KIN & KISMET

BY KIN PROPERTIES

INTRODUCING

KIN & KISMET

DISCOVER KIN & KISMET, A BOUTIQUE COLLECTION AND SMALL-KNIT COMMUNITY OF 24 THOUGHTFULLY DESIGNED THREE AND FOUR BEDROOM TOWNHOMES NESTLED IN SURREY'S CHIMNEY HEIGHTS NEIGHBOURHOOD. DEVELOPED AND BUILT BY KIN PROPERTIES, THESE HOMES BLEND ELEGANCE AND CONVENIENCE, OFFERING TIMELESS INTERIORS AND SPACIOUS LAYOUTS TAILORED FOR MODERN LIVING.

YOUR NEW ADDRESS



THE LUCKIEST ADDRESS ON THE BLOCK

15101 72 Avenue, Chimney Heights, Surrey

15101 is more than an address. It is a rare number that carries prosperity and good fortune, with “101” long associated with blessing, continuation, and abundance, while its full numerological sum adds to 8, the number most famously tied to wealth and success. Refined, memorable, and quietly powerful, it gives homeowners a sense that they are stepping into something exceptional. For those who believe a home should feel lucky before they even walk through the door, 15101 is the luckiest address on the block.



AS BEAUTIFUL TO LOOK AT AS THEY ARE TO LIVE IN

THE EXTERIORS FEATURE CLEAN LINES, FLAT ROOFS, AND MULTIPLE TEXTURES AND COLORS. THE INTERIORS OFFER OPEN PLANS FOR SPACIOUS LIVING AND ENTERTAINING, WITH LARGE WINDOWS FOR ABUNDANT LIGHT, AIRY 9-FT CEILINGS AND VANITY POWDER ROOMS ON THE MAIN FLOOR. A PICTURE PERFECT HOME – FOR YOU AND YOUR GUESTS.

All imagery and marketing materials, including but not limited to renderings, illustrations, sketches, graphics, photography, vignettes, views, layouts, outdoor spaces, and maps are draft conceptual drawings and/or an artist's conception, may not be accurate, are for conceptual and/or visual purposes only, may differ from finished products, and are not to be relied upon as they are subject to change without prior notice or compensation to purchasers. E.&O.E. July 22, 2026



KIN & KISMET



TIMELESS BEAUTY TAILORED TO PERFECTION

With your choice of two colour schemes:
Choose CASHMERE for a fresh, open feel
Choose KISS for a bold, modern edge
— your home, your style. —





PERFECTLY PERSONALIZED

Redefining comfort and premium living, where high-quality design meets thoughtful details. A space that invites warmth, laughter, and connection — making everyone feel truly at home.





KIN & KISMET





KIN LETS YOU CUSTOMIZE.

MICROWAVE IN THE ISLAND OR IN THE PANTRY.
FRIDGE WITH PULL HANDLES & EXTERNAL WATER/ICE
OR POCKET HANDLES & INTERNAL WATER/ICE.





LIVE WITH EASE

Designed for connection, the kitchen is where family, flavour, and tradition come together. At KIN & KISMET, we create kitchens that are the heart of your home- effortlessly blending style and function. With quartz countertops, carried into a seamless backsplash, undermount lighting, soft-close doors and drawers, complete with premium LG appliance package, every detail is designed for smooth, easy living.





KIN & KISMET



POWDER ROOMS AS UNIQUE AS YOU ARE.

CHOOSE FROM A SELECTION OF WALLPAPERS.
CHOOSE YOUR PREFERRED CABINET STYLE.





FULL-LENGTH BACKLIT MIRRORS, TILED BASEBOARDS &
UNDERCABINET LIGHTING



THE PRIMARY BEDROOM IS YOUR CALM SPACE.

BOXED MOULDING OR RIBBED PANEL FEATURE WALLS.





PRIMARY ENSUITE

DOUBLE VANITIES.
CHOICE OF FULL-HEIGHT MIRRORS OR MEDICINE CABINETS.





IMMERSIVE PRIMARY ENSUITES

IMMERSIVE TILED WALLS & UNDERCABINET LIGHTING.
RAINFALL SHOWER WITH HAND WAND.
FRAMELESS SHOWER DOOR.





PRIMARY CLOSET

LAUNDRY
BUILT-INS







A PLACE FOR EVERYTHING

At KIN & KISMET all homes come standard with custom wood closet organizers in every closet, designed to maximize space and keep everything effortlessly organized.

KIN & KISMET



SHARED BATHROOMS

CHOICE OF FULL-HEIGHT MIRRORS OR MEDICINE CABINETS.
RAINFALL SHOWER WITH HAND WAND.





SHARED BATHROOMS

FRAMELESS SHOWER DOORS. UNDERCABINET LIGHTING. TILED BASEBOARDS.





FAMILY-SIZED 2ND BEDROOMS

ALL BEDROOMS CAN FIT A QUEEN-SIZED BED WITH TWO NIGHT STANDS.
2ND BEDROOM CAN EVEN FIT TWO TWIN BEDS!





3RD BEDROOMS WITH ROOM TO GROW

EVEN THE 3RD BEDROOM CAN EASILY GROW WITH YOUR CHILD
ALL THE WAY FROM INFANT TO YOUNG ADULT.





4TH BEDROOM / DEN / FLEX

CHOOSE BETWEEN A BLANK CANVAS,
OFFICE FEATURE WALL OR ENTERTAINMENT WALL





FULLY-EQUIPPED GARAGES

FULLY-FINISHED LEVEL 2 EV CHARGING OUTLET.
HOME OWNERS CAN ALSO UPGRADE TO EPOXY FLOORS
AND SLAT-WALLS WITH A FOLDABLE WORKBENCH.





A SPICE KITCHEN IN YOUR TOWNHOME!

THE ‘LILY’ & ‘LILY E’ FLOOR PLANS OFFER HOME OWNERS THE CHOICE BETWEEN A SPICE KITCHEN, A WALK-IN PANTRY, OR A STUDY/OFFICE ON THE MAIN LIVING LEVEL.







A FOUNDATION FOR UNFORGETTABLE MEMORIES

Perfect for hosting, KIN & KISMET brings friends and family together with a shared outdoor amenity space. Gather, connect, and create lasting memories with loved ones. With a playground and open space to run, children have a safe and inviting place to play and make new friends.

KIN & KISMET



WELL-APPOINTED AMENITIES

2-STOREY INDOOR CLUBHOUSE
COVERED PATIO WITH BBQ KITCHEN & SEATING
COVERED TOP DECK WITH SEATING & FIREPIT
OUTDOOR PLAYGROUND



2ND LEVEL COVERED DECK



KIN & KISMET

FRONT YARDS



KIN & KISMET

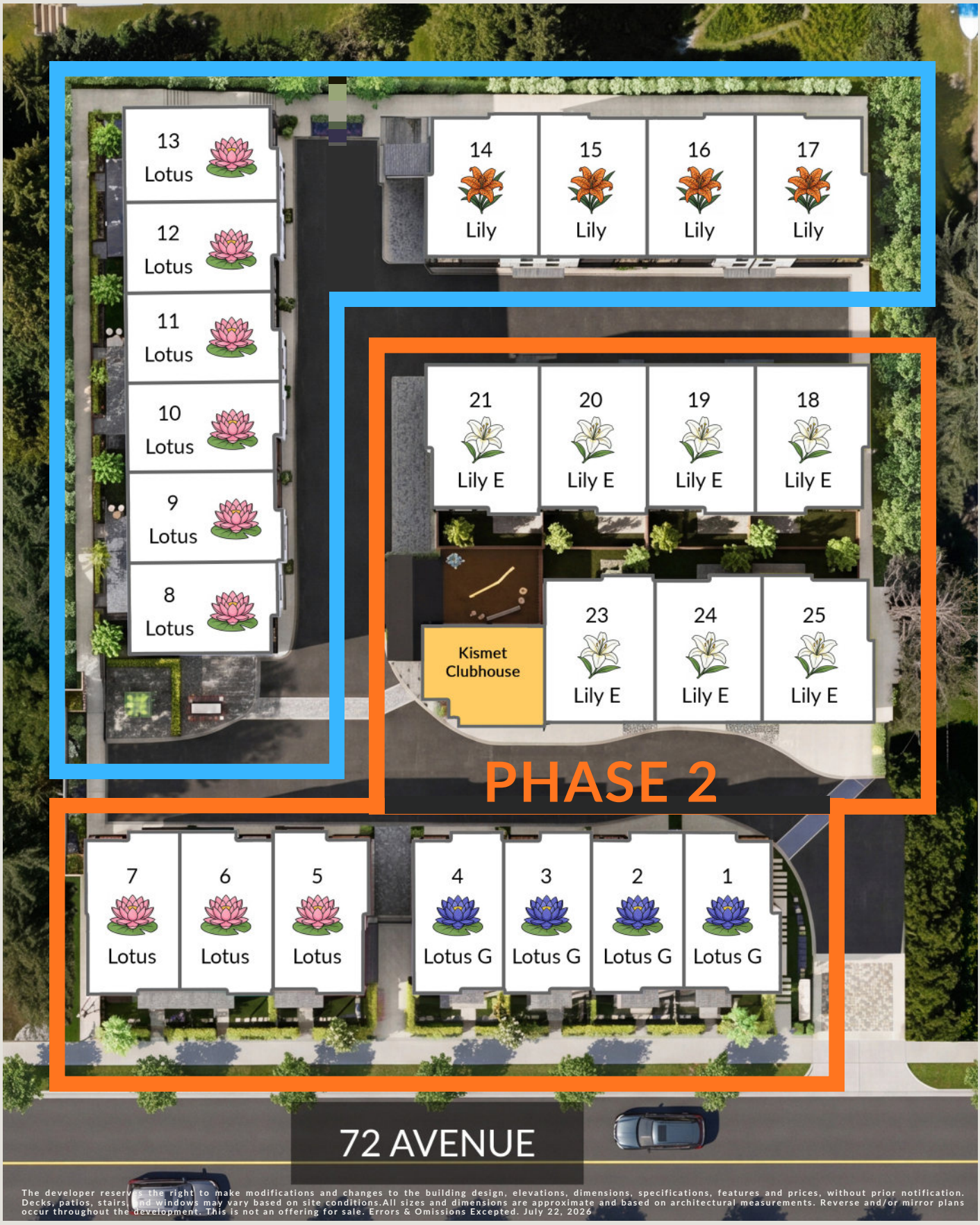
BACK YARDS



KIN & KISMET

SITE PLAN

PHASE 1



The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices, without prior notification. Decks, patios, stairs, and windows may vary based on site conditions.All sizes and dimensions are approximate and based on architectural measurements. Reverse and/or mirror plans occur throughout the development. This is not an offering for sale. Errors & Omissions Excepted. July 22, 2026

LOTUS G

AVAILABLE IN PHASE 2 ONLY
ESTIMATED MOVE-IN JULY/AUG 2028

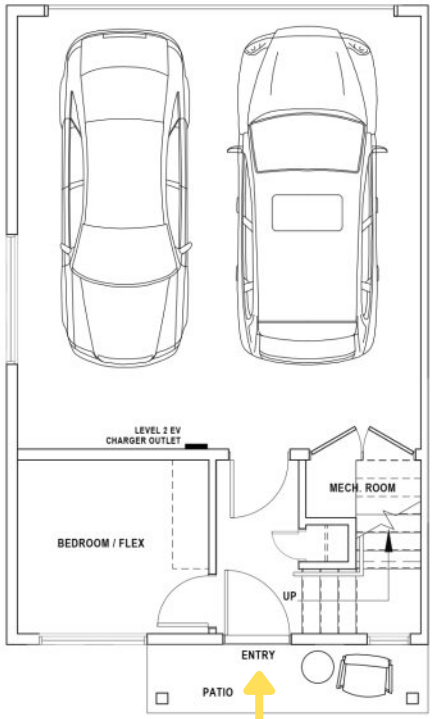
4 bed
2.5 baths

Interior
1,415 - 1,480 sq.ft.

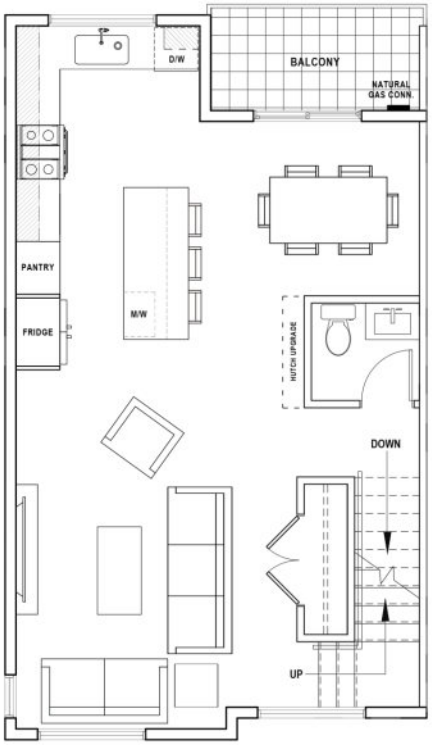
Homes # 1-4
Ground Floor Entry

Starting from
$819,800





GROUND



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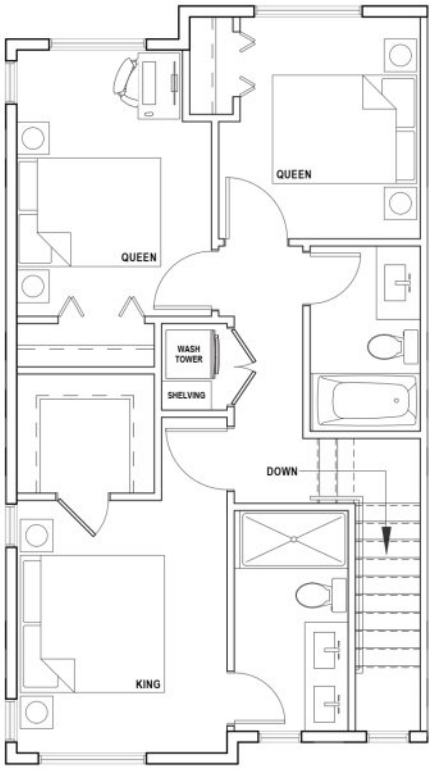

UPPER

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KIN & KISMET

LOTUS

AVAILABLE IN BOTH PHASE 1 & 2
EST. MOVE-IN OCT/NOV 2027 & JULY/AUG 2028

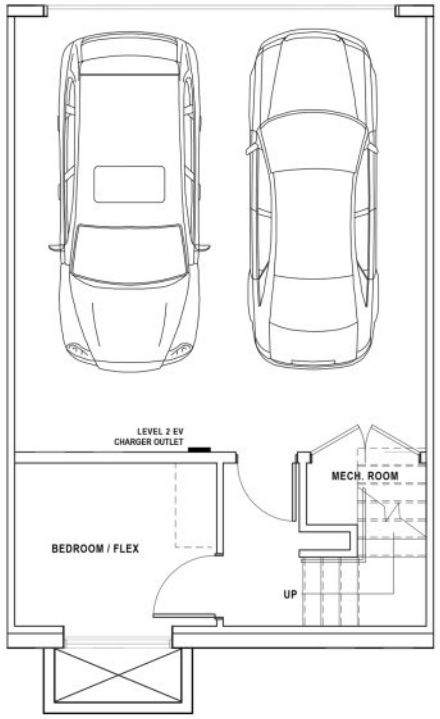
4 bed / 3 bed + flex
2.5 baths

Interior
1,394 - 1,532 sq.ft.

Homes # 5-13
Main Floor Entry

Starting from
$834,800





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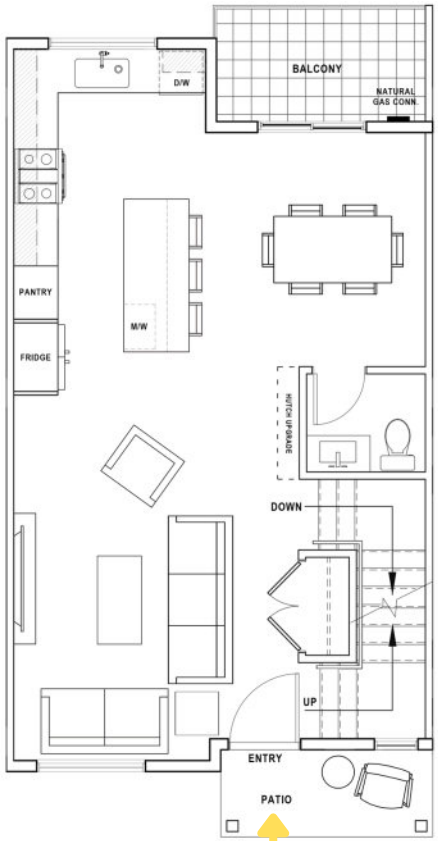

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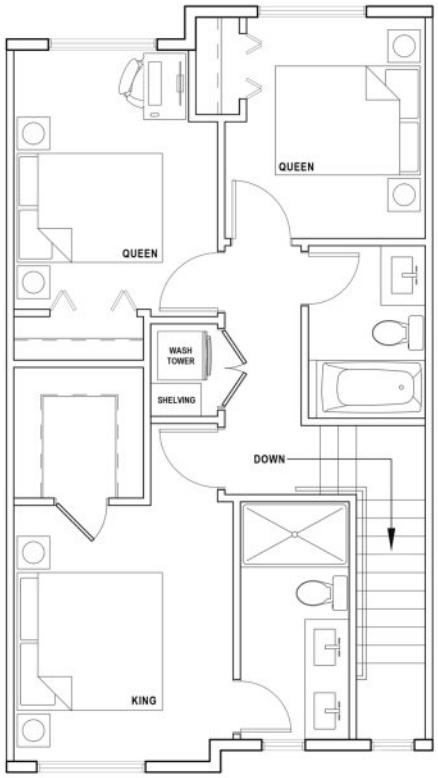

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KIN & KISMET

LILY

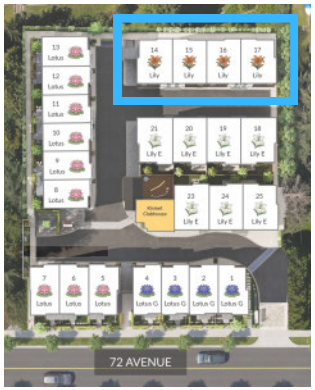
AVAILABLE IN PHASE 1 ONLY
ESTIMATED MOVE-IN OCT/NOV 2027

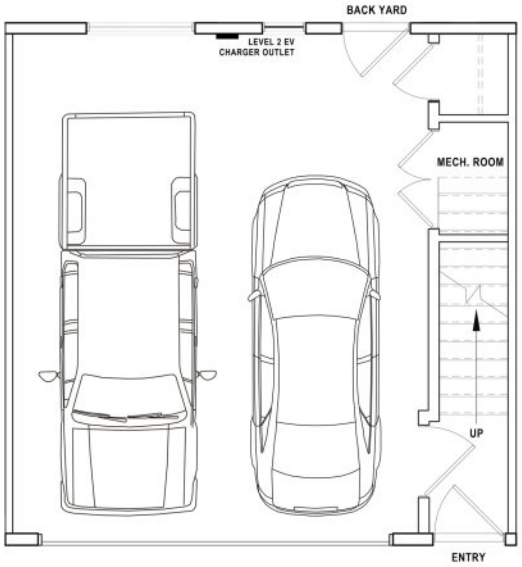
3 bed + flex
2.5 baths

Interior
1,392-1,440 sq.ft.

Homes # 14-17
Ground Floor Entry

Starting from
$839,800





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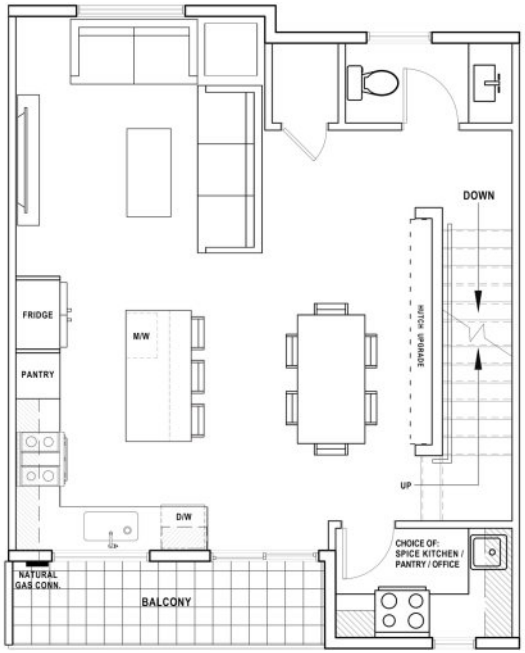

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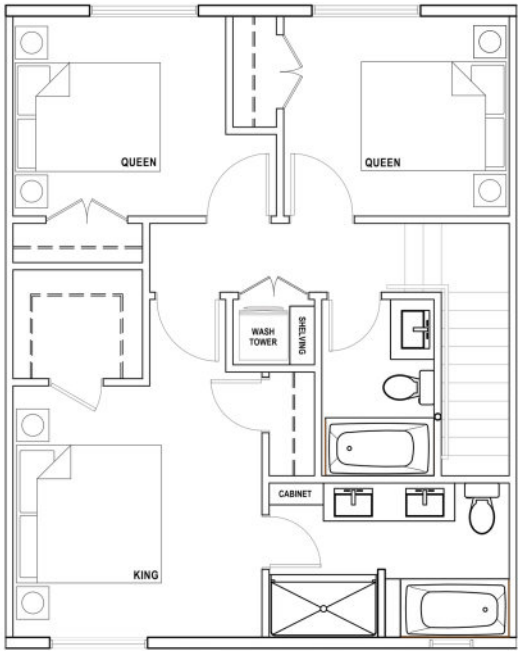

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KIN & KISMET

LILY E

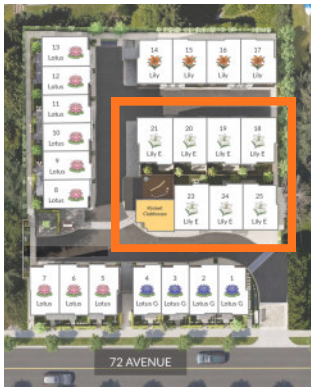
AVAILABLE IN PHASE 2 ONLY
ESTIMATED MOVE-IN JULY/AUG 2028

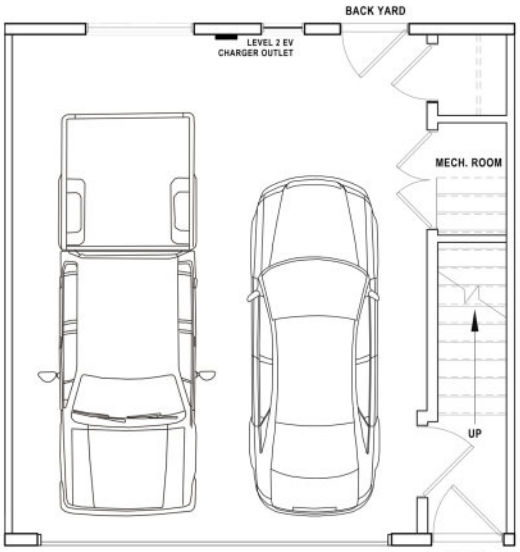
3 bed + flex
2.5 baths

Interior
1,486-1,535 sq.ft.

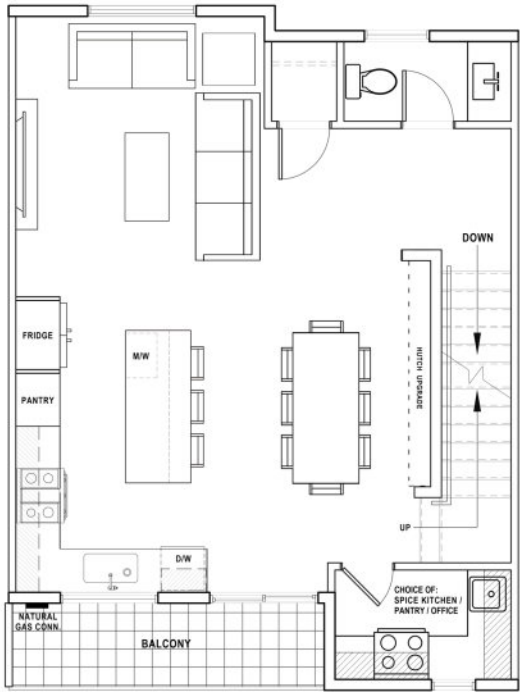
Homes # 18-25
Ground Floor Entry

Starting from
$874,800

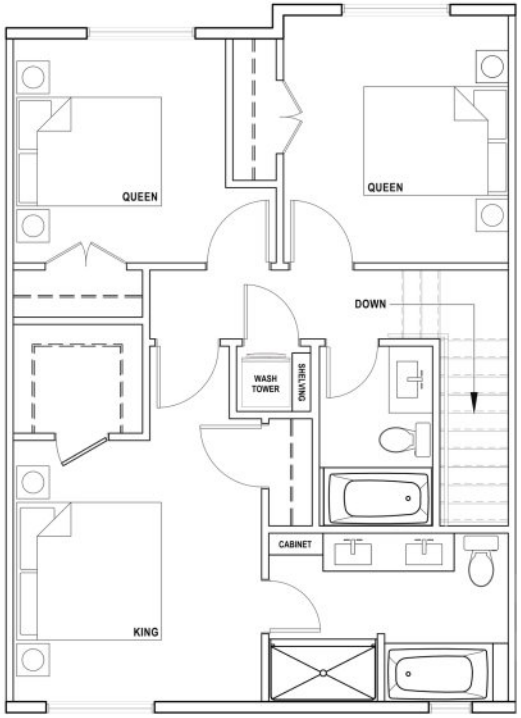




GROUND



MAIN



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KIN & KISMET



KIN & KISMET

KIN & KISMET



noun [plural]
kin /kin/

:a person's relatives, family members, and loved ones

noun [plural]
kismet /ˈkizmət/

:fate, destiny

KIN & KISMET

'A DEEP, DESTINED, OR FATED CONNECTION BETWEEN PEOPLE'

HIGHLIGHTS

HOMES

KIN PROPERTIES is backed by over two decades of experience in building quality homes, ensuring attention to detail and craftsmanship.

Conveniently located in Chimney Heights right off of 152 St and 72 Ave, KIN & KISMET provides easy access to local schools, shopping, and transportation, while still offering a serene living experience with many places of worship right at your doorstep.

Choose from our two designer colour schemes:

CASHMERE, featuring sand white cabinetry, beautifully complemented by warm porcelain tile in the bathrooms.

KISS, featuring cabinetry designed to mimic exotic Brazilian Acacia wood and light concrete-style porcelain tile in the ensuite and a contemporary, soft terrazzo-style porcelain tile in the powder room and shared bathroom.

Wide, durable laminate plank flooring in warm and neutral tone flows seamlessly throughout the main floor.

Soft, plush high-pile carpeting in all bedrooms adds warmth and comfort to your most relaxing spaces.

BATHROOMS

Motion activated under-cabinet lighting in all bathrooms automatically illuminates the space for convenience and ambiance.

Opulent floor and wall tiles in both the primary and main bathrooms offer a stylish and cohesive design for a custom look.

Immersive fully-tiled walls in the ensuite for elevated living.

Shower tiles run all the way to the vanity in the shared bathrooms.

Matte black finish on all faucets offer a contemporary, minimalist aesthetic, perfect for modern bathrooms.

KITCHENS

Plenty of cabinetry with extra pantry space to keep everything organized.

Sleek handle-free upper cabinets for a clean, modern look.

Soft-close doors and drawers for a smooth and quiet touch.

Polished solid quartz countertops & backsplash – no grout, no hassle, just easy cleaning!

You choose: an undermount stainless-steel single bowl sink – roomy enough for big pots and pans or double bowl sink for separate washing and rinsing.

No need to upgrade; we already include a premium stainless steel LG appliance package:

- *LG 36” Counter-Depth Fridge*
- *LG 30” Front Control Gas Range*
- *LG Top or Front Control Dishwasher*
- *LG Microwave with trim kit*
- *High-performance Insert Hood Fan (your choice of 11" or 18")*

LAUNDRY

A beautiful, modern, and sleek LG wash tower with STEAM and THINQ technology with all controls in the middle for easy reach.

Built-in laundry shelving organizers for storing detergents and other supplies, an ironing board, and linens.

INTERIORS

A warm organic modern design aesthetic helps ground you with nature.

Durable and easy-to-maintain laminate flooring with a stylish, modern look that complements any decor.

All closets complete with built in organizers for efficient storage, helping keep living areas neat and tidy.

Strategically placed flush-mount LED potlights throughout all floors provide bright and even illumination, ideal for both functionality and ambiance.

AMENITIES

Invite your family & friends, Kin & Kismet amenities offer the perfect space for hosting events.

With a fully-equipped kitchen and furnished living room, and room for 4 large tables upstairs, the indoor 2-level clubhouse is designed for hosting.

The 2nd floor of the clubhouse serves as a cardio gym and dance studio when not being used for an event. For events, it transforms into a small hall with wet bar with 4 tables and seating for up to 24 guests.

Off of the 2nd floor amenities level is a covered deck featuring a firebowl lounge with LCD TV for fireside chats with nightcaps. It overlooks the playground so you can keep an eyes on the kids while you relax and unwind.

Phenomenal outdoor kid’s playground featuring a dual-climbing structure, balance log and wood stepping logs, and children’s table and chairs.

Beside the playground is a covered patio with outdoor BBQ kitchen and seated dining table.

PEACE OF MIND

All homes are covered by Pacific Home Warranty, an industry leading team in insurance.

Backed by a 2-5-10 Year Pacific Home Warranty Program:

- *2 years for materials & labour*
- *5 years for building envelope*
- *10 years for structural defects*

Additionally, enjoy exceptional after-sales care provided by our dedicated in-house Homeowner Care team.

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KIN & KISMET

FAQS / INFORMATION SHEET

SITE ADDRESS
15101 72 Avenue,
Chimney Heights, Surrey

BUYER INCENTIVES
We currently have purchase and deposit structure incentives available. Please ask our Sales Team for the most recent offers.

ESTIMATED COMPLETION
Phase 1 (10 homes) - Oct/Nov 2027
Phase 2 (14 homes) - July/Aug 2028

ESTIMATED STRATA FEES
Approximately $0.225 per sq.ft.
Professionally managed.

STRATA FEES INCLUDE
Common area maintenance, exterior window cleaning, landscaping, garbage collection, water, snow removal, gutter cleaning, administration, pest control, dryer vent cleaning, strata management fee, and Contingency Reserve Fund contribution.

DEPOSIT STRUCTURE
Option 1:
3% in 7 days + 3% in 90 days

Option 2:
5% in 7 days + 5% in 90 days

Option 3:
10% in 7 days

Ask our Sales Team for details on BONUS buyer credits for buyers who choose Deposit Options 2 or 3.

Payable by certified cheque, bank draft, or wire transfer.

Payable to: Wilson Rasmussen LLP.

ASSIGNMENT
Allowed subject to Developer's approval.
0% assignment fee. Ask for details.
Add family member to Title: $1,000 + GST.

AMENITIES
2-story clubhouse with cardio gym, dance studio, and outdoor covered deck with TV and fire bowl lounge.

Covered outdoor patio with BBQ kitchen with dining area.

Enhanced kid's playground with dual-climbing structure, balance logs and steps, and kid's table and chairs.

COLOUR SCHEMES
Cashmere (Light) or Kiss (Dark)

APPLIANCES
Stainless steel LG appliance package featuring full-size French door refrigerator, 5 burner natural gas range with air fry capability, insert hood fan, island or in-pantry microwave, top control dishwasher, and front-loading LG Steam and ThinQ technology washer and dryer.

Range upgrade option for serious chefs: DUAL fuel GE Profile range (natural gas cooktop and electric oven).

HEATING/ CONDITIONING
Forced air heating system in all homes with A/C rough-in.
Optional fully finished A/C upgrade.

LIGHTING
Recessed pot lighting throughout living areas, pendant lights over kitchen islands, and optional stylish pendant feature upgrades in dining room and primary bedroom.

PARKING
Side-by-side double car garage in all homes.

FIVE common visitor parking stalls.

CEILING HEIGHTS
9 ft ceiling heights on 2nd and 3rd floors.
8 ft ceiling height on ground floor.

WARRANTY PROVIDER
2/5/10 year warranty provided by Pacific Home Warranty.

SCHOOL CATCHMENTS
Elementary Kindergarten - K to 7
Chimney Hill Elementary
(2 min drive / 15 min walk)

Secondary - Grades 8 - 12
Frank Hurt Secondary
(7 min drive / 25 min bus ride)

PETS
A maximum of 2 pets;
2 dogs, 2 cats or 1 of each.

RENTALS
Long-term rentals allowed.
Short-term rentals restricted.

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KIN & KISMET

KIN PROPERTIES

20+	13+	195+	68+	260+	443,000+	100%
YEARS OF INDUSTRY EXPERIENCE	YEARS IN BUSINESS	MULTI-FAMILY UNITS	SINGLE FAMILY HOMES	HAPPY FAMILIES	SQFT OF COMPLETED FLOOR AREA	HEART & GRIT

WHERE FAMILY & HOME COME TOGETHER

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

2012

The company was founded with a mission to redefine the construction experience, emphasizing professionalism, innovation, and transparency.

2015

Completed 10 single-family homes, underscoring a commitment to quality and efficiency. These early projects provided valuable insights, allowing for the refinement of processes and enhancement of project management skills.

2018

The successful completion of the Greenwood Townhomes project marked a significant milestone, showcasing expertise in multifamily developments and bolstering market presence.

2019

Built 30 single-family homes with consistent quality and efficiency. The successful completion and sale of the Greenwood Townhomes project further boosted their reputation, marking a key milestone in their multi-family project portfolio.

2021

Delivered The Crest, a 48-unit, six-story wood-frame building, solidifying expertise in managing large-scale, complex developments and reinforcing a commitment to delivering quality homes.

2023

Led the construction of The Unison, an 80-unit, six-story building in downtown Surrey, BC, completing the project within two years. Additionally, completed over 50 single-family homes, highlighting capacity and proficiency in the construction industry.

2025

Choosing to specialize in townhome developments, we began constructing Kin & Kith in Maple Ridge, a 30-unit townhome community with expansive windows and peaked roofs, luxury finishings and features, and a level of quality & care unseen in Maple Ridge.

2026

Continuing our luxury townhome focus, servicing and construction are set to begin on Kin & Kismet in the Chimney Heights area of Surrey on 152 St and 72 Ave, offering home owners an unsurpassed level of customizations to truly make their new home their own.

*Pandher Properties is the builder/general contractor for some projects, and is the same builder/general contractor who is an owner, partner, and builder/general contractor for Kin Properties.

BUILT BY KIN*









*Pandher Properties is the builder/general contractor for some projects, and is the same builder/general contractor who is an owner, partner, and builder/general contractor for Kin Properties.



KIN & KISMET

by KIN PROPERTIES

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WWW.HOMESBYKIN.COM