

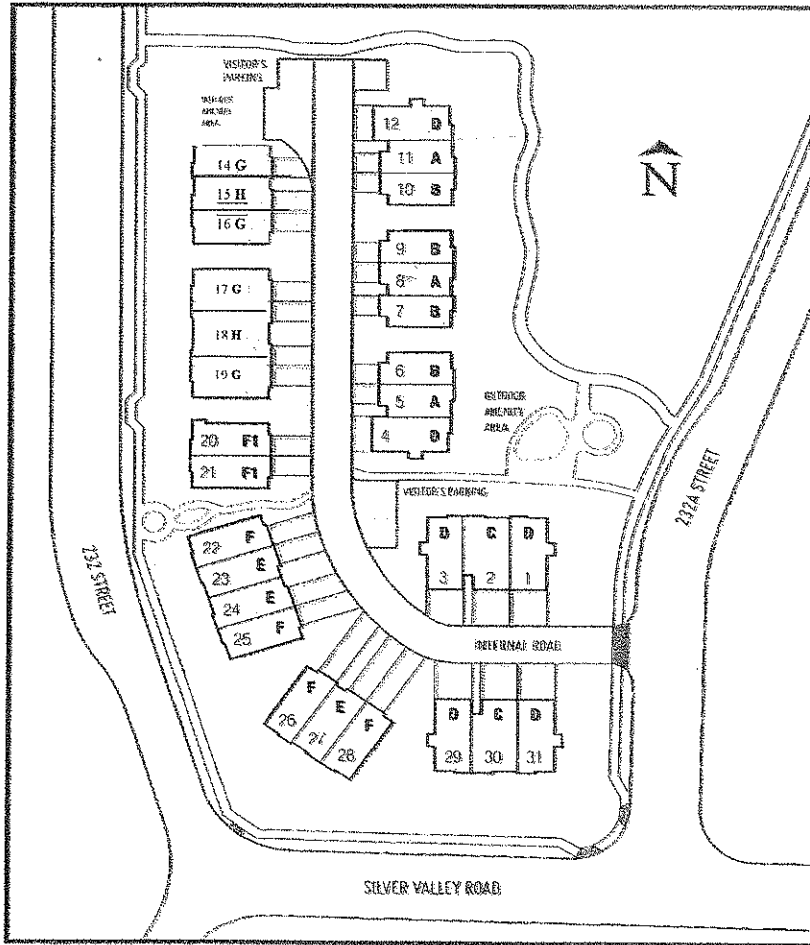


FINAL PHASE!!!!

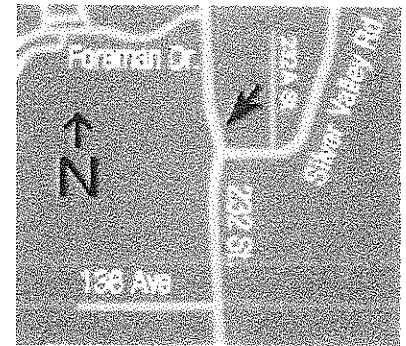
30 Executive Style Townhomes

Priced from ~~\$359,900~~

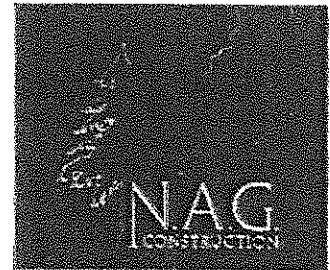
Blowout!!! \$339,900



Our Site Located At:
 13771 – 232A Street,
 Maple Ridge



BUILT BY:



PRESENTED BY:

RON ANTALEK PERSONAL REAL ESTATE CORP

Cell: 604-351-3261

Email: ronantalek@gmail.com

RE/MAX LifeStyles Realty
 22308 Dewdney Trunk Road
 Maple Ridge, BC V2X 3J2



Silver Heights Estates

Final Phase now Selling

**** Promotion Pricing ****

Unit	Plan	Availability	Old Price	New Price
7	B	Available	\$369,900	\$349,900
10	B	Available	\$359,900	\$339,900
12	D	Offer	\$399,900	\$379,900

THE ABOVE PRICES ARE PLUS HST

~ All units include 5 Appliances (Fridge, Stove, Washer, Dryer, Dishwasher) and Blinds~

****Note -- There is no unit #13****

Presented By: Ronald Antalek

Phone: 604-351-3261 Cell: 604-351-3261

Email: ronantalek@gmail.com Website: www.ronantalek.com



7 13771 232A ST
VMRSV Silver Valley **MLS#: V884503**
Townhouse Style: 2 Storey w/Bsmt.
 Active
List Price: \$ 349,900
Bedrooms: 3 **Bathrooms: 3**
List Brkr: RE/MAX Lifestyles Realty

Construction: **WOOD** Fin Flr Up: **706**
 Foundation: **CONCP** Fin Flr Down: **0**
 Yr Blt: **2011** Fin Flr Bsmnt: **164**
 Finish Levels: **3** Fin Flr Main: **693**
 Flooring: **LAMIN, TILE** Tot Fin Floor Ar: **1,563**
 # Fireplaces: **1** Unfinished Floor: **0**
 Fireplace Fuel: **ELEC** Tot Parking: **0**
 Heat/Fuel: **FAIR, NGAS** Cov Parking: **2**
 Water: **MUNIC** Frontage: **0**
 Sewer: **0** Depth: **0**
 Bsmnt Style: **PART** Lot SqFt: **0**
 Outdoor Area: **PADK** Meas Type: **0**
 PID#: **028-632-958** Taxes: **0**

Floor Type	Dimensions	Floor Type	Dimensions	Floor Type	Dimensions
MN LVGRM	13'10 X 13'3	ABV BDRM	10'3 X 8'6		
MN KITCH	8'10 X 11'7				
MN DINRM	13'10 X 9'				
MN OTHER	5'3 X 9'5				

ABV MBDRM11'10 X 12'9
ABV BDRM 8'5 X 11'10

Legal: **PL BCS 3588 SL 22 LD 36 SEC 33 TWP 12**
 Amenities: **None**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Security - RI, Windows - 1**
 Site Influences: **Recreation Nearby**



10 13771 232A ST
VMRSV Silver Valley **MLS#: V884480**
Townhouse Style: 2 Storey w/Bsmt.
 Active
List Price: \$ 339,900
Bedrooms: 3 **Bathrooms: 3**
List Brkr: RE/MAX Lifestyles Realty

Construction: **WOOD** Fin Flr Up: **706**
 Foundation: **CONCP** Fin Flr Down: **0**
 Yr Blt: **2011** Fin Flr Bsmnt: **164**
 Finish Levels: **3** Fin Flr Main: **693**
 Flooring: **LAMIN, TILE** Tot Fin Floor Ar: **1,563**
 # Fireplaces: **1** Unfinished Floor: **0**
 Fireplace Fuel: **ELEC** Tot Parking: **0**
 Heat/Fuel: **FAIR, NGAS** Cov Parking: **2**
 Water: **MUNIC** Frontage: **0**
 Sewer: **0** Depth: **0**
 Bsmnt Style: **PART** Lot SqFt: **0**
 Outdoor Area: **PADK** Meas Type: **0**
 PID#: **028-633-016** Taxes: **0**

Floor Type	Dimensions	Floor Type	Dimensions	Floor Type	Dimensions
MN LVGRM	13'10 X 13'3	ABV BDRM	10'3 X 8'6		
MN KITCH	8'10 X 11'7				
MN DINRM	13'10 X 9'				
MN OTHER	5'3 X 9'5				

ABV MBDRM11'10 X 12'9
ABV BDRM 8'5 X 11'10

Legal: **PL BCS 3588 SL 28 LD 36 SEC 33 TWP 12**
 Amenities: **None**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Security - RI, Windows - 1**
 Site Influences: **Recreation Nearby**



11 13771 232A ST
VMRSV Silver Valley **MLS#: V884470**
Townhouse Style: 2 Storey w/Bsmt.
 Active
List Price: \$ 329,900
Bedrooms: 3 **Bathrooms: 3**
List Brkr: RE/MAX Lifestyles Realty

Construction: **WOOD** Fin Flr Up: **689**
 Foundation: **CONCP** Fin Flr Down: **0**
 Yr Blt: **2011** Fin Flr Bsmnt: **159**
 Finish Levels: **3** Fin Flr Main: **676**
 Flooring: **LAMIN, TILE** Tot Fin Floor Ar: **1,524**
 # Fireplaces: **1** Unfinished Floor: **0**
 Fireplace Fuel: **ELEC** Tot Parking: **0**
 Heat/Fuel: **FAIR, NGAS** Cov Parking: **2**
 Water: **MUNIC** Frontage: **0**
 Sewer: **0** Depth: **0**
 Bsmnt Style: **PART** Lot SqFt: **0**
 Outdoor Area: **PADK** Meas Type: **0**
 PID#: **028-633-024** Taxes: **0**

Floor Type	Dimensions	Floor Type	Dimensions	Floor Type	Dimensions
MN LVGRM	13'10 X 13'3	ABV BDRM	8'5 X 8'6		
MN KITCH	8'10 X 11'17				
MN DINRM	13'10 X 9'				
MN OTHER	3'5 X 9'5				

ABV MBDRM11'10 X 12'6
ABV BDRM 8'5 X 11'10

Legal: **PL BCS 3588 SL 29 LD 36 SEC 33 TWP 12**
 Amenities: **None**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Security - RI, Windows - 1**
 Site Influences: **Recreation Nearby**



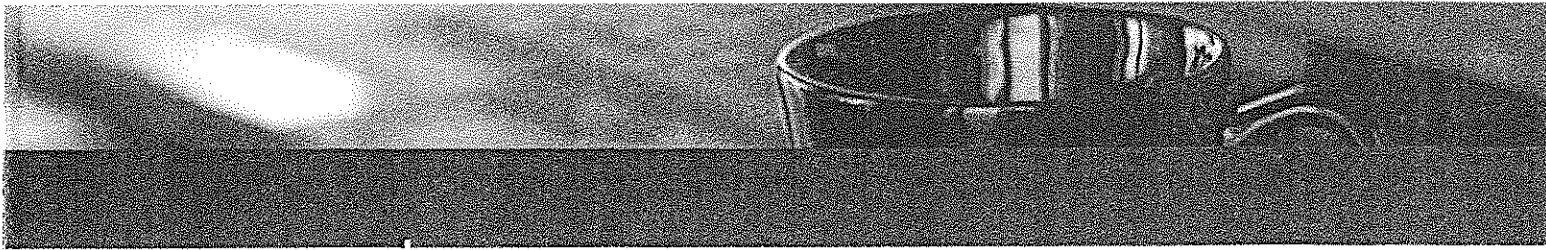
12 13771 232A ST
VMRSV Silver Valley **MLS#: V884462**
Townhouse Style: 2 Storey w/Bsmt.
 Active
List Price: \$ 379,900
Bedrooms: 3 **Bathrooms: 4**
List Brkr: RE/MAX Lifestyles Realty

Construction: **WOOD** Fin Flr Up: **716**
 Foundation: **CONCP** Fin Flr Down: **0**
 Yr Blt: **2011** Fin Flr Bsmnt: **353**
 Finish Levels: **3** Fin Flr Main: **716**
 Flooring: **LAMIN, TILE** Tot Fin Floor Ar: **1,785**
 # Fireplaces: **1** Unfinished Floor: **0**
 Fireplace Fuel: **ELEC** Tot Parking: **0**
 Heat/Fuel: **FAIR, NGAS** Cov Parking: **2**
 Water: **MUNIC** Frontage: **0**
 Sewer: **0** Depth: **0**
 Bsmnt Style: **PART, FFIN** Lot SqFt: **0**
 Outdoor Area: **PADK** Meas Type: **0**
 PID#: **028-633-032** Taxes: **0**

Floor Type	Dimensions	Floor Type	Dimensions	Floor Type	Dimensions
MN GREAT	18'11 X 14'5	BST GAMES	18'11 X 14'5		
MN KITCH	10'2 X 9'10				
MN FAMRM	8'9 X 15'4				
ABV MBDRM	13'7 X 11'11				
ABV BDRM	10'1 X 12'11				
ABV BDRM	8'5 X 8'10				
ABV WICLO	5'10 X 4'6				

Legal: **PL BCS 3588 SL 30 LD 36 SEC 33 TWP 12**
 Amenities: **None**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Security - RI, Vacuum R.I.**
 Site Influences: **Recreation Nearby**

Silver Heights Estate. Double garage side by side backing to park area. This end unit features large maple kitch with granite counter tops with breakfast bar, nook + familyrm with fireplace, formal dining + livingrm, 4 bathrms, bsmt



BC Region Tax

(cont'd)

VANCOUVER

Kevin Wong
604-637-1546

Andrew Shaw
604-637-1528

David Heidt
778-374-2133

Eric Feilden
604-637-1504

Katri Ulmonen
604-637-1507

VERNON

Ryan Mackiewich
250-307-3757

Basic Personal Amount Tax Credit Enhancement: The basic personal amount tax credit was increased in 2009 and 2010 as a result of HST implementation; this enhancement has now been reversed with the re-implementation of PST on April 1, 2013. The revised credit amount will be set at \$9,373 plus any inflation indexing that has occurred since 2009.

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B. CORPORATE INCOME TAX MEASURES

Corporate Income Tax Rates

Due to the uncertainty in the Province's fiscal environment, the tax rate for general corporate income is projected to increase to 11% effective April 1, 2014. However, the requirement to implement this increase will be re-evaluated in next year's budget. The rate for small businesses with active business income will remain at 2.5%.

Training Tax Credits (TTC)

The TTC program came into effect January 1, 2007, and provides tax credits for employers and apprentices engaged in eligible apprenticeship programs administered through the Industry Training Authority.



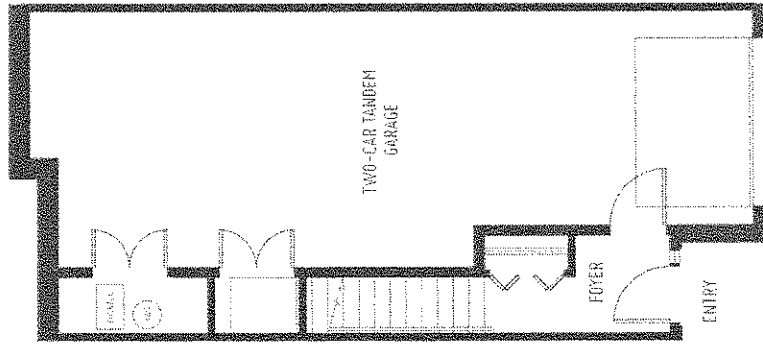
UNIT A

TOTAL AREA:
2,051 S.F.

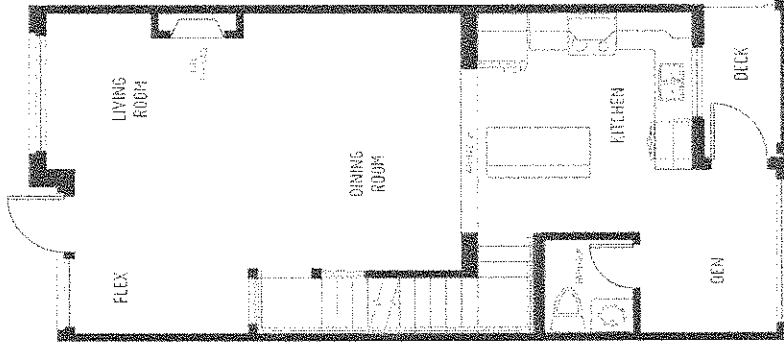


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cell 804.351.3761
RE/MAX Realty

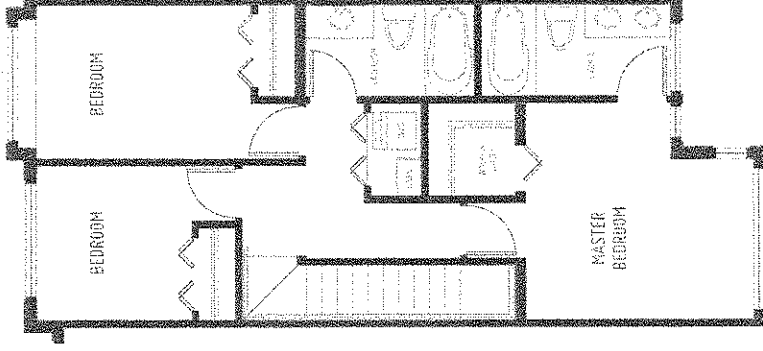
NAG
CONSTRUCTION



BASEMENT
159 S.F.
GARAGE: 527 S.F.



MAIN FLOOR
676 S.F.



UPPER FLOOR
689 S.F.



SILVER HEIGHTS
APARTMENT

13771 232A Street, Maple Ridge, BC
info@silverheightsrealestate.ca
www.silverheightsrealestate.ca

The developer reserves the right to substitute any material, fixture, appliance or finishing with an equivalent material, fixture, appliance or finishing at the developer's sole discretion. In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications or prices without notice. Handlings are an artist's conception only and are intended as general reference. All dimensions and sizes are approximate. Refer to disclosure statement for specific offering details. E. & O.E.



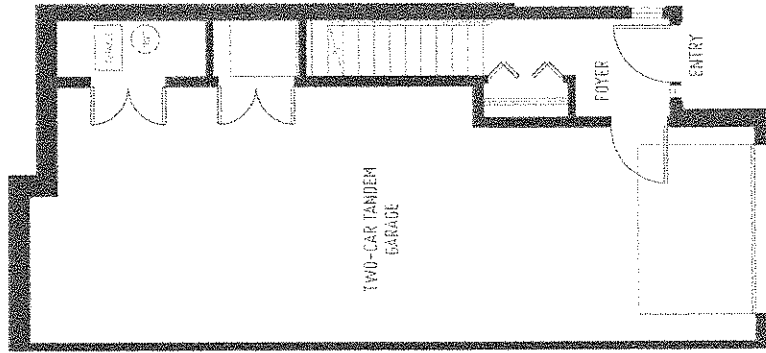
UNIT B

TOTAL AREA:
2,090 S.F.

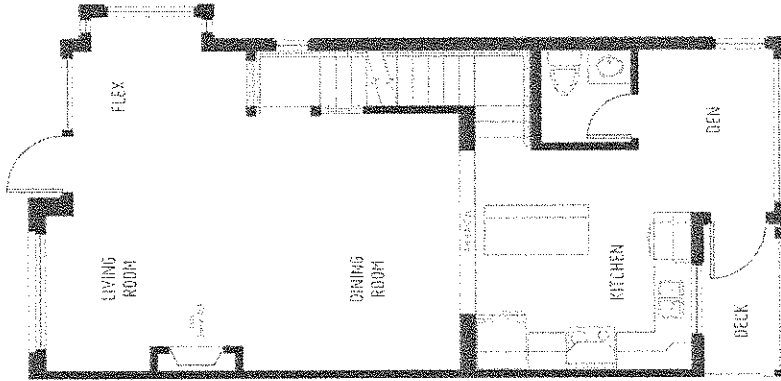


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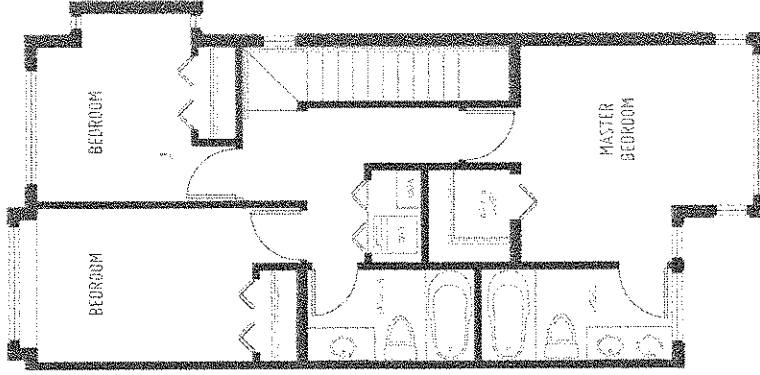
NAG
CONSTRUCTION



BASEMENT
164 S.F.
GARAGE: 527 S.F.



MAIN FLOOR
693 S.F.



UPPER FLOOR
706 S.F.



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SILVER HEIGHTS
RE/MAX Realty



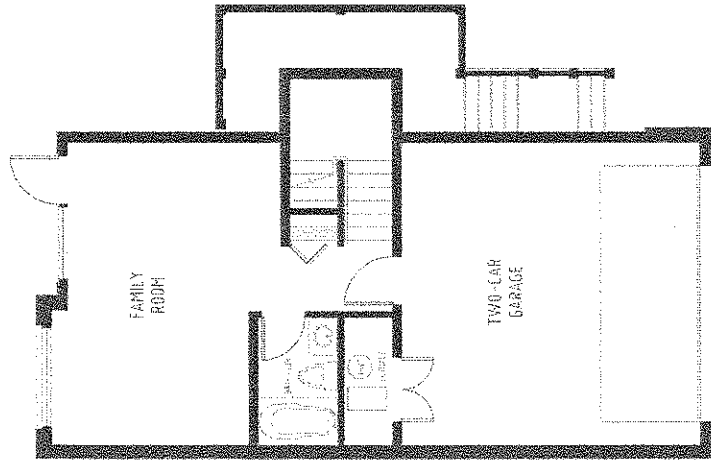
UNIT D

TOTAL AREA:
2,320 S.F.

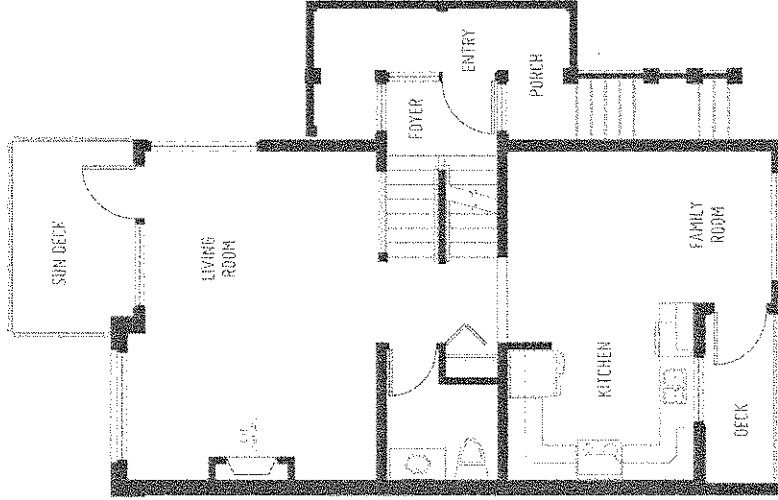


RON ANTALEK
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RE/MAX Realty

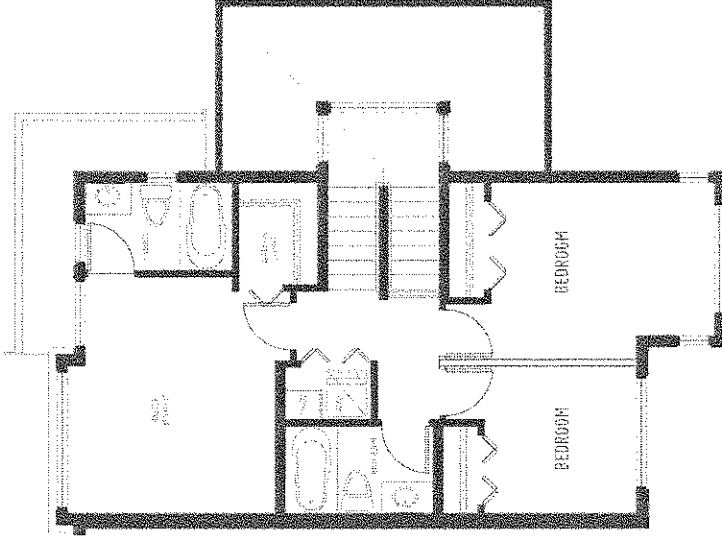
NAG
NAG REALTY INC.



BASEMENT
466 S.F.
GARAGE: 384 S.F.



MAIN FLOOR
735 S.F.



UPPER FLOOR
735 S.F.



13771 252A Street, Maple Ridge, BC
info@silverheightsrealestate.ca
www.silverheightsrealestate.ca

SILVER HEIGHTS

VR10101

The developer reserves the right to substitute any material, fixture, appliance or finishing with an equivalent material, fixture, appliance or finishing at the developer's sole discretion. In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications or prices without notice. Renderings are an artist's conception; only area are intended as general reference. All dimensions and sizes are approximate. Refer to disclose statement for specific offering details. E. & D.F.



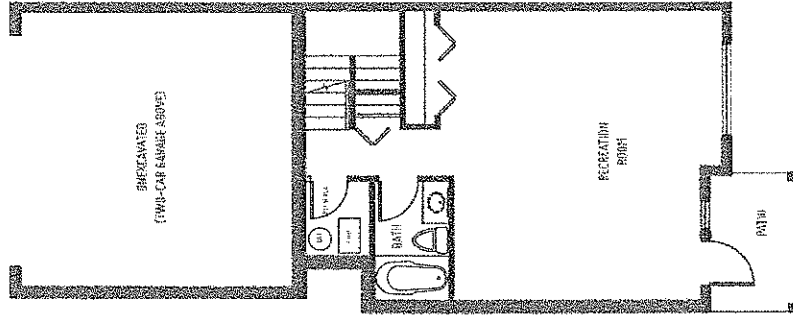
UNIT G

IDEAL AREA
2,570 S.F.

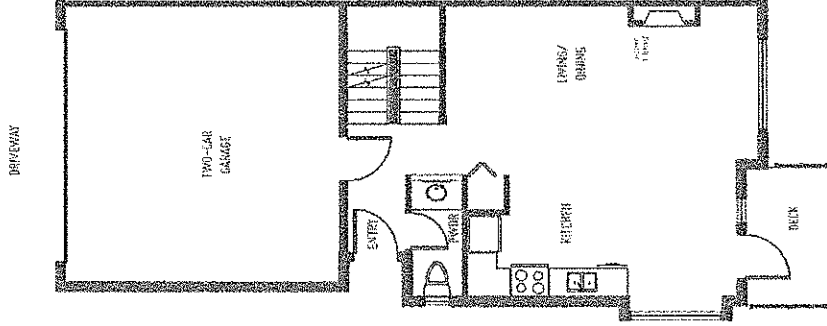


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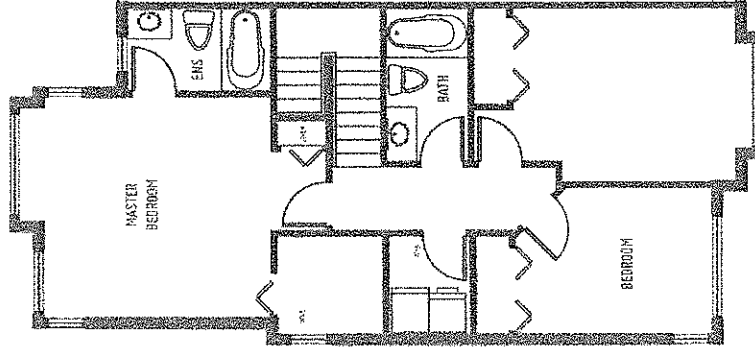
NAG
CONSTRUCTION



BASEMENT
583 S.F.
GARAGE: 383 S.F.



MAIN FLOOR
583 S.F.



UPPER FLOOR
853 S.F.



SILVER HEIGHTS

2012.002

1377: 232A Street, Maple Ridge, BC
info@ashkorhighrisestates.ca
www.silverheightsstates.ca

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FINE FEATURES

STYLISH RESIDENCES.

SWEEPING VIEWS.

- A collection of 31 townhomes with various floor plan options designed in a contemporary urban prairie style by renowned architects Atelier Pacific Architecture Inc.
- Striking Streetscape created with inspired architecture, eye-catching details and designer colour schemes in the arts and crafts style. Maple Ridge where there is nothing but forests, lakes, mountains, views, executive single family homes in the 600,000s+, and now the first townhouse development in this exclusively luxurious community.
- Convenient location to Maple Ridge and Langley shopping, schools, parks, lakes and campgrounds, the Golden Ears Bridge to Langley and Highway 1, and the WestCoast Express commuter train to downtown Vancouver.
- Homes with breathtaking views from Pitt Meadows to Vancouver set atop Silver Valley amongst serene forests and mountains.
- Oversized double-glazed custom designer tan windows throughout to take full advantage of surrounding views and light.
- Most homes offer two balconies and one patio to fully engage with the outdoors from the comfort and privacy of your own home.

SIGNATURE HOMES.

SUPERIOR FEATURES.

- Choose between two designer selected interior schemes: Modern or Classic.
- Engineered hardwood floor on the main floors complemented by beautiful handset tile in the foyers and bathrooms puts luxury at your feet.

- Custom Interior Designer Elements include; dark bronze oil and brushed nickel light fixtures, decorative plumbing fixtures with designer lavatories and one piece water closets in master and powder, heritage doors and brushed-nickel lever hardware, solid stained-wood railing with metal balusters, contemporary stained-wood fireplaces, and 2" solid faux wood blinds throughout.

- Custom Exterior Designer Elements include; modern brickwork, durable horizontal haroi siding, innovative and rugged deck flooring, solid timber entry stairs, wide-picket (wood-look) aluminum railings, and 1x6 painted wood trim on all windows, doors and corners.

- High windows and 9-foot ceilings on the main floor give an overwhelming sense of spaciousness.
- All homes roughed-in for security system, audio system, and vacuum.
- Chic crown mouldings in the living, dining, master bed, and upstairs hallways along with elegant cream 1x4 casings around every window and door provide luxury to even the most discerning buyers.

- Fully finished basements and garages with electric automatic garage door openers and key-coded access panels installed.

SUMPTUOUS KITCHENS AND BATHS.

SERIOUSLY FASHIONABLE.

- Large kitchens with three sides of stained or painted solid maple cabinetry, also in bathrooms.
- Granite countertops in kitchens and powder rooms combine great elegance with stone surface practicality.
- Kitchens and powder rooms receive custom undermount designer sinks and lavatories for a clean and contemporary look without a visible edge.
- Stainless steel Frigidaire appliances in kitchens complement the urban scheme.

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cel 604.351.3261
RE/MAX Realty

NAG
CONSTRUCTION

- 6 appliances included: Frigge, range, dishwasher, premium microwave over range with built-in hood fan, washer, and dryer.
- Master ensuite all receive a large soaker tub with shower enveloped by handset tile from tub to ceiling.
- Stylish picture-framed mirrors in powder rooms.

SUSTAINABLE LANDSCAPING.

SPACIOUS OUTDOOR LIVING.

- Extensive replanting scheme devised surrounding units and public spaces to mitigate impact of trees removed by renowned landscape architect Van der Zalm and Associates Inc.
- Natural below ground and above ground bioswales naturally lead rainwater to their intended destinations without the use of obtrusive and corrosive underground pipes.
- Blasted granite and natural stone boulders provided much of road bases and retaining walls necessary on-site to make use of native excavated materials and create a natural landscape to meld with the existing setting.
- With only 31 premier townhomes situated on a large site, not only is there a stronger sense of security, but there is also plenty of open space for everyone in their own privately cedar-fenced backyards and common spaces.
- A naturally-created outdoor amenity space with walking paths, park benches and picnic benches is complete with a custom children's playground provided and installed for the use of the 31 homeowners of Silver Heights Estates.
- Most homes receive a minimum of an individual full-length 20 foot driveway for parking, but many units' driveways far exceed this length; unique for a modern townhome development.

Please consult the realtor regarding options, extras, and pricing to personalize your home.



13771 232A Street, Maple Ridge, BC
info@silverheightsstates.ca
www.silverheightsstates.ca

SILVER HEIGHTS

ESTATES



Exclusive to The Antalek Team ... New Home Financing Packages

Extended Rate Holds, Rate Guarantee to Completion...Quick Close Rate Sales

Builder & Construction Mortgage Financing available

Homeline Equity Mortgage, HomeProtector Insurance, Cash Back ... options available

Appraisal costs compliments of Royal Bank

Complementary Financial Review... from Valued RBC Investment Planner Partner

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John & Debbie Hebel
RBC Mortgage Specialists

John

phone: (604) 760-5552

fax: (604) 476-0899

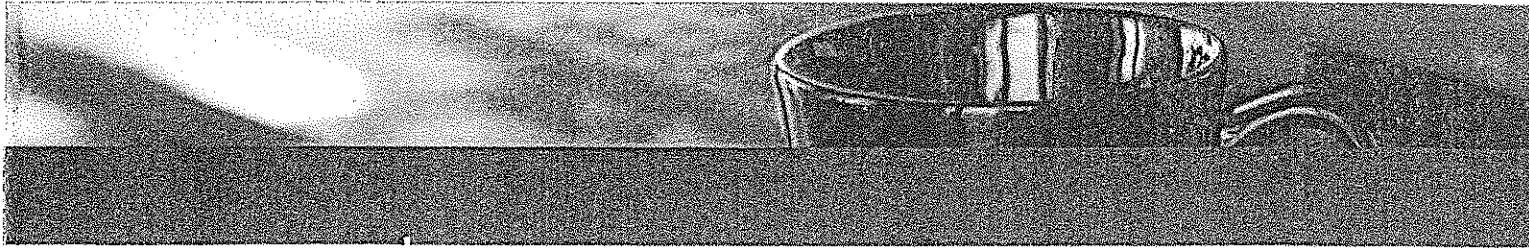
e-mail: john.hebel@rbc.com

Debbie

phone: (604) 218-5807

fax: (604) 476-0899

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BC Region Tax
(cont'd)

VANCOUVER

Kevin Wong
604-637-1546

Andrew Shaw
604-637-1528

David Heidt
778-374-2133

Eric Feilden
604-637-1504

Katri Ulmonen
604-637-1507

VERNON

Ryan Mackiewich
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**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

329,900.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	329,900.00
GST	16,495.00
PST	23,093.00
Total Purchase Price Before Rebates	369,488.00
Rebates:	
GST rebate	5,938.20
HST rebate	16,495.00
Total Rebates	22,433.20
HST Payable after Rebates	
Purchase Price	329,900.00
GST net of rebate	10,556.80
PST net of rebate	6,598.00
Net purchase price	347,054.80



HST CALCULATOR
FOR NEW HOMES

Enter Gross or Net New Home Sales Price:

339,900.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	339,900.00
GST	16,995.00
PST	23,793.00
Total Purchase Price Before Rebates	380,688.00
Rebates:	
GST rebate	6,118.20
HST rebate	16,995.00
Total Rebates	23,113.20
HST Payable after Rebates	
Purchase Price	339,900.00
GST net of rebate	10,876.80
PST net of rebate	6,798.00
Net purchase price	357,574.80



**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

349,900.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	349,900.00
GST	17,495.00
PST	24,493.00
Total Purchase Price Before Rebates	391,888.00
Rebates:	
GST rebate	6,298.20
HST rebate	17,495.00
Total Rebates	23,793.20
HST Payable after Rebates	
Purchase Price	349,900.00
GST net of rebate	11,196.80
PST net of rebate	6,998.00
Net purchase price	368,094.80



**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

369,900.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	369,900.00
GST	18,495.00
PST	25,893.00
Total Purchase Price Before Rebates	414,288.00
Rebates:	
GST rebate	5,046.30
HST rebate	18,495.00
Total Rebates	23,541.30
HST Payable after Rebates	
Purchase Price	369,900.00
GST net of rebate	13,448.70
PST net of rebate	7,398.00
Net purchase price	390,746.70

RE/MAX
Lifestyles
Ron Antalek, B.A., T.C.
#1 REALTOR®

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Cellular: (604) 351-3261
ronantalek@remax.net
www.ronantalek.com

Each Office Independently Owned and Operated



**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

379,900.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	379,900.00
GST	18,995.00
PST	26,593.00
Total Purchase Price Before Rebates	425,488.00
Rebates:	
GST rebate	4,416.30
HST rebate	18,995.00
Total Rebates	23,411.30
HST Payable after Rebates	
Purchase Price	379,900.00
GST net of rebate	14,578.70
PST net of rebate	7,598.00
Net purchase price	402,076.70