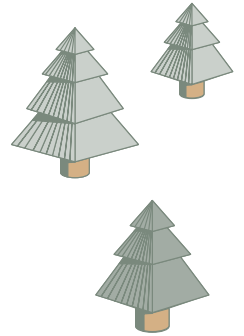
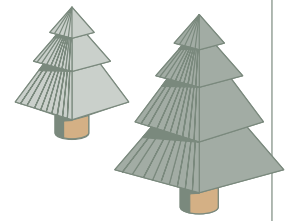
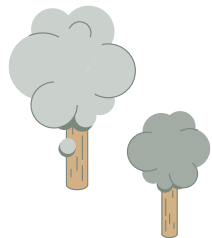




CASCADIA



CASCADIA



202B Street

204 Street

68A Avenue

- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- 3 BEDROOM + DEN
- 4 BEDROOM + FAMILY



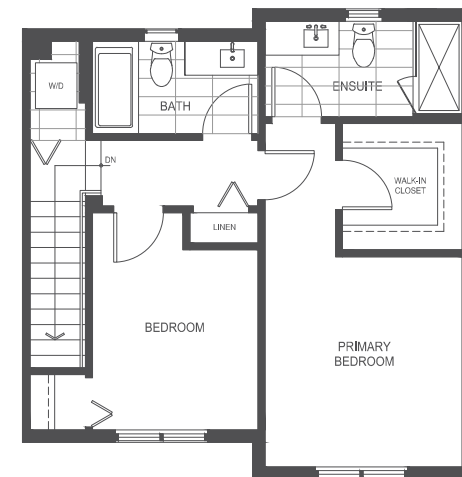
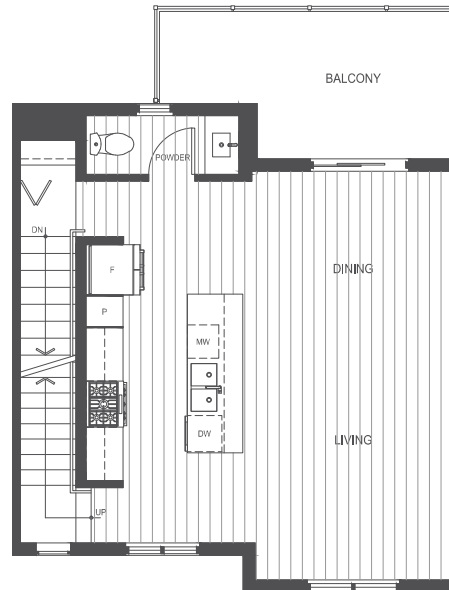
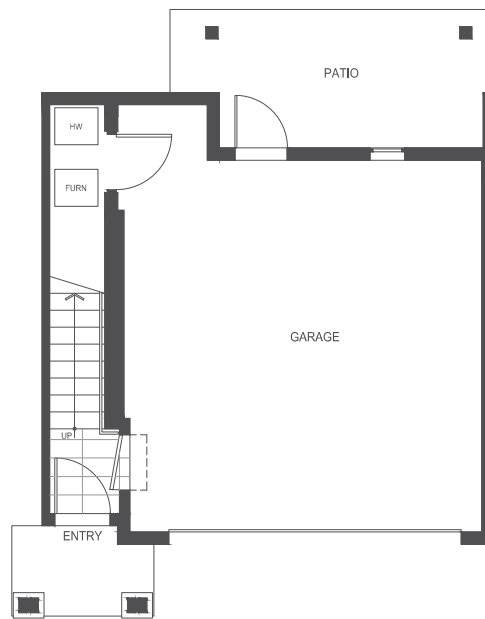
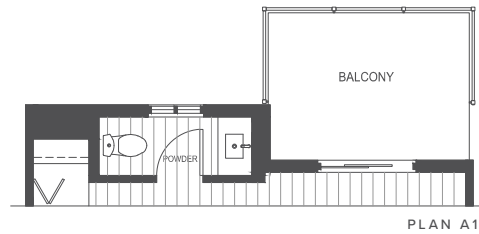
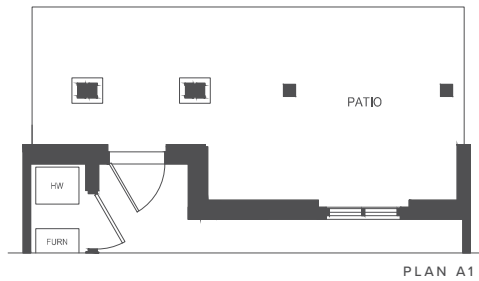
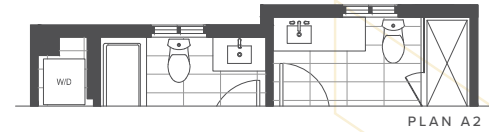
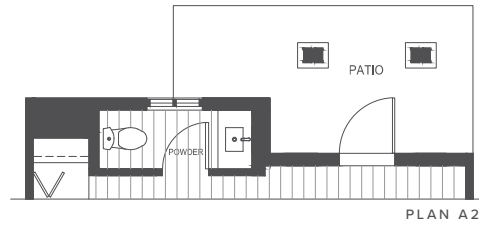
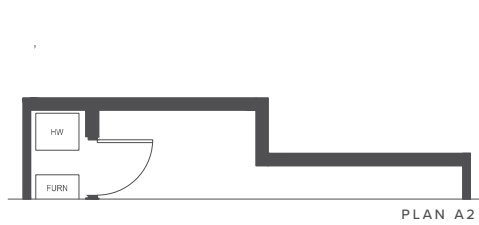
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Plan A / A1 / A2

2 BEDROOM
1,249 SF

CASCADIA

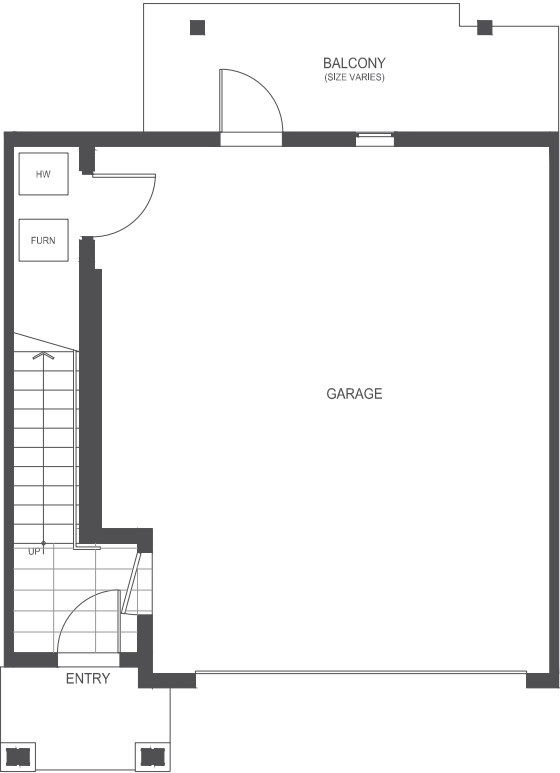


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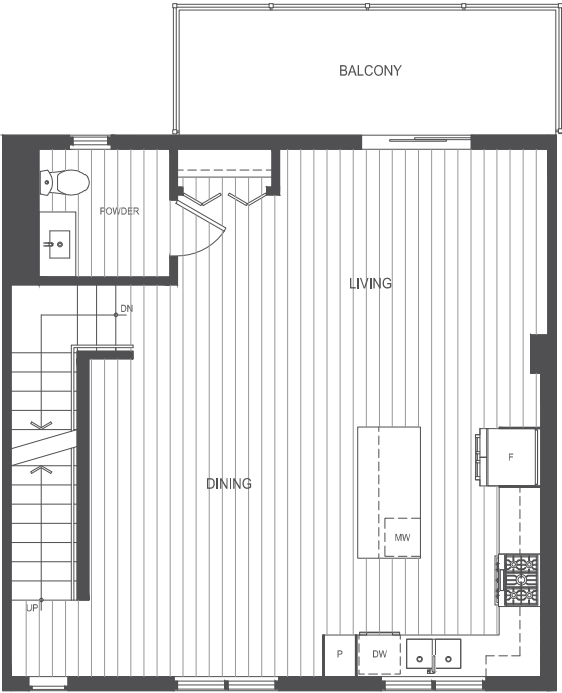
Plan Ba

3 BEDROOM
1,539 SF

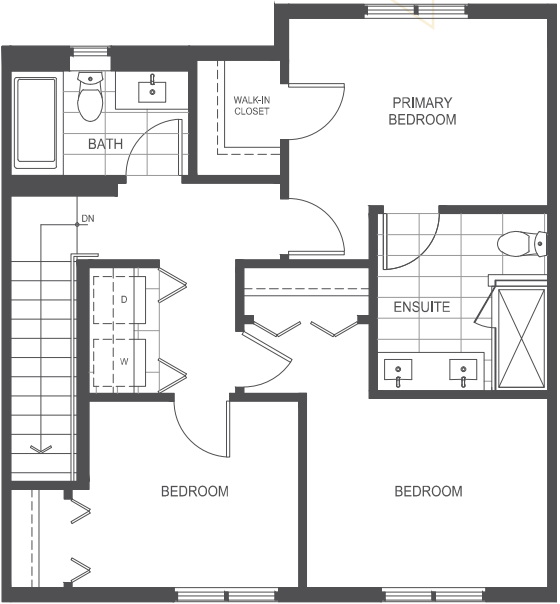
CASCADIA



LOWER



MAIN



UPPER

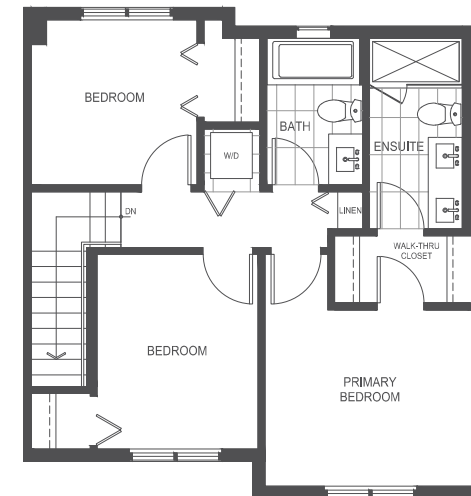
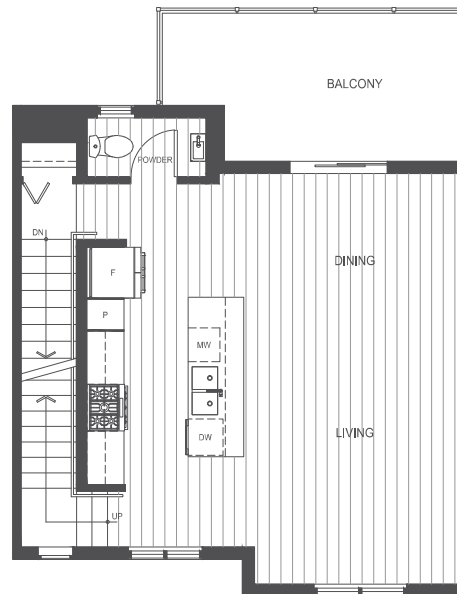
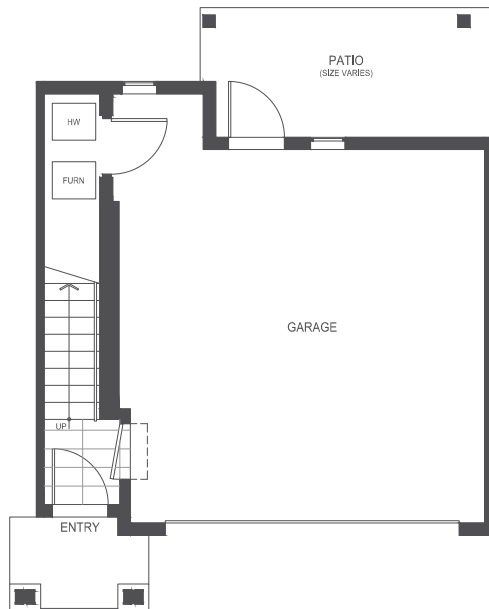
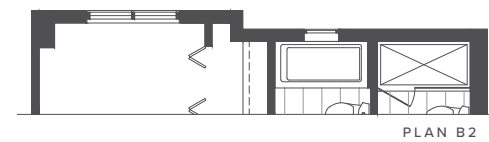
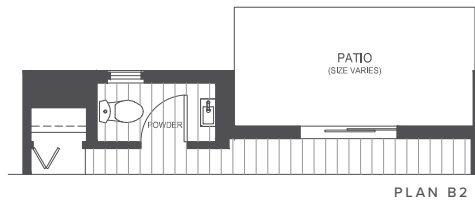
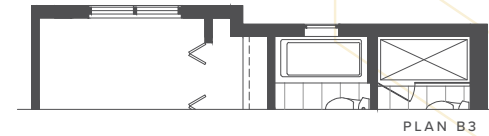
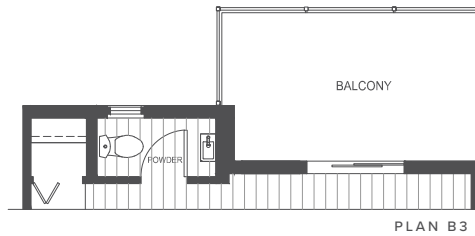
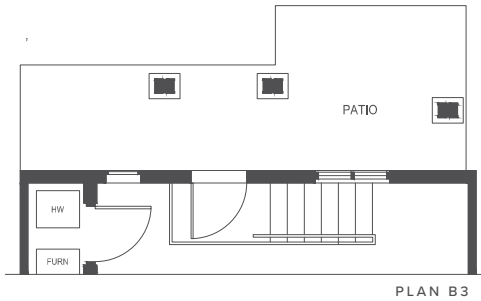
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Plan B / B2 / B3

3 BEDROOM

1,281 SF

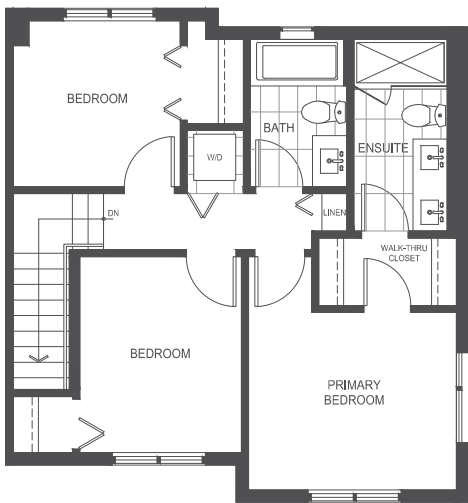
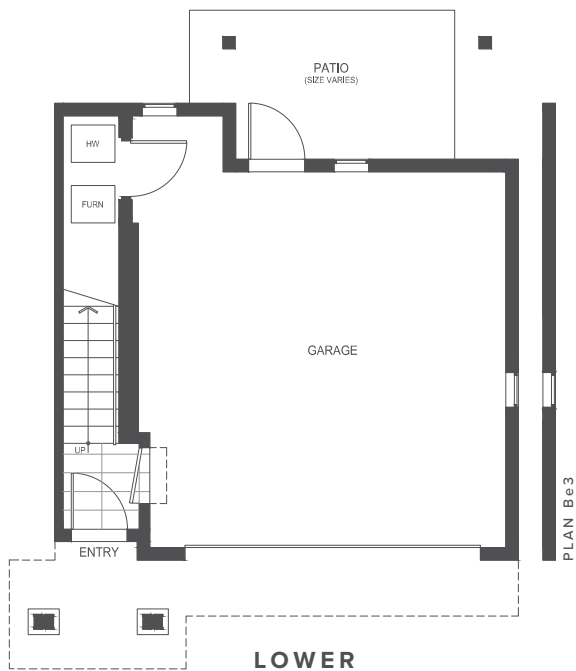
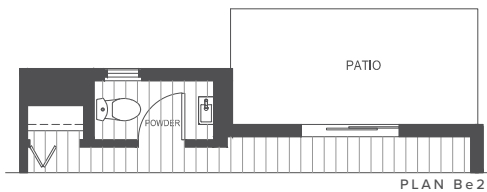
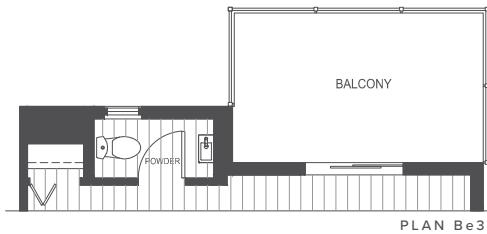
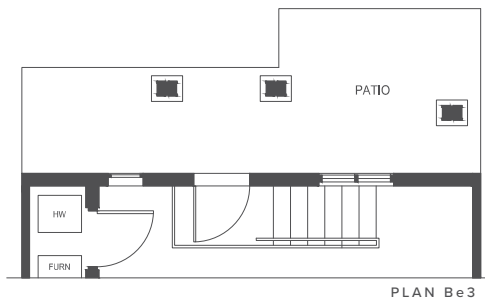
CASCADIA



Plan Be / Be2 / Be3

3 BEDROOM
1,292 SF

CASCADIA



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Plan BeB / BeB2 / BeB3 / BeB4

3 BEDROOM
1,302 SF

CASCADIA

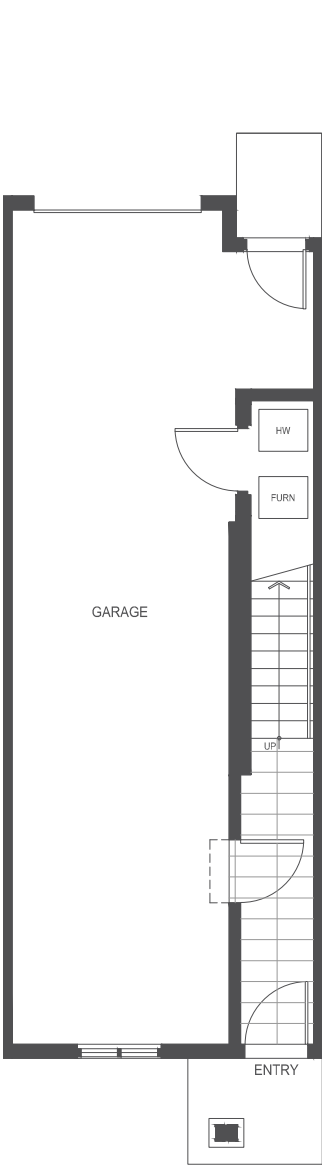


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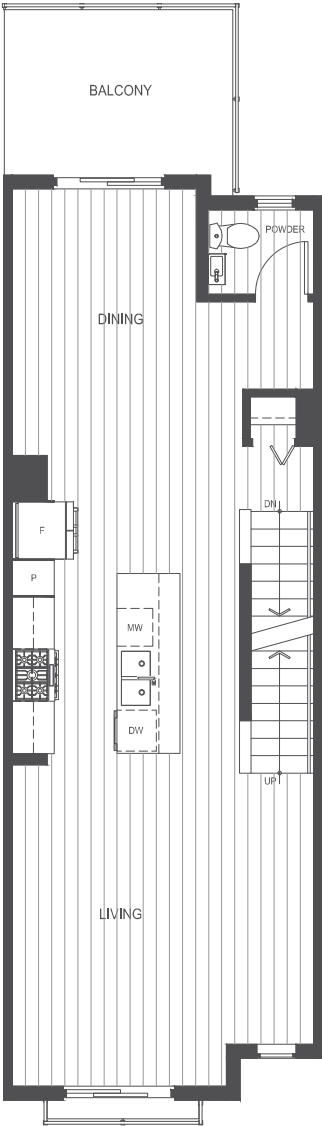
Plan C1 / CR1

3 BEDROOM
1,432 - 1,442 SF

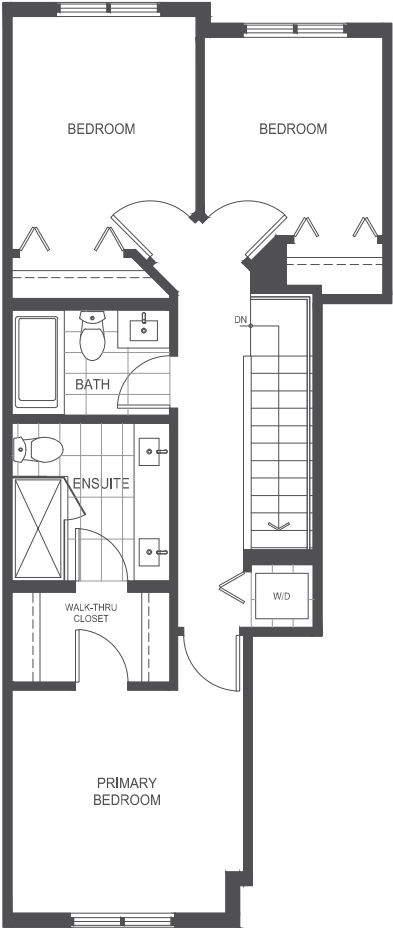
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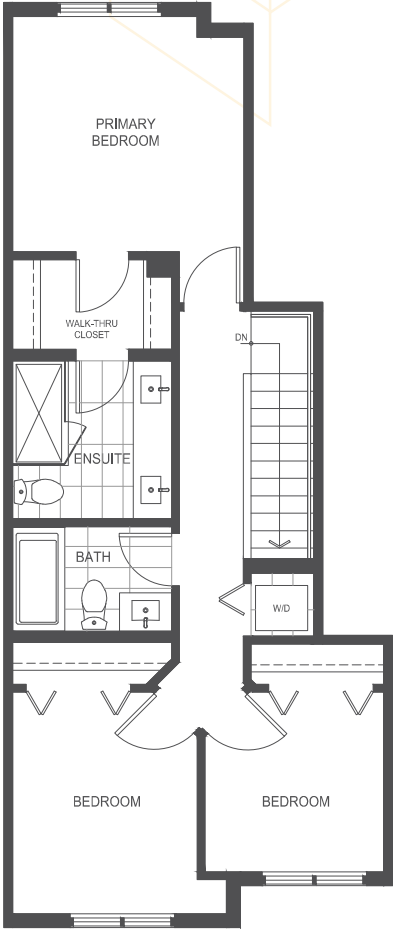
LOWER



MAIN



UPPER



UPPER
PLAN CR1

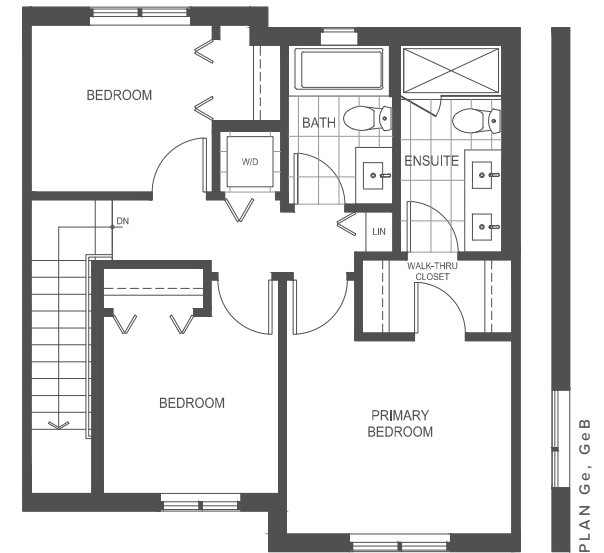
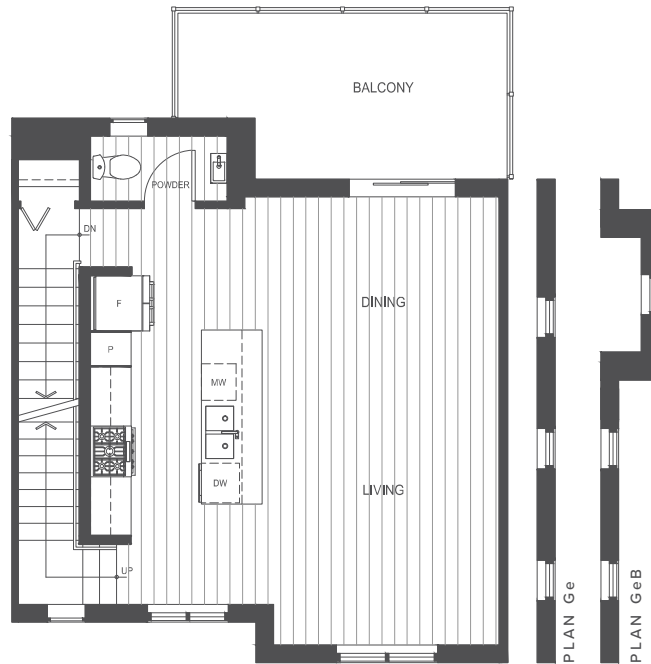
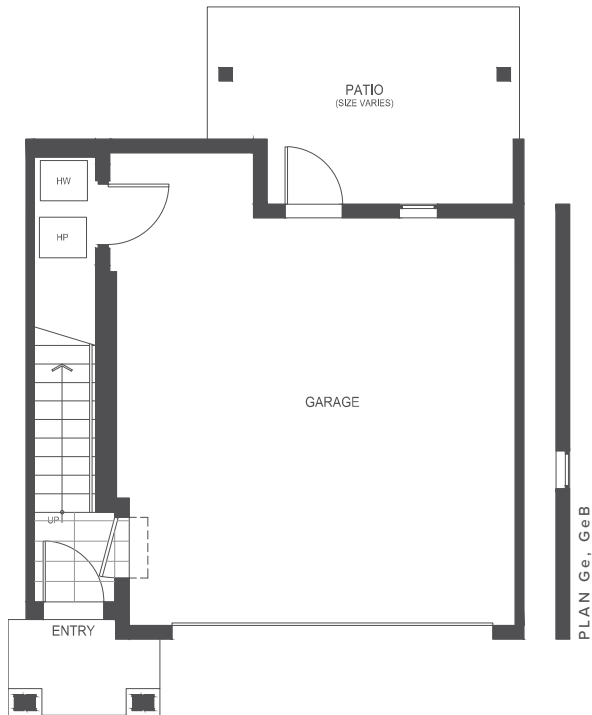
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Plan G / Ge / GeB

3 BEDROOM

1,292 - 1,313 SF

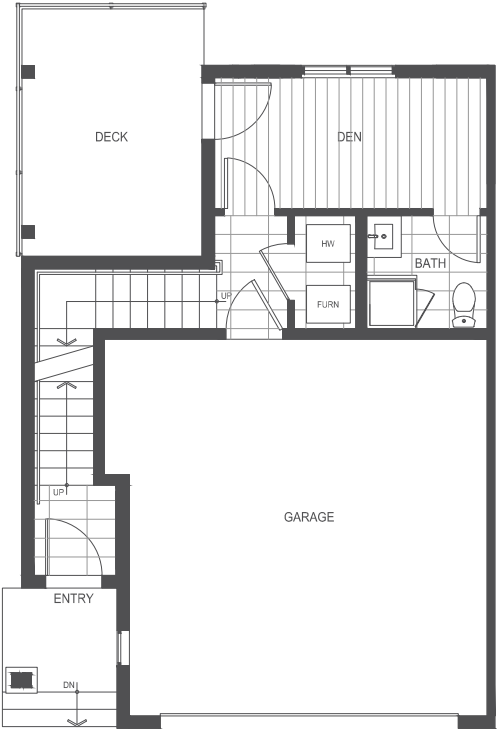
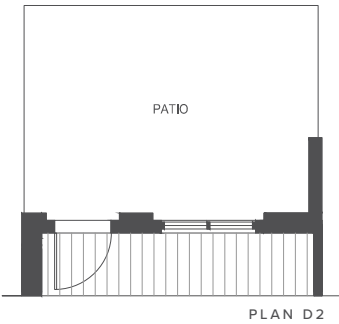
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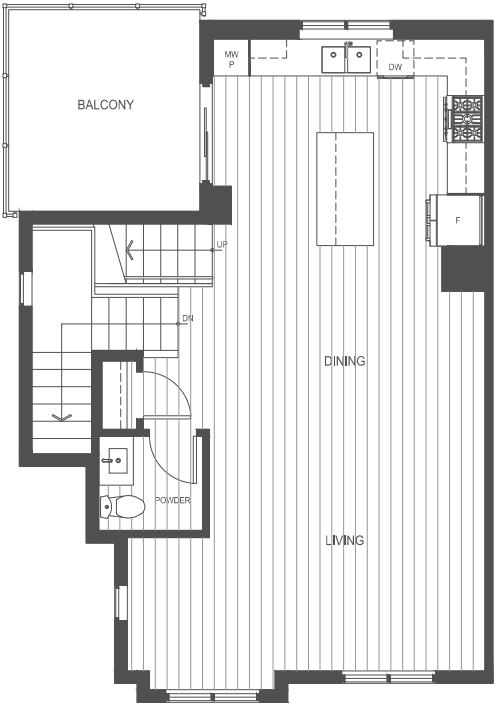
Plan D / D2

3 BEDROOM + DEN
1,808 SF

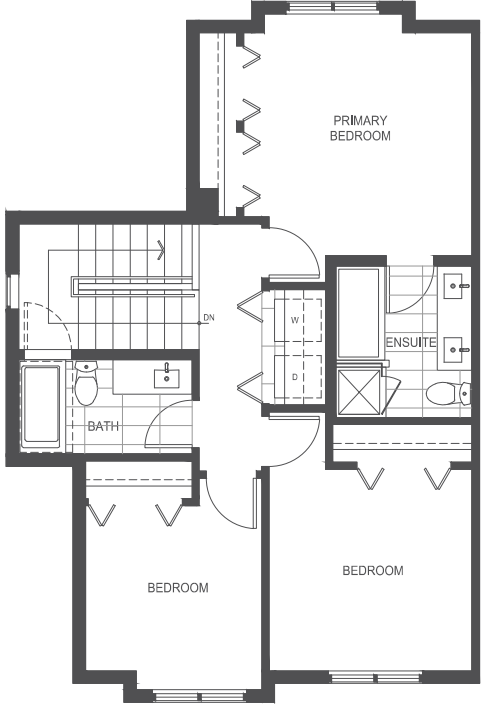
CASCADIA



LOWER



MAIN



UPPER

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Features

CASCADIA

THE TEAM

- Developed by StreetSide Developments – A Qualico Company, recognized as the largest privately held integrated Real Estate company in Western Canada with over 70 years of experience
- Timeless, contemporary architecture designed by Ciccozzi Architecture
- Inspired interiors by Portico Design Group

THE SETTING

- A master-planned townhome community in Willoughby's Central Gordon Estate neighbourhood
- Featuring a handful of net-zero ready townhomes showcasing eco-friendly and energy-efficient solutions
- Access to Pacific Highway (Highway 15) in 6 minutes, Highway 1 in 9 minutes and the future Surrey Langley SkyTrain extension in 7 minutes
- Close to Willowbrook Shopping Centre and Willoughby Town Centre (A Qualico Commercial development)
- Donna Gabriel Robins Elementary, Peter Ewart Middle School & R.E. Mountain Secondary nearby; Kids & Company daycare in your backyard
- Shingle and hardie facades, brick and wood accents, and sleek black window frames bring contemporary charm to the neighbourhood
- Patios or balconies with beautifully landscaped surrounding common areas
- Centrally located 2,520 SF amenity building with a fire-side lounge, kitchen and party room, work stations, and gym; plus, a meticulously landscaped green space and play area with children's play structure

THE ESSENTIALS

- Your choice of two comforting colour schemes: Warm & Cool
- Durable laminate wood floors throughout main living areas, and soft nylon carpet in bedrooms, upper hallway and stairs
- Airy 9' ceilings on the main floor
- Most homes feature a powder room on the main floor
- Tankless gas water heater and forced air heating with optional cooling upgrade
- Roller shades throughout for privacy
- Samsung front-load washer and dryer

THE KITCHEN

- Premium stainless steel appliance package:
 - LG 5 burner convection gas slide-in range
 - LG 33" French door fridge with bottom drawer freezer and ice maker
 - Panasonic microwave with trim kit (LG above-range microwave hoodfan in F plans)
 - LG wifi-enabled dishwasher
 - Faber slide-out hood fan
- Durable, easy-to-clean quartz countertop
- Convenient pull-out recycling centre
- Practical double bowl undermount stainless steel sink with Riobel single-handle pull-down faucet in polished chrome
- Pot lights accompanied with under-cabinet puck lighting for precision kitchen tasks



Features

CASCADIA

THE BATHROOM

- Contemporary wood laminate cabinets complete with soft close drawers and doors
- Durable, easy-to-clean quartz countertops
- Porcelain tile flooring and tub/shower surround
- Undermount sink with Riobel polished chrome faucet in main and ensuite bathrooms
- Minimalist soaker tub with Riobel polished chrome fixtures in main bathroom
- Eco-friendly dual flush toilets
- The spacious ensuite includes:
 - Hidden medicine cabinet with large mirror and open shelving details in ensuite
 - Frameless glass shower
 - Riobel jet hand shower in polished chrome

THE LITTLE COMFORTS

- Convenient media ports for telephone, data, cable and USB in kitchen island
- Hardwired carbon monoxide and smoke detectors for added safety in all homes
- All homes meet BC Energy Step Code 2
- Upgrade available for EV vehicle charging
- Rentals are permitted for those looking to invest
- Comprehensive warranty protection by Traveler's Canada, providing coverage for:
 - 2-Year Material & Labour Warranty
 - » First 12 months – coverage for any defects in material and labour
 - » First 15 months – coverage for any defects in materials and labour in the common property
 - » First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing, and HVAC systems
 - 5-Year Building Envelope Warranty
 - 10-Year Structural Defects Warranty

BUILD A SUSTAINABLE FUTURE (NET-ZERO READY HOMES)

- Built to Step 5 of the BC Energy Step Code, the highest available level
- Heat pump water heater and heat pump central air system
- ERV system for better air quality
- LG induction cooktop with convection oven
- Whirlpool front-load washer and heat pump dryer
- High-efficiency triple glazed windows

Explore endless possibilities in Langley

1 WILLOWBROOK SHOPPING

Cactus Club
Chipotle
Club16 Trevor Linden Fitness
Everything Wine
F45 Training North Langley
H-Mart
H&M
HomeSense
Lee's Donuts
Lululemon
MEC
OEB Breakfast Co
Sephora
Structube
Superstore
T&T Supermarket
Tap & Barrel
Trattoria

2 WILLOUGHBY TOWN CENTRE

Bone & Biscuit
Earl of Sandwich
Hakam's Your Independent Grocer
Mad Italian Pizza Company
Mattu's Coffee & Tea
Noma Sushi
Oxygen Yoga & Fitness
Town Centre Liquor Store
RBC Bank
TD Bank
The Hard Bean Brunch Co

3 LATIMER VILLAGE

Blacksmith Bakery
Haides Barbershop
Herman Menswear
Layered Home Living
Moku Hawaiian BBQ
Provisions Market & Gifts

4 SMARTS CENTRE LANGLEY

BC Liquor Store
Best Buy
Big Star Sandwich Co
Costco
Famoso Pizzeria
London Drugs
Old Navy
Save-On-Foods
Walmart

SCHOOLS & DAYCARE

- 5 Donna Gabriel Robins Elementary School
- 6 Kids & Company Child Care
- 7 Peter Ewart Middle School
- 8 R.E. Mountain Secondary School
- 9 Trinity Western University
- 10 Willowbrook Montessori Daycare

PARKS & RECREATION

- 11 Cineplex Cinemas
- 12 Langley Meadows Park
- 13 Langley Events Centre
- 14 R.C. Garnett Park
- 15 Routley Park
- 16 Willoughby Community Park
- 17 Yorkson Community Park





StreetSide

A QUALICO® Company

liveatcascadia.ca 604.514.2218 info@liveatcascadia.ca

The developer reserves the right to make changes, modifications or substitutions to the building design, specifications, room sizes, outdoor area and floor plans should they be necessary. Renderings and photography are representative only and are not necessarily accurate and final design. Final floor plans may be a mirror image of the floor plans shown. Square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. E.& O.E.