

# SILVERBROOK

## WILLOUGHBY

### 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
- Master 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 master 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 ensure 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

