

Features

Welcome To Verge

- A picturesque community of 3 & 4 bedroom townhomes between Langley's Willoughby and Walnut Grove neighbourhoods
- Presented by Essence Properties, a reputable family-owned, local builder
- Contemporary West Coast homes designed by Focus Architecture
- Expansive private decks and yards
- Private side-by-side garage for two cars, a workshop, or storage
- Central location close to shops, grocers, schools, entertainment, and nature

Thoughtful Interiors

- Area3 Design skillfully created interiors to exude comfort and warmth with two beautiful colour schemes: Walnut and Willough
- Efficient layouts allow for variations on furniture placement
- Versatile flex or family rooms (select homes)
- High ceilings in main living areas, master bedrooms (most homes), and second bedrooms (select homes) lead to airy and bright spaces
- Hardware and plumbing finishes throughout in matte black (Walnut scheme) or chrome (Willough scheme)
- Wide-plank laminate flooring for durability
- Plush stainproof 40-ounce carpeting with scotch-guard protector across bedroom level
- Whirlpool front-load washer and dryer accompanied by open shelving (select homes)
- Sleek interior door hardware by Taymor
- Walk-in closet in master bedrooms

- Custom built-in organizers in all closets
- Recessed pot lights in main living areas and master bedrooms
- Forced air heating for ideal climate, with optional air conditioning

Stylish Kitchens

- Spacious kitchens are perfect for entertaining
- Reverse-Shaker cabinetry with contemporary pulls are a modern take on a classic style
- Quartz countertops cohesively blend with beveled hexagon backsplash
- Generously-sized islands for prep work and casual dining
- Pantries, floating shelves, open cubbies, and island drawers for additional storage
- Stainless steel appliance package:
 - KitchenAid French door refrigerator with bottom freezer
 - KitchenAid gas convection oven and range
 - KitchenAid dishwasher
 - Broan Elite chimney-style hood fan
 - Panasonic microwave oven with trim kit built into island
- Double sinks with Aqua Brass single-control, pull-down faucet
- Recessed pot lights above and under-cabinet puck lighting for multipurpose ambiance

Relaxing Bathrooms

- Reverse-Shaker cabinetry with contemporary pulls are a modern take on a classic style
- Polished quartz countertops and undermount sinks
- Vanity drawer storage for efficient organization
- Porcelain floor and wall tiles throughout

- All hardware and accessories by Taymor
- Soaker tub with Aqua Brass fixtures in main bathrooms
- One-piece toilets throughout
- Luxurious master ensuite:
 - Large frameless glass shower with Aqua Brass rain shower head and handheld spray
 - Oversized 24" x 24" marble-style porcelain wall tile
 - Double vanity for additional space
- Powder rooms on all main floors, with over-counter sink, accent pendant lighting, and floating ledge

Lifestyle Amenities

- Hemlock Club exclusively for residents
- Outdoor pool and hot tub, with lounging area
- Indoor lounge with a cozy fireplace, dining room, and catering kitchen
- Play areas for kids

Peace Of Mind

- 2-5-10 New Home Warranty
- Sound conscious homes feature innovative party wall construction
- Moisture control diminishes the negative side effects of humidity

[Sound-Conscious Homes Feature Innovative Party Wall Construction \(turn over to learn more\) ▶](#)

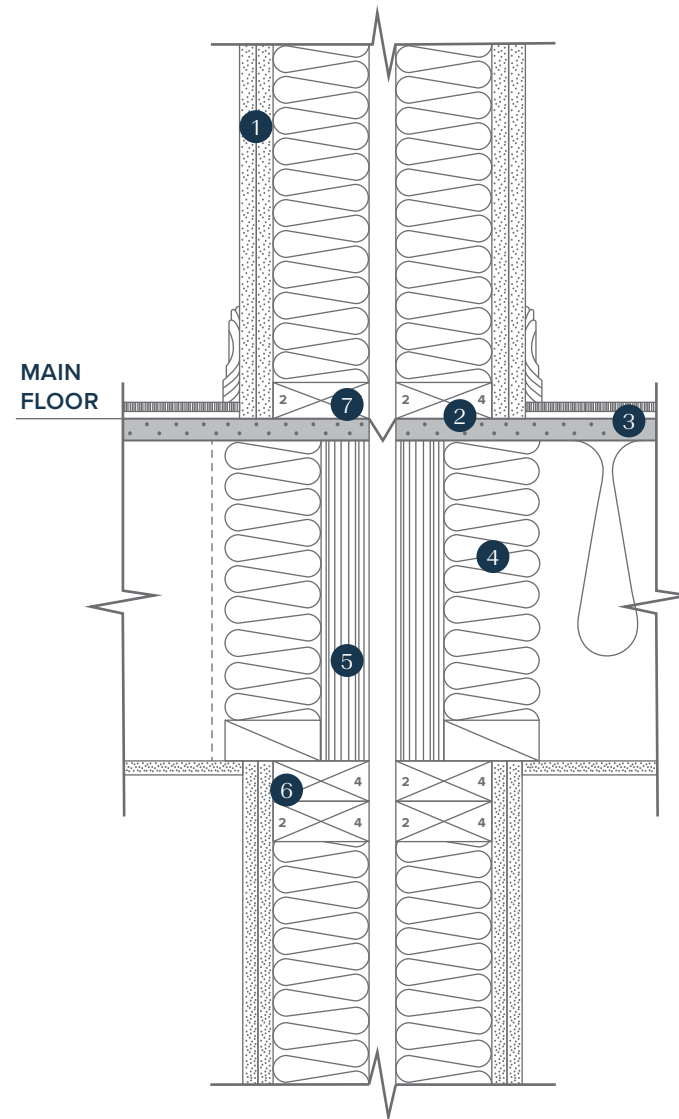
VERGE

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Sound-Conscious Homes

Thoughtful construction, including an innovative party wall, creates an ambiance that is less likely to be disturbed by outside or neighbouring sounds.

1. Double 5/8" drywall for superior soundproofing
2. Bead of caulking
3. All seam sealed with sealant between in-floor sheathing and insulated joist spaces
4. Acoustical batts in joist cavity
5. Continuous 1 3/4" wide rim joist
6. Sealed poly (air barrier and vapor barrier) on warm side of wall
7. 28-gauge metal firestop across party wall



Construction Detail