



**AVIVA**

WILLOUGHBY

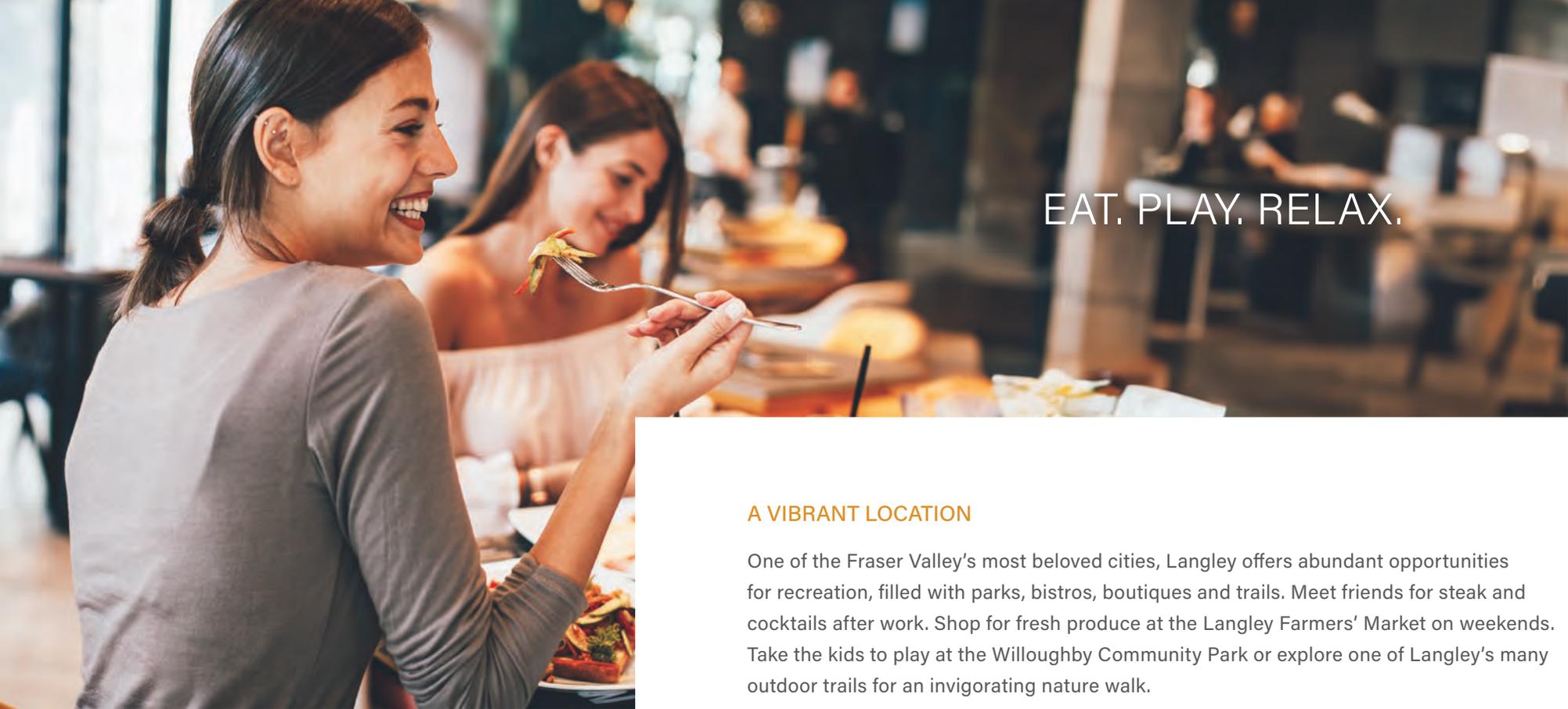


# A DYNAMIC COMMUNITY FOR GROWING FAMILIES

## YOUR FUTURE AWAITS

Aviva is where your future begins, in a new home and vibrant city, bursting with opportunity. Designed for growing families who demand a higher standard of living, Aviva places you in the centre of Langley's coveted Willoughby neighbourhood. This nourishing environment delivers sought after schools, a rich selection of parks, trails, fitness options, and easy access to entertainment, shopping and restaurants.



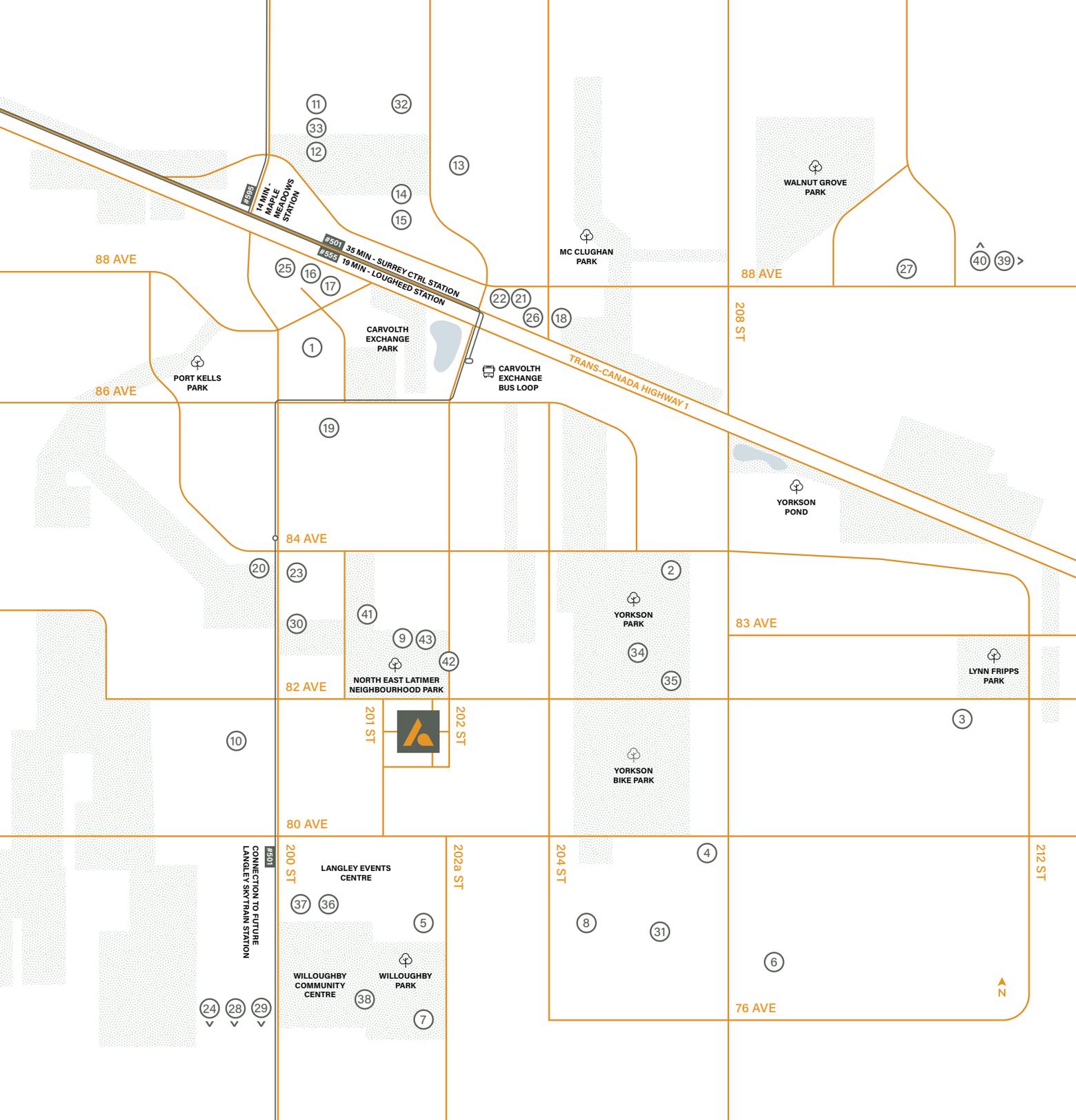


EAT. PLAY. RELAX.

#### A VIBRANT LOCATION

One of the Fraser Valley's most beloved cities, Langley offers abundant opportunities for recreation, filled with parks, bistros, boutiques and trails. Meet friends for steak and cocktails after work. Shop for fresh produce at the Langley Farmers' Market on weekends. Take the kids to play at the Willoughby Community Park or explore one of Langley's many outdoor trails for an invigorating nature walk.





### EDUCATION

- 1 Smilestones Preschool & Daycare
- 2 Yorkson Creek Middle School
- 3 Lynn Fripps Elementary School
- 4 Willoughby Elementary School
- 5 Peter Ewart Middle School
- 6 Richard Bulpitt Elementary School
- 7 R.E. Mountain Secondary School
- 8 Donna Gabriel Robins Elementary School
- 9 Future Elementary School
- 10 Willowbrook Montessori Daycare

### RESTAURANTS & PUBS

- 11 The Old Spaghetti Factory
- 12 Boston Pizza
- 13 The Keg Steakhouse
- 14 The Chopped Leaf
- 15 Browns Socialhouse
- 16 Dead Frog Brewery
- 17 Moxie's Grill & Bar
- 18 Ricky's All Day Grill
- 19 Tim Hortons
- 20 S+L Kitchen & Bar
- 21 The Italian Osteria & Cheesebar
- 22 Gratia Café
- 23 Sidebar Grill

### SHOPPING

- 24 IGA
- 25 Premium Label Outlet
- 26 Kin's Farm Market
- 27 Save-On-Foods
- 28 T&T Supermarket
- 29 Willowbrook Shopping Centre
- 30 Latimer Village
- 31 Willoughby Town Centre

### PARKS & RECREATION

- 32 Langley Sportsplex
- 33 Cineplex Cinemas
- 34 Yorkson Community Park
- 35 Yorkson Dog Park
- 36 Langley Events Centre
- 37 Willoughby Community Centre
- 38 Willoughby Park
- 39 The Redwoods Golf Course
- 40 Derby Reach Gallery
- 41 New School Under Planning
- 42 North East Latimer Neighbourhood Park
- 43 Future Park Space

### TRANSPORTATION

- #501 35 Min to Maple Meadows Station  
Connection to Future Langley Skytrain Station
- #555 19 Min to Lougheed Station
- #595 14 Min to Maple Meadows Station

# BUILD CONNECTION OUTDOORS

## WHERE FAMILIES FLOURISH

At Aviva, every new day is an opportunity for joy and connection. Just past your door, an expertly landscaped park is your outdoor haven. Soak up the sunshine as you relax with a book, lay out a picnic in the shade of the trees, or grow your favourite herbs in the community garden.





### WHERE FRIENDSHIPS TAKE ROOT

On a luscious green lawn surrounded by tall trees and exquisite flowers, this shared outdoor area offers space to create beautiful memories with family and neighbours. With a playground and room to run, your children always have a safe spot close by to play in the fresh air and make new friends.



### CAREFULLY CONSTRUCTED HOMES

Aviva's stately architectural design and durable construction, means home is a place of beauty, safety and long lasting value. Attention is given to every detail, with classic fiber cement siding complemented by energy efficient front doors and vinyl window frames. Meticulously landscaped sidewalks adorned with cheerful greenery, alongside elegant contemporary architectural accents, ensure a harmonious blend of timeless charm and modern functionality.



# DESIGNED FOR CONTEMPORARY LIVING



## A PRIVATE ROOFTOP TERRACE

Entertain outdoors on a private rooftop deck equipped with rough-in for hot tubs and gas barbecues. Host gatherings of friends and family for a Sunday dinner, or unwind with a glass of bubbles beneath the stars.



# TIMELESS INTERIORS



## A BALANCE OF BEAUTY AND UTILITY

Growing families need space to expand, adjust and reconsider their environments. At Aviva, style blends with pragmatism in harmony, offering contemporary interiors that are both aesthetically pleasing and thoughtfully functional. Kitchens feature quartz countertops, stainless steel, energy efficient Samsung appliances and sleek, two tone cabinetry. Large kitchen island is the natural gathering place for morning coffee, school homework or a quick email catch up at the end of the day.





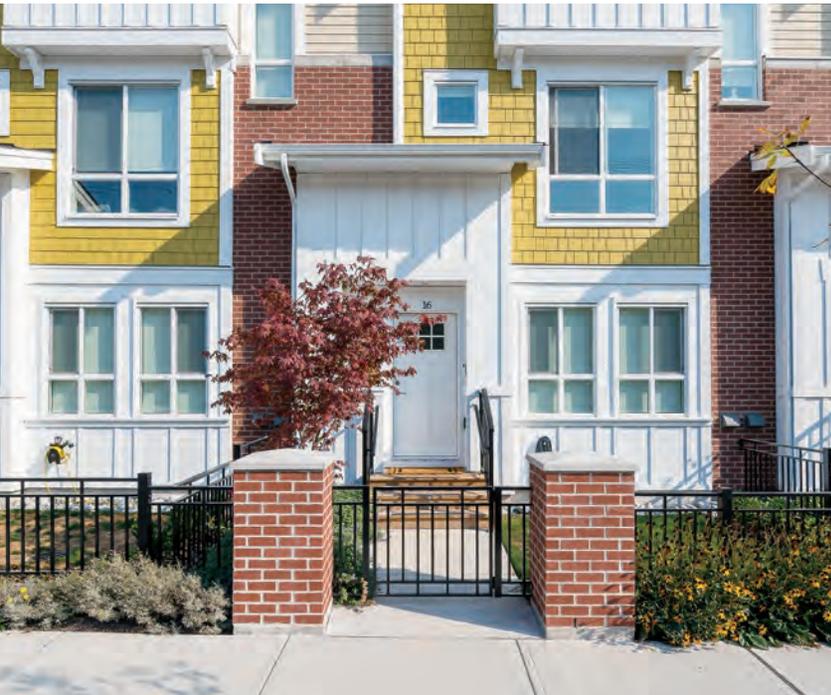
# MODERN CONVENIENCES

## A SPACE TO MAKE YOUR OWN

Aviva's living spaces are designed for warmth, comfort and easy maintenance. Carefully designed floor plans allow flexibility to add a home office, playroom or home gym. From high quality laminate flooring to forced air heating, the durable interior provides the perfect haven to create family moments.

Finish off the day by unwinding in the elegant bathroom with frameless shower enclosure, tiled surrounds, quartz countertops. Framed mirrors, modern black accessories and under vanity lighting set up a soothing space for all bedtime routines.





### TRUST IN OUR EXPERTISE

A trusted builder with an impressive portfolio, Zail Properties has been building high quality homes in the Lower Mainland since 1997. Working with an exclusive selection of skilled architects and trades, we are deeply committed to building homes distinguished by their unrivaled locations, exceptional value, and superior assortment of features and finishes.

We take pride in our reputation for excellence and in building a diverse range of contemporary homes, showcasing our unwavering commitment to superior construction. We fulfill this promise by combining design expertise, trade skills, architectural acumen, environmentally friendly features, and thoughtful landscaping. The result is homes crafted for families, enduring residences that proudly bear the Zail name.

**ZAILPROPERTIES.COM**

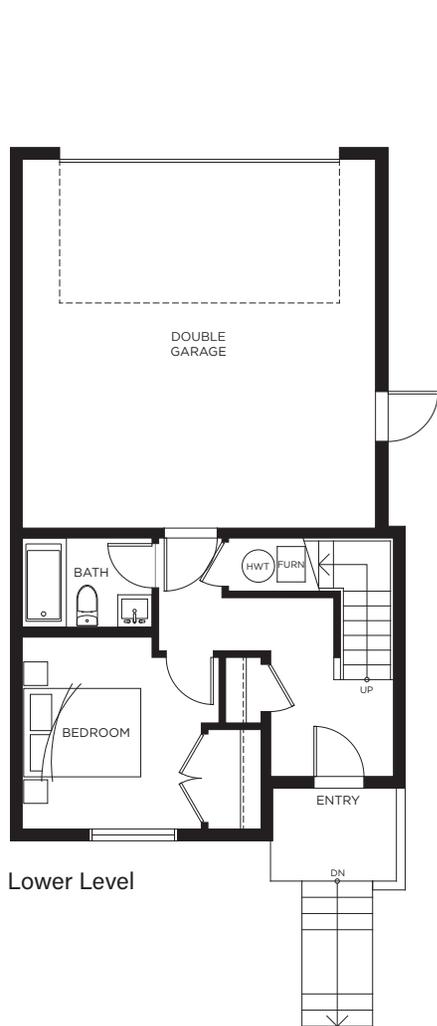
FLOOR PLANS / SITE PLAN  
FEATURES + FINISHES



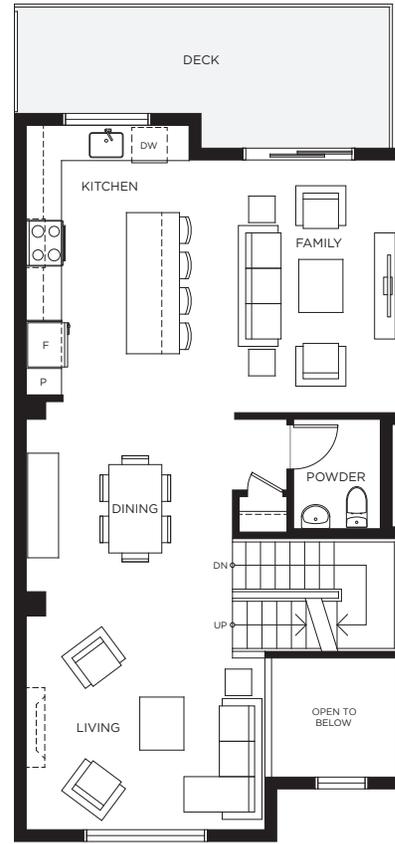
# 4 BEDROOM

3.5 Bath • Interior 1,993 SF

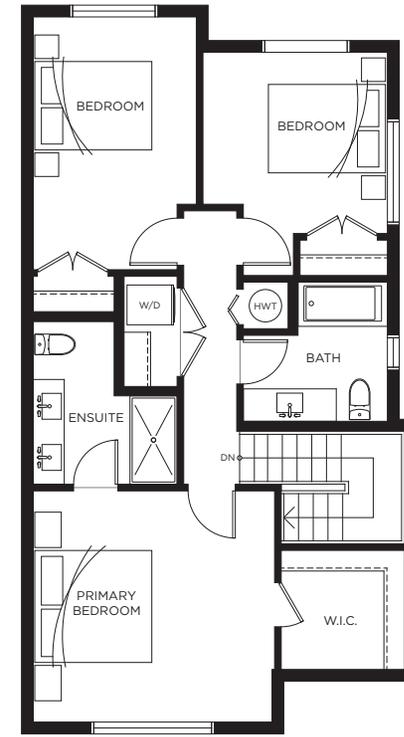
Exterior 158 SF



Lower Level



Main Level



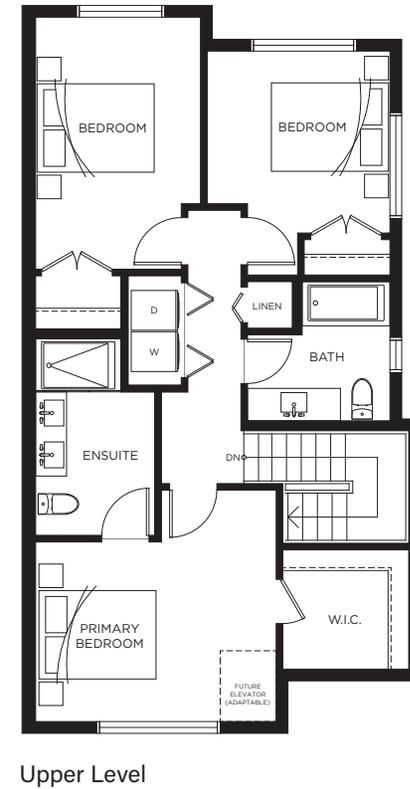
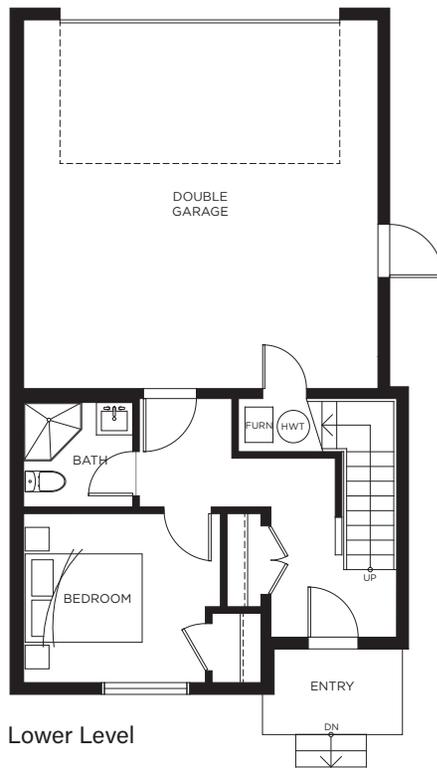
Upper Level



# 4 BEDROOM

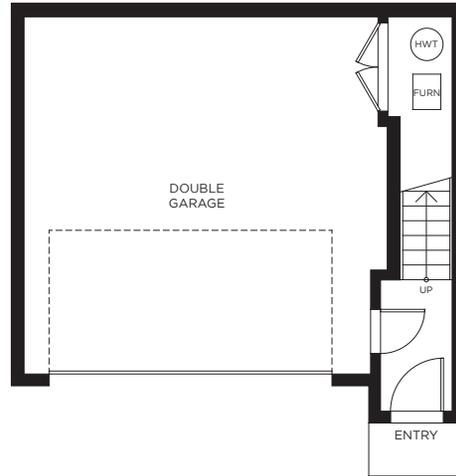
3.5 Bath • Interior 1,975 SF

Exterior 158 SF

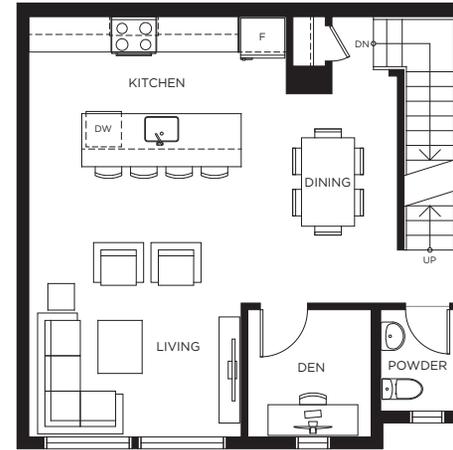


# A1

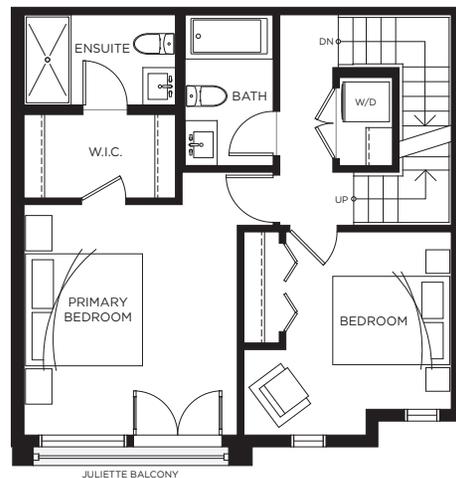
**2 BEDROOM + DEN**  
 2.5 Bath • Interior 1,310 SF  
 Exterior 445 SF



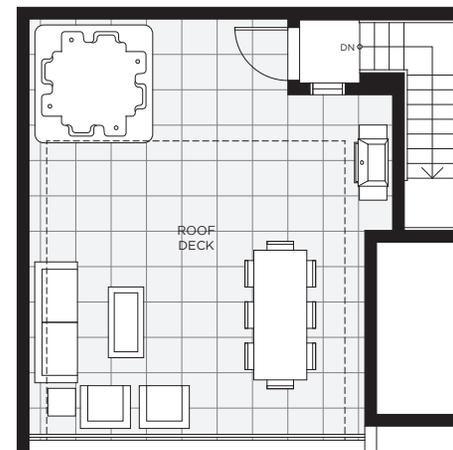
Lower Level



Main Level



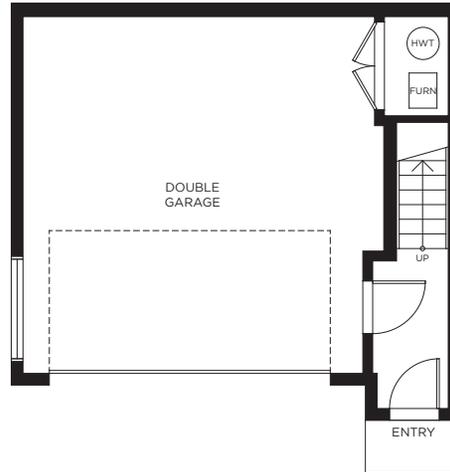
Upper Level



Roof Deck Level



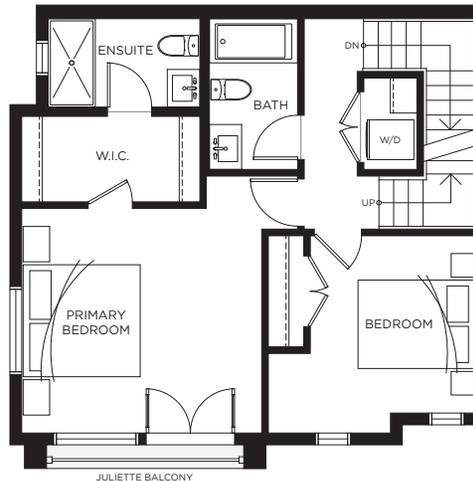
2 BEDROOM + DEN  
2.5 Bath • Interior 1,375 SF  
Exterior 445 SF



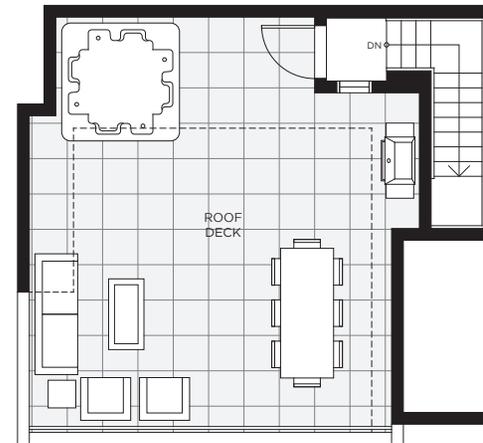
Lower Level



Main Level



Upper Level



Roof Deck Level

C1

### 3 BEDROOM

2.5 Bath • Interior 1,445 SF

Exterior 126 SF



### 3 BEDROOM

2.5 Bath • Interior 1,446 SF

Exterior 126 SF



# D1

## TIMELESS EXTERIOR FINISHES

- Classic fiber cement board siding
- Stylish roof shingles and trims
- Designer modern doors and vinyl window frames
- Modern metal guardrails and gutters
- Flat panel steel garage doors
- High quality aluminum vent grilles and privacy screens
- Outdoor natural gas BBQ connection
- Rear patio spaces and fenced yards (plan specific)

## ENTICING INTERIORS

- Unique custom plans featuring professionally designed interiors with modern aesthetics
- Open main floor living areas with gracious 9' ceilings (excluding areas with dropped ceilings)
- Beautiful wide plank laminate flooring on main floor
- Staircases and upper floor wide plank laminate flooring (upgrade option)
- 2" blinds offering optimum light and privacy control
- Premium Samsung energy efficient separate washer and dryer
- Tankless (gas) hot water heater
- Smooth painted ceilings on main floor
- Picture framed style casing and header around all doors
- Forced air natural gas furnace with air conditioning unit rough-in
- Year-round comfort with central air conditioning (upgrade option)
- Two designer-selected interior colour palettes to choose from (light or dark scheme)
- EV ready

## SOPHISTICATED KITCHENS

- Premium Samsung appliance package:
  - 23 cu. ft. counter-depth French door refrigerator
  - 30" 5 burner slide-in range with Air-Fry
  - Sleek dishwasher with Stormwash
  - 30" undercabinet hood fan
  - Integrated microwave with trim kit
- Solid TCE Gardenia quartz countertops
- Premium custom sleek modern two-tone cabinetry with woodgrain laminate and smooth matte paint finish
- Modern black kitchen handles
- Wine cooler (upgrade option)
- Recessed undercabinet puck lights
- Soft-close cabinets and drawers
- Three matte black modern farmhouse-style pendants over kitchen islands
- Corner organizer (upgrade option)

## LUXURIOUS LIVING + DINING ROOMS

- Electric fireplace for A & A1 plans (upgrade option for select plans)
- State-of-the-art custom designed butler's pantry (upgrade option for select plans)
- Sleek TV wall-unit (upgrade option for select plans)
- Rough-in for chandelier in dining rooms

## SPA-LIKE BATHROOMS

- Undermount sinks with matte black Kohler plumbing fixtures
- Solid Onyx White quartz countertops
- Ceramic tile flooring (light or dark scheme)
- Premium cabinetry allows ample drawer space and storage
- Elegant tiled shower and tub surrounds
- Deluxe frameless shower enclosures
- Built-in shower niches in ensuite (plan specific)
- Under-vanity lighting in ensuite and powder rooms beautifully accents the bathrooms
- Framed mirrors

## ARTFULLY FINISHED AMENITY

- Professionally landscaped common park in the centre of the project with kids playground and ample visitors parking

## UNRIVALLED ROOFTOPS (for C plans only)

- 18"x18" pavers
- Rough-in for BBQ grills: All decks and rooftops will have gas supply roughed in
- Rough-in for hot tubs:
  - Mechanical: Standard residential hose bib with water line roughed in
  - Electrical: 50Amp
  - 2 phase rough-in (GF) Ground Fault
  - Structural: 100psf for hot tub loading

# FEATURES & FINISHES



# THE AVIVA TEAM

## ARCHITECTS



Ciccozzi Architecture Inc. is an award winning Vancouver based architectural firm specializing in full service architectural design, in particular multifamily residential work. They use a cooperative and interactive design process to integrate creative solutions throughout the entire design process, from concept through production to construction.

[CICCOZZIARCHITECTURE.COM](http://CICCOZZIARCHITECTURE.COM)

## CONSTRUCTION



Cantera Management Group is a premier construction management company based out of Langley, BC, that specializes in building townhouses and condos across the Lower Mainland. With over 30 years of experience, we help make your vision a reality in a cost effective and timely manner, always keeping quality top of mind.

[CANTERAGROUP.COM](http://CANTERAGROUP.COM)

## INTERIOR DESIGN



Calvert Design Studio is a long established Vancouver based interior design firm providing a full range of interior design services to many of Vancouver's leading developers of multi-residential or commercial projects. We also provide services to many high end private clients. Calvert Design Studio has been providing exceptional service for the past 25 years.

[CALVERTDESIGN.CA](http://CALVERTDESIGN.CA)

## MARKETING + SALES



Momentum Realty Inc. is a forward thinking real estate brokerage specializing in project marketing throughout BC, as well as, residential and commercial real estate sales in the Fraser Valley. At their core, they are people with a tremendous amount of experience and success in the real estate industry.

[MOMENTUMINC.COM](http://MOMENTUMINC.COM)



**Georgie  
AWARDS  
FINALIST**

Hazelwood  
**Best Sales Centre**  
*2021 Finalist*

Hazelwood  
**Best Project Identity**  
*2021*

Hazelwood  
**Best Interior Design Display Suite**  
*2022 Finalist*



Hazelwood  
**Best Townhouse Rowhome Development**  
*2022 Finalist*

Hazelwood  
**Best Multifamily Amenity Space**  
*2022 Finalist*

Hazelwood  
**Best Residential Community Multifamily**  
*2022 Finalist*



**COMMERCIAL  
BUILDING AWARDS**  
Fraser Valley

Hazelwood  
**Multi-Family (Townhome)**  
*2023 Winner*



SITE LOCATION  
20164 - 81A Ave, Langley, V2Y 2A5  
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**AVIVALIVING.CA**



MARKETING & SALES  
**momentum**