

# Prelude

## MILNER HEIGHTS

### A Striking First Impression

- English Manor and Georgian Colonial architectural styles blend to create distinctive, sophisticated homes.
- Extensive detailing on front elevations, featuring wood and brick trim, decorative shutters, and covered entrances creates handsome, inviting exteriors.
- Spacious homes with full unfinished basements feature superior-quality, low-maintenance building and finishing materials.
- Professionally designed front yard landscaping and easy-care gravel side yards add to the attractive and well-maintained streetscapes.
- Enjoy outdoor living in private backyards with natural cedar fencing, turf, and spacious concrete patios (most homes).
- Friendly community design boasts architectural continuity and unique features such as sustainable “Green Streets,” walking paths and trails, a children’s playground, and a naturally landscaped pond for all to enjoy.

### Elegant Interiors

- Thoughtfully designed bright and spacious open floor plans with a choice of Traditional or Great Room designs.
- Choose from three professionally designed colour schemes to add your personal touch to your home.
- Designer-selected laminate hardwood flooring throughout main floor; contemporary carpet upstairs.
- Nine-foot ceilings on the main floor and large windows create a light, elegant ambiance.
- Beautiful interior doors, Colonial-style door casings, and profiled baseboards.
- Enjoy cozy evenings in front of your warm gas fireplace framed by a mantel and hand-set tile surround (style is plan dependent).
- Illuminate your home perfectly with designer-selected Kichler lighting package.
- Relax in your spacious master bedroom with vaulted ceiling and convenient closet space. Rowhomes feature well-appointed ensuites and walk-in closets.

### Well-designed Kitchens

- Enjoy the warmth and style of panel hardwood kitchen cabinetry with modern brushed chrome hardware.
- Thoughtfully designed layouts make kitchen tasks more efficient.

- Laminate hardwood flooring enhances the contemporary, sophisticated look.
- Luxurious granite-topped islands and colour-coordinated laminate countertops.
- Double-basin stainless steel sink with chrome faucet and convenient vegetable sprayer.
- Decorative hand-set full tile back splash adds a finishing touch.
- Sleek, black Energy Star rated GE kitchen appliances; microhood fans (plan dependent).

### Bathrooms that Sparkle

- Powder room features laminate hardwood flooring to blend with the rest of the main floor, a Kohler pedestal sink, and an elegant, 2-handle chrome faucet.
- Clean, bright bathrooms feature hand-set tile around tub/shower units.
- Stylish, easy-care coordinating laminate countertops.
- Easy-maintenance, durable vinyl flooring in upstairs bathrooms.
- Low flush toilets for water conservation.

### Ultimate Comfort and Security

- Carrier natural gas, high-efficiency furnace with forced air to basement and main floor, programmable thermostat, direct vent fireplace, and 40 gallon electric hot water tank.
- Individually zoned electric heating on upper floor.
- Double-glazed energy-efficient vinyl windows.
- Garage door opener and remote controls.
- Homes are pre-wired for security.
- For your safety, every home is sprinklered, and there is a built-in smoke and carbon monoxide detector on upper floor.
- Roughed-in central vacuum system and laundry hook-up.

### A Community Goes Green

- As Langley’s first “Green Street” development, Milner Heights promotes a sustainable community and improved storm water management.
- By incorporating the unique roadside swales with minimized road and sidewalk surfaces, the “green infrastructure” throughout the community can be better managed and maintained.

- Every Prelude home is “Built Green,” with environmentally friendly features including high-efficiency furnaces, programmable thermostats, Energy Star appliances, energy-efficient lighting, rain screen applications, appropriate “green rated” construction materials and practices, low-VOC paint, low-flow toilets, and more.

### Peace of Mind

- Experience the security of knowing your home is built by a reputable builder with years of industry experience and partnering with established trades and suppliers.
- Every home is backed by Vesta’s full-time service and the Travelers Guarantee Company of Canada 2/5/10-year new home warranty coverage.
- Vesta is a licensed residential builder with the Home Protection Office of British Columbia and is a proud member of the Greater Vancouver Home Builders’ Association.
- 30-year manufacturer’s limited warranty on fiberglass shingles for maximum durability, low-maintenance, and attractive exterior design.
- MS Delta™ membrane foundation damp-proofing with 7-year installation warranty.
- Tyvek™ home wrap for protection against water and moisture improves energy efficiency and increases resistance to outdoor elements of air, water, and moisture.

### The Vesta Difference

- Personalize your home by choosing one of our professionally designed colour schemes.
- Upgrade from our list of available features and options. Ask your sales representative for details. (Some features and options may not be available in some homes).
- Full unfinished basements for your future needs or ask about having Vesta finish it now.