

Festina Lente

it's your turn
TO DISCOVER THE DIFFERENCE



Gitika Chawla
Realtor with Keller Williams

LET'S CONNECT



604.655.9008



gitika@realestatewithgitika.com



www.realestatewithgitika.com



facebook.com/RealEstatewithGitika



[@realestatewithgitika](https://instagram.com/realestatewithgitika)



Kim Parley &
Laura
Lindstrom
PREC
604-217-7781



Executive Summary

- Festina Lente Winery is a profitable, niche honey wine (mead) winery with diversified revenue streams.
- Combines high-margin wine production, weddings & events, and real estate value.
- Strong brand positioning outside traditional grape wine volatility.
- Significant scalability & expansion potential.
-

Investment Highlights

- ~84% gross margin on wine
- Multiple income streams reduce risk
- Proven operations with experienced staff
- Premium destination venue for weddings & luxury events
- Large land parcel with zoning flexibility
- Not in a flood plain
- Strong growth runway with minimal capital intensity

Business Overview

- Specialty producer of honey wine (mead) — a resilient alternative to grape-based wineries
- Less exposure to:
 - Climate volatility
 - Grape shortages
 - Traditional wine market saturation
- Business built from scratch with disciplined growth & operational maturity
- Loyal customer base & strong event demand
-

Revenue Streams

- Diversified and Complementary:
 - Wine sales (primary, high-margin)
 - Weddings
 - Private & corporate events
 - On-site experiences & tastings
- Ancillary revenue (merchandise, partnerships, etc.)
- Detailed average annual revenue breakdown available.

Financial Performance

- Current approximate annual income: [to be disclosed]
- Wine profit margin: ~84%
- Profit margin per bottle: [to be disclosed]

- Strong cash flow supported by: Direct-to-consumer sales
- Event pre-bookings
- Government grants accessed (where applicable)

5-Year Growth Projections

- Revenue growth driven by:
 - Expanded production
 - Increased event bookings
 - New distribution & untapped markets
- Margin stability maintained through:
 - In-house production
 - Premium pricing
 - Niche market positioning
 - Conservative projections with upside scenarios included

Events & Venue Economics

- Established wedding & events venue
- Approximate annual volume:
 - Weddings per year: [X]
 - Events per year: [X]
- Large-capacity site:
 - Supports high guest counts
 - Extensive vehicle parking (commercial and event)
- Premium clientele (luxury events, exotic car showcases)

Property & Real Estate Value

- Approx. 4,000+ sq ft residence on-site
- Potential for:
 - Restaurant
 - Hospitality
 - Tasting room
 - Business headquarters
- Zoning supports:
 - Additional legal dwellings
 - Commercial vehicle parking
- Title review underway (no easements/restrictions to be highlighted)

Expansion & Upside Opportunities

- Additional revenue streams:
 - New markets & distribution channels
 - Hospitality & food service
 - On-site accommodations (subject to zoning)

- Brand extensions:
 - Experiences
 - Limited releases
 - Corporate partnerships
 - Minimal competition in mead category at this scale

Marketing & Brand Assets

- High-quality visual assets:
 - Weddings
 - Luxury & Ferrari events
 - Large-scale gatherings
 - Parking and capacity proof
 - Planned 2-minute professional video: Wine-making process
 - Behind-the-scenes operations
 - Lifestyle branding
-

Management & Operations

- Founder-led with deep operational knowledge
- Experienced staff ensures continuity
- Strong operational systems already in place
- Pride of ownership & proven execution

Why Invest Now

- Profitable today with strong margins
- Scalable without compromising brand
- Hard asset + operating business
- Growing demand for experiential venues
- Rare opportunity in a non-traditional wine segment

Investment Structure (To Be Finalized)

- Options include:
 - Equity partnership
 - Strategic investor
 - Partial buy-in
 - Detailed financials & terms available upon NDA

Closing Statement

Festina Lente offers investors a high-margin, diversified, & resilient winery business, paired with valuable real estate & significant expansion potential — a rare combination in the agri-tourism & beverage sector.

Fentina Lente Winery



Golika Chavla
804.855.9008 exp
golika@fentina-lente.com
www.fentina-lente.com

21113 16th Ave, Langley, BC

PID: 006-877-486

LEGAL DESCRIPTION: LOT 15 PLAN NWP43419, SEC 13, TWP 7 NWLD

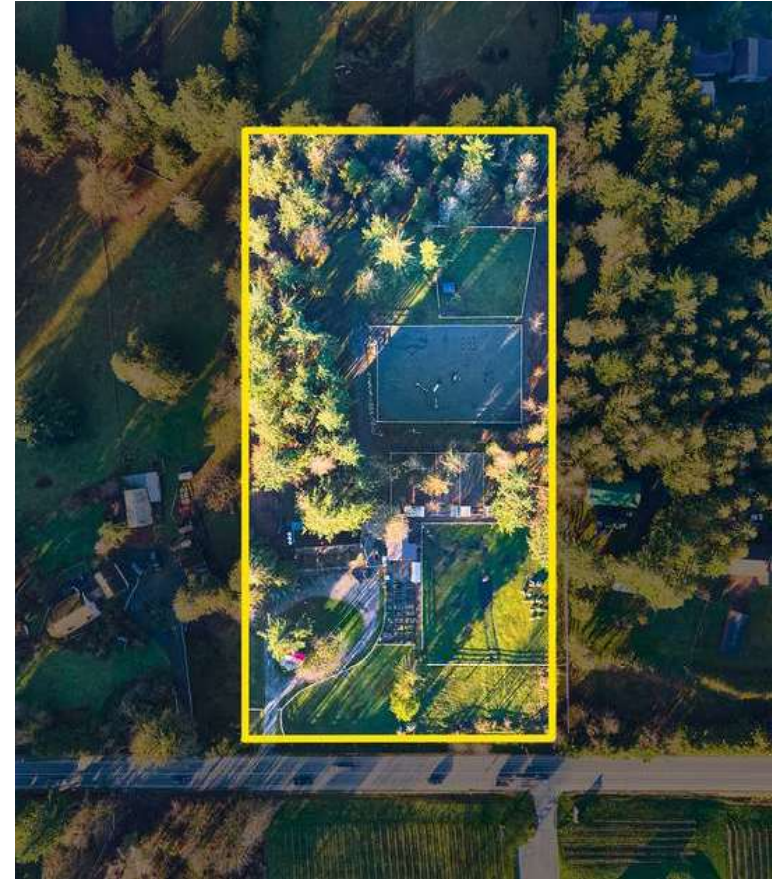
PROPERTY SIZE: 4.77 ACRES

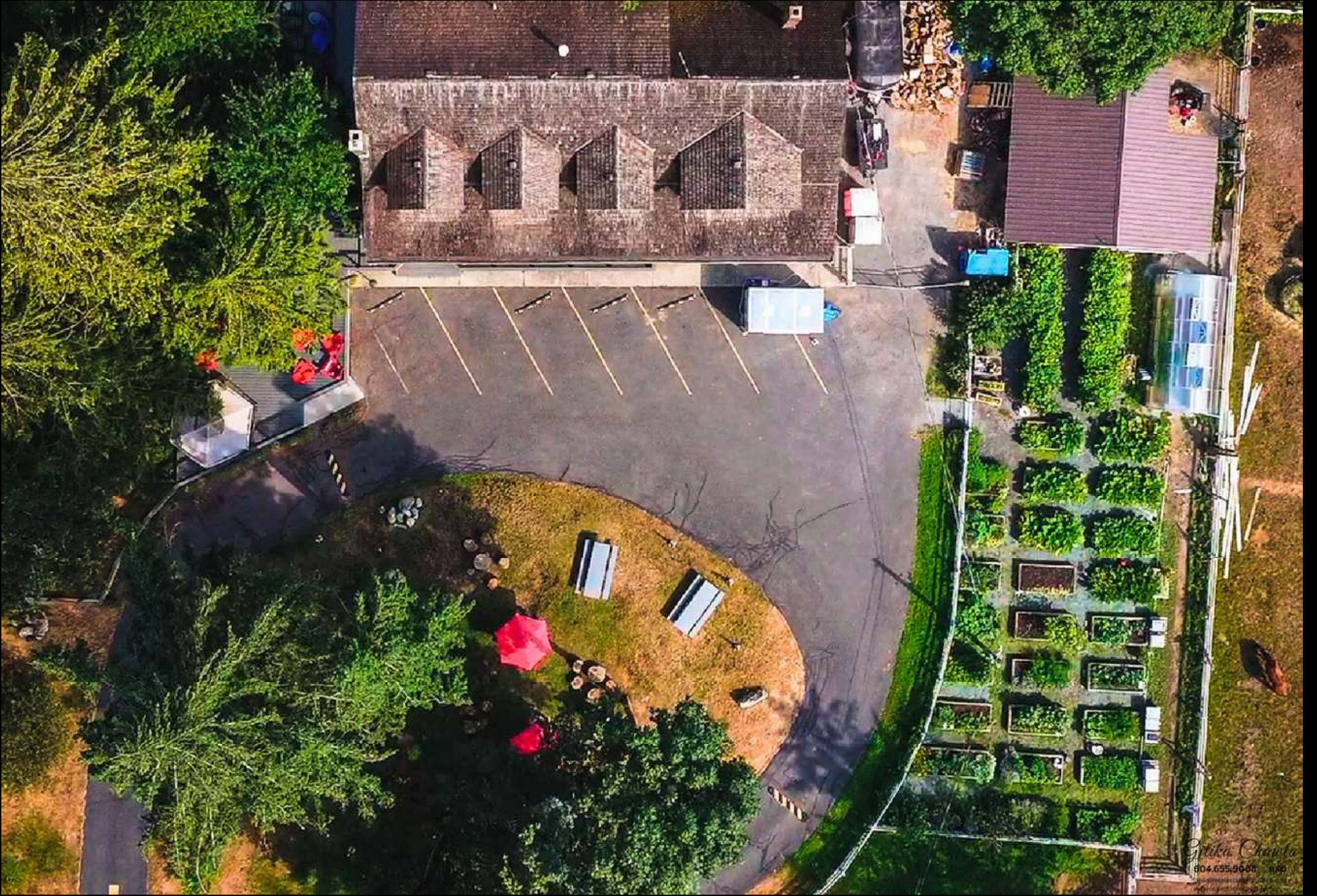
SEWER-SEPTIC

WATER-WELL

STRUCTURES-4500 SQFT HOME & STORAGE SHEDS

ZONING: RU-1







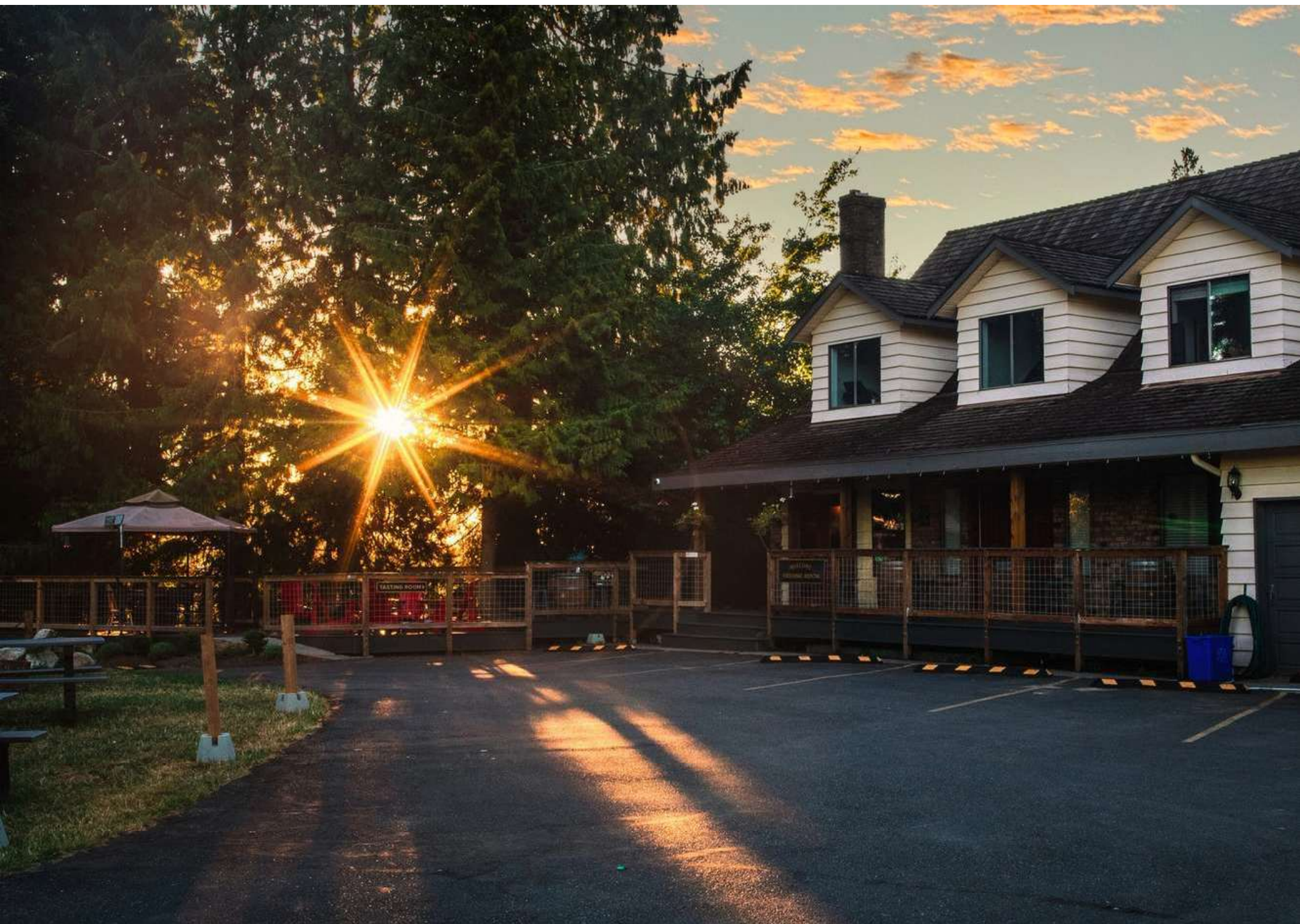


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604.655.9008 exp
gitika@festinalenti.com
www.festinalenti.com



Gulika Chawla
604.655.9008 exp
gulika@chawlaexp.com
www.chawlaexp.com





FESTINA LENTE



Designed for connection and comfort, the main living and dining areas showcase a warm, open-concept layout ideal for both everyday living and entertaining. The living room centers around a charming brick fireplace, creating a cozy focal point that anchors the space while adding character and warmth. Plush seating, soft textures, and recessed lighting combine to deliver an inviting atmosphere perfect for relaxing or hosting guests.

Flowing seamlessly into the dining area, large windows flood the space with natural light and frame serene outdoor views, enhancing the home's airy feel. The thoughtful layout allows for effortless movement between living, dining, and kitchen spaces, making gatherings feel natural and connected. Whether enjoying quiet evenings by the fire or hosting lively dinners with friends and family, this space strikes a perfect balance between comfort, functionality, and timeless style.

FESTINA LENTE



At the heart of the home, this beautifully redesigned kitchen delivers the perfect balance of style, space, and everyday functionality. Crisp white cabinetry pairs seamlessly with expansive quartz countertops, creating a bright, timeless aesthetic that feels both fresh and inviting. The oversized center island anchors the space, offering generous prep area, abundant storage, and a natural gathering point for casual meals, conversation, or entertaining.

Designed with performance in mind, the kitchen features stainless steel appliances, thoughtful workflow, and ample cabinetry to keep everything organized and within reach. Recessed lighting enhances the clean lines and modern finishes, while warm wood flooring adds depth and contrast. With its open layout and polished details, this kitchen isn't just a place to cook—it's a true centerpiece built for hosting, daily living, and making memories.

FESTINA LENTE



Retreat and recharge in these beautifully appointed bedrooms and spa-inspired baths, where comfort meets clean, modern design. The bedrooms are bright and inviting, featuring warm hardwood floors, soft neutral tones, and generous natural light that creates a calm, restful atmosphere. Thoughtful layouts provide ample space for relaxation, while tasteful finishes and subtle accents add a touch of understated elegance—perfect for unwinding at the end of the day.

The bathrooms elevate everyday living with a sleek, contemporary aesthetic. Crisp tilework, modern vanities with ample storage, and stylish lighting create a polished look, while the walk-in shower delivers a spa-like experience. Designed with both function and serenity in mind, these spaces balance comfort and style effortlessly, offering a private escape that feels both refined and welcoming.

FESTINA LENTE



This expansive lower level offers exceptional versatility, designed to adapt seamlessly to your lifestyle. The open, well-lit space provides ample room for recreation, creativity, or relaxation—perfect as a music studio, media lounge, or flexible gathering area. Plush carpeting and bright overhead lighting create a comfortable, inviting environment, while the generous layout allows for multiple uses without feeling crowded.

A dedicated fitness area makes it easy to stay active at home, accommodating cardio equipment and workout essentials with ease. Complementing the space is a thoughtfully designed office or hobby room featuring sleek, modern cabinetry, abundant storage, and natural light—ideal for working from home, crafting, or organizing projects. Whether used for productivity, wellness, or entertainment, this lower level adds incredible function and value, making it a true extension of the home's living space.



Gilika Chawla
604.655.9008 exp
gilika@realty.com
www.realty.com



**21113 16 Ave**

Langley, BC

HOODQ ADDRESS REPORT™

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.

**Nearby Schools****Glenwood Elementary**

Designated Catchment School
Grades K to 7
20785 24 Ave

Brookwood Secondary

Designated Catchment School
Grades 8 to 12
20902 37a Ave

École des Voyageurs

Designated Catchment School
Grades K to 7
8736 216 St

LookDeeper**École Gabrielle-Roy**

Designated Catchment School
Grades K to 12
6887 132 St

Other Local Schools**Langley Equestrian Academy**

Grades 7 to 12
20902 37a Ave

Langley Fundamental Middle/Secondary

Grades 6 to 12
21250 42 Ave

East Kensington Outdoor Learning

Grades K to 5
2795 184 St

PARKS & REC

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation, and play in nearby parks and recreation facilities.

**Campbell Valley Regional Park**

20290 16 Ave



9 mins

Lochiel Elementary School Grounds

224 St

**Glenwood Elementary School Grounds**

20785 24 Ave

**FACILITIES WITHIN A 20 MINUTE WALK**

1 Equestrian Facility 1 Trail
1 Campground 1 Nature Centre

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7km.

Langley Memorial Hospital

22051 Fraser Hwy

Fire Station

20355 32 Ave

Police Station

4059 200 St

**21113 16 Ave**

Langley, BC

ELEMENTARY SCHOOLS**HIGH SCHOOLS****TRANSIT****SAFETY****PARKS****PUBLIC SCHOOLS (ASSIGNED)**

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming. See the closest Public Schools near you below:

Glenwood Elementary

1.73 KM away

Public

20785 24 Ave, Langley, BC V2Z 2B4, Canada

Glenwood Elementary School has been providing quality education to students in our community for over ninety years. It is a smaller school nestled in the south central part of the Langley School District on the corner of 208th Street and 24th Avenue. Presently we provide service to 170 children (grades K-7). Glenwood Elementary School is situated in a rural area where there are many nurseries and farmlands to the south and east, and residential areas in the north and west areas beyond the school. Its location is a significant characteristic in determining the country school atmosphere. We have a large playing field for the intermediate students, a smaller field for the primary students and a wonderful & extensive adventure playground that is shared by the entire school.

<https://glenwood.sd35.bc.ca/>**Address** 20785 24 Ave, Langley, BC V2Z 2B4, Canada**Grade Level** Kindergarten, Elementary, and Middle**School Type** Public**School Number** 03535017**Grades Offered** K to 7**Brookwood Secondary**

4.25 KM away

Public

20902 37a Ave, Langley, BC V3A 5N2, Canada

Life in Campbell Valley

A spacious rural haven with strong schools, roomy homes, and parks that invite you outdoors.



Neighbourhood Vibe

rural, spacious, grounded, nature-forward

Campbell Valley feels open and unhurried, with a large rural landscape just south of Langley. With seven parks and trails woven through nature, fresh air and wide horizons shape daily life. A steady population brings a settled, welcoming rhythm.

Property Pulse

detached, roomy, established, owner-proud

Homes here are mostly detached and generously sized, with four or more bedrooms common for stretching out. Many were built between 1961 and 1980, giving the area an established character, and most are owner-occupied for lasting pride of place.

Community Canvas

family-friendly, multigenerational, hardworking, diverse

Families with kids are a strong presence; alongside many couples and long-time residents in their 40s through 60s. People come from 53 different ethnic origins, and the construction and agriculture sectors reflect a hands-on, hardworking spirit. Incomes are solid, with many households comfortably established.



Discover More With Visit the Homebuyer Hub



What You'll Love

well-schooled, park-rich, horse-friendly, easygoing

You'll love the choice of 10 public schools, including strong secondary options and special programs like Advanced Placement, French Immersion, and International Baccalaureate. Parks bring playgrounds, dog-friendly spaces, trails, and even equestrian facilities—20 recreational amenities in all—making fun easy to find close to home.

Have a Look Around Campbell Valley

pastoral, inviting, established, outdoorsy

Explore a calm rural pocket where established homes, strong schools, and trail-laced parks create everyday breathing room.

I've curated these insights so you can picture not just the home but the life around it.

My goal is to give you clarity and confidence on your homebuying journey.