plank 6 ½" wide engineered hardwood flooring throughout main floor
- Smooth finish ceilings and modern 5 ¼" flat stock baseboard throughout
- Gas fireplace, complete with quartz surround and open cabinetry shelving
- Matte black door hardware throughout
- Built-in benches with hooks and cubbies in mudrooms off rear entrance
- Laundry room complete with countertop and sink
- Fully finished basement with rough-in for future wet bar featuring durable vinyl plank flooring throughout living areas

PRIMARY SUITES

- Primary bedroom encompasses spacious rooms including sleeping quarters with vaulted ceiling, walk-in closet and spa-inspired ensuite
- Oversized shower with 10mm glass surround and door
- Double vanity with quartz countertops
- Matte black plumbing fixtures
- Nuheat heated tile floors
- Walk-in closets with solid shelving and organizers

RELAXING BATHROOMS

- Traditional shaker-style cabinets with soft-close doors and drawers
- Polished quartz countertops with undermount sink
- Full bath/shower tile surround
- High-efficiency elongated toilets with soft-close seats
- Powder room on the main floor

KITCHENS

- Oversized gourmet kitchens with open concept living and dining area
- Shaker-style cabinets with soft-close doors and drawers, full height tile backsplash and under cabinet puck lighting
- Large central island with built-in microwave and seating
- Single-bowl farmhouse sink with matte black single-lever high-arc faucet featuring integrated spray function
- Stainless steel appliance package featuring General Electric
- Custom oversized vent-hood cabinet with integrated Broan fan

PEACE OF MIND

- Prewired for alarm system
- Rough-in for built-in vacuum
- Rough-in for gas BBQ
- Rough-in for AC. No coil
- EV car charger rough-in completed in garage (240-volt)
- Double glaze windows for maximum quietness and efficiency
- Heat recovery ventilation for all homes
- Added insulation for sound proofing and maximum efficiency (R22 in the walls)
- Gas boiler for hot water
- 30-year asphalt roof shingles
- Comprehensive 2-5-10 to homeowner's warranty backed by Travelers Canada

Features may vary from home to home depending on floor plan/location. Developer reserves the right to make changes to plans, specifications, features and prices. Measurements taken from architectural drawings and actual plans and square footage may vary. All sizes and dimensions are approximate. E & O.E.



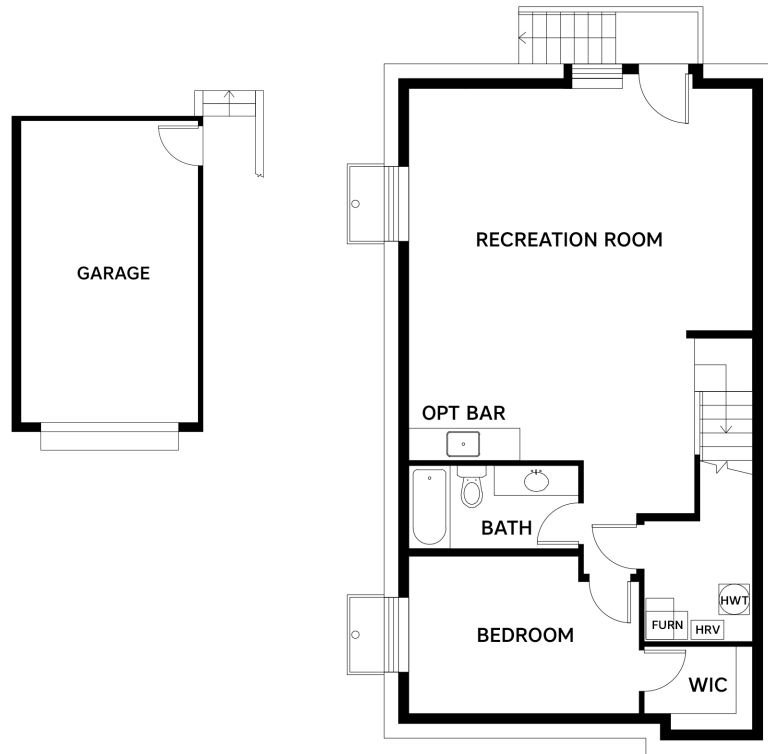
SINGLE FAMILY & DUPLEX LIVING

DUPLEX PLAN B



TOTAL SIZE **2,601 SQ FT**

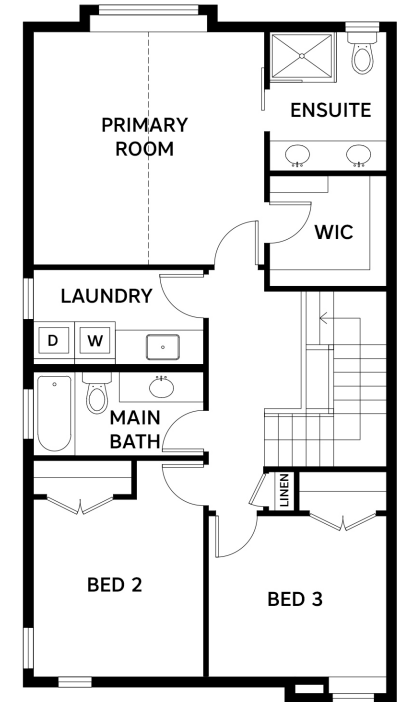
4 BEDROOM
DEN
REC ROOM
3.5 BATH



LOWER **886 SQ FT**



MAIN **899 SQ FT**



UPPER **816 SQ FT**



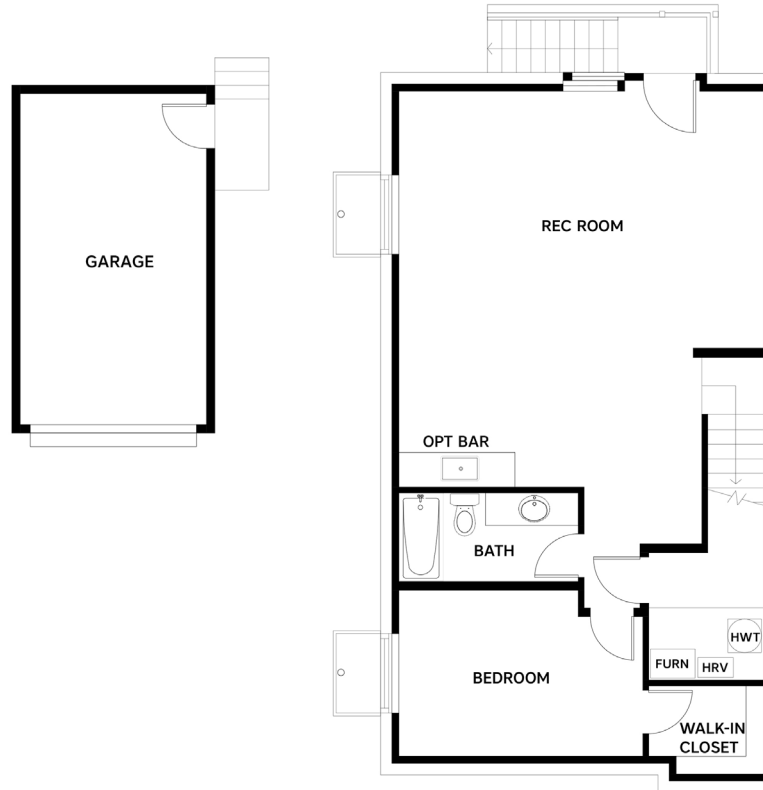
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DUPLEX PLAN B



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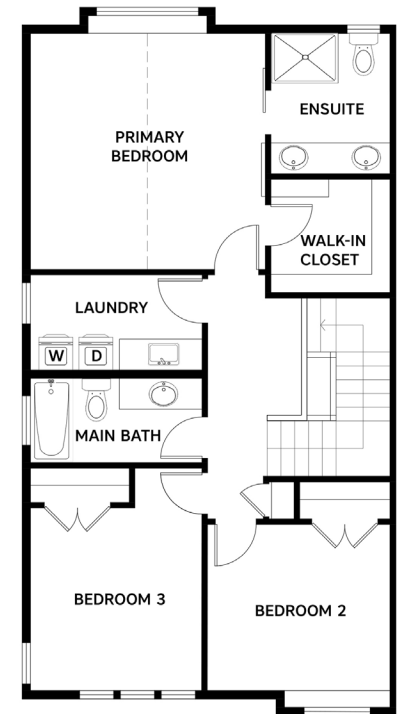
4 BEDROOM
DEN
REC ROOM
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LOWER **886 SQ FT**



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UPPER **816 SQ FT**



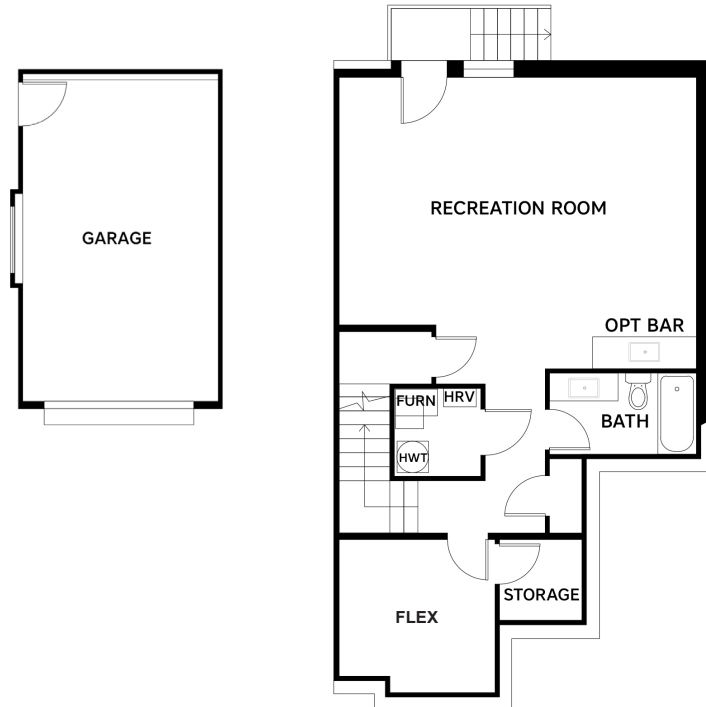
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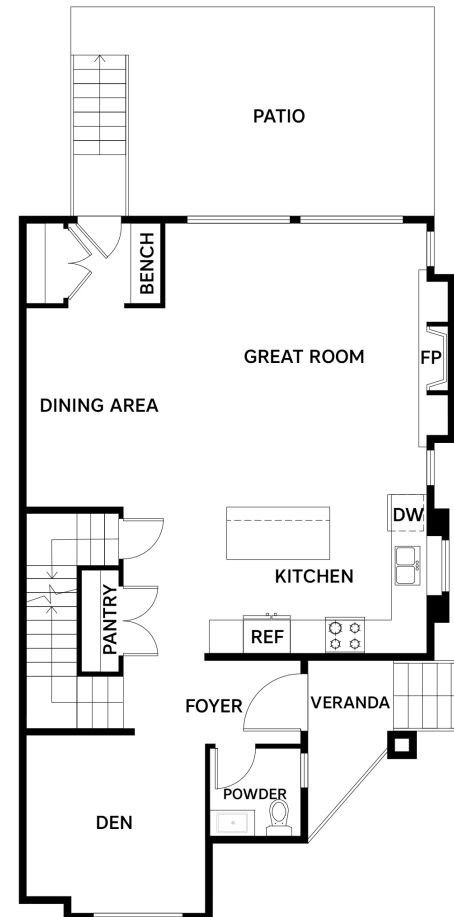
DUPLEX PLAN B1

TOTAL SIZE **2,487 SQ FT**

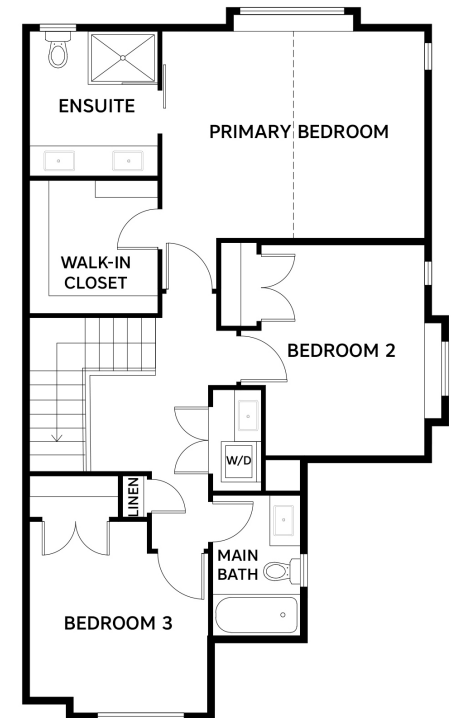
3 BEDROOM + FLEX
DEN
REC ROOM
3.5 BATH



LOWER **840 SQ FT**



MAIN **853 SQ FT**



UPPER **794 SQ FT**



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The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All dimensions are approximate and based on architectural measurements. Reverse and/or mirror plans occur throughout the development.

Lanstone Homes is a boutique company that prides itself on personalized care by honouring the values of tradition, outstanding design and craftsmanship.

A second-generation home builder, born and raised in the Langley area, Lanson Foster developed his keen understanding of construction on hundreds of home sites.

Now 30 years later, Lanstone Homes embodies the ideas of community and neighbourhood through thoughtful planning and design.

Built in collaboration with Wesmont Homes



LANSTONE HOMES

BREAKSIDE
REAL ESTATE GROUP



WESMONT