

Azure Grove

URBAN *meets* NATURE

URBAN *meets* NATURE

Azure Grove is more than just a home – it’s an adventure waiting to be lived. Here, workdays blend with forest trails and evenings are marked by artisan brews and shared stories.

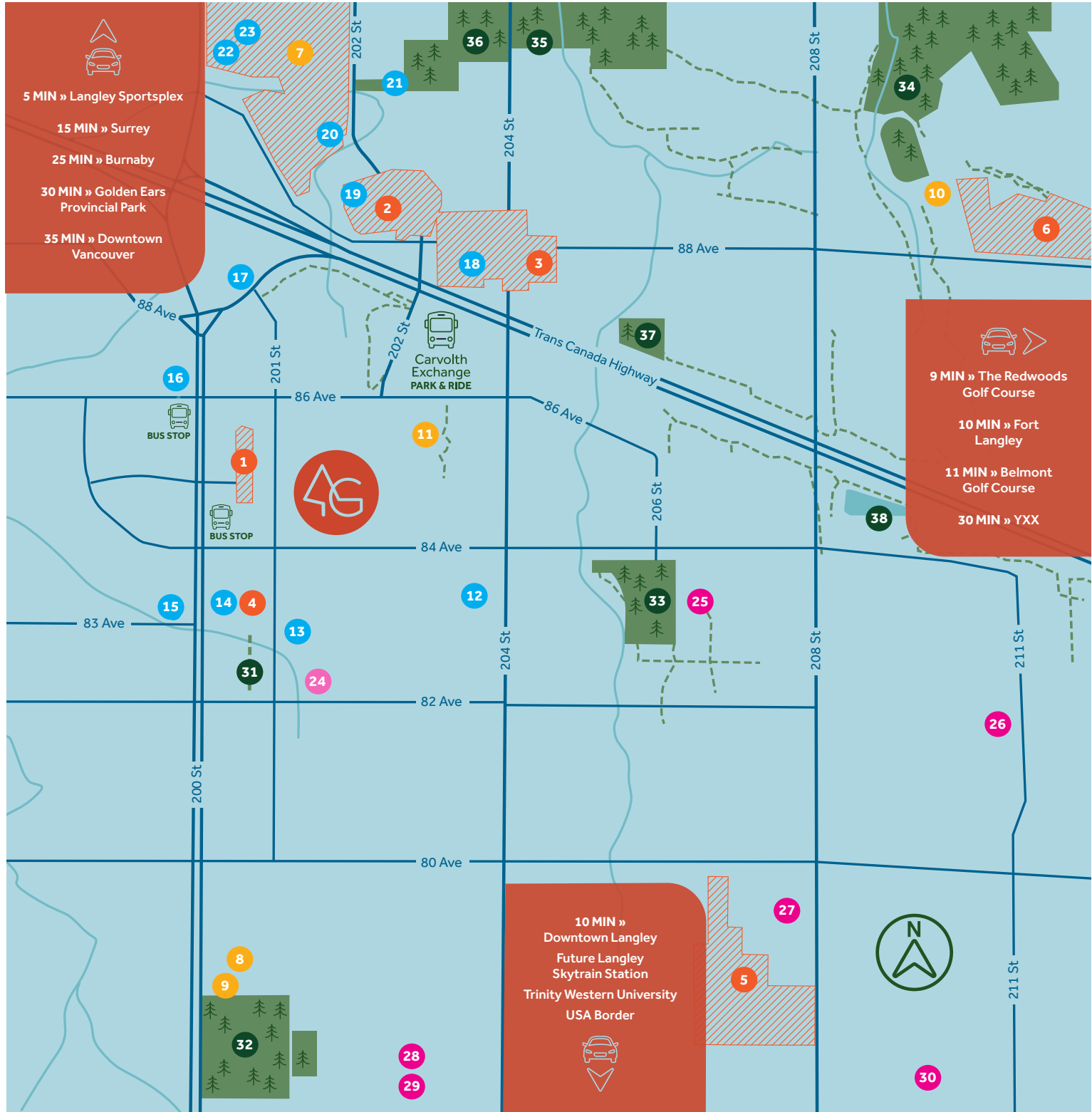
Azure Grove is Langley’s most architecturally significant low rise, with its distinct, contemporary design drawing inspirations from its charming surroundings. It offers a collection of studio, 1,2 and 3-bedroom homes perfected for everyday life and families of all sizes.

Don’t miss your chance to establish your roots in a place where nature and convenience are harmoniously connected.



A community for new beginnings

Azure Grove is in the heart of a vibrant community, close to an array of local restaurants, craft breweries, and cafés. Conveniently connected to the transit hub and highway, you can travel cross-border for shopping or visit nearby cities like Surrey, Burnaby, Vancouver, and beyond. Proximity to BC’s treasured parks means your weekends are ready for memories. You might discover new talents by taking up horseback riding or golf, all within a 15-minute drive from Azure Grove. Here, every sunrise promises a new chapter, where new stories await.



Urban



SHOPPING

- 1 Village Shopping Mall
- 2 Fresh St. Market
- 3 Walnut Grove Liquor Store
- 4 Layered Home & Living
- 5 Willoughby Town Centre
- 6 Walnut Grove Town Centre / Save-On-Foods

RECREATION

- 7 Cineplex Cinema
- 8 Langley Events Centre
- 9 Willoughby Community Centre
- 10 Walnut Grove Community Centre
- 11 Goldenview Park

RESTAURANTS

- 12 Sidebar Grill
- 13 Blacksmith Bakery
- 14 Kai Japanese
- 15 S&L Kitchen & Bar
- 16 Triple O's
- 17 Moxies
- 18 The Italian Osteria & Cheesebar
- 19 Oak & Thorne
- 20 Browns Social House
- 21 The Keg
- 22 The Barley Merchant Taproom & Kitchen
- 23 The Old Spaghetti Factory

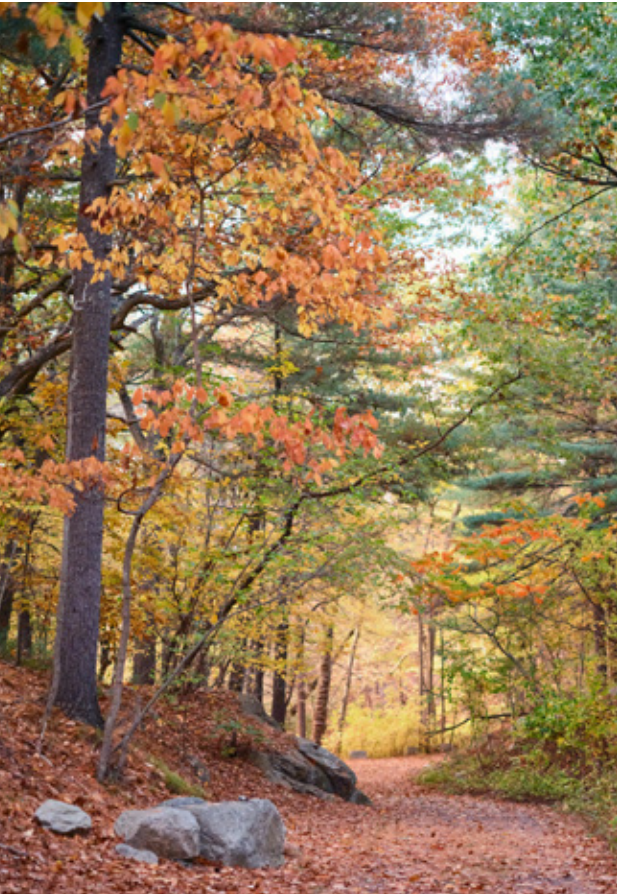
EDUCATION

- 24 Future Elementary School
- 25 Yorkson Creek Middle School
- 26 Lynn Fripps Elementary
- 27 Willoughby Elementary
- 28 Peter Ewart Middle School
- 29 RE Mountain Secondary
- 30 Richard Blupitt Elementary

Nature

- Trails
- Creeks

- 31 Carvolth Pond Park
- 32 Willoughby Community Park
- 33 Yorkson Community Park
- 34 Walnut Grove Community Park
- 35 McClughan Park Community Garden
- 36 Dorothy Peacock Park
- 37 Discovery Town Park
- 38 Yorkson Pond





Where convenience meets adventure

The Carvolth neighbourhood is the place to embrace refined nature and start new adventures. Imagine a pedestrian greenway right outside your front door that takes you to a new neighbourhood park or the convenience of shops and restaurants. In the midst of all the urban necessities, you're just minutes from parks and nature trails, including Carvolth Pond Park, Cedar Grove Park, Goldenview Park and Golden View Trail.

Mountain views and spectacular hiking and biking trails can become an integrated part of your everyday life at Azure Grove. It's the perfect place to plant your roots.





West Coast modern architecture

Azure Grove is a stunning example of West Coast modern architecture, cleverly designed for carefree community living, with amenities for all ages. Its distinct design brings vibrancy to the Carvolth neighbourhood.

The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

Good things come in threes

Experience the elation of outdoor living with three different rooftop patios, exclusive to residents of Azure Grove. Each one was designed to have a distinctive vibe to celebrate all occasions – barbeque with friends and family, star gaze with a loved one, or relax with a glass in hand as you watch the amazing sunset behind the North Shore mountains.



The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

Connectivity and community

Let the conversation flow in the Social Lounge, complete with a fully equipped kitchen, dining space, and cozy lounge. Exclusive to Azure Grove residences, this well-appointed room has everything you need to craft that special birthday or family reunion and create memories that will last forever.



The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E & O.E. Sales & Marketing by Prima Marketing.



Work hard, play harder

Whether you need a place to work, or unwind, Azure Grove Business Centre provides space for comfort and productivity. It redefines the concept of working from home, with private office space and individual desks.

Then, after a hard day's work, accelerate the fun in the ultimate game lounge where you can battle your friends over a game of Foosball or darts, then power up the classic arcade games and let the good times roll!





Expand your horizon

Azure Grove is designed for harmonious indoor and outdoor living. The penthouses are angled to provide optimal views, and let in plenty of natural light. The courtyards and walkways create a network of outdoor spaces filled with groves of trees to enjoy right outside your door. The central courtyard is a great communal place for neighbours and friends to gather, and blends seamlessly into the new pedestrian-only greenway.

Spacious living spaces join harmoniously with oversized balconies to create an open, airy home with lots of room to grow your family and entertain your circle of friends.



The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

Modern interiors

Design your home in one of two nature-inspired designer colour schemes: Sun (Light) or Shade (Dark). Homes at Azure Grove are designed with functionality and families of all sizes in mind. There is ample storage in the kitchen and a display open shelf. Integrated lighting highlights the full slab quartz backsplash and countertop. Stainless steel Wifi-enabled Samsung appliances, USB port, and soft-close doors bring a sense of ease to everyday tasks. The bathroom features designer oversized terrazzo stone tiles on walls and floor. Designer Matte black plumbing fixtures and accessories in the kitchen and bathroom add modern details throughout the home. Enjoy year-round comfort with heating and cooling*.

Sun

The Sun colour scheme brightens your living space with light birch finishes and light quartz terrazzo countertops. Classic white cabinetry and oversized terrazzo wall and floor tiles bring sun-soaked warmth to the bathroom.



Sun



Shade

The Shade colour scheme adds character to your living space. Cool grey cabinetry and oversized terrazzo wall and floor tiles in the bathroom create the feeling of sanctuary in a shady grove.



Shade



The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E. & O. E. Sales & Marketing by Prima Marketing.

Beyond the horizon

Sit back, relax, and enjoy unobstructed views of the North Shore mountains from the comfort of your own private terrace retreat, knowing that you have planted your roots in a place where adventure and new stories await. Are you ready for new beginnings?



Floorplates

Azure

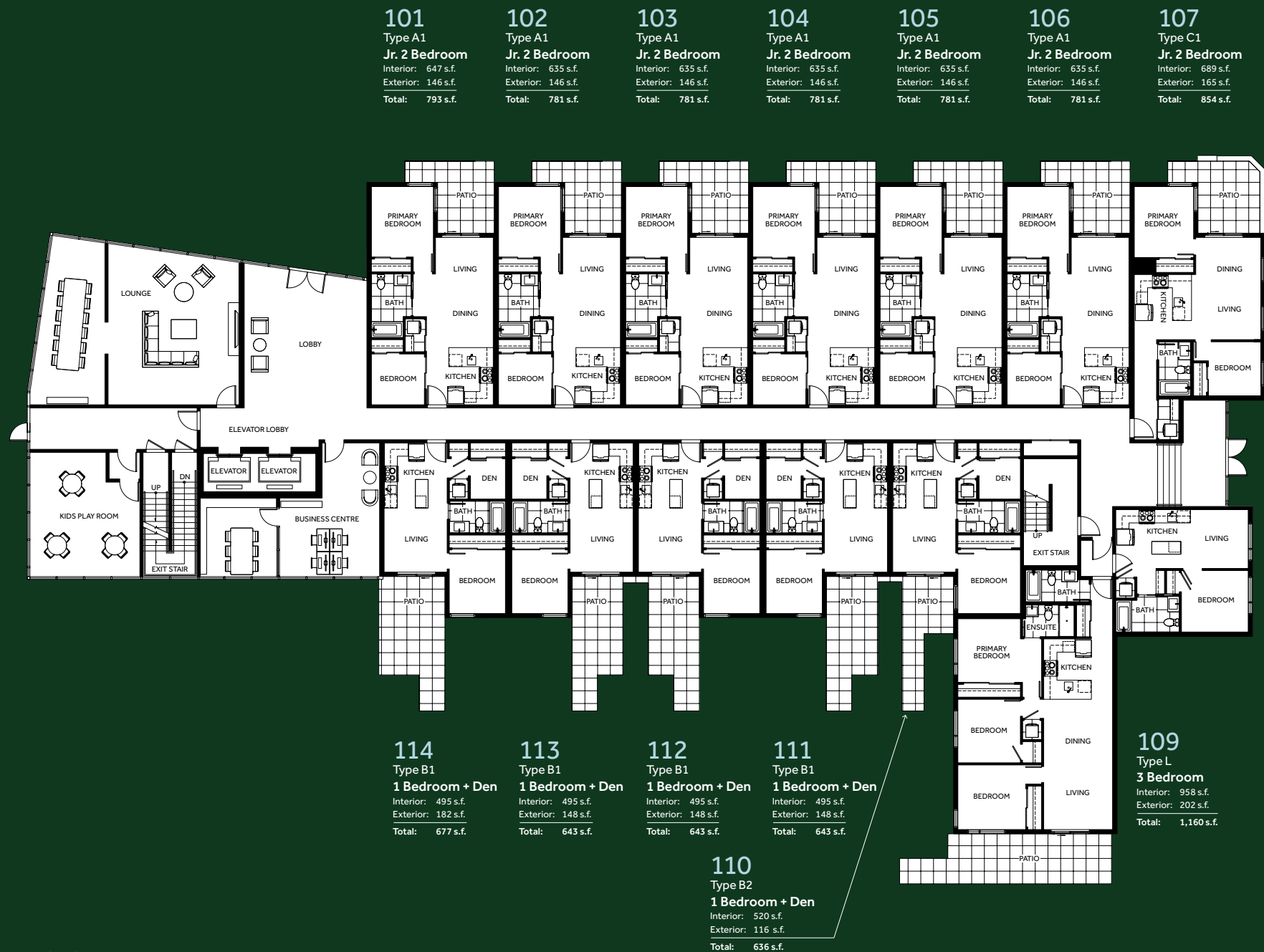
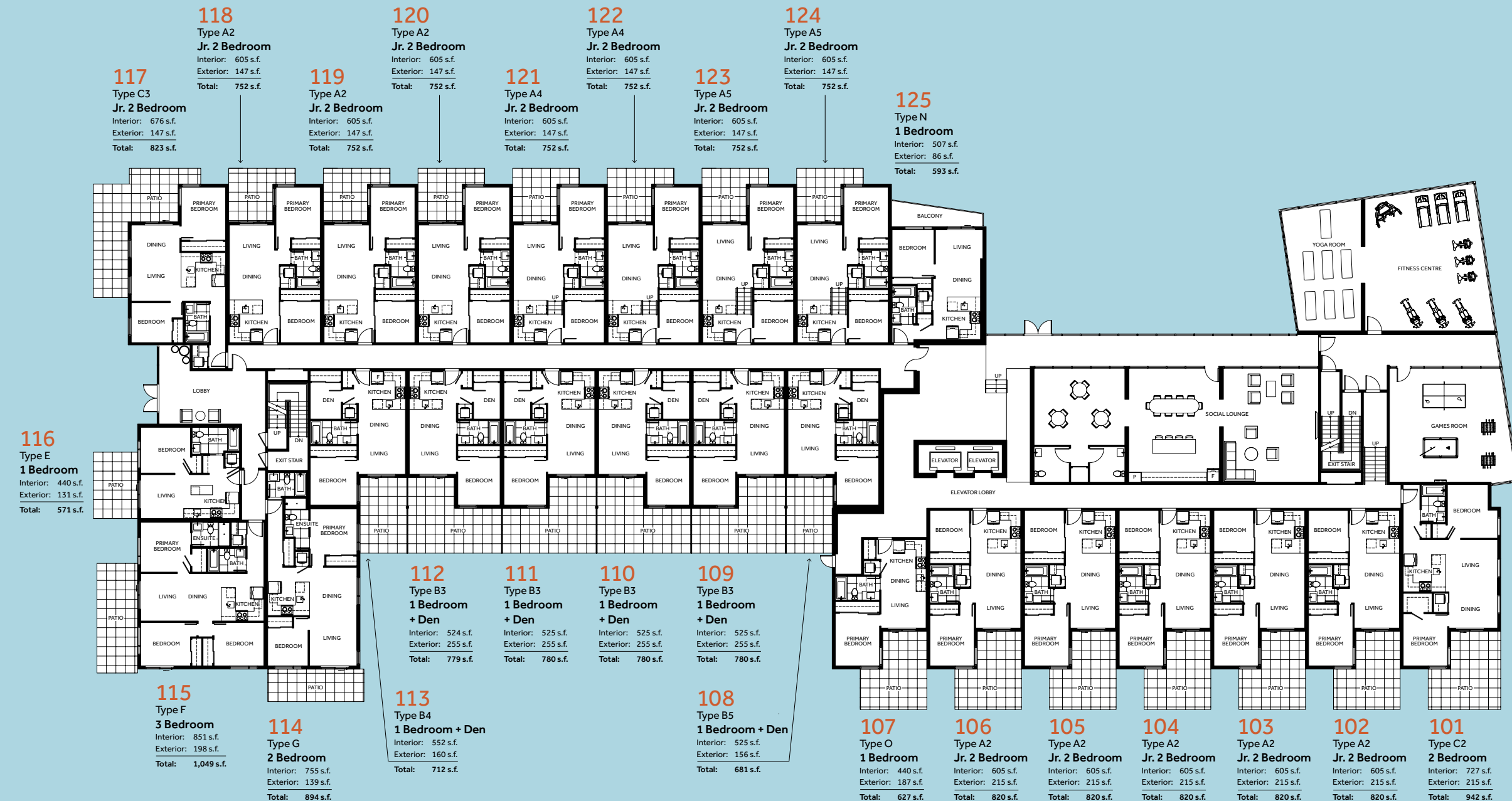
Grove



Azure LEVEL 1



Grove LEVEL 1



The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

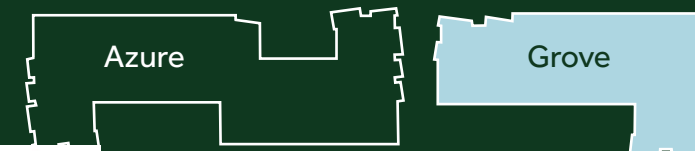
Azure

LEVEL 2 – 4



Grove

LEVEL 2 – 4



The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

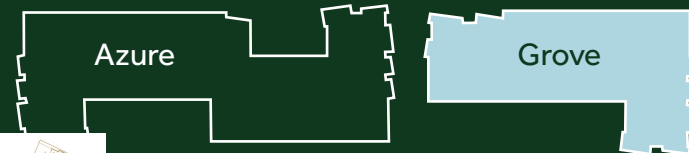
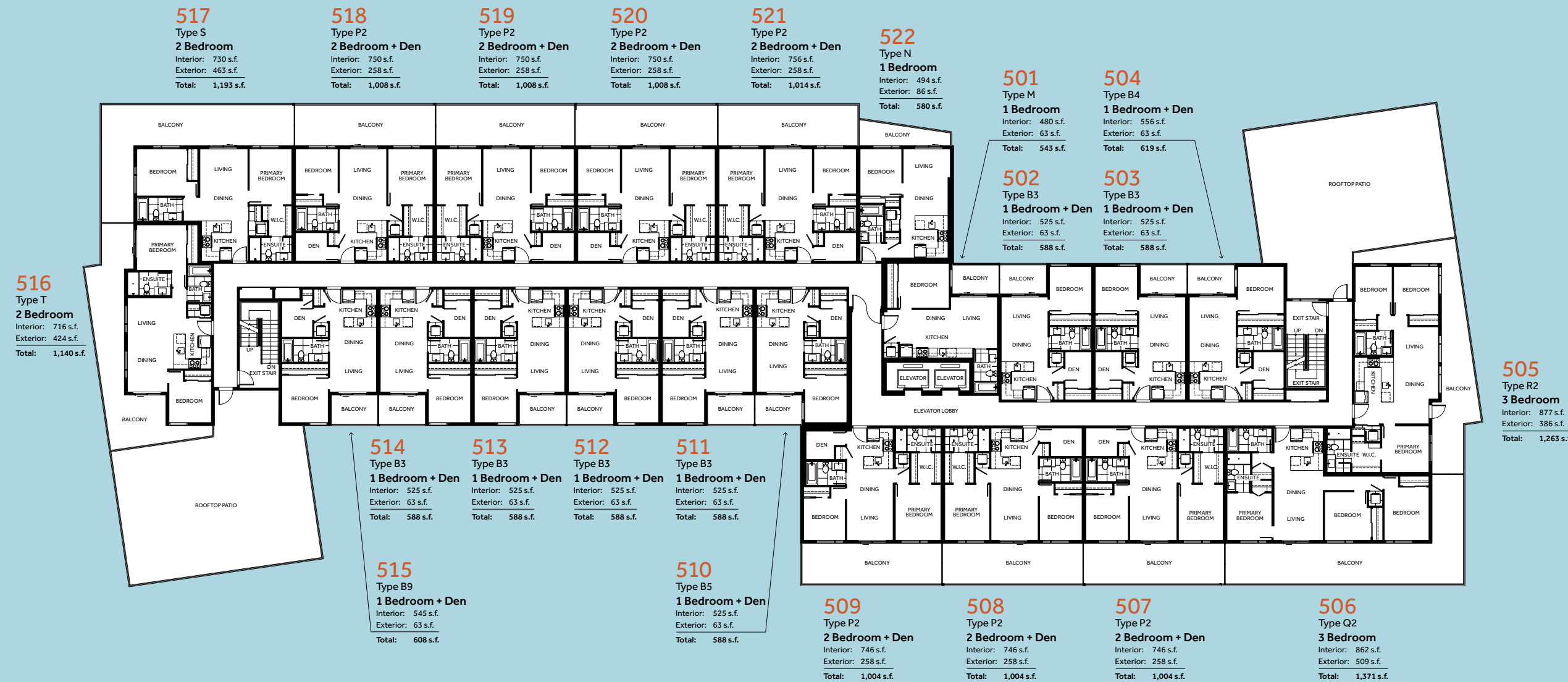
Azure

LEVEL 5



Grove

LEVEL 5

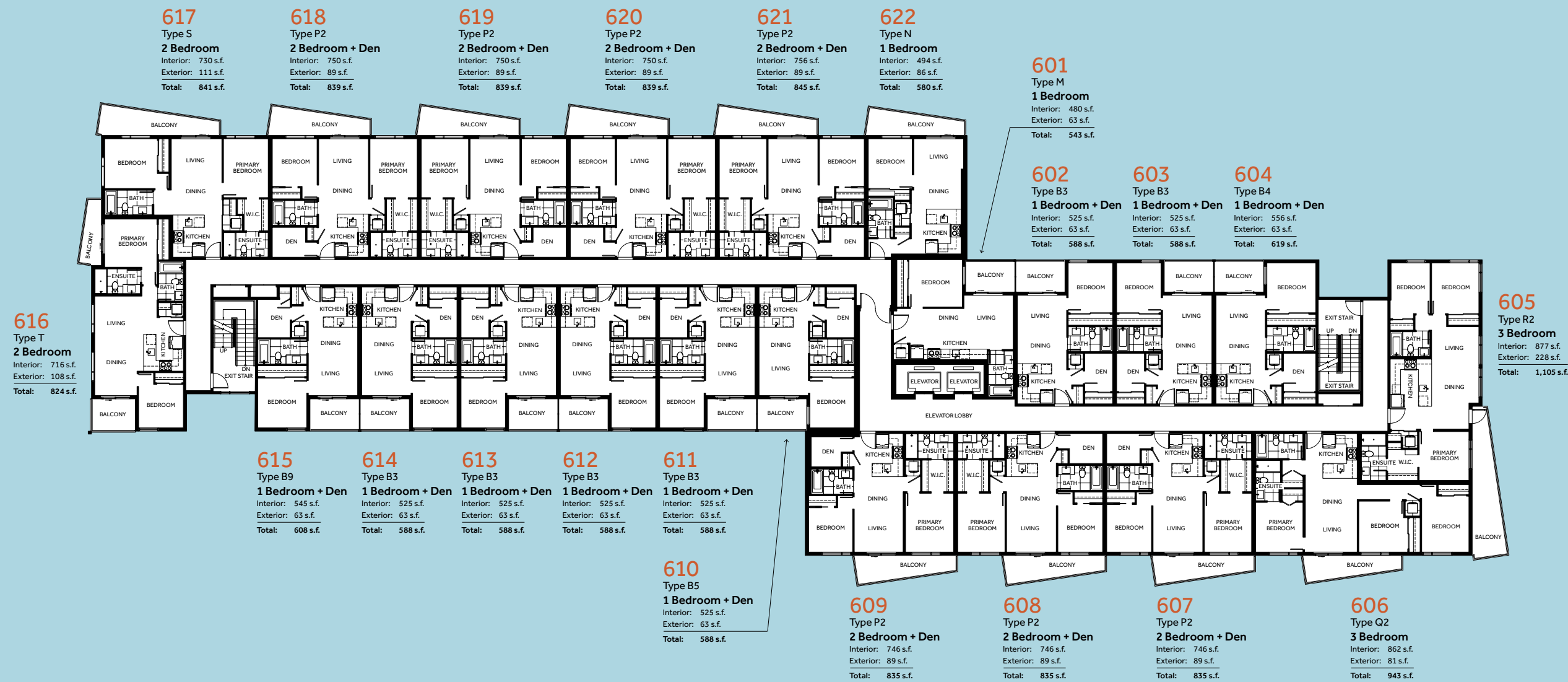


The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.

Azure

LEVEL 6

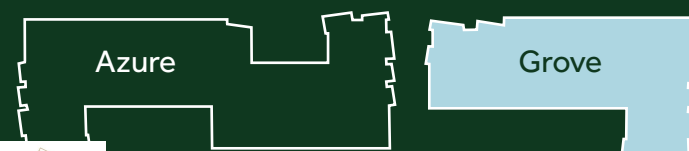


Grove

LEVEL 6



The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.



The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.



Convenience meets Adventure

Azure Grove is Langley's most architecturally significant low rise, with its distinct, contemporary design drawing inspirations from its charming surroundings. It offers a collection of **studio, 1, 2 and 3-bedroom homes** perfected for everyday life and families of all sizes. Don't miss your chance to establish your roots in a place where nature and convenience are harmoniously connected. West Coast modern architecture by Wilson Chang Architect.

Located in the vibrant hub of Langley, yet quietly situated with a luscious greenway, close to an array of local restaurants, craft breweries, and cafés.

Conveniently connected to the transit hub and highway, you can travel cross-border for shopping or visiting cities like Surrey, Burnaby, Vancouver, and beyond. Minutes from the Carvolth Bus Exchange where it will connect you to the future Langley Skytrain Line.

Suites

- 273 premium studios, 1, 2, 3 bedroom suites between 2 boutique 6-storey buildings
- Choose from two nature inspired designer schemes: Sun (Light) or Shade (Dark)
- Open concept living and dining areas
- Garden homes (ground floor) come with private, elevated patio sanctuary
- Contemporary wide-plank laminate flooring throughout
- Balconies meticulously designed to maximize views of the North Shore mountains and beyond
- Individual heating controls
- Optional Air-conditioning upgrade*
- Sleek LED pot lights for seamless illumination throughout the kitchen
- Timeless roller shades on double-glazed windows provide privacy and shade
- Energy efficient front-loading Samsung washer and dryer
- Thoughtfully placed, convenient wall outlets in all bedrooms
- Bedroom closets outfitted with built-in organizers to maximize storage

Kitchen

These homes are designed around the philosophy that the kitchen is the heart of the home.

- Most homes are equipped with a spacious peninsula kitchen with generous counter space to enhance the way you entertain, cook, eat, work and live
- Multiple outlets conveniently located in the kitchen
- Full-height, custom cabinetry with under-cabinet LED lighting and soft-close drawers
- Durable, easy-to-clean, full slab quartz backsplash and countertop
- Stainless steel appliance package featuring:
 - Samsung 33" French door refrigerator with bottom freezer
 - Samsung 30" slide-in electric range with self-cleaning oven
 - Porter & Charles 30" slide-out hood fan**
 - Samsung 24" dishwasher
 - Panasonic microwave**
- Large, under mounted stainless steel sink
- Designer matte-black finish faucet with pull-out spray

Bathroom

Modern bathrooms for ultimate pampering and relaxation.

- Sleek and stylish framed vanity mirror
- Modern, flat-panel cabinets with soft-close drawers

- Designer matte-black finish faucets and accessories throughout
- Large format, contemporary wall and floor tile
- Quiet-close, dual flush toilet
- Luxurious soaker tub for a spa-like feel
- Frameless glass with swing door for walk-in shower

Indoor and Outdoor Amenities

Residents will enjoy over 9,000 SF of indoor and outdoor amenities to extend their living space.

- An exclusive social lounge fully equipped with a kitchen, dining room and lounge area for socializing and entertaining
- A professional business centre with a private office and individual desks perfected for work from home
- Fitness centre and a studio space with wall-to-wall mirrors for yoga, stretch and dance
- A designated family space with a children's play areas and craft tables
- Game lounge equipped with Foosball tables, TV's, and arcade games
- Three landscaped and equipped private rooftop patios for endless star-glazing and BBQ entertainment options
- Beautifully landscaped private courtyard connecting the two buildings
- Dedicated area for mail and delivery for secure parcel retrieval

Peace of Mind

Every detail has been considered to bring ease and personal security to your everyday life.

- Secure residential underground parking
- Enterphones in lobbies and parkade entrances with a secure FOB access control system
- FOB-controlled lobby, parkade, and floor entry access for added security
- Wifi in amenity rooms and common areas
- Hardwired smoke detectors in all homes and common areas
- Concealed fire sprinklers in all homes and common areas
- Easily accessible and secure bike storage room
- Convenient recycling and garbage disposal room
- All homes include comprehensive 2-5-10 Pacific Home Warranty:
 - 2 year materials and workmanship coverage
 - 5 year building envelope coverage
 - 10 year structural coverage
- ML Emporio Home Care team available to assist with homeowner requests and warranty items
- Conasys App for seamless integration for service requests and community updates

*Optional AC Upgrade available for all homes
**Separate hood fan and microwave are not available in Studios and select Junior 2-bedroom homes

The ML Emporio legacy

ML Emporio Properties is a development company committed to an exceptional multi-family homeownership experience, with a specialized in-house Home Care Team focused on homeowner requests and warranty items, and a Quality Control Team dedicated to ensuring construction excellence. Our established relationship with our construction partner, Brasfield Builders, provides a unique advantage in ensuring quality construction and expert warranty repairs, upholding our 2-5-10 home warranty commitment. With ML Emporio communities, homeowners and residents will receive a commitment to quality homes and excellent customer service.



The Azure Grove team

DEVELOPER



ML Emporio is a development company with a rich legacy of designing and developing exceptional multi-family homes over the last 25 years. Homes are designed with a unique standard of luxury through exceptional design and thoughtful planning. ML Emporio’s objective with every new community is to respect and retain the character of the surrounding neighbourhood, and to contribute to the vitality of their futures. Every element in homes is centred on liveability through a seamless blend of form and function. ML Emporio believes in delivering extraordinary quality and service to homeowner time after time.

ARCHITECT



Wilson Chang Architect Inc. is a young, energetic interdisciplinary architecture firm. They blend strong, distinctive visual design with practical components at multiple scales, from conceptual and master planning, to feasibility studies, to residential, commercial and cultural projects, nationwide and abroad. They share their passion for developing meaningful places by revealing hidden opportunities and merging tightly knit functionality, economics and sustainability through design. At WCA, they create value and happiness.

SALES & MARKETING



Prima Marketing is a boutique marketing and sales firm focused on launching the Fraser Valley’s most sought-after multi-family developments. Prima is a leader in utilizing technologies to reshape the pre-sale home buying experience. With a team that has sold more than \$1 billion in pre-construction homes, their core focus is ensuring prospective home buyers receive unparalleled customer service.

BUILDER



Brasfield Builders offers design-build and construction management services. Since 1995, Brasfield Builders has worked in collaboration with leading architecture and engineering firms to successfully deliver multi-family projects. Brasfield Builders has a team and vast network of innovative consultants and competitive subtrades and suppliers that enable them to consistently deliver cost-effective design and construction solutions.





AzureGroveLangley.ca

C

prima
MARKETING



The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist's renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.



ME ML EMPORIO
PROPERTIES LTD.