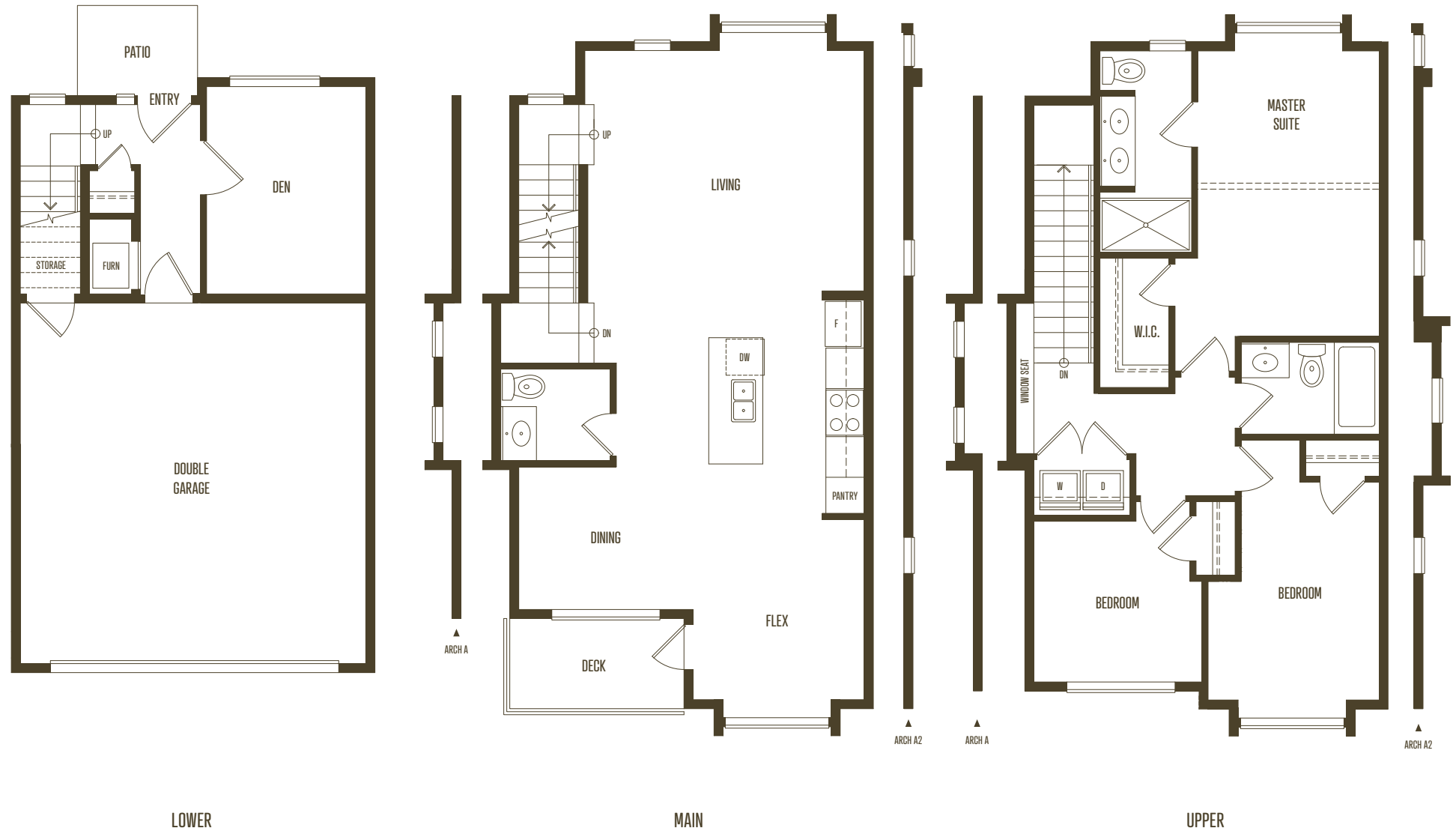


UNION

EST. 1896

A

3 Bedroom
2.5 Bathroom
+ Flex Room
1,646 – 1,679 s.f.



PROUDLY BUILT BY 



UNIONLANGLEY.com

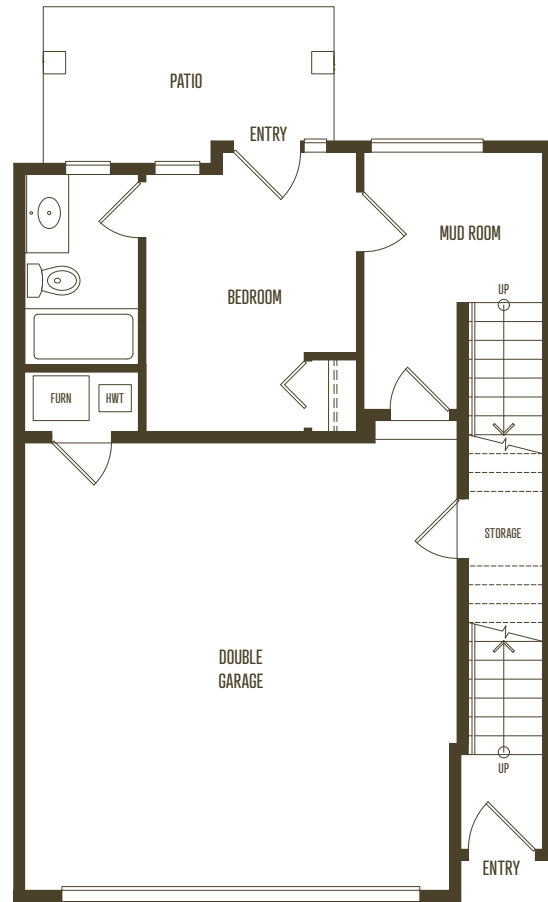
Updated: Oct 26/21 In our continuing effort to improve and maintain the high standard of the Union development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse, flipped, and/or mirrored plans occur throughout the development please see architectural plans for exact unit layout if material to your decision to purchase. Please ask one of the helpful sales staff to reference the most recent set of architectural construction drawings for most up to date dimensions and other details. Please refer to disclosure statement for specific offering details. E. & O.E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. 604-583-2212

UNION

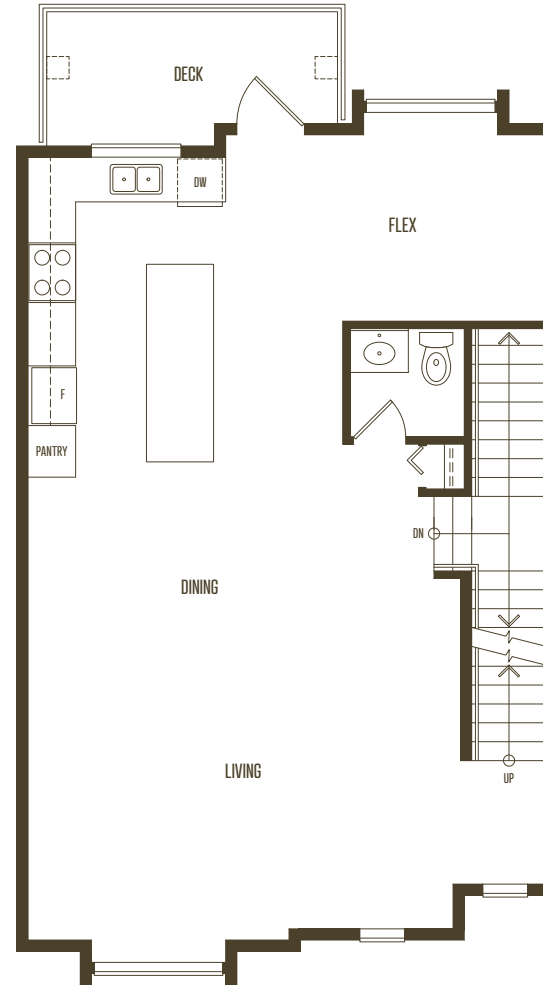
EST. 1896

B

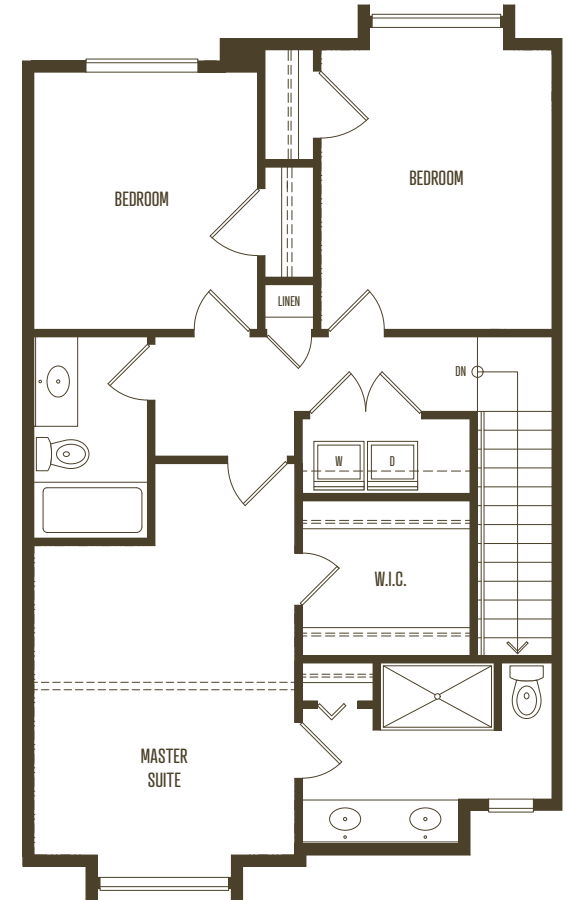
4 Bedroom
3.5 Bathroom
+ Family Room
2,137 s.f.



LOWER



MAIN



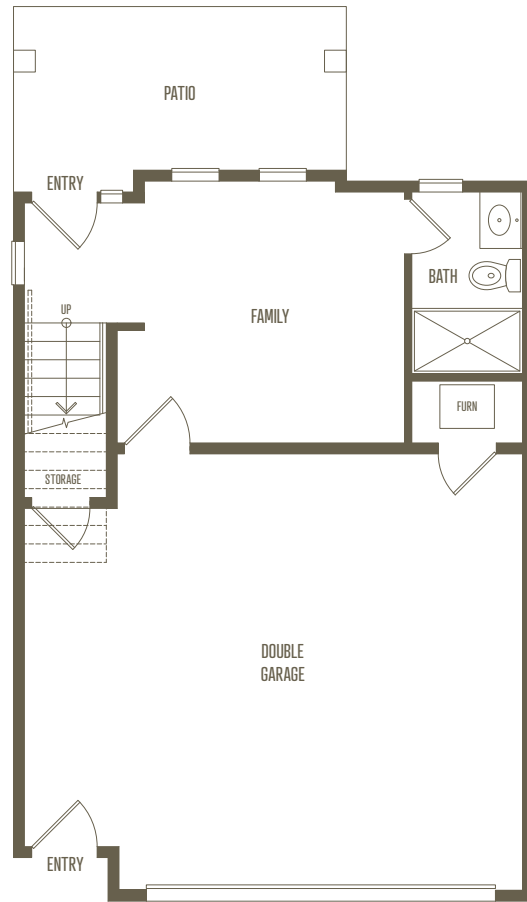
UPPER

UNION

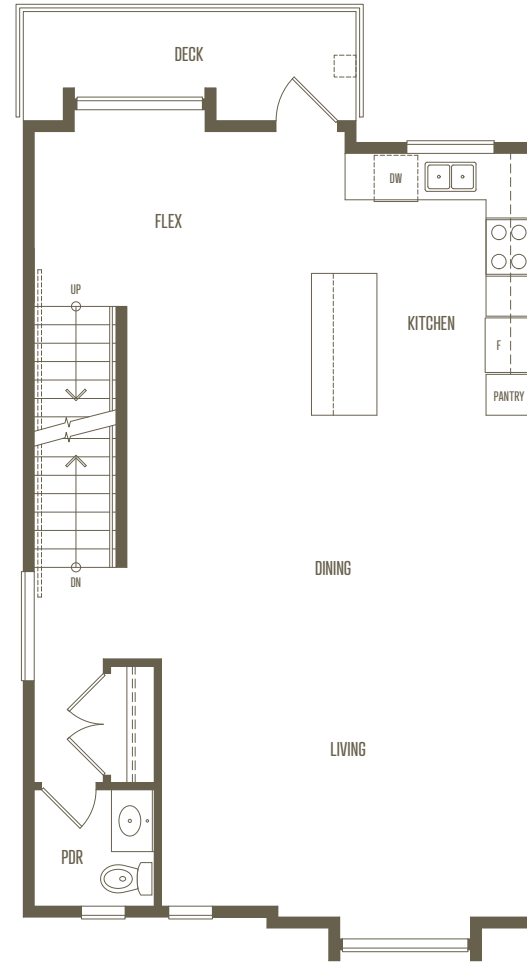
EST. 1896

C

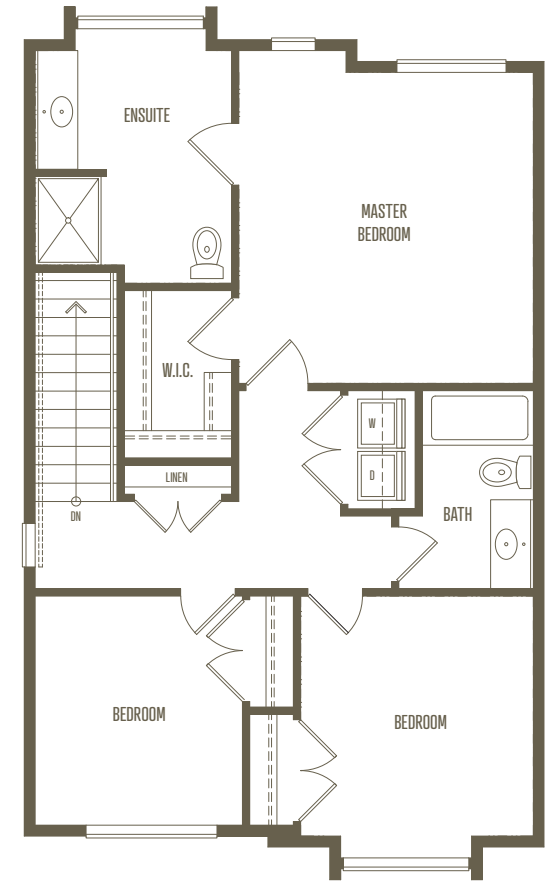
3 Bedroom
2.5 Bathroom
+ Family Room
2,064 – 2,082 s.f.



LOWER



MAIN



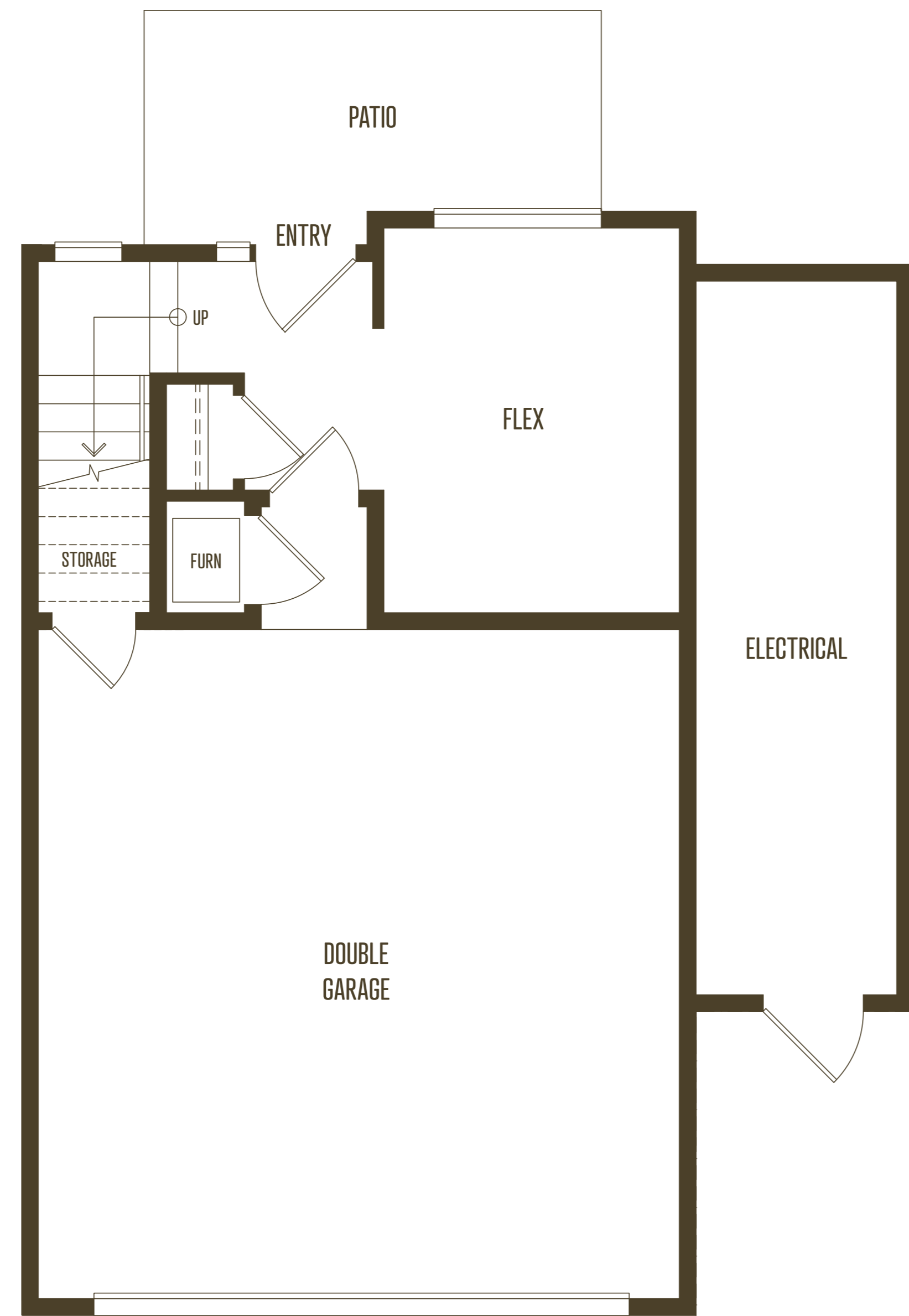
UPPER

UNION

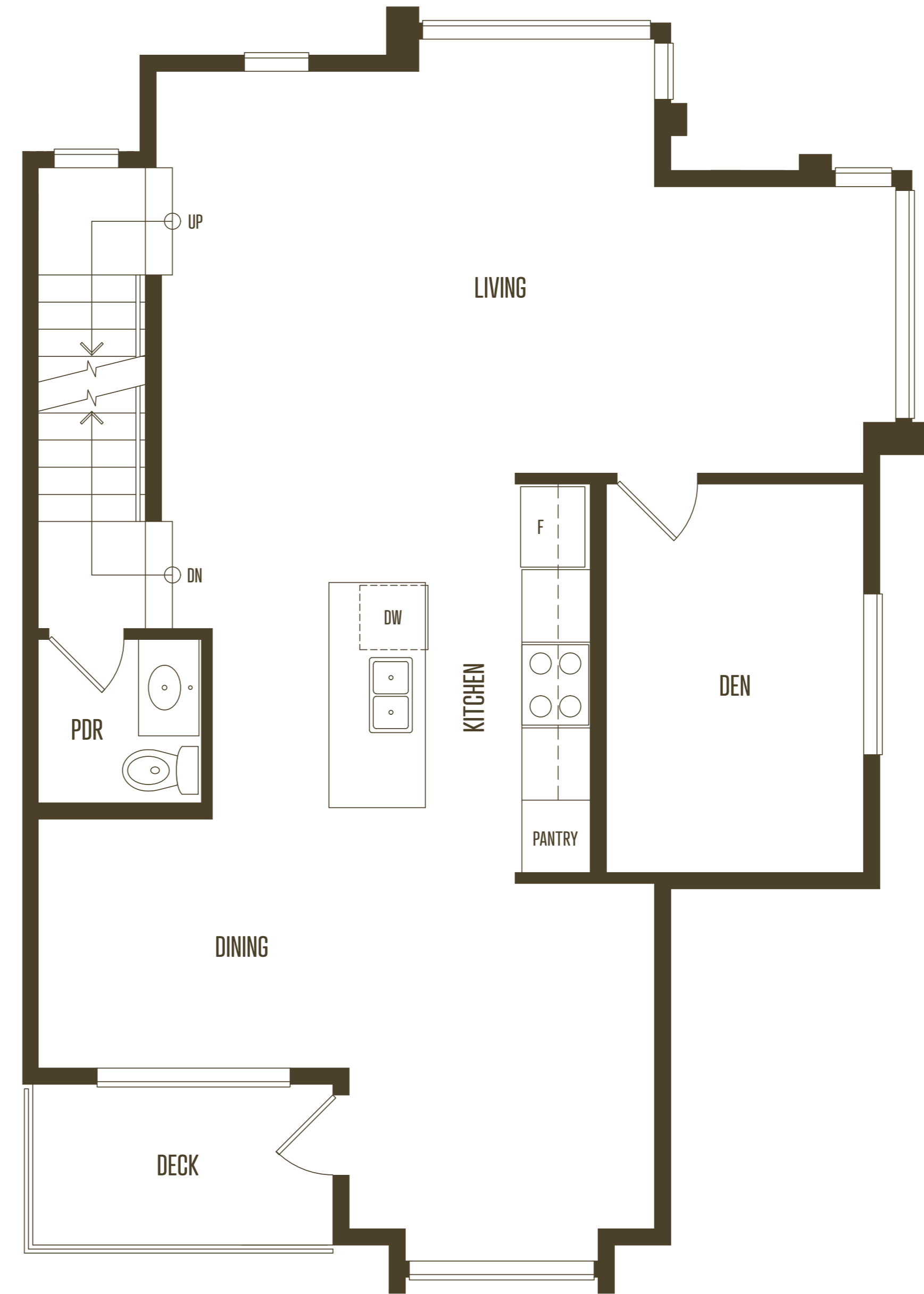
EST. 1896

D

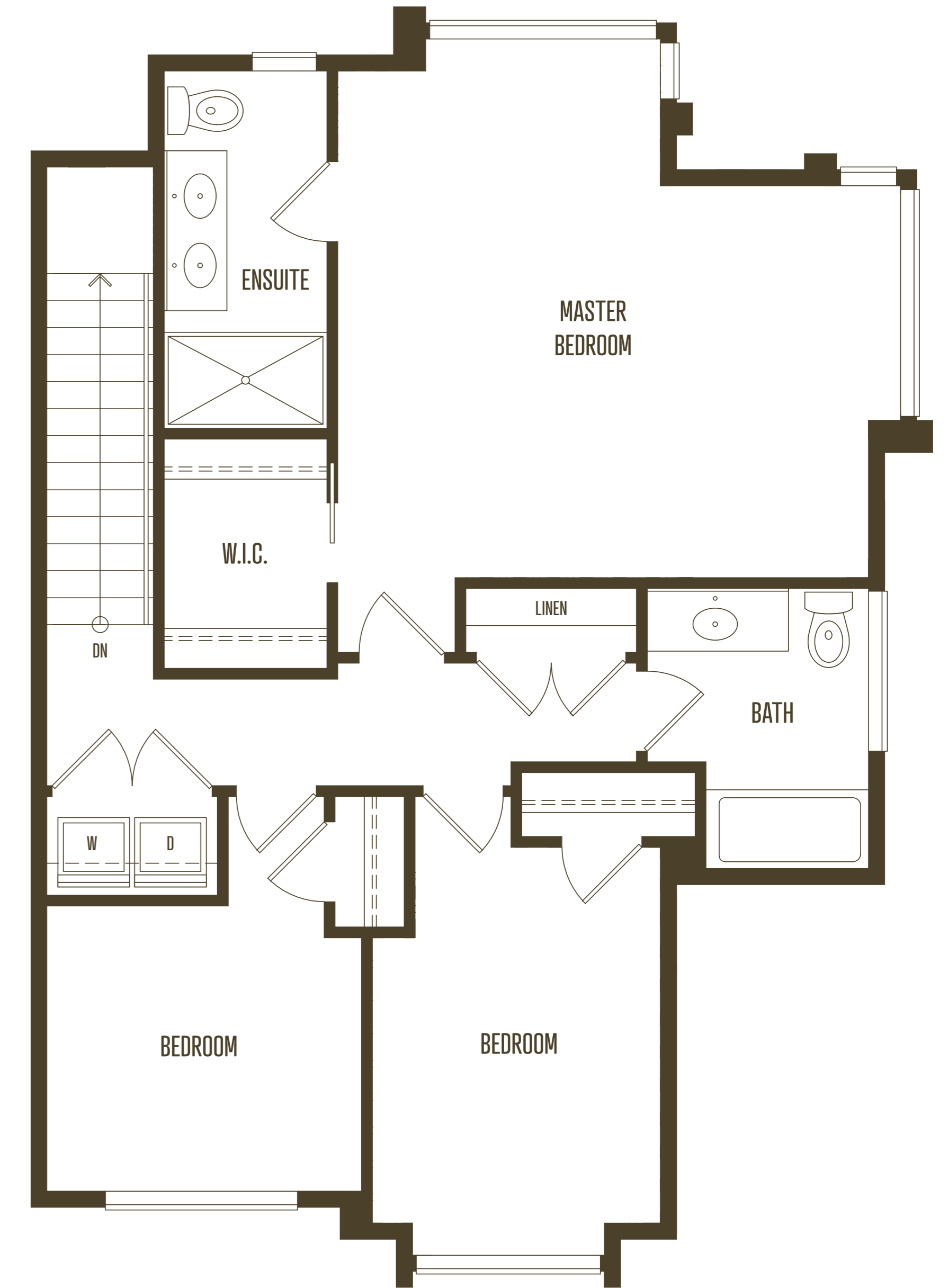
3 Bedroom
2.5 Bathroom
+ Flex
1,974 s.f.



LOWER



MAIN



UPPER

PROUDLY BUILT BY Garcha

FIFTH AVE

UNIONLANGLEY.com

FEATURES

Life at Union

- A quaint residential community at the core of a vibrant neighbourhood
- Close to Donna Gabriel Robins Elementary, Peter Ewart Middle School and R.E. Mountain Secondary School
- Enjoy a family outing at Willoughby Community Park, home to the Langley Events Centre and a multitude of sports fields and courts
- Steps to local markets, convenience stores and restaurants at Willoughby Town Centre
- Quick access to bus stops offering routes across Langley and future Langley SkyTrain
- Minutes to Langley's Willowbrook Mall, with a 190,000 s.f. open-air expansion

Stylish Interiors

- Craftsman-style architecture
- Custom interiors by award winning interior design studio, Kleen Design.
- Two designer colour schemes to choose from: Align or Flow
- Spacious, functional layouts with side by side garages in every home
- Rich wide-plank laminate flooring throughout main floor
- Contemporary casings around all windows and doors
- Roller shades for extra privacy

- Front loading high efficiency washer and dryer with convenient laundry countertops
- Stylish matte black door hardware and levers
- Recessed pot lights throughout the main floor

Gourmet Kitchens

- Modern flat panel cabinetry in matte grey or wood grain with black accents (colour scheme specific)
- Durable quartz stone countertops inspired by calcutta marble with tile backsplash
- Stainless steel appliance package including a french door fridge with ice and water dispenser, convection range and dishwasher with soil sensing technology
- Matte black kitchen faucet
- Double bowl undermount sinks
- Kitchen pendants delivers style and function for everyday cooking

Exquisite Bathrooms

- Large format porcelain tiles
- White quartz countertops and backsplash
- Undermount sinks
- Ensuite walk-in shower with semi-framless glass doors
- Closet organizer in master bedroom
- Black plumbing fixtures

Convenience and Peace of Mind

- Backed and insured with comprehensive third party warranty:
 - ◇ 1 year on Workmanship and Materials
 - ◇ 2 years on Mechanical Systems
 - ◇ 5 years on Building Envelope
 - ◇ 10 years on Structural Defects
- All homes pre-wired for in-home security
- SHAW TV and internet package
- Fiber optic cable for your home
- 24/7 technical support at your reach
- EV ready garages

Thoughtful Optional Extras

- Laminate floors in stairs, upper hallway and/or bedrooms
- Fisher & Paykel™ appliance package
- Air conditioning installed for those warmer days
- Gas BBQ hook ups to host a gathering
- Garage floor epoxy



Customizations

Price

Fisher Paykel Appliance Package	\$15,000
Gas BBQ Hook-up	\$500 each (\$1,000 for both)
Air Conditioning	\$10,000

Laminate Flooring

- Upper Level Hallway & Bedrooms \$4,000
- 2 Stairwells \$5,000
- 3 Stairwells \$7,500

UPGRADES



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THE PARRY-EVANS RESIDENCE

A Rich History – A Bright Future

The story of the Willoughby area began in the 1800's as part of the Hudson's Bay Company farm lands. Its gentle rolling hills raising to the west attracted settlers to its desirable, semi-rural location. It was not until 1877 that land in this area was permitted for sale in 160 acre blocks, and people began to settle here.

Willoughby's first significant wave of settlement came in the 1920's and 30's with the construction of the first school, Willoughby Hall, a church and a general store. It wasn't until the post office opened, under the direction of Willoughby Singer, in May of 1921, that the name Willoughby was applied.

Be one of the first to know when this home becomes available

The oldest surviving house in Willoughby was owned by **Thomas Bird Parry-Evans**, an immigrant from North Wales. Thomas spent some time in the Yukon Gold Rush and upon returning to his Willoughby farm, planted a fruit tree orchard and supplemented his farming income by working as a tree faller in logging camps.

First constructed in 1896 as a small shack using readily available materials, the Parry-Evans home eventually had a front portion constructed. The addition to the rear of the home happened around 1906 and it wasn't until 1921 that the verandah was built. Cast iron stoves vented through metal chimneys provided heat. A barn and chicken coop were also constructed on the land.

In 1910, at the age of 46, Thomas married Ellen Bland in the Church

of St. Alban at Langley Prairie. They had one daughter named Myrtle who attended the elementary school in Milner and later Langley High School. Tragically, in 1922 Thomas was killed in a tree falling accident.

Ellen lived to the age of 68 and upon her death, passed the farm onto their daughter. This house continued to serve the needs of three generations of the Parry-Evans family until 2004.

Willoughby began as a place where people with modest means could settle and create a life in a community of like-minded people. The Parry-Evans residence represents the early social and economic history of this important area.

Listed on the Township of Langley Heritage Registry, stringent guidelines are in place to preserve this historic

building while rehabilitating and upgrading its structure to increase its longevity. The experienced team Barnett Dembek Architects has been awarded the task of preparing the overall redevelopment plan for the project. The historic residence will be relocated to the north-east corner of the Union property and gardens and picket fences will be reinstated to pay homage to its original environment. The historic Parry-Evans home will once again become a single-family home for a new family to continue on its 125-year legacy.



Thomas Bird Parry-Evans circa 1894



Ralph & Myrtle McKenna circa 1940's