KIN & KITH

BY KIN PROPERTIES

KIN & KITH

DISCOVER KIN & KITH, A BOUTIQUE COMMUNITY OF THIRTY THOUGHTFULLY DESIGNED **THREE AND FOUR BEDROOM TOWNHOMES** NESTLED IN MAPLE RIDGE'S THRIVING ALBION NEIGHBOURHOOD. DEVELOPED AND BUILT BY KIN PROPERTIES, THESE HOMES BLEND ELEGANCE WITH NATURE, OFFERING TIMELESS INTERIORS AND SPACIOUS LAYOUTS TAILORED FOR MODERN LIVING.


KIN & KITH



AS BEAUTIFUL TO LOOK AT AS THEY ARE TO LIVE IN

THE EXTERIORS FEATURE CLEAN LINES, PEAKED ROOFS, AND MULTIPLE TEXTURES. 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.



NATURE IS YOUR NEIGHBOUR

EMBRACE THE BEAUTY THAT SURROUNDS YOU. NESTLED BETWEEN TOWERING MOUNTAINS AND LUSH FORESTS, MAPLE RIDGE IS A PLACE WHERE NATURE AND COMMUNITY INTERTWINE. SCENIC TRAILS WIND THROUGH SERENE WOODLANDS, RIVERS CARVE THEIR WAY THROUGH THE LANDSCAPE, AND PARKS PROVIDE ENDLESS OPPORTUNITIES TO EXPLORE. WITH MATURE TREES LINING QUIET STREETS AND OUTDOOR ADVENTURE AT YOUR DOORSTEP, LIFE HERE IS AN INVITATION TO CONNECT TO ALL THAT ENRICHES LIFE.

ADVENTURE AT YOUR DOORSTEP

Situated near Golden Ears Provincial Park and Alouette Lake, this community offers unparalleled access to hiking, boating, and fishing. Enjoy family outings at Maple Ridge Park or explore the scenic trails of Kanaka Creek Regional Park. For adventure seekers, WildPlay Element Park provides thrilling treetop courses and ziplines. Make KIN & KITH your home.



ALOUETTE LAKE



GOLDEN EARS PROVINCIAL PARK



KANAKA CREEK REGIONAL PARK

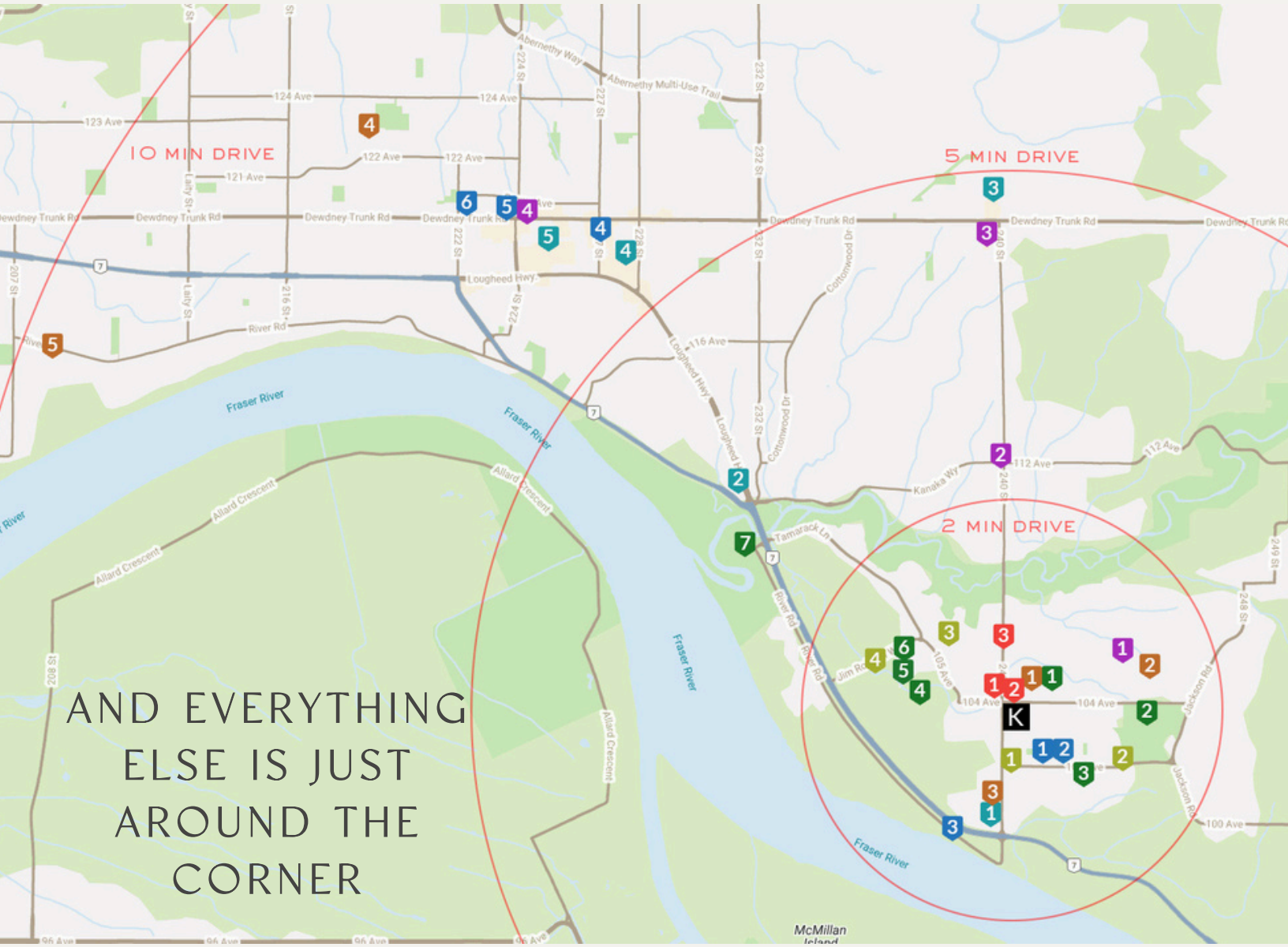


MAPLE RIDGE PARK



WILDPLAY ELEMENT PARK


KIN & KITH



AND EVERYTHING ELSE IS JUST AROUND THE CORNER

COMMUNITY MAP

SCHOOLS

1. ƛəsqənelə Elementary
2. Samuel Robertson Technical Secondary
3. Albion Elementary
4. Maple Ridge Secondary (French Immersion)
5. Maple Ridge Elementary (French Immersion)

DAYCARES

1. Albion Good Beginnings Daycare
2. Wilkinson Learning Tree
3. Fluffy Honey Bees Daycare
4. Cottonwoods Child Care Centre

HEALTH & FITNESS

1. b.Pilates & Fitness
2. Eccentric Iron Fitness
3. Anytime Fitness
4. Club16 Trevor Linden Fitness

TRANSIT

1. Southbound 240 St @ 104 Ave
2. Eastbound 104 Ave @ 240 St
3. Northbound 240 St @ 106 Ave

EAT & DRINK

1. Kanaka Creek Coffee
2. Albion Pizzeria
3. Kingfishers Waterfront Bar & Grill
4. Big Feast Bistro
5. Il Corsaro Pasta Bar
6. Gartia Bakery & Cafe

PARKS & RECREATION

1. Albion Community Centre
2. Albion Park
3. Albion Log Park
4. Albion Sports Centre
5. Albion Fairgrounds
6. Planet Ice Rink
7. Kanaka Creek Regional Park Riverfront

SHOPS

1. Bruce's Country Market
2. 7-Eleven
3. Save-On-Foods
4. Valley Fair Mall
5. Haney Place Mall

KIN & KITH



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 & KITH



TIMELESS BEAUTY
TAILORED TO PERFECTION

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

KIN & KITH

FOG



LIVE WITH EASE

Designed for connection, the kitchen is where family, flavour, and tradition come together. At KIN & KITH, 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 & KITH



Walk-In Pantry

Side-by-side Laundry



KIN & KITH

KIN & KITH



Secondary Bathroom

Powder Room



FIR



KIN & KITH

FOG



KIN & KITH



A PLACE FOR EVERYTHING

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

KIN & KITH

KIN & KITH



Primary Ensuite

Primary Ensuite





Renderings, views, and layouts are an artist's conception and are intended as a general reference only. The Developer reserves the right to make changes, modifications or substitutions to the amenities, building design, specifications and floor plans without notice.

A FOUNDATION FOR UNFORGETTABLE MEMORIES

Perfect for hosting, KIN & KITH 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.



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FRIDAY NIGHT HAS A RESERVATION.

Pergola, BBQ kitchen, long table and firebowl lounge, just thirty seconds from your front door.

SHARED BY ONLY 30 HOUSEHOLDS, NOT 300.

SITE PLAN



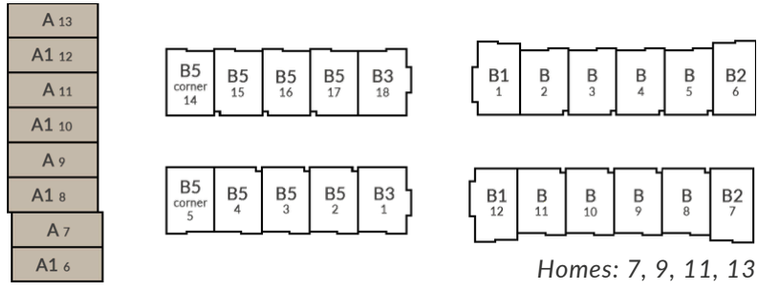
All imagery and marketing materials, including but not limited to renderings, illustrations, sketches, graphics, photography, vignettes, views, layouts, outdoor spaces, and maps are draft conceptual drawings and/or an artist's conception, may not be accurate, are for conceptual and/or visual purposes 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. The purchaser acknowledges and agrees that the final building design, dimensions, sizes, ceiling heights, square footages, areas, specifications, elevations, features, layouts, floor plans, unit numbers, outdoor spaces, amenities, facilities, exteriors, interiors, fence heights, retaining walls, decks, patios, balconies, stairs, windows, views or view studies, materials, finishings, fixtures, strata fees, unit entitlements, programs, promotions, and/or prices are proposed and approximate only, are not necessarily accurate, may vary from what is depicted and/or stated, are subject to change or be withdrawn without notice, and/or following completion of construction, may vary from those set out herein and in the accompanying materials. E.&O.E.

KIN & KITH

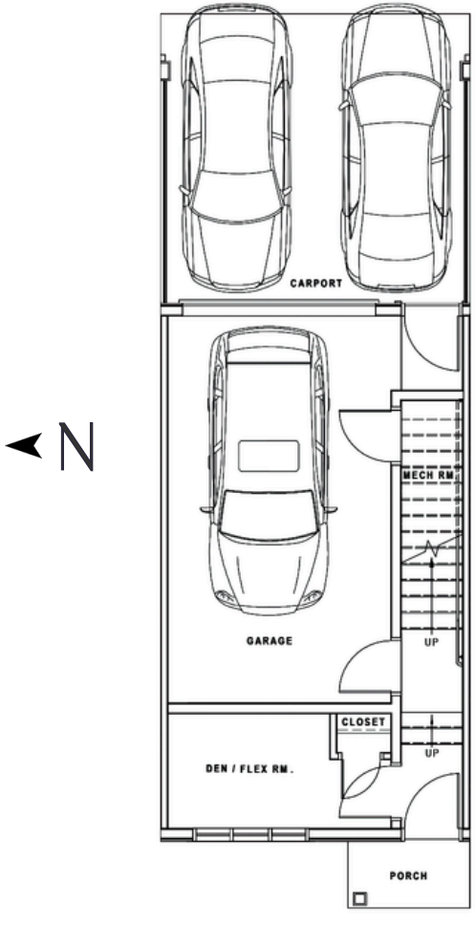
FLOOR PLAN A/A1

3 bedrooms + den
2.5 baths

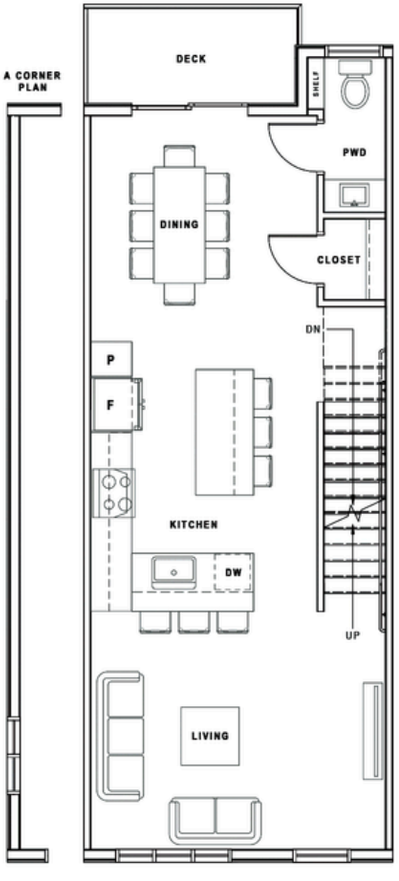
Interior
1,464 - 1,479 sq.ft.



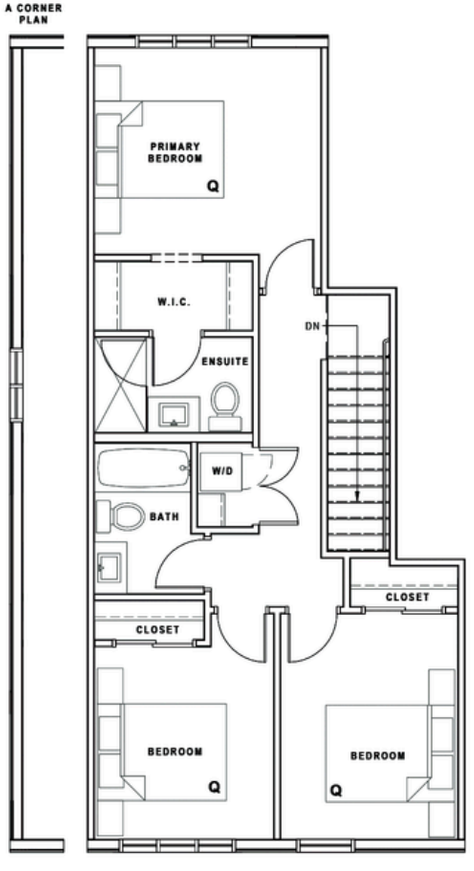
Homes: 7, 9, 11, 13



LOWER
161 sq.ft



MAIN
639 sq.ft.



UPPER
665 - 679 sq.ft.

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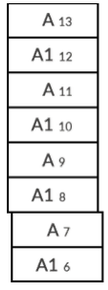
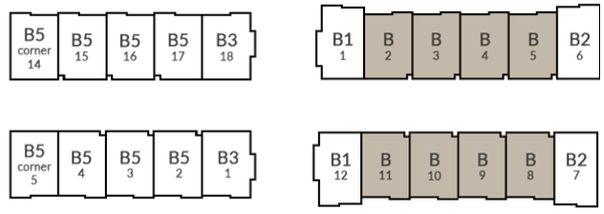
KIN & KITH

FLOOR PLAN B

3 bedrooms + den
2.5 baths

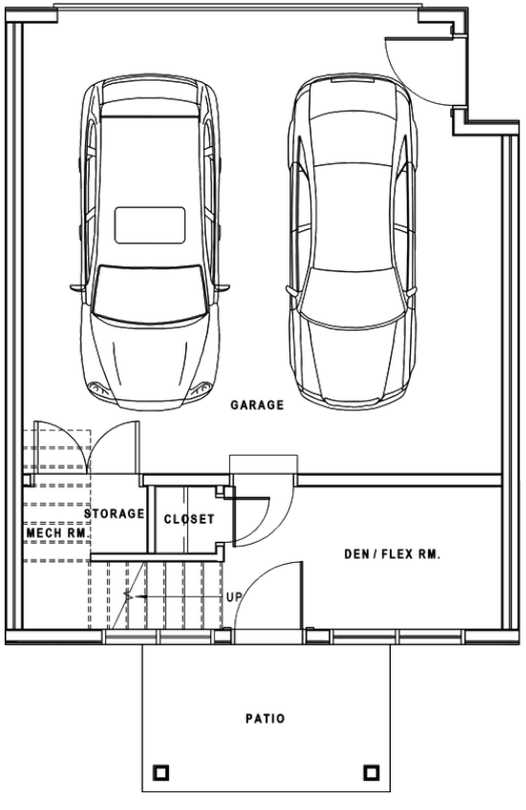
Interior
1,388 sq.ft.



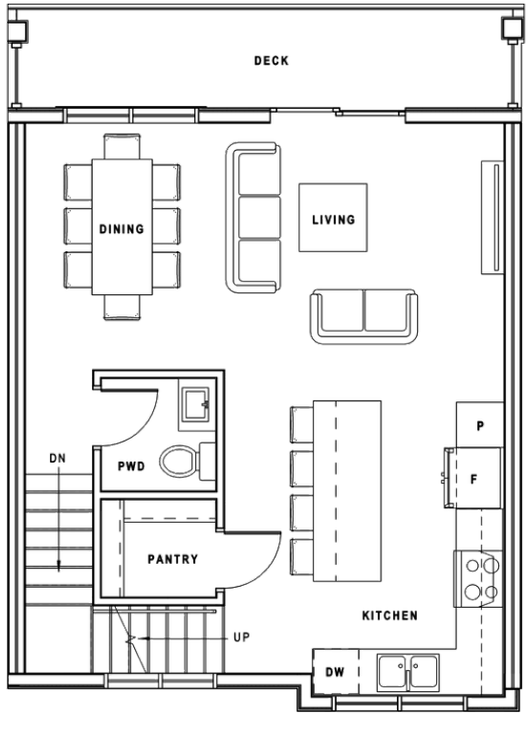


Homes: 2, 3, 4, 5, 8, 9, 10, 11
Homes With Mirrored & Flipped Plan: 2, 3, 4, 5

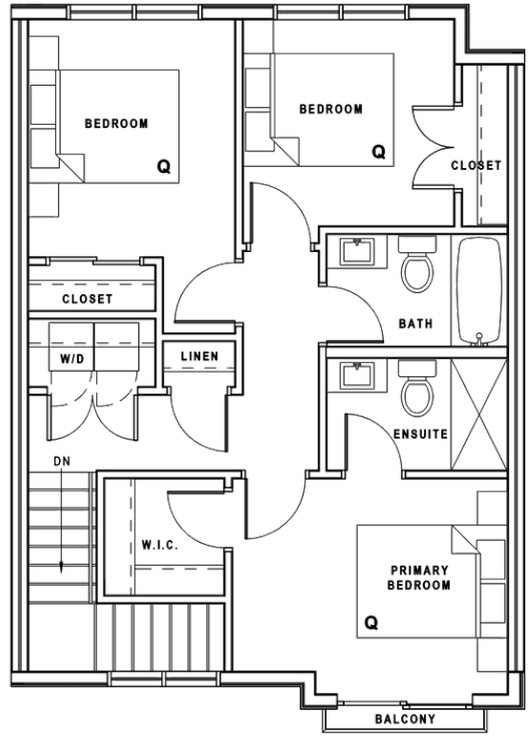




LOWER
152 sq.ft



MAIN
571 sq.ft.



UPPER
666 sq.ft.

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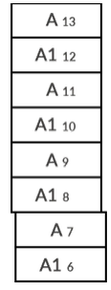
KIN & KITH

FLOOR PLAN B2

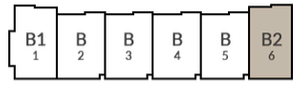
4 bedrooms
2.5 baths

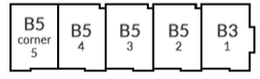
Interior
1,446 sq.ft.

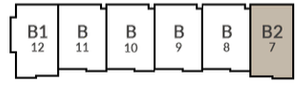
PLEASE NOTE:
Home 6 has a double sink vanity in the primary ensuite.
Home 7 has a single sink vanity in the primary ensuite.



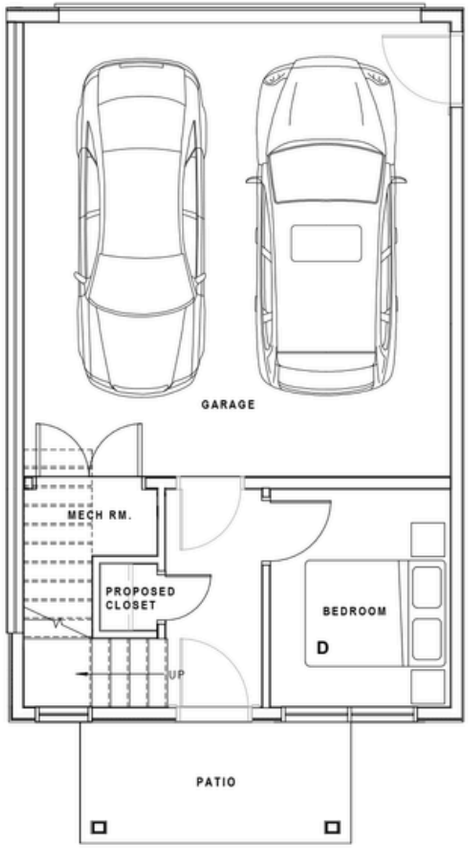




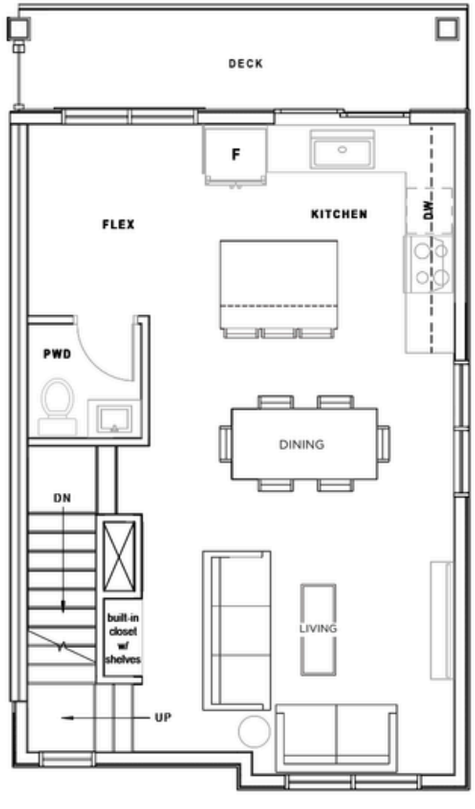




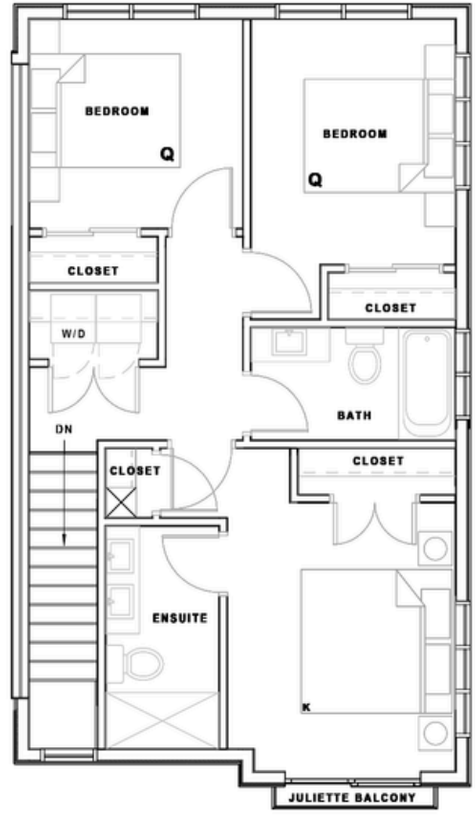
Homes: 6, 7
Homes With Flipped Plan: 6



LOWER
200 sq.ft



MAIN
578 sq.ft.



UPPER
667 sq.ft.

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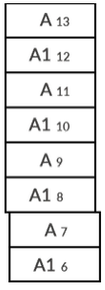
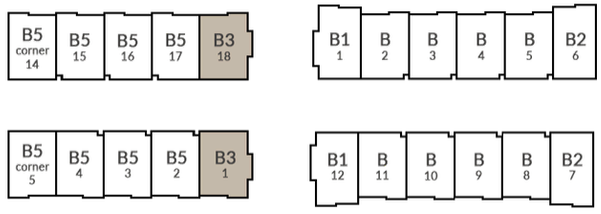
KIN & KITH

FLOOR PLAN B3

3 bedrooms + den
2.5 baths

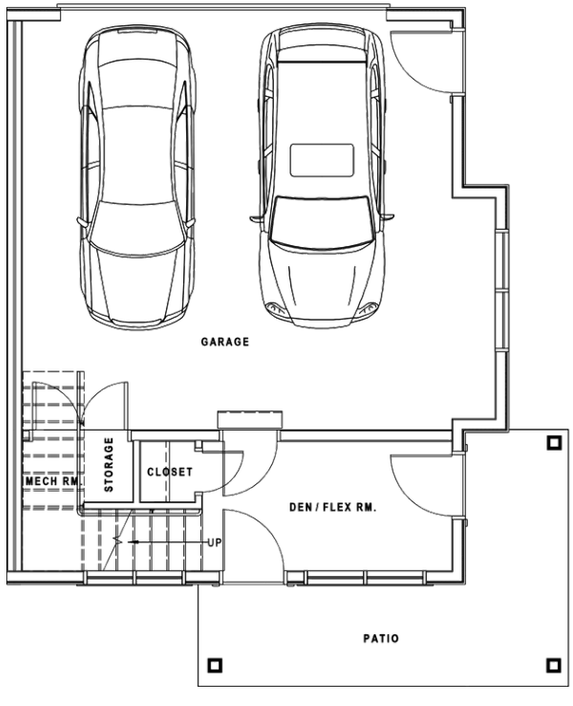
Interior
1,442 sq.ft.



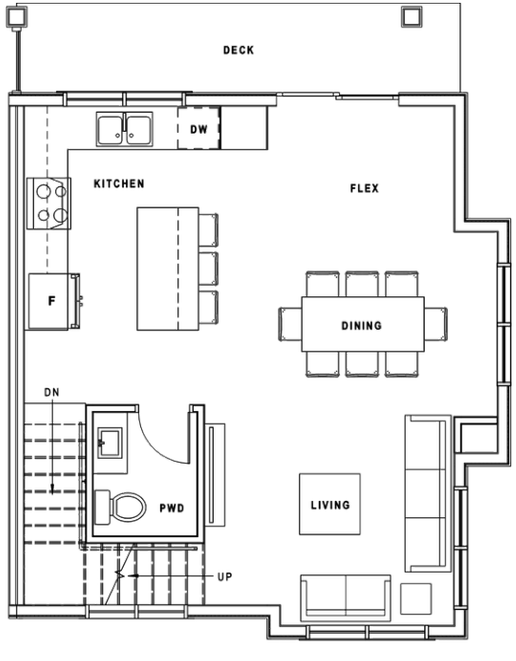


Homes: 1, 18
Homes With Flipped Plan: 18

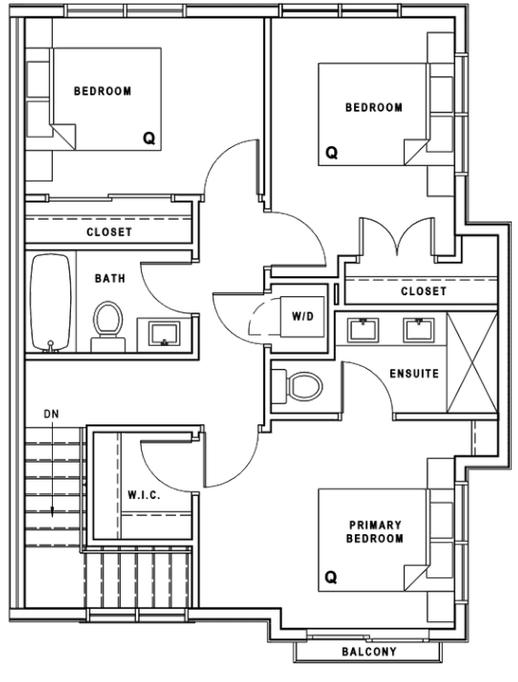




LOWER
152 sq.ft



MAIN
596 sq.ft.



UPPER
695 sq.ft.

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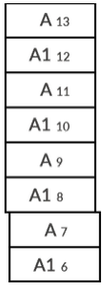
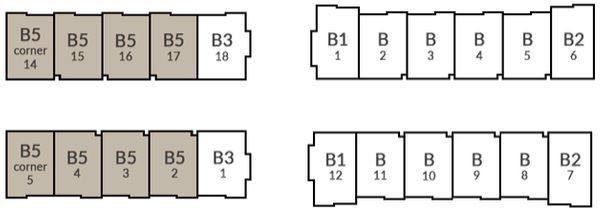
KIN & KITH

FLOOR PLAN B5/B5 CORNER

3 bedrooms + den
2.5 baths

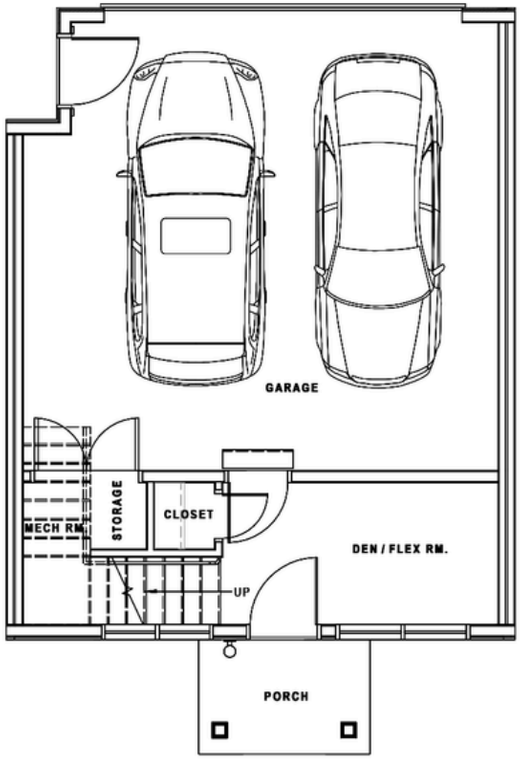
Interior
1,392 sq.ft.



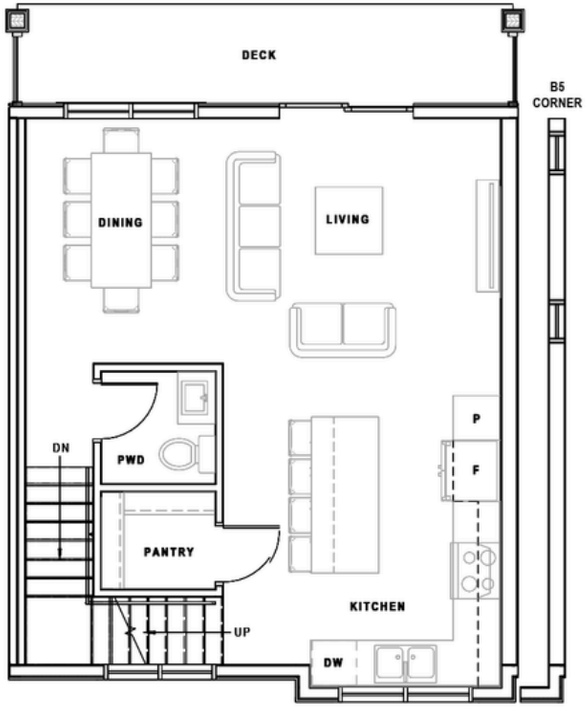


Homes: 2, 3, 16, 17
Homes With Flipped Plan: 16, 17

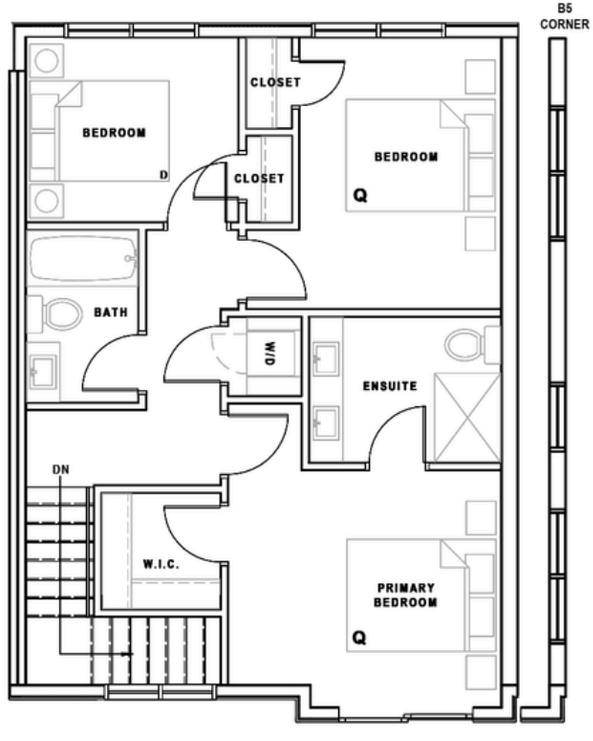




LOWER
151 sq.ft



MAIN
571 sq.ft.



UPPER
670 sq.ft.

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KIN & KITH

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 Maple Ridge, KIN & KITH provides easy access to local schools, shopping, and transportation, while still offering a serene living experience with the beauty of nature right at your doorstep.

Choose from our two designer colour schemes:

FOG, featuring sand white cabinetry, beautifully complemented by warm porcelain tile in the ensuite and main bathroom.

FIR, featuring deep charcoal cabinetry and light concrete-style porcelain tile in the bathrooms.

Wide, durable laminate plank flooring in warm hazelnut flows seamlessly throughout the main floor.

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

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!

Undermount stainless-steel single bowl sink – roomy enough for big pots and pans.

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 Front Control Dishwasher*
- *LG or Panasonic Microwave*
- *Vesta Integrated Range Hood Fan*

BATHROOMS

Motion activated under-cabinet lighting in the primary bathroom 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.

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

LAUNDRY

A beautiful side-by-side washer & dryer package or a stacked washer & dryer, depending on the specific floor plan

Most homes (most B-style floor plans) include a side-by-side premium LG washer & dryer with STEAM and THINQ technology

Select homes (A-style floor plans) include a premium Electrolux washer & dryer combo

INTERIORS

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.

Linen closets provide for additional space for towels, linens and cleaning supplies enhancing organization in the home

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

AMENITIES

Invite your friends, Kin & Kith amenities offer the perfect space for hosting

Phenomenal outdoor kid’s playground featuring a 5-foot high slide with covered shelter, a combined dual-climbing structure, a stilts and tire crossing, a sand box, and a hop-scotch area.

Firebowl lounge with outdoor BBQ island and dining table for hosting parties and fireside chats with nightcaps.

An open-lawn area for sunbathing, picnics, sprinkler fun, or ball sports.

4 communal garden plots with garden shed and potting 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 Home Warranty Program:

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

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

KIN & KITH

KIN & KITH



NOUN [PLURAL]

KIN AND KITH /ˈkɪn ən ˌkɪθ/

:PEOPLE YOU ARE CONNECTED WITH,
ESPECIALLY BY FAMILY RELATIONSHIPS

:YOUR FRIENDS AND FAMILY

:ACQUAINTANCES AND RELATIVES

'WHERE FAMILY & HOME COME TOGETHER.'

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

BUILT BY KIN


KIN & KISMET - SURREY


UNISON - SURREY


GREENWOOD TOWNHOMES - SURREY


THE CREST - MAPLE RIDGE

K& KITH

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