

SILVERBROOK

WILLOUGHBY





THE ESSENTIALS OF LIFE & STYLE

Silverbrook in Langley's Willoughby neighbourhood is where the essentials of life and style await you – beautiful contemporary townhomes ideally located close to great schools, shops, grocers, an array of restaurants, and recreational activities.

Immerse yourself in Silverbrook's dynamic community, where families take evening strolls and kids learn to ride their bikes. Designed for effortless days and cherished moments, Silverbrook offers a perfect blend of comfort, community, and connectivity.

A MEANINGFUL COMMUNITY



A FULFILLING NEIGHBOURHOOD

There’s a deeper sense of community leading to a happier, healthier way to live. Here is where you can enjoy easy access to green space, schools, parks, and recreation facilities. The community is a short walk to Willoughby Town Centre, with more than 50 shops and services, including family-owned restaurants, coffee shops, Shoppers Drug Mart, Albany Books, Independent Grocer and more. Willoughby is ripe with opportunity and offers unprecedented value and freedom to live a fulfilling life in this emerging Langley neighbourhood.



Located just a 5-minute drive away in the Willoughby area, Yorkson Community Park is a newly upgraded, 20-hectare popular hub featuring an accessible playground with a climbing tower, a spray park, synthetic turf fields, a dog park, and a new bike pump track.

Willoughby Town Centre

Located just 10 minutes away, Willoughby Town Centre serves as a walkable community hub and “work-and-play” lifestyle destination where you can start your day with hot yoga at Oxygen Yoga & Fitness, grab a coffee at Mattu’s Coffee & Tea, and easily handle errands at Hakam’s Your Independent Grocer or Shoppers Drug Mart before exploring a diverse array of global cuisines.

Willoughby Community Park

A short 5-minute drive will take you to Willoughby Community Park, a family-friendly 52-acre park adjacent to the Langley Events Centre. It boasts a 3-story Mega Tower, a summer spray park, and various sport facilities.





- 1 Yorkson Childcare Academy
- 2 Tiny Hoppers Early Learning
- 3 Donna Gabriel Robins
Elementary
- 4 Peter Ewart Middle School
- 5 R.E. Mountain Secondary
- 6 Emery Dosdall Secondary –
Opening Fall 2027
- 7 Kwantlen Polytechnic University

- 8 Willoughby Town Centre
- 9 Willowbrook Shopping Centre
- 10 Langley Crossing
Shopping Centre
- 11 Rio Can Langley Centre
- 12 Smart Centres Langley
- 13 Costco Wholesale
- 14 Safeway
- 15 Save-On-Foods
- 16 Canadian Tire
- 17 The Home Depot

18 Carvolth Exchange Park
and Ride

19 Yorkson Creek Veterinary
Hospital

20 Service Canada Centre

21 Yorkson Dental

22 Willoughby Town Centre Dental

23 CIBC

24 RBC Royal Bank

25 TD Canada Trust

26 Bliss Thai Spa & Massage

27 Spa Utopia Health and
Wellness Center

- 28 The Keg Steakhouse + Bar
- 29 The Italian Osteria & Cheesebar
- 30 Moxies Restaurant
- 31 S+L Kitchen & Bar
- 32 Browns Socialhouse
- 33 Cactus Club Cafe
- 34 Earls Kitchen + Bar
- 35 Sammy J's Grill & Bar
- 36 Milestones
- 37 Haven Kitchen + Bar
- 38 SKOBI Sushi & Korean BBQ
- 39 Sidebar Grill
- 40 Blacksmith Bakery
- 41 OEB Breakfast Co.
- 42 Tap & Barrel
- 43 The Hard Bean Brunch Co.
- 44 King Taps
- 45 The Mad Italian Pizza & Pints
- 46 Haruki Japanese Bistro
- 47 Pho Willoughby
Vietnamese Cuisine
- 48 Rio Brazilian Steakhouse
- 49 Sushi Mura

50 Willoughby Community Park
51 Yorkson Community Park
52 Yorkson Dog Park
53 Walnut Grove Community Park
54 Port Kells Park
55 R.C. Garnett Park
56 Langley Meadows Park

- 57 Cineplex Cinemas
- 58 Langley Events Centre
- 59 Langley Sportsplex
- 60 Fitness World
- 61 Total Fitness
- 62 Gold's Gym
- 63 Club16 Trevor Linden Fitness
- 64 Oxygen Yoga & Fitness
- 65 LAGREE ROOM
- 66 Pyramid Of Wellness
- 67 The Tennis Centre
- 68 The Redwoods Golf Course
- 69 Belmont Golf Course
- 70 Cascades Casino
- 71 Smith Athletic Field



The area is densely packed with parks, including Yorkson Community Park, which features a water park, artificial turf fields, and a dog park. The Willoughby Community Centre also serves the area.

Residents have easy access to the Willowbrook Shopping Centre and the walkable Willoughby Town Centre for grocery stores, restaurants, and cafes.

High-ranking schools, including Donna Gabriel Robins Elementary, Peter Ewart Middle School, and R.E. Mountain Secondary – known for its International Baccalaureate program. Emery Dossall Secondary will be within a short walk from Silverbrook.

BEAUTIFUL & CONTEMPORARY TOWNHOMES



SPACIOUS DINING & LIVING FOR ENTERTAINING



Developed by Royale Properties, the homes at Silverbrook are defined by floor plans that emphasize function and flow. The expansive windows bathe the homes with natural light. Quality fixtures and finishes were hand-selected for their durability and contemporary aesthetic. At Silverbrook you will have endless choices to express your home style.



CHEF-WORTHY KITCHEN

The chef-inspired kitchens boast classic slim shaker cabinetry, polished quartz backsplash and countertops, spacious islands with ample counter space allows for easier prep. An LG matte black stainless steel appliance package, with French-door refrigerator, and you have a favourite gathering place for food, family and friends. The culinary masterpiece includes a sophisticated arch-enclosed beverage station with storage that brings a special touch to your mornings.



Integrated microwave seamlessly blends in with cabinetry



Undermount stainless steel sink with single-lever faucet with pull-out vegetable spray



Quiet and efficient LG QuadWash™ dishwasher



Large slide-in, easy clean gas range with LG ProBake Convection™



Convenient full height pantry for storage



French door refrigerator/freezer features handy ice and interior water dispenser and a powerful, streamlined under-cabinet hood fan



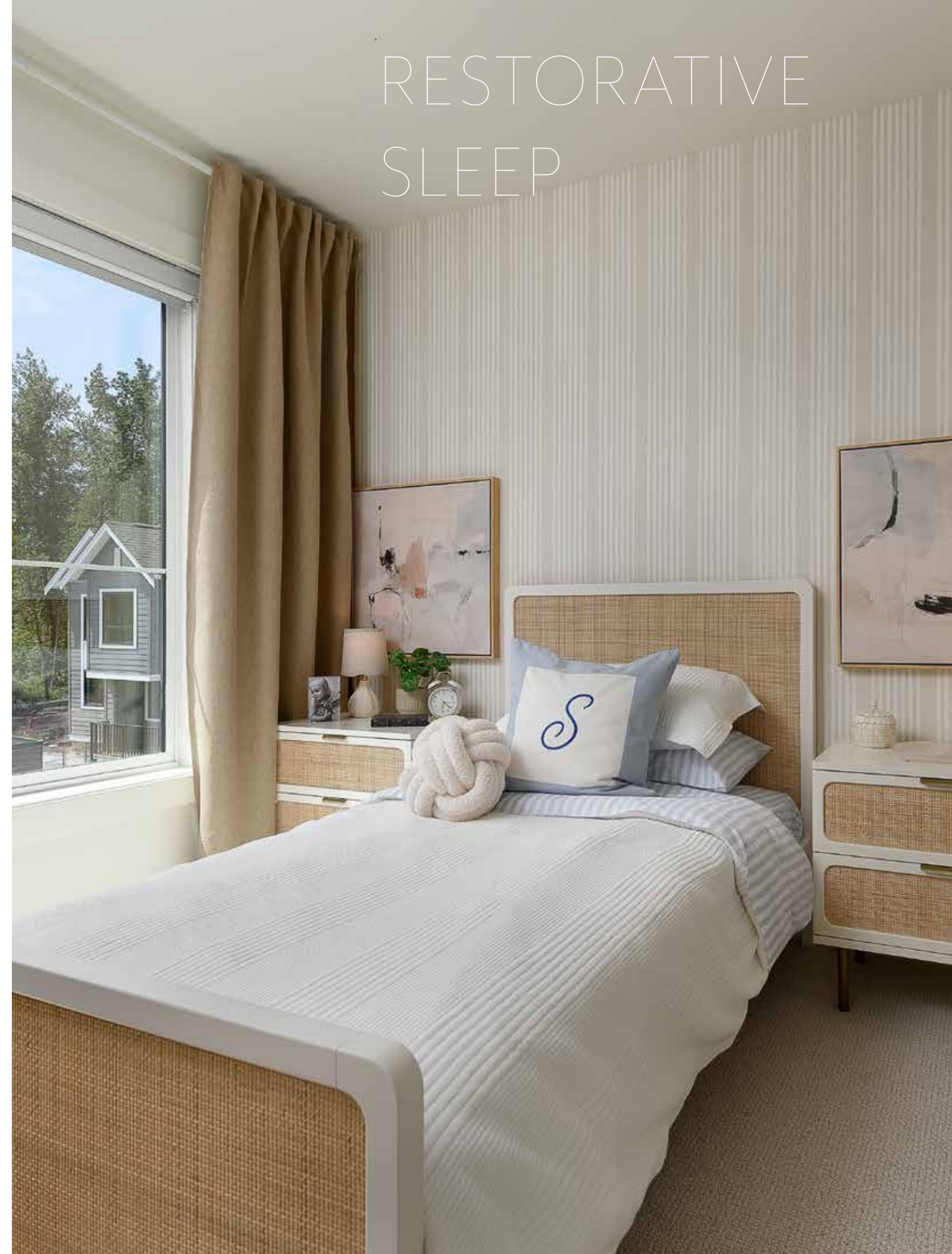
SANCTUARY EMBODIES CALM & UNDERSTATED ELEGANCE



Enjoy a light-filled primary bedroom featuring a spacious closet with custom-built shelving, and stylish ensuite with a frameless glass shower, his and hers sinks wrapped in quartz countertops, highlighted by plenty of storage behind vanity mirrors and within cabinetry.



Each three and four-bedroom townhome offers modern bedrooms that reflect an uncomplicated yet warm aesthetic with neutral tones, plush carpeting, expansive windows and energy-saving LED lights; transforming bedrooms into retreats filled with style and comfort.



RESTORATIVE
SLEEP



- 1 A convenient and functional dedicated laundry room with an ultra-large-capacity LG front-load washer and dryer and shelving with ample storage space makes life just a little easier
- 2 Extra closet on main floor for your daily cleaning supplies and convenient wall plug for vacuum storage
- 3 Well-designed, custom built-in closets with shelving and organizers in the primary walk-in closets for maximum storage and clutter-free living
- 4 Sophisticated arch-enclosed beverage station with storage brings a special touch to your mornings
- 5 Private entertainment-sized decks or patios with gas BBQ hook-ups are perfect for entertaining in style

SILVERBROOK

WILLOUGHBY



A

3 BEDROOM + FLEX
2.5 BATHROOM
1,432 SF

B B1

4 BEDROOM
3 BATHROOM
1,553–1,586 SF

C C1

3 BEDROOM + FLEX
2.5 BATHROOM
1,330–1,421 SF

C3

3 BEDROOM + FLEX
2.5 BATHROOM
1,440 SF

D D1

3 BEDROOM
2.5 BATHROOM
1,442–1,486 SF

D2

3 BEDROOM
2.5 BATHROOM
1,468 SF

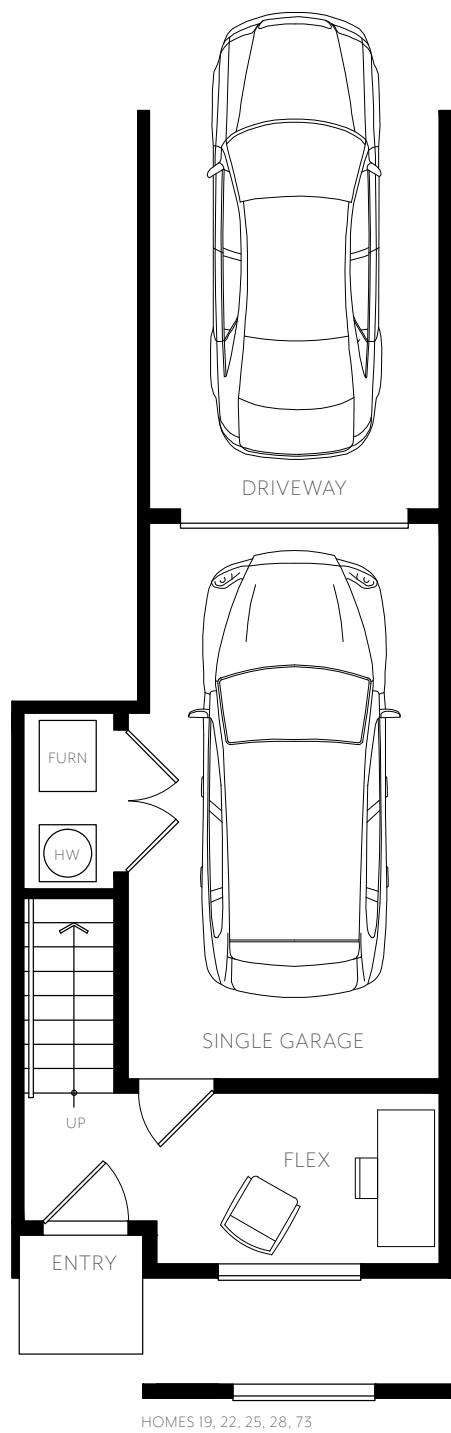
SITE PLAN

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Please see sales team for more details. E.&O.E.

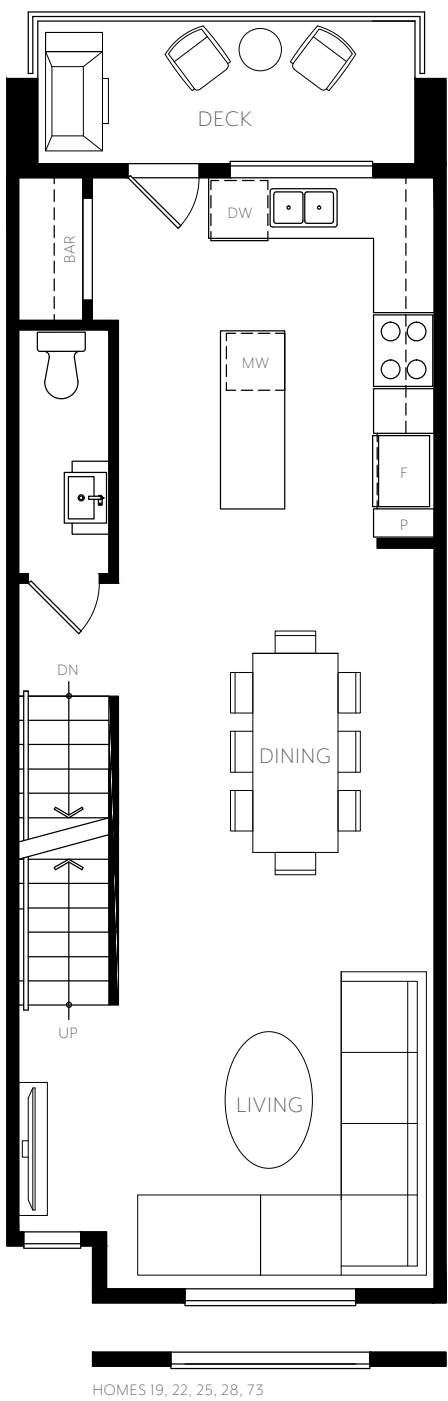


SILVERBROOK

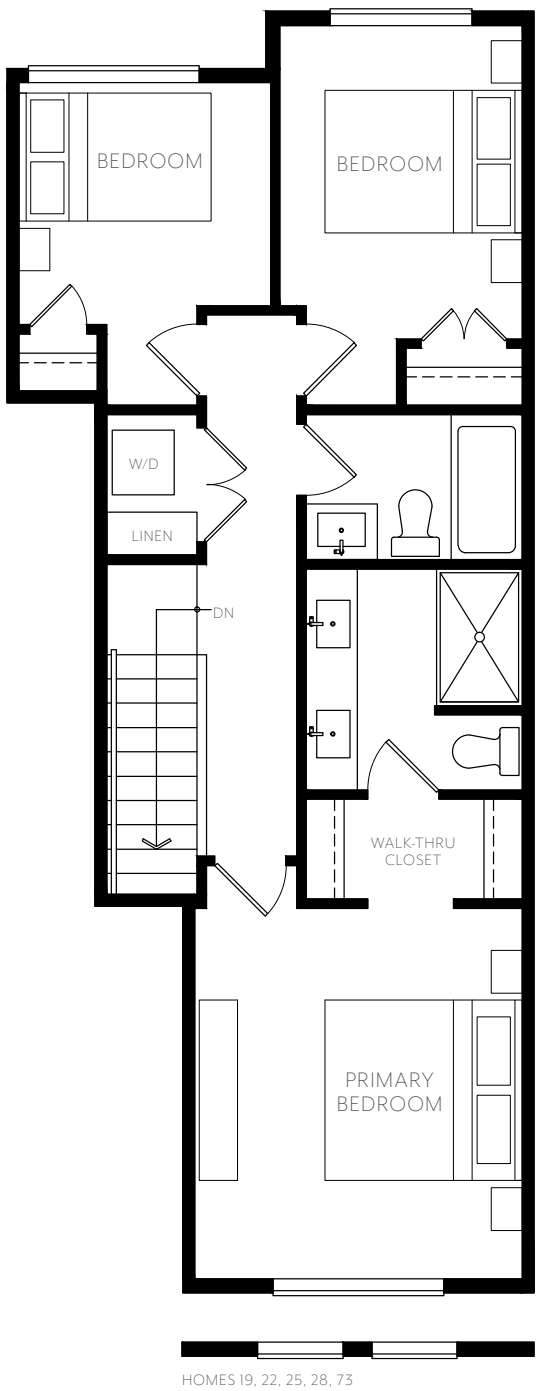
WILLOUGHBY



LOWER



MAIN



UPPER

PLAN A

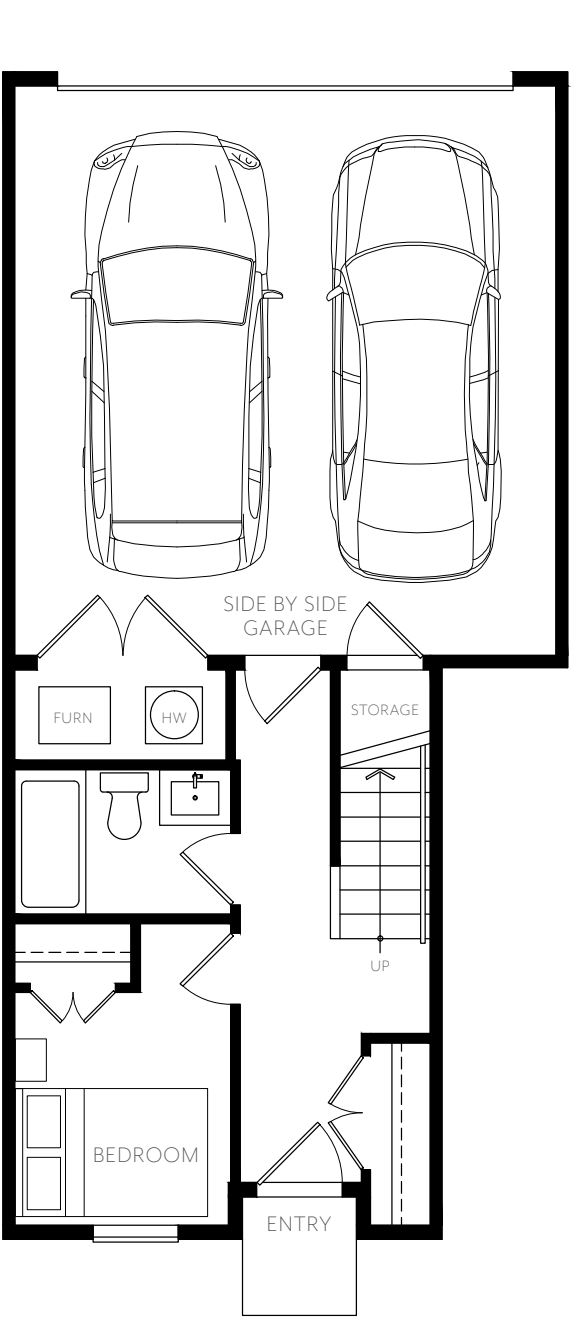
3 BEDROOM + FLEX, 2.5 BATHROOM | 1,432 SF

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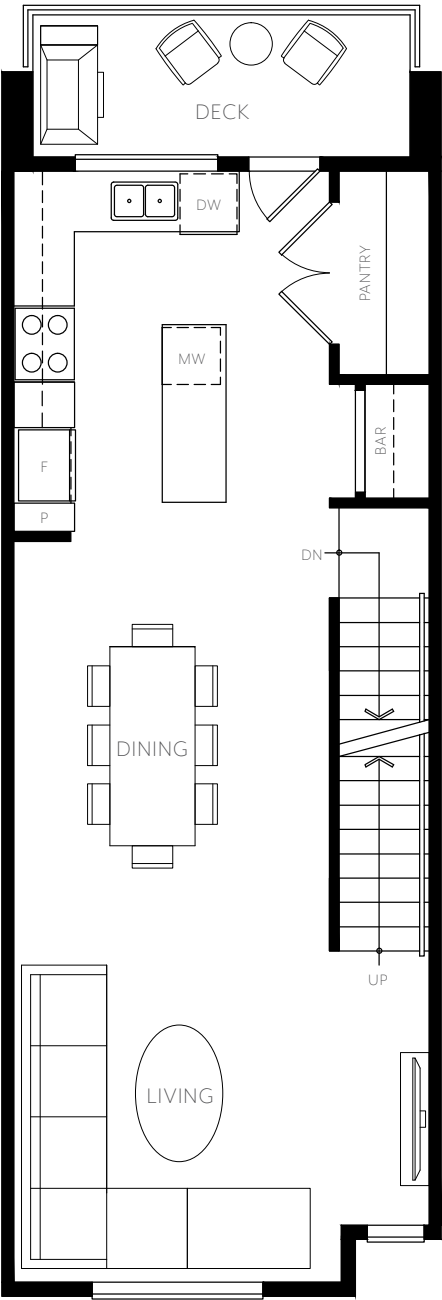


SILVERBROOK

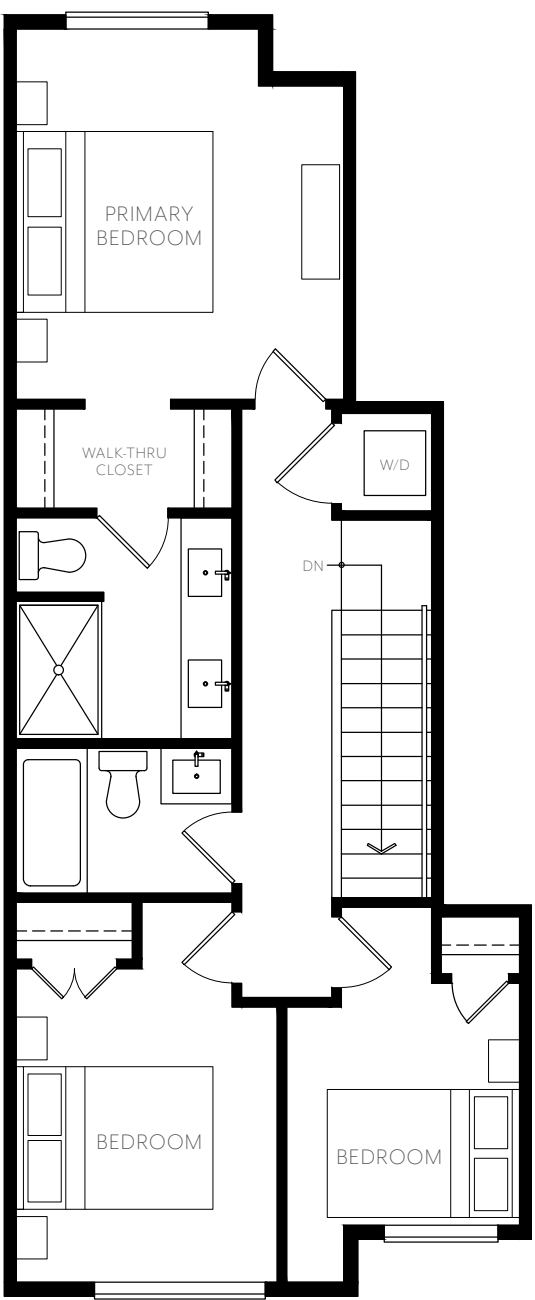
WILLOUGHBY



LOWER



MAIN



UPPER

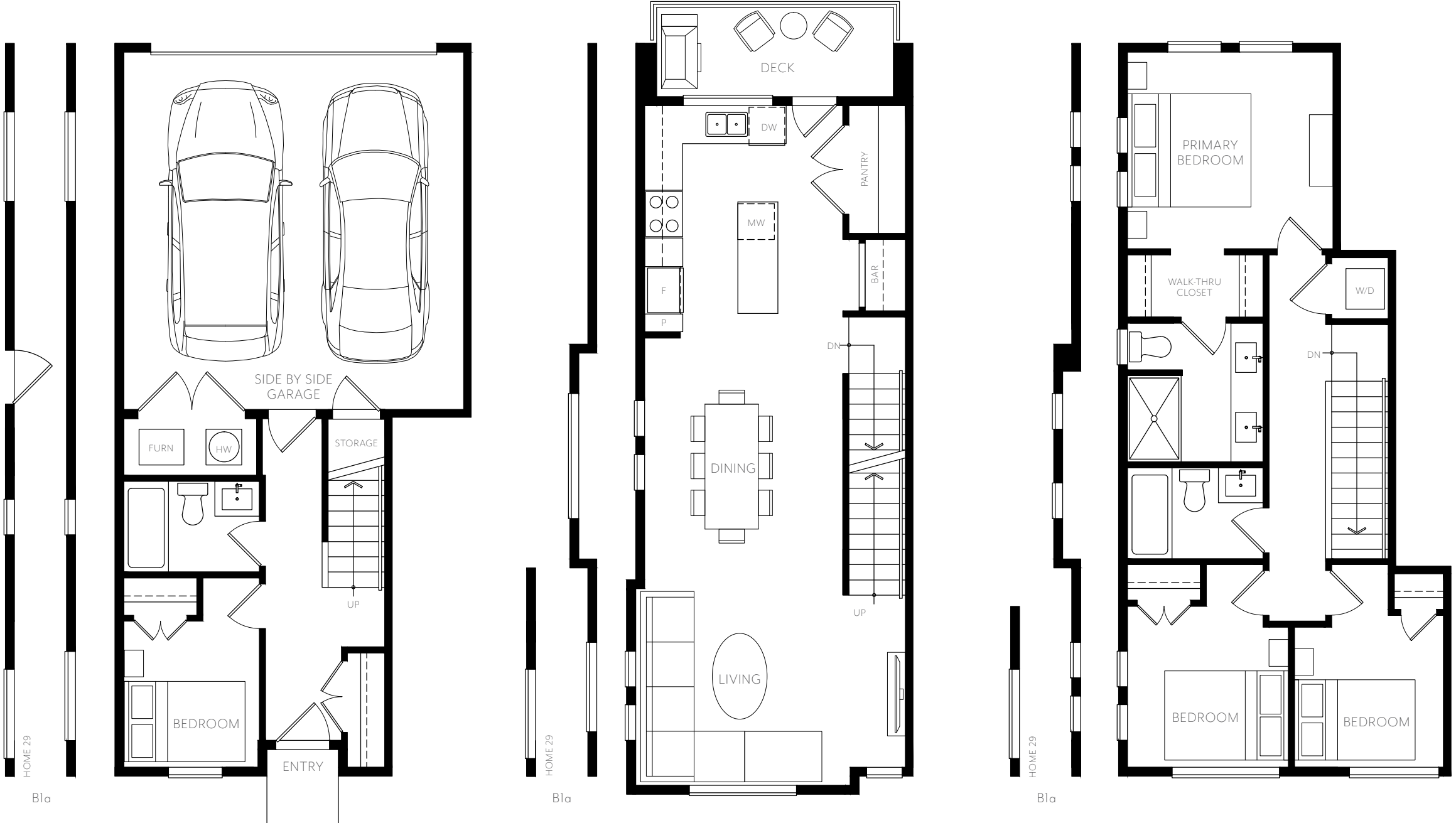
PLAN B

4 BEDROOM, 3 BATHROOM | 1,586 SF

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SILVERBROOK
WILLOUGHBY



PLAN B1

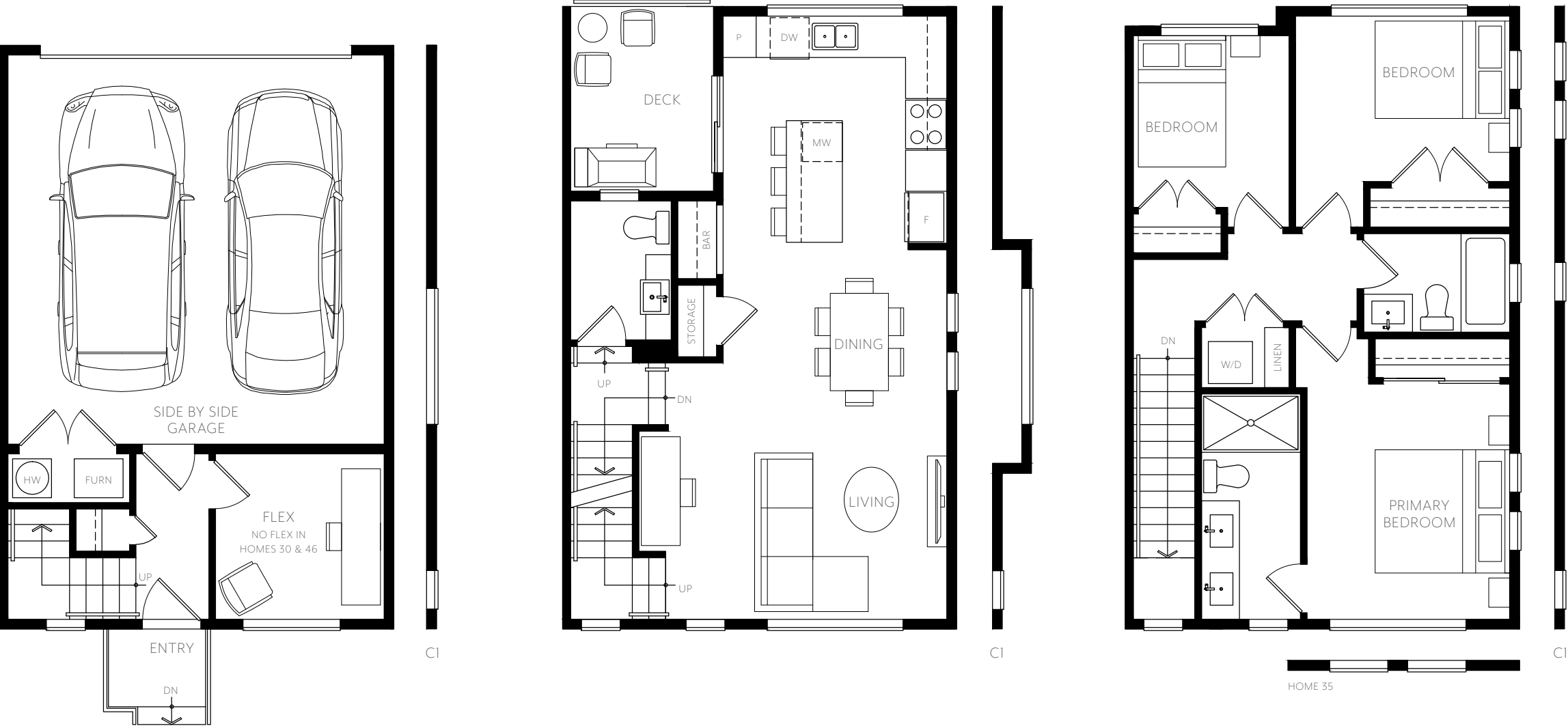
4 BEDROOM, 3 BATHROOM | 1,553-1,560 SF

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SILVERBROOK

WILLOUGHBY



LOWER

MAIN

UPPER

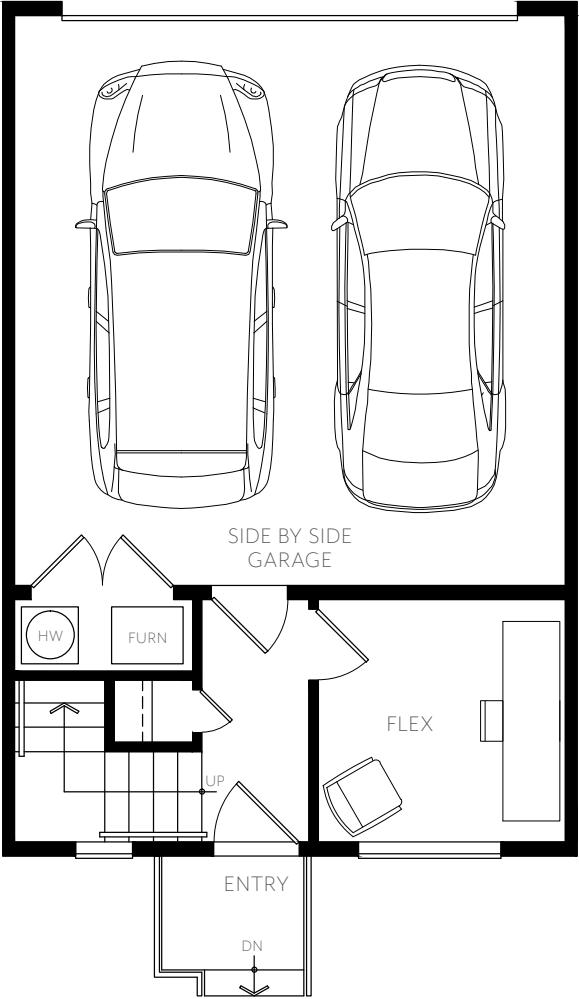
PLAN C

3 BEDROOM + FLEX, 2.5 BATHROOM | 1,330–1,421 SF

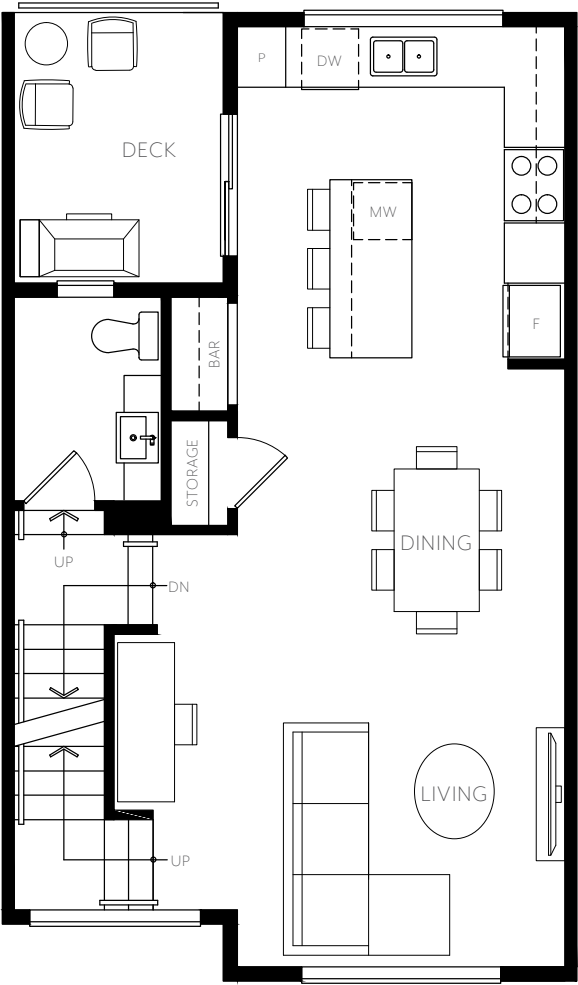
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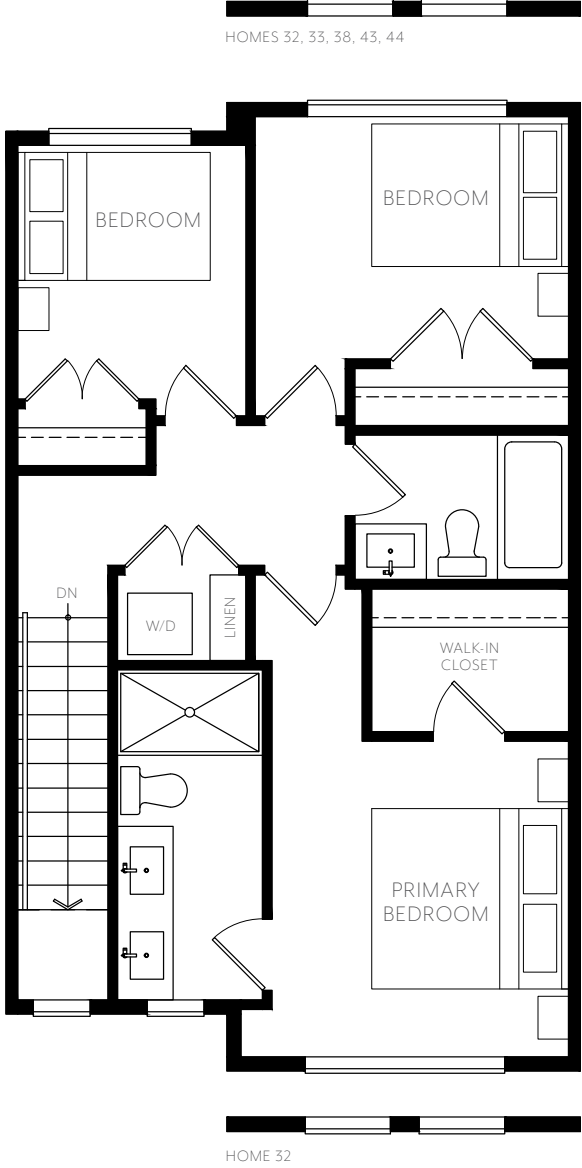
SILVERBROOK
WILLOUGHBY



LOWER



MAIN



UPPER

PLAN C3

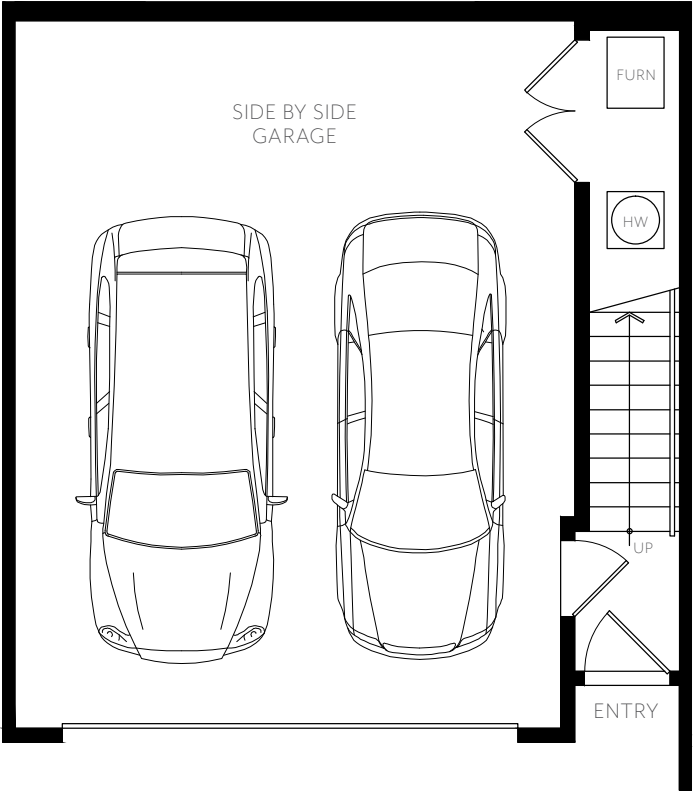
3 BEDROOM + FLEX, 2.5 BATHROOM | 1,440 SF

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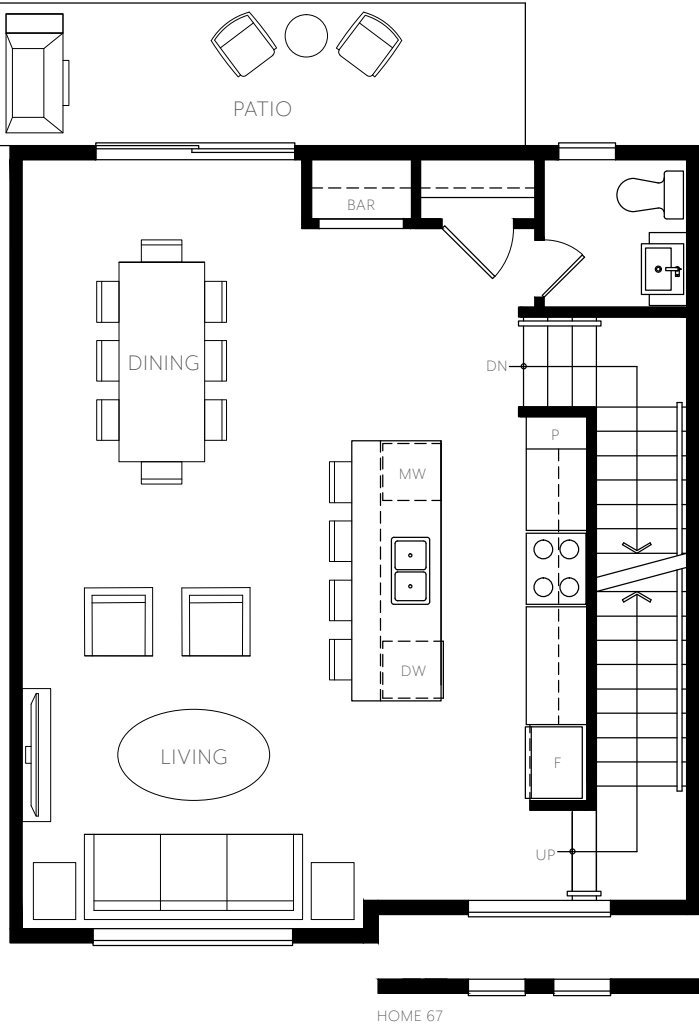


SILVERBROOK

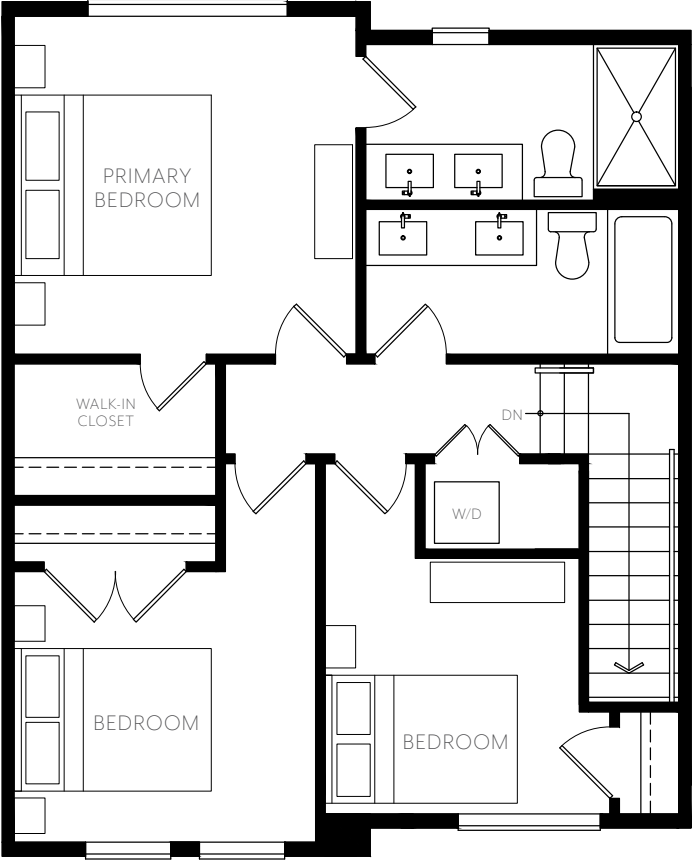
WILLOUGHBY



LOWER



MAIN



UPPER

PLAN D

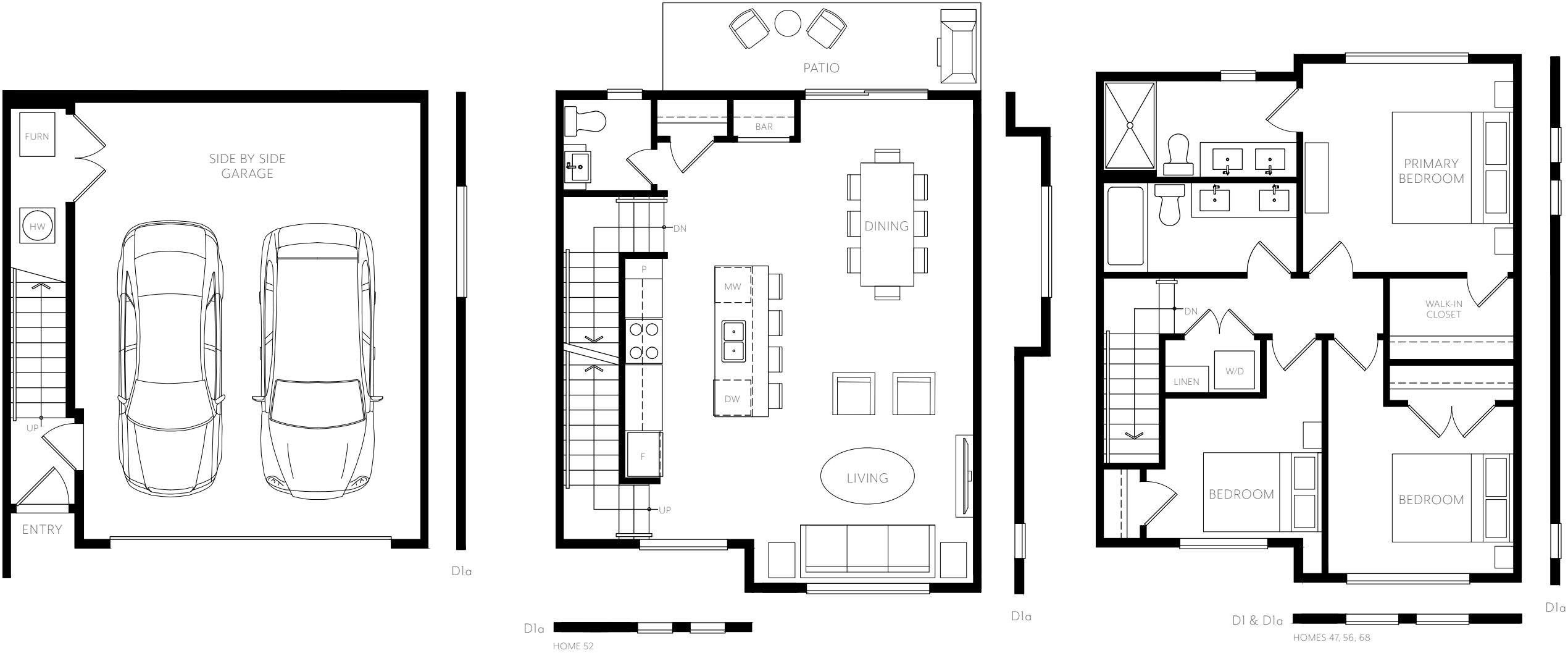
3 BEDROOM, 2.5 BATHROOM | 1,446 SF

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SILVERBROOK

WILLOUGHBY



LOWER

MAIN

UPPER

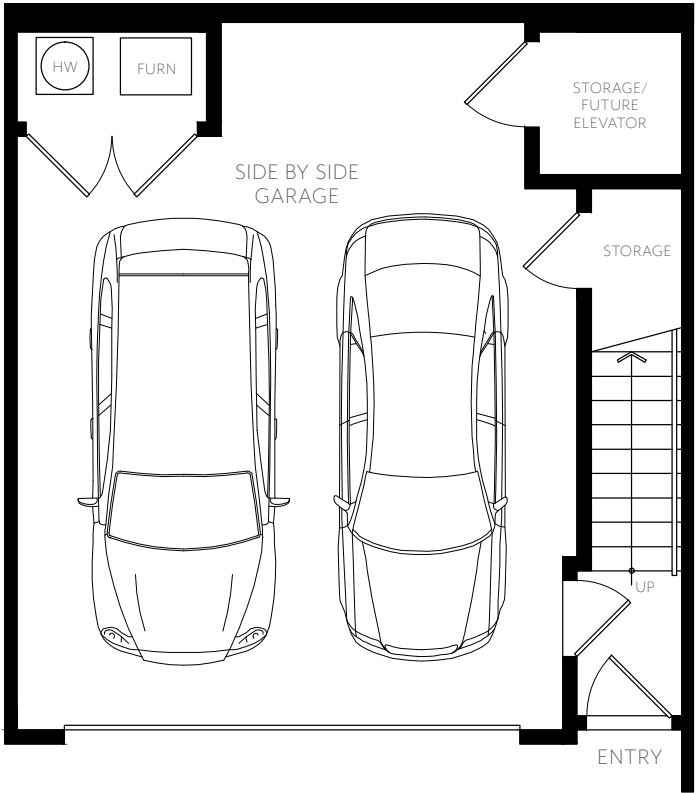
PLAN D1

3 BEDROOM, 2.5 BATHROOM | 1,442-1,486 SF

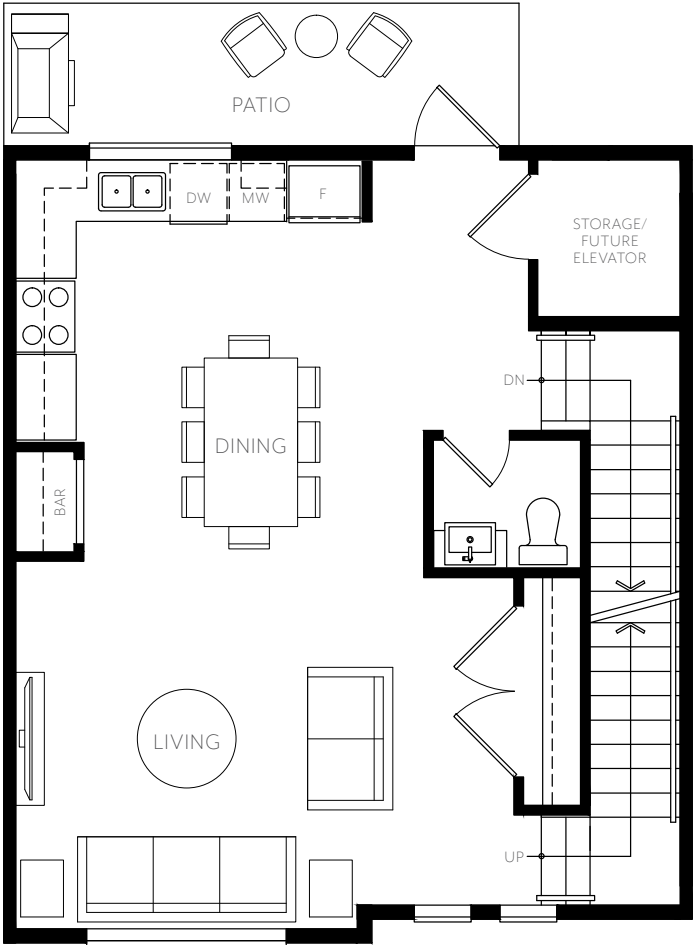
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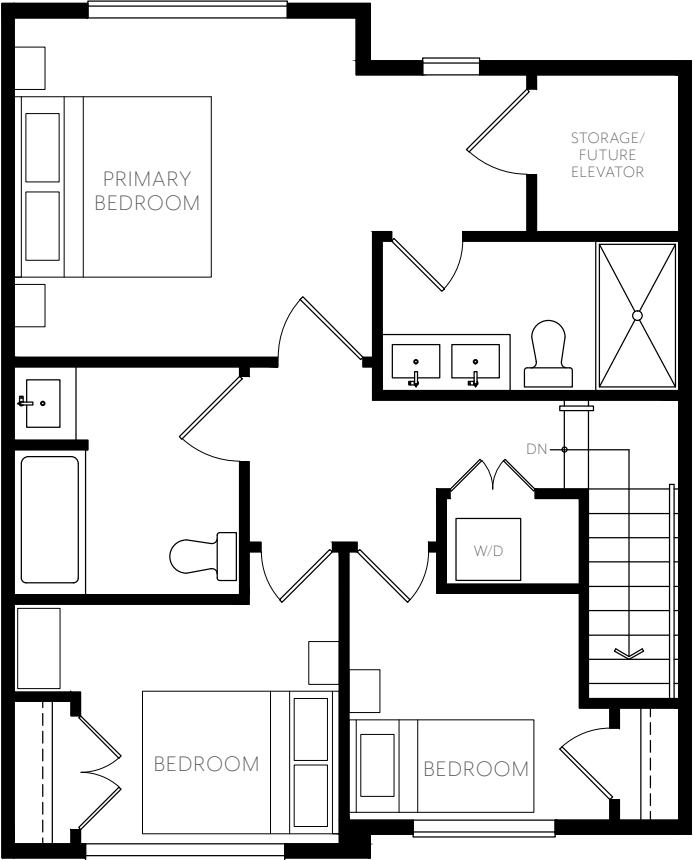
SILVERBROOK
WILLOUGHBY



LOWER



MAIN



UPPER

PLAN D2

3 BEDROOM, 2.5 BATHROOM | 1,468 SF

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WELCOME TO SILVERBROOK

- Proudly developed by Royale Properties, a proven leader in the development industry
- Collection of 75 beautiful and modern townhomes conveniently located in the Willoughby neighbourhood of Langley Township
- Spacious 3 and 4 bedroom townhomes (some with flex space)
- Homes up to 1,586 square-feet of living space
- Conveniently located within walking distance to Willoughby Town Centre, where you will find an array of essential shops and services
- Secure and spacious parking for a single car and large truck or two cars side-by-side with plenty of room for storage
- Enjoy quick access to Highway 1 and Langley's main thoroughfares 200th Street, 208th Street, and the Langley Bypass

INVITING EXTERIORS

- Contemporary architecture featuring HardiePlank, wood detailing, and large windows
- Fencing and entry gates create a welcoming streetscape that complements the architecture on street front homes
- Separate entertainment-sized decks or patios with gas BBQ hook-ups
- Yards are private and fenced, with lush trees and shrubs; some homes feature direct access from the main living floor, plus irrigation in common areas for easy maintenance
- Individual entries with contemporary metal doors with glass inserts and matte black hardware
- Front and rear garden hose bibs for all your outdoor needs
- Organized curbside garbage and recycling pickup
- Plenty of street and visitor parking ensures convenient access for residents and guests alike
- Outdoor courtyard with seating overlooking a children's playground
- Clubhouse featuring a lounge with beverage bar and outdoor patio for family get-togethers and a quiet boardroom for those intimate meetings

ELEGANT INTERIORS

- Generous 9-foot ceilings on the living levels creating an open and airy feeling throughout the living space
- Two interior designer colour schemes: Birch or Evergreen

- Luxurious and durable wide plank laminate hardwood throughout living areas
- Plush carpeting adds comfort to the upper level and stairways
- Oversized windows fill the homes with natural light
- Low-E glass windows paired with roller blinds reduce UV light damage
- Energy-saving LED lighting throughout the home

IMPRESSIVE KITCHENS

- Large open concept kitchens overlooking dining area with easy access to deck or patio yards
- Slim shaker cabinetry with under lighting and matte black hardware on soft close doors and drawers
- Stunning polished quartz backsplash and countertops add sophistication
- Plenty of workspace and convenient full height pantry for storage
- Arch-enclosed beverage bar with storage make mornings a breeze
- Large kitchen island perfect for entertaining or a quick meal
- Undermount stainless steel sink with single-lever faucet with pull-out vegetable spray
- Complete LG matte black steel appliance package:
 - Counter-depth French door refrigerator and freezer with ice and interior water dispenser
 - Large slide-in, easy clean gas range with ProBake Convection™
 - Quiet and efficient QuadWash™ dishwasher
 - Powerful, streamlined under cabinet hood fan
 - Sleek microwave enclosed within cabinetry

REFINED BATHROOMS

- Oversized imported porcelain tile flooring
- Soft close cabinetry with matte black pulls
- Framed floating vanity mirrors with back-lit lighting and porcelain tile surround
- Primary ensuite with frameless glass shower with wand and porcelain wall tile, dual undermount sinks, and spacious quartz countertop
- Main bathroom features a soaker tub with oversized porcelain tile surround and sleek quartz countertop with dual sinks (most homes)

- Convenient and private main floor powder room
- Modern matte black faucets and showerheads add a sophisticated touch
- Efficient toilets throughout help conserve water

ADVANCED TECHNOLOGY

- Built to BC Step Code 4, delivering superior energy efficiency and lower long-term operating costs
- Forced-air heating and central air conditioning heat pump system
- TJI® joist floor engineering prevents squeaking floors
- Double 2x4-inch insulated party wall system with staggered studs and 1-inch air space to help reduce noise
- Rainscreen protection system for weather durability

THOUGHTFUL CONVENIENCES

- Custom built-in closet shelving and organizers in primary walk-in closets for maximum storage
- Dedicated laundry rooms with ultra-large capacity LG front-load washer and dryer with ample storage space
- Garage features EV-ready charging rough-in and exterior keypad entry
- Extra closet on main floor for your daily cleaning supplies and convenient wall plug for vacuum storage

SAFE AND SECURE

- ROYALE TREATMENT™ Customer Care Program
- Hard-wired smoke and carbon monoxide detectors with fire sprinklers
- High-performance windows and patio doors provide superior insulation for consistent and comfortable temperatures year-round
- A high-efficiency 47 gallon water tank ensures reliable warmth throughout the winter months
- Premium New Home Warranty from WBI Home Warranty includes:
 - 2 Year coverage for materials, workmanship and major systems
 - 5 Year coverage for building envelope including water penetration
 - 10 Year coverage for major structural defects

FEATURES





CARSON, SOUTH SURREY

THREE GENERATIONS OF CRAFTSMANSHIP

With three generations of experience and an accomplished team of architects, engineers and master craftsmen, Royale Properties is a proven leader in building exceptional residential communities throughout the Lower Mainland.

Royale Properties is synonymous with superior quality and thoughtful design. Our homes and neighbourhoods are carefully planned to reflect the values and characters that make a particular community an ideal place to live, built to the highest standards and designed with only our future homeowners in mind.



KENNEDY, MAPLE RIDGE

