



*Marilyn*  
on the park

A NEW BOUTIQUE NEIGHBOURHOOD  
OF MODERN 3 + 4 BEDROOM TOWNHOMES

# M

## FINALLY HOME

Connect to your best life at Sync Properties' Marilyn on the Park. This is urban life the way it's meant to be. You will love living directly across from Brydon Park - listen to children's laughter at the playground, or catch a friendly game of soccer, ball hockey or basketball. Or take Fido to the dog park. Designed for memorable times with friends and family, discover our newest collection of three and four-bedroom townhomes.







## KITCHENS WHERE MEMORIES ARE MADE

The kitchen is the heart of the home. A space that is perfect for gathering with friends, nurturing a growing family, and creating unforgettable memories together. Modern earth tone palettes allow for the designer in you to customize the kitchen to suit your unique personality. Elevated appliances make meals at home feel like a night eating out. And we've added enough storage organizers and pull-outs to bring a smile to even the pickiest chef.

*“The Developer offers two colour schemes, one offering a white kitchen cabinet and the other a pale sage green. Both schemes include a “skinny” shaker door, which puts a modern spin on things. The colour palates are both warm and inviting, while providing an easy background for the home owners personality to shine through.”*

– Lisa Hansen, Principal, | Area3 Design





## COMFORT AND TRANQUILITY

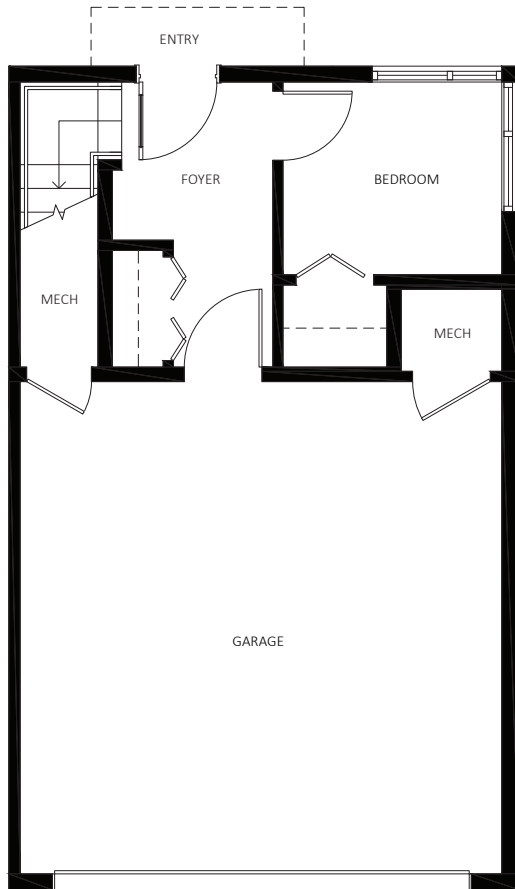
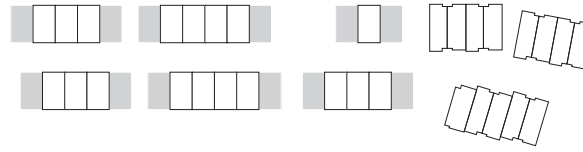
Luxurious bathrooms feel like a quiet retreat. Floor-to-ceiling tiles create a peaceful sense of unity throughout. The glass enclosed shower and dual vanities provide a greater sense of airy, open spaciousness. The elegant sink fixtures add a contemporary touch, while the deep soaker tub was meant to linger in just a little while longer.



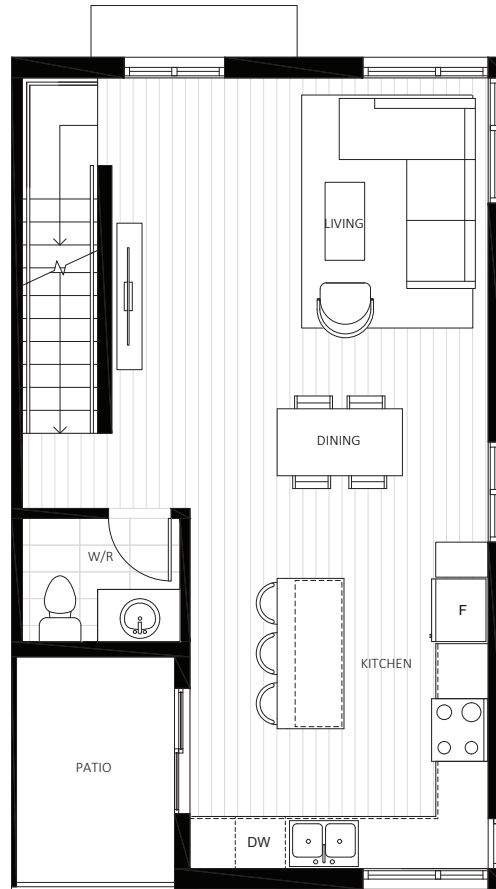
In a continuing effort to meet the challenge of product improvements, the developer reserves the right to modify or change plans, specifications, and features without notice. Illustrations and renderings reflect the artist's interpretation of the project. When built, actual suites, amenities, building interiors, exteriors and views may be noticeably different than what is depicted. This is not an offering for sale. Any such offerings can only be made with the applicable disclosure statement and agreement of purchase and sale. E&OE. Sales and Marketing by RE/MAX 2000 Realty.

# M PLAN A1

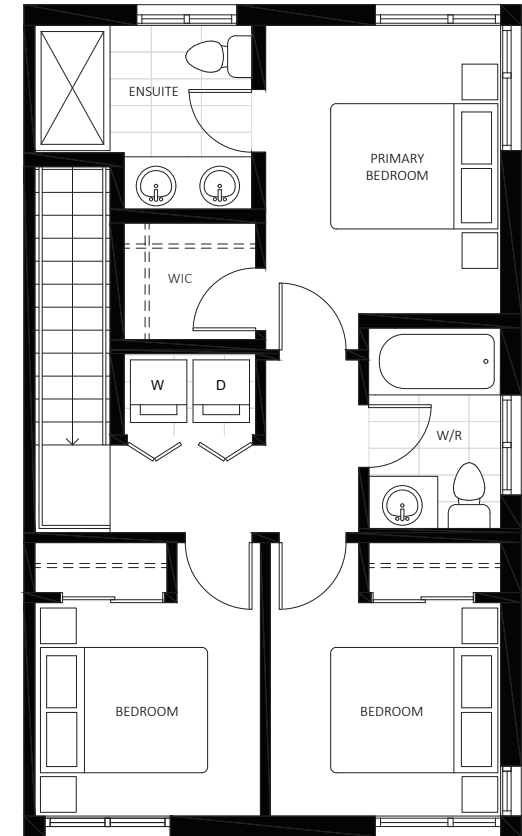
4 BED, 2.5 BATH  
1,402 sq. ft.



LOWER



MAIN



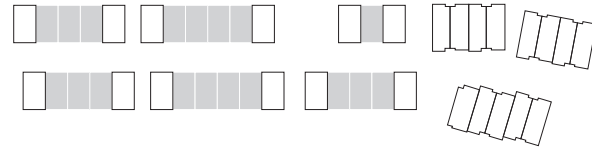
UPPER



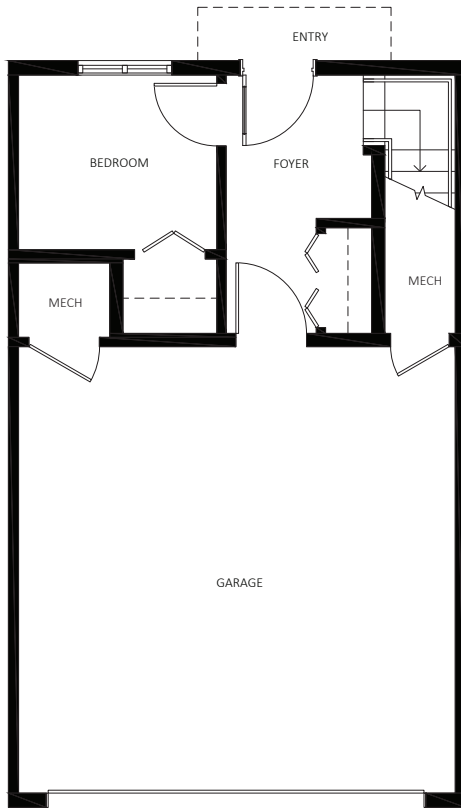
# M

## PLAN A2

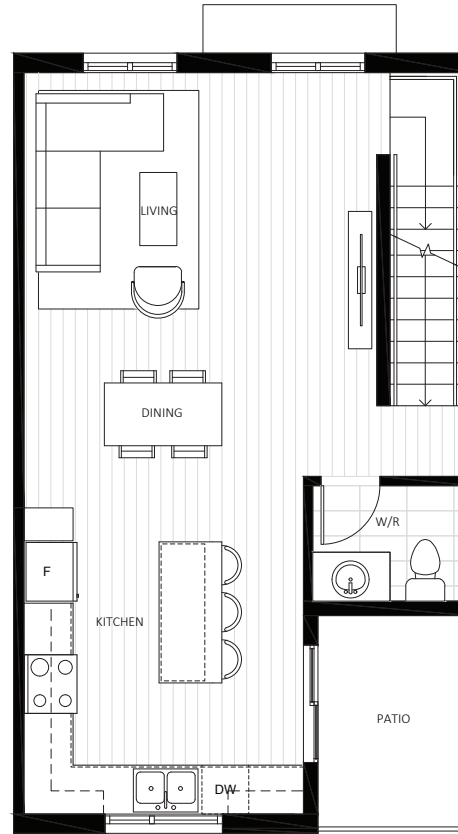
4 BED, 2.5 BATH  
1,413 sq. ft.



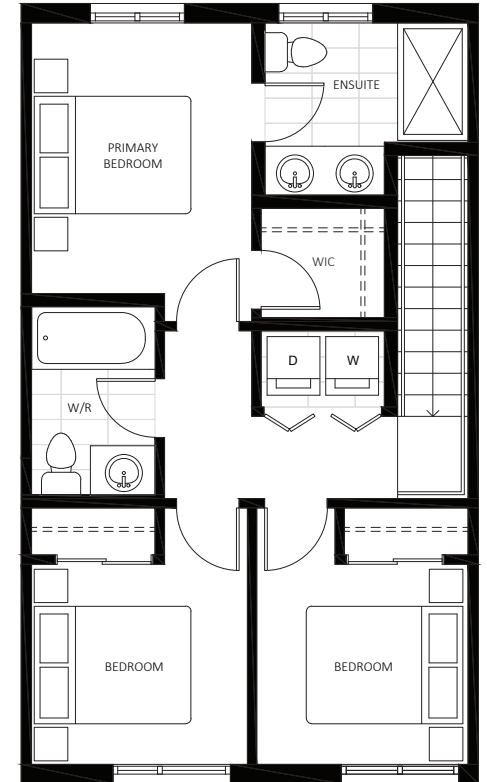
*Marilyn*  
on the park



LOWER



MAIN



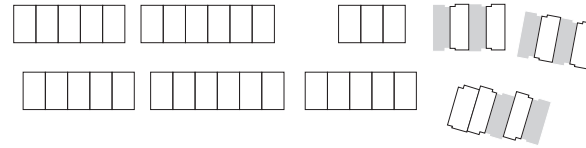
UPPER

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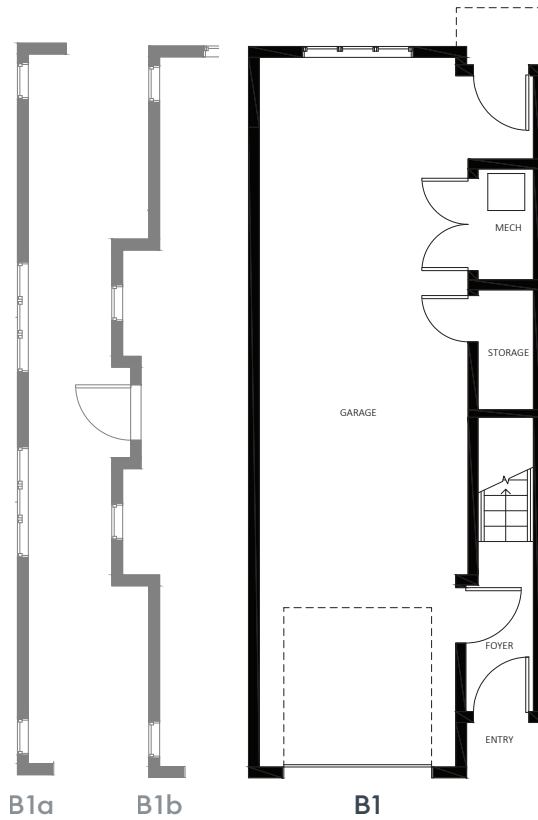


# PLAN B1, B1A, B1B

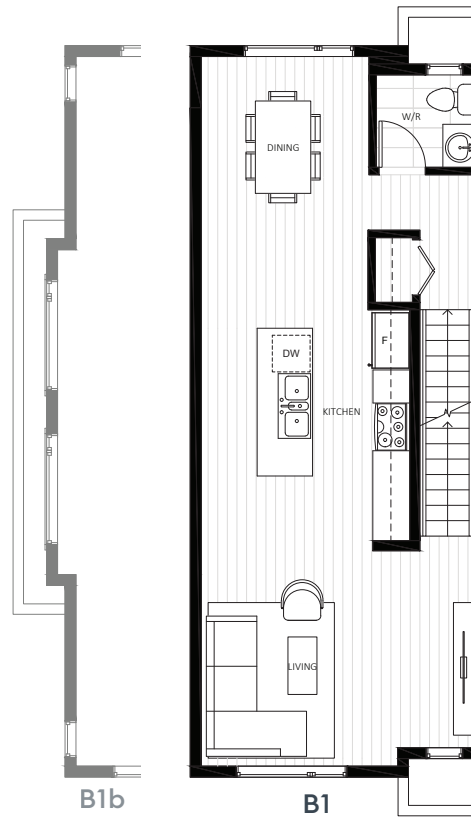
3 BED, 2.5 BATH  
1,316 - 1,398 sq ft.



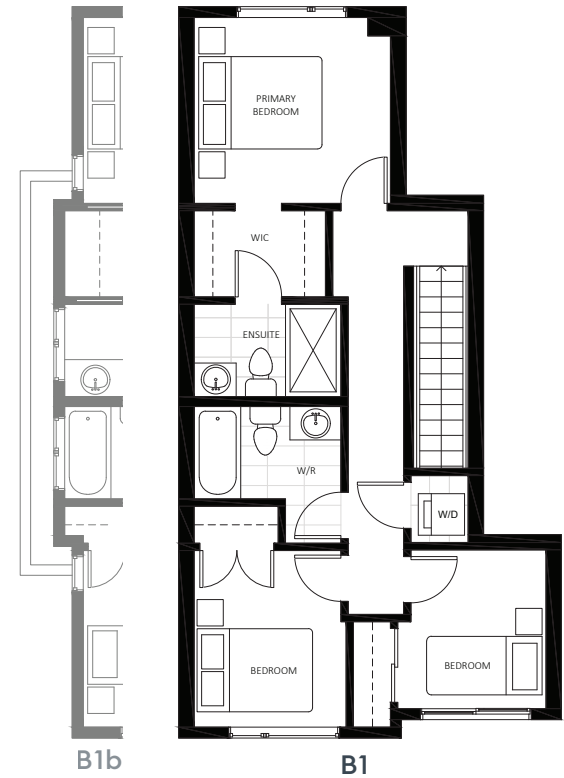
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LOWER



MAIN



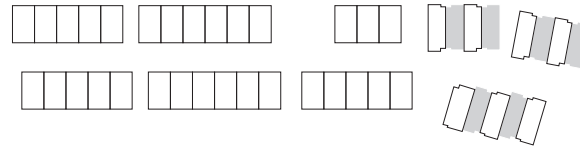
UPPER

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# PLAN B2, B2A, B2B

3 BED, 2.5 BATH  
1,319 - 1,363 sq ft.



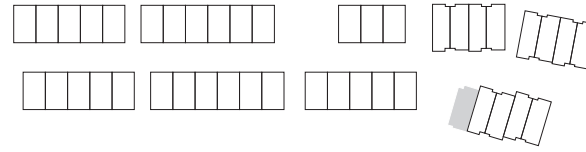
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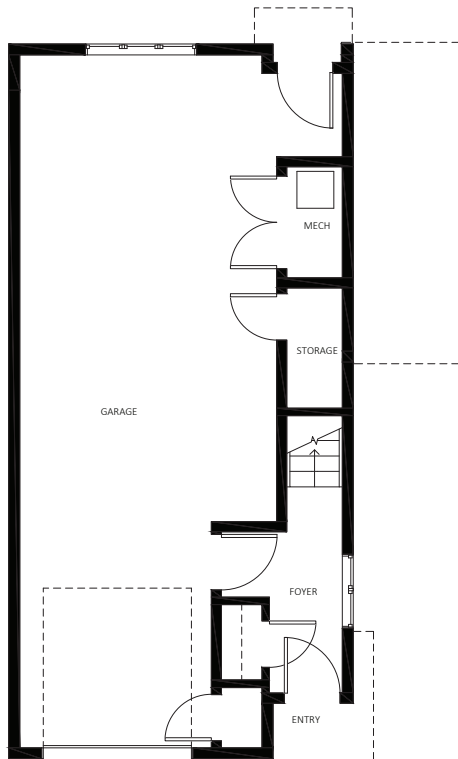
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# M PLAN C1

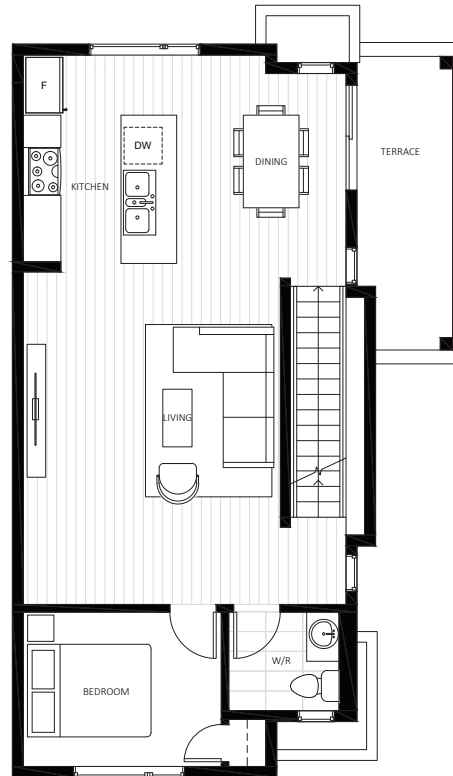
4 BED, 2.5 BATH  
1,545 sq. ft.



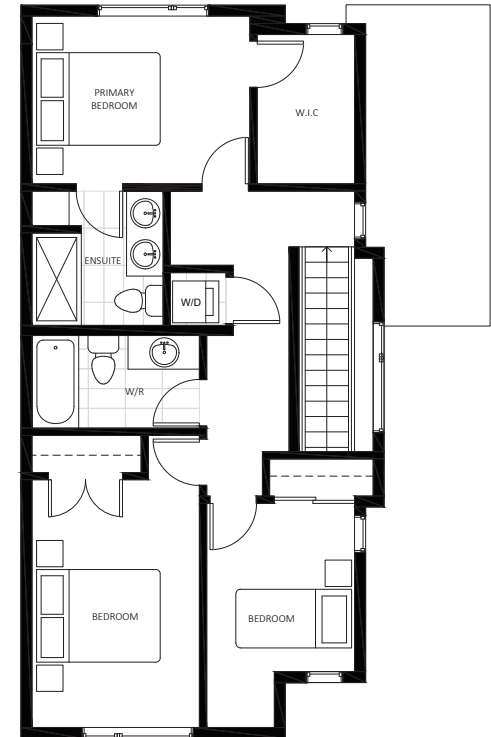
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LOWER



MAIN



UPPER

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# M FEATURES

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## WELCOME

- Conceived by Keystone Architects, the contemporary architecture is showcased by Hardie panels, with accents of brick and wood
- Located across Brydon Park, in Langley City's Nicomekl neighbourhood
- Open concept floor plans boast up to spacious 1,545 square feet of functional living space
- Private and secure side by side or tandem garages with plenty of storage

## MINIMALIST EXTERIOR WITH A MODERN TWIST

- Discover a boutique collection of 43 contemporary three and four-bedroom townhomes, artfully crafted at Area3 Design
- Black aluminum fencing and entry gates compliment the architecture and landscaping to craft a welcoming streetscape
- Individual entries with classic front doors and stainless-steel hardware
- Garage door boasts a Liftmaster motor with built-in camera

## SINGLE-FAMILY INSPIRED INTERIORS

- Designer colour palettes in two schemes curated by Area3 Design: Sage, Soft White
- Airy ceilings heights throughout living spaces
- Premium wide plank laminate flooring throughout living areas
- Soft, plush wool blend carpeting in bedrooms, hallways and staircases
- All cabinet doors and drawers include premium soft-close mechanisms
- High-efficiency LED lighting throughout your home
- Low E-glass windows paired with roller shades reduces harmful UV- light damage to furniture and art
- Screwless electrical plates throughout provide a clean and upscale finish

## KITCHENS THAT LOOK & FUNCTION BEAUTIFULLY

- Bright and spacious open-layout kitchens
- Slim Shaker-style cabinetry with soft-close, flat panel drawers with plenty of storage
- Elegant yet durable quartz countertops with contemporary glazed ceramic tile backsplash
- Convenient full-height pantry for ease access
- Large kitchen island with high-top seating space and built-in shelving serves as additional storage space
- Efficient double-bowl stainless steel sink with polished single-handle pull-down faucet
- Recessed pot lighting and elegant under-mount cabinet lighting
- Innovative Samsung stainless steel appliances:
  - Counter-depth French door fridge with Water and Ice Dispenser
  - Standard five-burner slide-in 30" gas range with large capacity convection oven
  - Sleek glide-out range hood fan
  - Durable and quiet ENERGY STAR® dishwasher
  - Panasonic innovative Inverter® technology Microwave with matching trim fit

## BATHROOMS

- Slim Shaker cabinetry in Sage or Soft White, with soft-close doors and drawers for lots of storage
- Step into style with gleaming porcelain flooring
- Glittering quartz countertops throughout all bathrooms
- Modern vanity with accent wall tile in main floor powder room
- Primary ensuite with dual vanities, separate frameless glass shower, porcelain wall tile, spacious quartz countertop and dual undermount sinks (some homes)
- Enjoy the convenience of the extra full bathroom(s) featuring a soaker tub with porcelain tile surround

- Modern Kohler faucets and showerheads add a sophisticated touch
- Polished chrome accessories
- Modern, high-efficiency toilet to help conserve water

## CONVENIENCES ABOUND

- Generous storage space throughout
- Pre-wiring for EV-charging
- Fitting laundry rooms with linen storage (some homes)
- Full-size front-loading washer and dryer by Samsung
- Front and rear garden hose bibs for all your outdoor needs
- Curbside garbage and recycling pickup
- Ample parking for guests
- Built-in wall-mount shelving and linen closet in select homes
- Refreshing forced-air heating with optional A/C cooling throughout homes
- High-efficiency tankless hot water heater

## PEACE OF MIND

- SYNC Customer Care Program
- Hard-wired smoke and carbon monoxide detectors
- New Home Warranty coverage from WBI Home Warranty including:
  - 2 Year Material & Labour Warranty
  - 5 Year Building Envelope Warranty
  - 10 Year Structural Defects Warranty
- Rainscreen protection system for weather durability
- All homes roughed in ready for alarm system

## CUSTOMS THAT MAKE LIFE MORE COMFORTABLE

- Built-in closet shelving and organizers throughout
- Optional central air conditioning

HENDRIX



## HOMES THAT BRING EVERYONE TOGETHER

At Sync Properties, we build homes that inspire community, neighbours, and families to connect in meaningful and enduring ways. Because life is better together.

**SYNC**  
PROPERTIES

*Presley*



Hepburn



**SYNC**  
PROPERTIES

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REGISTER NOW  
**MARYLNTOWNHOMES.COM**  
**604-788-2380**

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