

Seasons

MILNER HEIGHTS

Sophisticated Homes

- A unique collection of distinctive single-family homes brings together English Manor and Georgian Colonial architectural traditions to create stylish exteriors with a touch of old-world charm.
- Extensive detailing on front elevations, including wood trim and decorative shutters, as well as a variety of striking front entrances and garage door designs contribute to a sophisticated streetscape.
- Spacious homes boast superior-quality, low-maintenance building and finishing materials, ensuring peace of mind and years of carefree enjoyment.
- Professionally designed front yard landscaping, exposed aggregate driveways, and gravel side yards create welcoming exteriors with a polished look.
- Enjoy outdoor living in finished backyards with natural cedar fencing, turf, and spacious concrete patios that are ideal for entertaining. Some homes back on to the neighbouring greenway trail network, offering added privacy in a lush and scenic setting.
- 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.

Inviting Interiors

- Bright and spacious open floor plans feature Traditional or Great Room designs. With homes ranging from 1500 to 2500 square feet, plus full unfinished basements, there is plenty of space for today’s busy families.
- A choice of three professionally designed colour schemes allows you to create a home that reflects your personal taste and style.
- Step inside and experience quality at your feet. Every floor treatment has been designer-selected to be both durable and stylish, from the exquisitely tiled front foyers to the warm laminate hardwood on the main floor and contemporary carpet upstairs.
- Enjoy a cozy evening in front of your gas fireplace framed by a stained mantel and hand-set ledgestone surround.
- Nine-foot ceilings on the main floor create a light, elegant ambiance; some homes feature cathedral and vaulted ceilings.
- Single glass door or double french door with transom window allow the beauty of the outdoors to come in (in most homes).

- Enjoy the beauty of your home lit up by a designer-selected Kichler lighting package.
- Relax in your spacious master bedroom with vaulted ceiling, walk-in closet, and well-appointed ensuite.

Inspiring Gourmet Kitchens

- Experience the pleasure of working in a well-planned, thoughtfully designed kitchen.
- Contemporary panel-style hardwood kitchen cabinetry with brushed chrome hardware is truly stunning.
- Luxurious granite-topped islands and colour-coordinated laminate countertops.
- Convenient pantries provide ample shelf space (in some homes).
- Double-basin stainless steel sink with chrome faucet and convenient vegetable sprayer.
- Hand-set full tile back splash in a variety of exciting designs adds personality and a finishing touch.
- Sleek, stainless steel Energy Star rated GE kitchen appliances.

Bathrooms Designed for Relaxation

- Powder room features laminate hardwood flooring to blend with the rest of the main floor.
- Clean, bright bathrooms with attractive, flat-panel hardwood cabinets and stylish, easy-maintenance laminate countertops.
- Beautiful hand-set tile floor in upstairs bathrooms.
- Specially designed, hand-set tile surrounds for tub and showers are both functional and elegant.
- Low flush toilets for water conservation.

Ultimate in Comfort and Security

- Carrier high-efficiency, forced air furnace, programmable thermostat, direct vent fireplace, and 50 gallon hot water tank.
- Double-glazed energy-efficient vinyl windows.
- Garage door opener and remote controls.
- Homes are pre-wired for security.
- For your safety, every home has built-in smoke and carbon monoxide detectors.
- 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 Seasons home is “Built Green,” with environmentally friendly features including high-efficiency furnaces, programmable thermostats, Energy Star rated 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.