

MATTEO

Where Modern Living Meets Community Charm

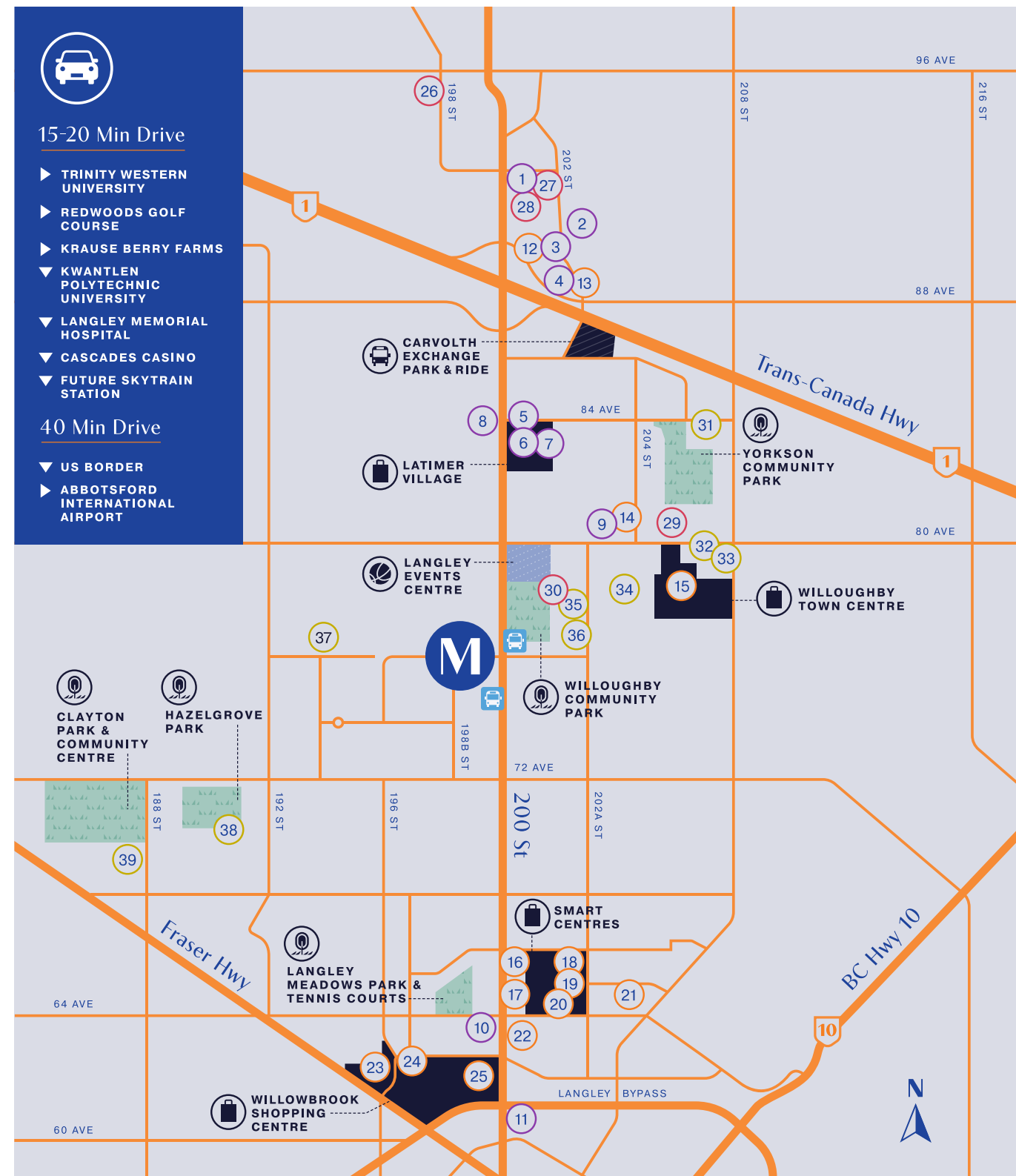
MATTEO is a contemporary collection of 212 thoughtfully designed studio to 2-bedroom + den homes, crafted for those seeking style, connection and urban convenience. Nestled in the vibrant heart of Willoughby, MATTEO's fresh, bold architecture is complemented by 11 ground-floor retail shops, and an on-site daycare, bringing local boutiques, eateries and essential services to your doorstep and simplifying your daily routines.



Where 3 Distinct Communities Converge

Centrally located on 198B Street and 76 Avenue, MATTEO connects you to three of Langley's distinct neighbourhoods—Willoughby, Willowbrook and Carvolth—each with its own unique charm.

Enjoy easy access to Willoughby Community Park and Langley Events Centre, and discover nearby Latimer Village's lively restaurant hub.



RESTAURANTS & CAFÉS

- 1 The Old Spaghetti Factory
- 2 The Keg Steakhouse + Bar
- 3 Browns Socialhouse
- 4 Sushi Gio Japanese Restaurant

LATIMER VILLAGE

- 5 Artigiano
- 6 Blacksmith Bakery
- 7 Sidebar Grill
- 8 S+L Kitchen & Bar
- 9 Stacked Pancake & Breakfast House
- 10 Earls Kitchen + Bar
- 11 Cactus Club Cafe

SHOPPING

- 12 Shoppers Drug Mart
- 13 CIBC Branch
- 14 BMO Bank of Montreal

WILLOUGHBY TOWN CENTRE

- 15 TD Canada Trust
- 16 The Home Depot
- 17 BC Liquor

SMART CENTRES

- 18 Walmart
- 19 London Drugs
- 20 Save-On-Foods

- 21 Costco

- 22 Canadian Tire

WILLOWBROOK SHOPPING CENTRE

- 23 H-Mart
- 24 T&T Supermarket
- 25 Safeway

RECREATION

- 26 Extreme Air Park
- 27 Langley Sportsplex
- 28 Cineplex Cinemas
- 29 The Tennis Centre
- 30 Beach Volleyball Courts

EDUCATION

- 31 Yorkson Creek Middle School
- 32 Willoughby Elementary
- 33 ABC Preschool Academy
- 34 Donna Gabriel Robins Elementary
- 35 Peter Ewart Middle School
- 36 R.E. Mountain Secondary
- 37 Maddaugh Elementary
- 38 Hazelgrove Elementary
- 39 Clayton Heights Secondary School



A Shopping & Social Hub

Positioned across from Hayer Town Centre and close to Willoughby Town Centre, MATTEO offers a lively mix of dining, shopping, and services just steps away. Hayer Town Centre features 35,000 square feet of retail space within a pedestrian-friendly environment. With Langley's first public urban green space and vertical living gardens, it's the perfect destination to relax or socialize.



Sports & Culture Around The Corner

Just a 10-minute walk from MATTEO, The Langley Events Centre is a major destination for sports, concerts, exhibitions, and family-friendly community events. With its state-of-the-art facilities, including a multi-purpose arena and athletic fields, it's a year round hang-out spot for all ages.

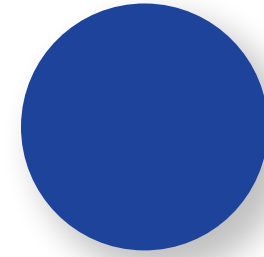




Bold Architecture, Fresh Perspectives

At MATTEO, bold, modern design defines two striking, six-storey buildings. Building A integrates ground-floor shops and services, conveniently located for residents. Building B provides a curated living experience, complete with an onsite daycare and inviting social lounge. The thoughtfully crafted indoor amenity and outdoor courtyard create a vibrant, community-driven hub for all to enjoy.



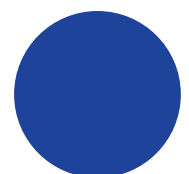


A Place Where Neighbours Become Friends

MATTEO's outdoor courtyard is a place to mingle with neighbours, have great fireside conversations and socialize over burgers and beer at the shared BBQs. The courtyard features a well-lit, fully landscaped pedestrian plaza, a dedicated kids' play area, and ample green space for pets to enjoy. With community garden planters for growing fresh herbs and produce, MATTEO brings residents together, fostering a genuine tightknit community.



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.



A Cozy Sanctuary To Relax

MATTEO's indoor social lounge is designed as a cozy, multifunctional space where residents can unwind from their busy lifestyles. The dining area, complete with a full kitchen, offers the perfect setting to unleash your inner chef and try new recipes with friends. For those who need to focus, the dedicated, distraction-free co-working space provides an ideal environment to get into a productive flow. This is your place to relax, recharge, and start conversations.



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.



Care For Your Little Ones, Close To Home

Designed to make daily life easier for families, MATTEO offers an on-site daycare, with indoor and outdoor spaces for children to learn and explore in a safe, engaging environment. With seamless childcare services, this is a game-changer for busy parents, giving them peace of mind while simplifying their daily routines.

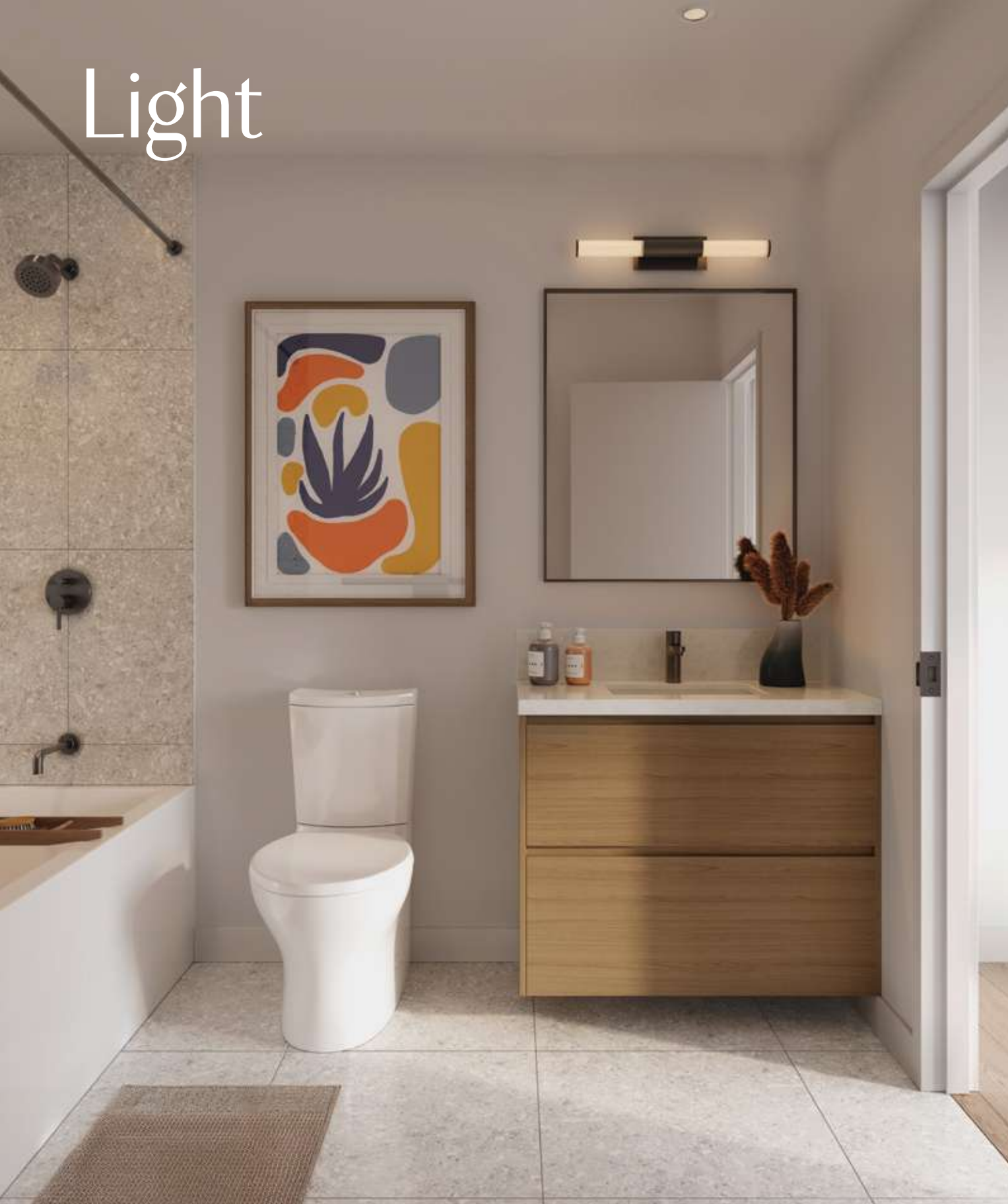
Independently owned and professionally operated, this daycare will accommodate up to 22 children, and will be focused on providing to the children in the community.



The Inside Story At Matteo

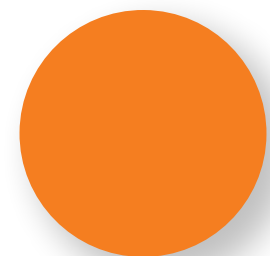


Light



Bright And Airy

MATTEO's open-concept dining and living areas invite natural light to fill your home, creating a seamless flow between spaces for effortless living and entertaining. Thoughtful modern finishes, including wide-plank flooring, a kitchen display nook, sleek matte-black hardware, and stainless steel appliances, deliver both style and easy maintenance. The bathroom refreshes your daily routine with a spa-inspired soaker tub, large-format tiles, and contemporary touches.



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.

Dark



A Touch Of Drama

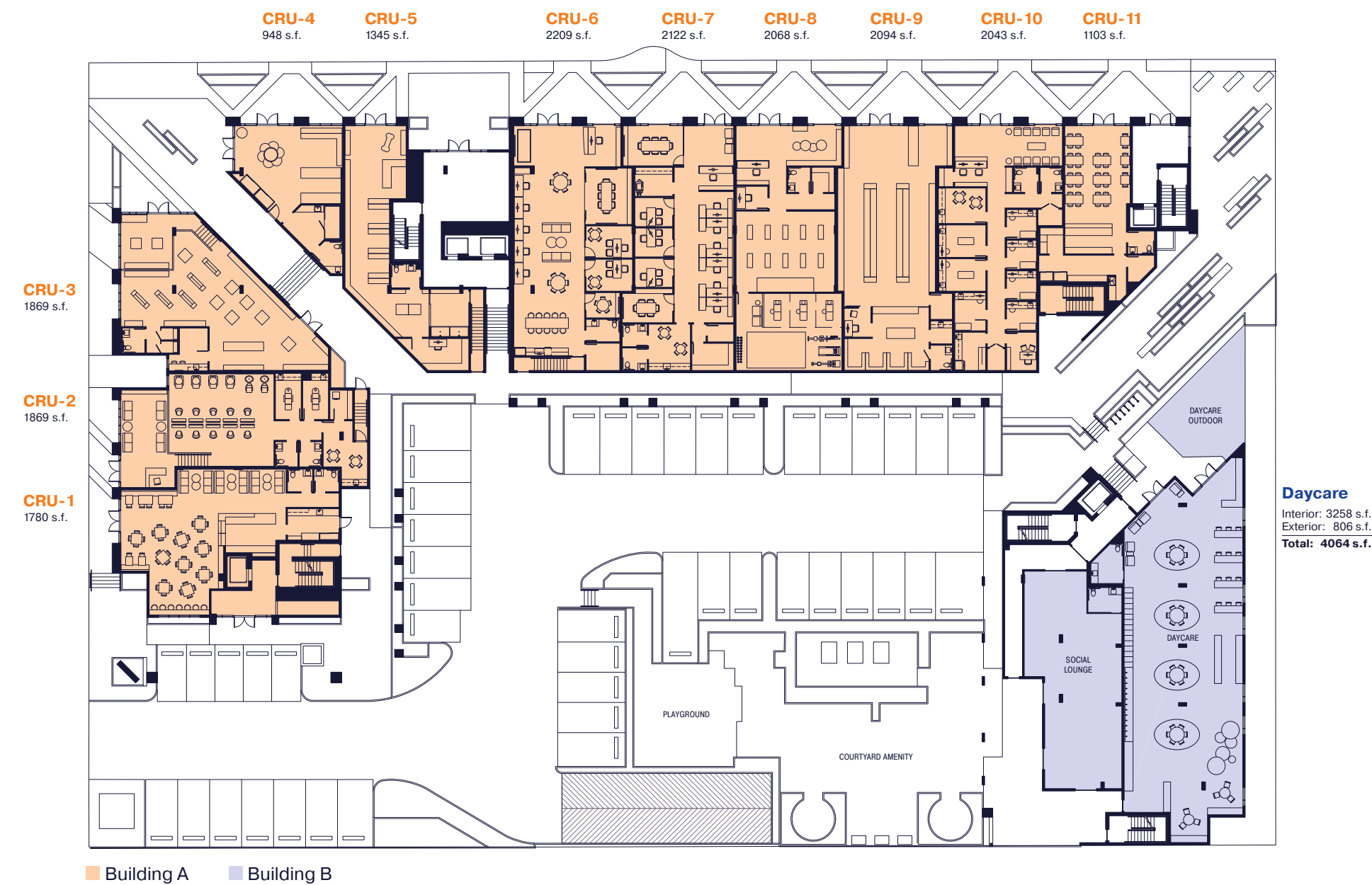
Tailor your home with two distinct designer colour schemes. The dark scheme makes a bold statement with rich, dramatic tones, while the light scheme offers a bright, refreshing palette. Each choice is thoughtfully crafted to combine modern design with seamless functionality, creating a space perfectly suited to your lifestyle.



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.

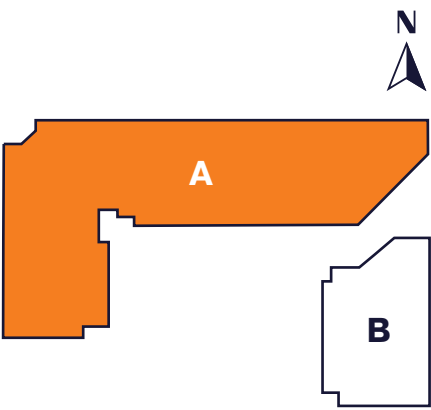


Retail & Daycare



Retail & Daycare

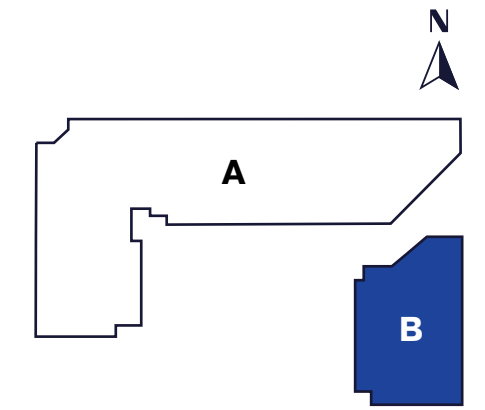
Building A | Level 2



Building B | Level 2

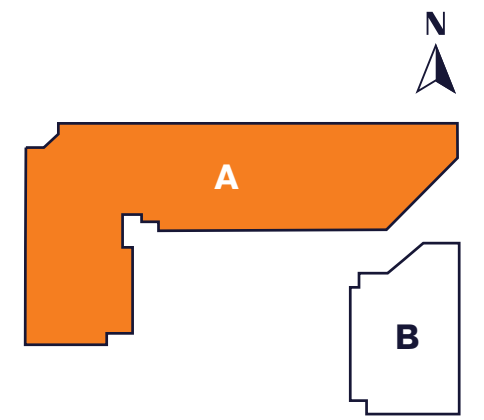


- Studio
- (Jr.) 1 Bedroom
- 1 Bedroom + Den
- (Jr.) 2 Bedroom (+ Den)

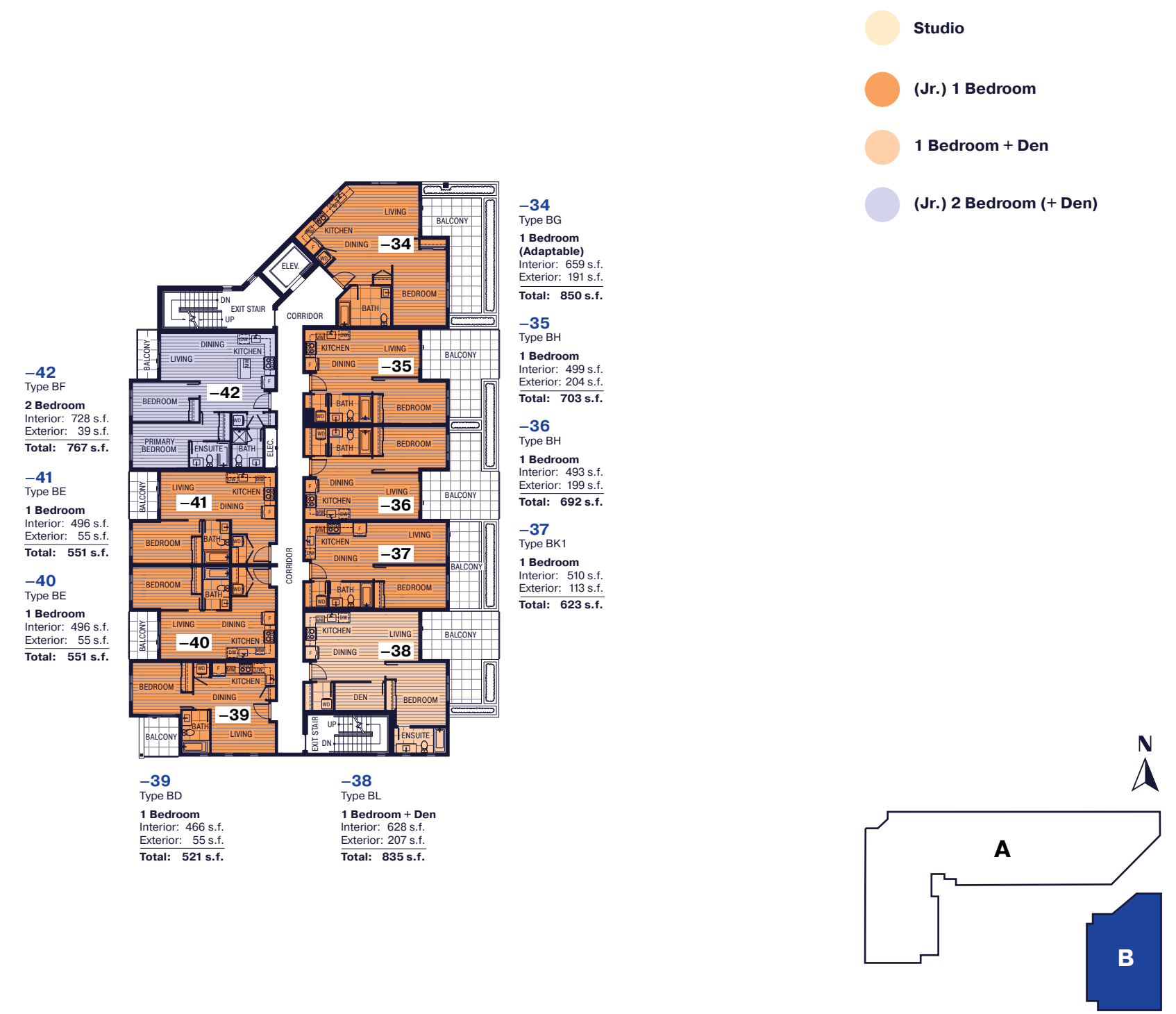


LEVEL 2

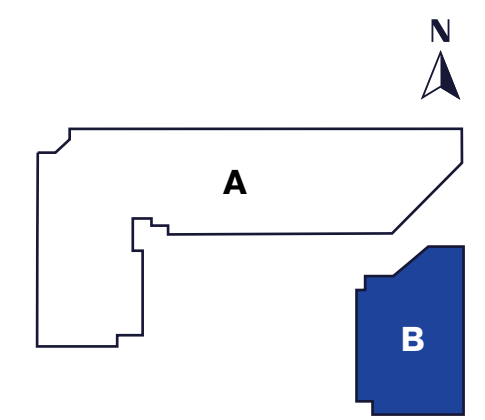
Building A | Level 3



Building B | Level 3

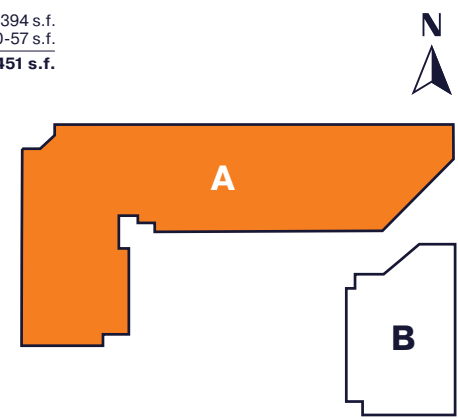
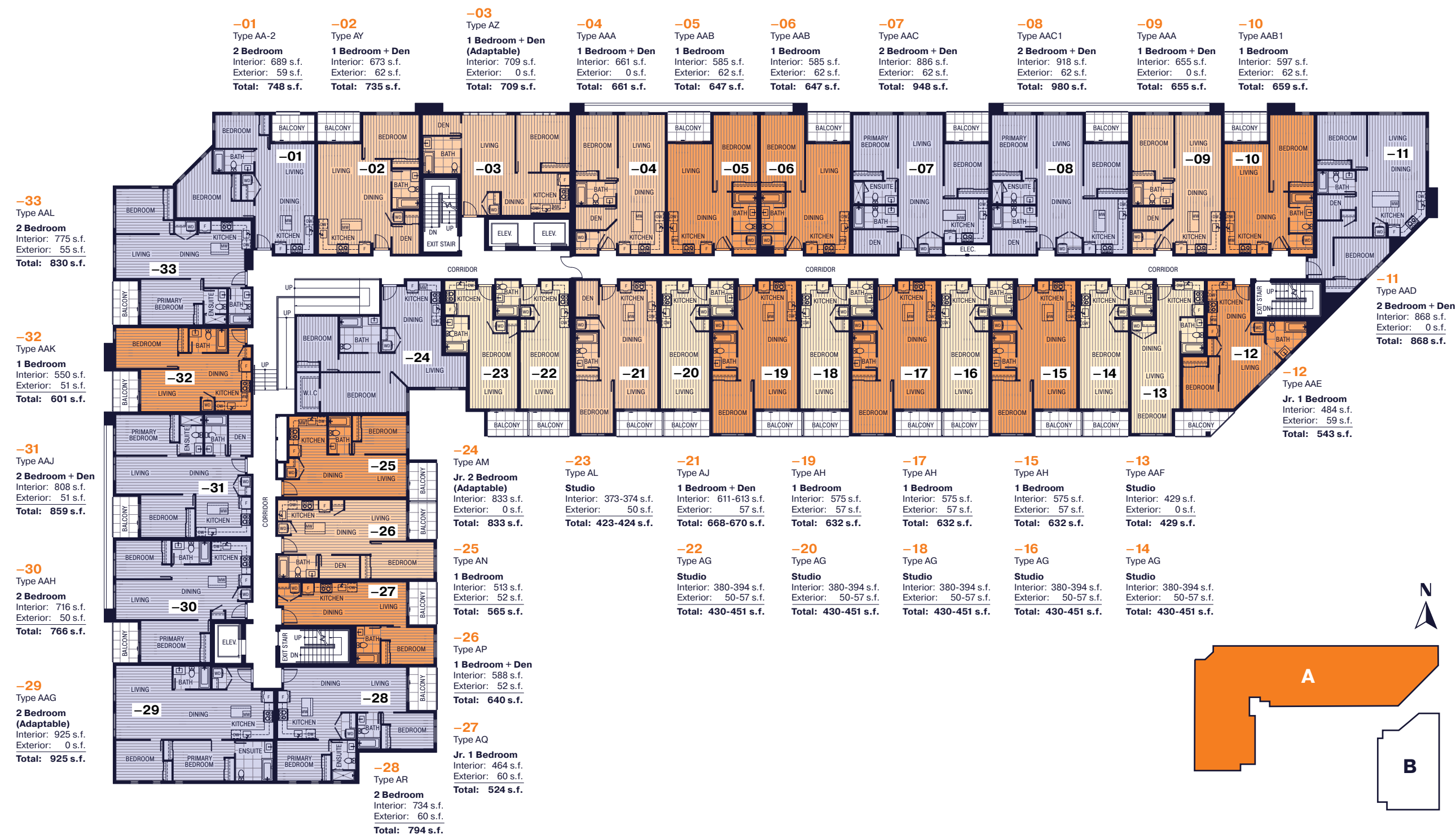


- Studio
- (Jr.) 1 Bedroom
- 1 Bedroom + Den
- (Jr.) 2 Bedroom (+ Den)



LEVEL 3

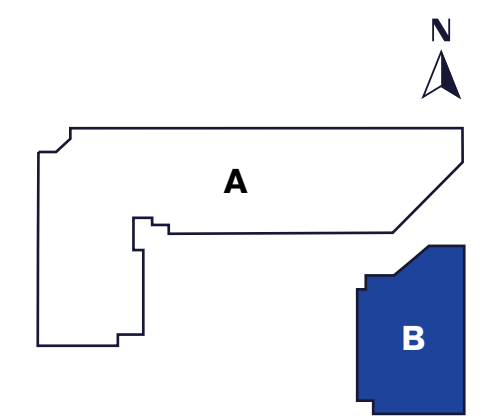
Building A | Level 4-6



Building B | Level 4-6



- Studio
- (Jr.) 1 Bedroom
- 1 Bedroom + Den
- (Jr.) 2 Bedroom (+ Den)



Level 4-6

Designed for Connection and Convenience

- Fresh, bold architecture with 212 thoughtfully designed studio to 2-bedroom + den homes across two 6-storey boutique buildings, situated in the vibrant Willoughby neighbourhood, close to shopping centres, restaurants, schools, parks, and everyday conveniences.
- 11 retail shops on the ground floor bring you a lineup of local boutiques and essential services right to your doorstep.
- An on-site daycare offers seamless childcare and simplifies your daily routines.
- Surrounded by the natural beauty of the West Coast, along with a variety of neighbourhood parks and community centres—offering you an abundance of activities perfect for all seasons.

Modern Suites, Tailored to You

- Choose from two designer colour schemes: **Light** or **Dark**
- Open-concept dining and living area to enhance flow, natural light, and versatility

- Wide-plank laminate flooring throughout for a contemporary, durable finish
- Individual heating controls, with an optional A/C upgrade available
- Modern LED pot lights for seamless kitchen lighting
- Minimalist roller shades on double-glazed windows for privacy and sun control
- In-suite, energy-efficient Samsung front-loading washer and dryer for easy laundry days
- Thoughtfully placed wall outlets in every bedroom
- Bedroom closets include built-in organizers to maximize storage

Kitchens Built for Connection

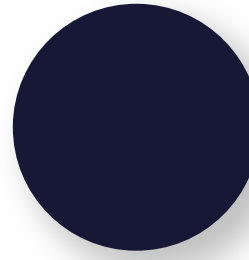
- Spacious kitchen layouts designed for everything from quick breakfasts to evening gatherings
- Conveniently placed outlets within easy reach, ideal for kitchen gadgets
- Full-height custom cabinetry with soft-close drawers and LED under-cabinet lighting
- Full slab backsplash and countertop bring a seamless look that makes cleanups easy
- Large under-mount stainless steel sink

- Sleek matte-black faucet with pull-out spray
- Stainless steel appliance package, featuring:
 - Samsung 33" French door fridge with bottom freezer
 - Samsung 30" slide-in electric range with self-cleaning oven
 - Samsung 24" dishwasher
 - Smeg 30" slide-out hood fan*
 - Panasonic microwave*

**for select homes*

Bathrooms Crafted for Comfort

- Framed vanity mirror adds a modern touch
- Flat-panel cabinets with soft-close drawers, designed for clutter-free storage
- Sleek matte-black faucets and accessories for a polished, stylish finish
- Large-format wall and floor tiles add a bold, luxurious touch
- Quiet-close, water-efficient and dual-flush toilets for added convenience and conservation
- Soaker tub designed for a spa escape at home
- Minimalistic frameless glass walk-in shower with swing door featuring matte-black hardware, showerhead and handheld wand



Community Spaces for Shared Moments

Outdoor Courtyard Retreat

- Kids' play area designed to nurture imaginations
- Intimate outdoor seating area with a cozy firepit
- Shared BBQs and dining tables, perfect for meals and socializing
- Well-lit, fully landscaped pedestrian plaza with plenty of green space for Fido to play
- Community garden planters to grow your own produce and herbs

Indoor Social Lounge

- Dining area with a full kitchen to test new recipes and unleash your inner chef
- Cozy lounge with a fireplace to meet new friends and bond with old ones
- Co-working space to get into a productive flow



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 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



Features



MATTEO offers an unparalleled opportunity to own premium retail spaces in a thriving, well-connected neighbourhood. Strategically located in the heart of Willoughby, Willowbrook, and Carvolth, just minutes from HWY 1 and the Carvolth Bus Exchange, these commercial spaces are set to become a vibrant hub in the epicentre of a rapidly growing community.

Commercial Features

Located along the high-traffic corridor of 200th Street, Matteo sits in one of Langley's most sought-after commercial and residential communities.



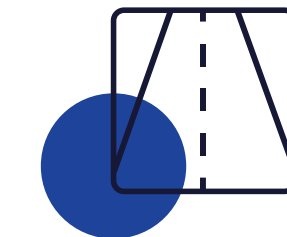
948 SQ FT to 2290 SQ FT, CRUs can be combined for ultimate flexibility



Dedicated commercial elevator for direct access



Signage opportunities to enhance visibility



Prime, high-exposure locations



Expansive window glazing for natural light



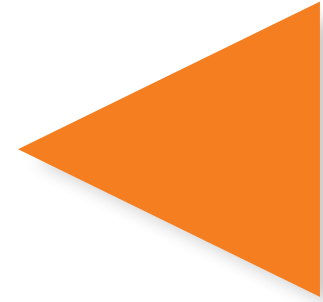
3,258 SQ FT indoor and 806 SQ FT outdoor spaces zoned for daycare



58 dedicated parking stalls, including EV options



Zoning: CD-191 allows daycare & commercial uses



The ML Emporio Legacy

ML Emporio Properties has 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 remarkable design and thoughtful planning with every element centred on liveability through a seamless blend of form and function.

ML Emporio's objective with every new community is to respect and retain the character of the surrounding neighbourhood and contribute to the vitality of their futures. ML Emporio believes in delivering extraordinary quality and service to homeowners time after time.



The Matteo Team

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.

ARCHITECT



ARCHITECTURE PANEL INC. (API) is a dynamic, multidisciplinary firm offering a comprehensive range of architectural and landscape architectural services. Our diverse portfolio includes projects in commercial, multi-unit residential, mixed-use, recreational, institutional, and industrial sectors, among others. Our core philosophy centers on optimizing spatial experiences within the built environment. API embraces a collaborative and participatory design process, engaging clients, project stakeholders, and an integrated design team. We foster a work culture rooted in teamwork, inclusivity, and cooperation.

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.



Discovery Centre

Unit 7B - 20349 88 Avenue, Langley, BC

Project Address

7588 198B St., Langley Twp, BC V2Y 1S1

MatteoLangley.ca

