

At Lēah, attention to detail within every space accentuates an elevated warmth. Like the community outside, charm is everywhere. Interiors are a modern refresh on traditional elegance and craftsmanship is synonymous with comfort.

### SENSE OF PLACE

- 41 modern-heritage inspired townhomes located in the heart of Fort Langley
- Strolling distance to Fort Langley village centre, a boasting community surrounded by quaint shops, local restaurants, libraries, schools, and parks
- Surrounding greenlink pathway connected to a vast network of walking and cycling trails, parks and recreation
- 2,500 square feet of landscaped outdoor amenity area including a play area, open greenspace, and garden

### REFINED INTERIORS

- Two professionally designed colour palettes: Oak or Heather
- Open concept floorplans featuring 9' ceilings throughout most of the main floor
- Oversized windows fill homes with natural light with modern roller-blinds for privacy
- Wide plank engineered hardwood flooring

- Plush wool blend carpet in select areas
- Smooth finished ceilings
- Modern baseboards, window, and door casings throughout
- Flat-finish interior doors with polished chrome hardware

### CONTEMPORARY KITCHENS

- Modern slim-shaker cabinetry and brushed-bronze hardware
- Soft close cabinetry drawers and doors
- Polished quartz countertops with ceramic tile backsplash
- Freestanding island complete with storage, eating bar, and designer-selected pendant lighting
- Custom pullout pantry systems
- Under cabinet lighting
- Oversized stainless steel undermount sink
- Single lever Kohler faucet with integrated spray function in brushed bronze
- Garbage/recycling waste organizer
- Garburator rough-in
- Fisher & Paykel Professional Series integrated appliance package including:
  - Stainless steel 5-burner gas range top
  - 36" concealed hood fan
  - 30" stainless steel built-in wall oven
  - 36" cabinetry paneled, single door refrigerator with bottom mount freezer and ice maker
- 24" cabinetry paneled dishwasher
- Panasonic microwave built-in with trim kit

### PRIMARY MASTER BEDROOM

- Vaulted ceilings for an expansive interior
- Walk-in closets complete with solid shelving organizers
- Spa-inspired ensuite features:
  - Double vanity with mirrors
  - Polished quartz countertops with rectangular undermount sink
  - 10 mm frameless glass shower door and ceramic tile shower surround
  - Heated handset porcelain floor tiles
  - Polished chrome single-lever faucet, showerhead and trim by Kohler

### DELUXE BATHROOMS

- Polished quartz countertops with rectangular undermount sink
- Polished chrome single-lever faucet, showerhead, and trim by Kohler
- Durable ceramic floor tiles in a natural finish with tile surround in shower or bathtub
- One-piece elongated toilets with dual flush and soft-close seats
- Powder room features:
  - Shiplap wall detail finished with matching trim
  - Stylish black framed mirror
  - Brushed bronze single-lever faucet by Kohler with matching bronze hardware

### THOUGHTFUL DETAILS

- Air conditioning in all homes
- Natural gas BBQ connection on all decks
- Washer and dryer with open shelving and drying rod
- Double car parking with insulated garage and garage door
- EV charger rough-in for every home

### INSPIRED EXTERIORS

- Fibre cement siding with stone accents and natural wood details
- Exterior hose bibs for easy accessibility
- Dedicated on-site visitor parking
- Well-manicured landscaping with amenity areas
- Built-in irrigation system

### PEACE OF MIND

- Proudly developed by locally owned and award-winning Conwest Developments
- Comprehensive 2-5-10 year homeowners warranty by Travelers Canada
- Hardwire smoke and carbon monoxide detectors
- Sprinkler fire protection throughout the building including decks