FEATURES / FAQS / INFORMATION SHEET

SITE ADDRESS

Phase 1 - 10372 240A Street, Maple Ridge
Phase 2 - 10373 240A Street, Maple Ridge

BUYER INCENTIVES

Please inquire with Sales Team for current incentives.

ESTIMATED COMPLETION

Phase 1 (12 homes) - November 2026
Phase 2 (18 homes) - June 2027

ESTIMATED STRATA FEES

Approximately $0.17 per Sq.Ft.
Professionally managed strata.

STRATA FEES INCLUDE

Common area maintenance, exterior window cleaning, landscaping, garbage collection, water, snow removal, gutter cleaning, adminstration, pest control, dryer vent cleaning, strata management fee, and Contigency Reserve Fund contribution

DEPOSIT STRUCTURE

Phase 1 homes
5% in 7 days

Phase 2 homes
Option 1: 5% in 7 days & 5% in 90 days
Option 2: 10% in 7 days (get an extra $3,000 buyer credit)

Payable by certified cheque, bank draft, or wire transfer
Payable to: Wilson Rasmussen LLP

ASSIGNMENTS

Allowed subject to Developer's approval
PROMO: No assignment fee
Add Family Member to Title: $1,000 plus GST

AMENITIES

Pergola-covered outdoor BBQ kitchen with dining area and firebowl lounge, enhanced kid's playground and garden plots

COLOUR SCHEMES

Fog (Light) or Fir (Dark)

APPLIANCES

Stainless steel LG appliance package featuring full-size French door refrigerator, 5 burner gas range with air fry capability, integrated hood fan, island microwave, front control dishwasher, and front-loading LG Steam and ThinQ technology washer and dryer (or Electrolux)

HEATING/ CONDITIONING

Forced air heating system in all homes with A/C rough-in. Optional fully finished A/C upgrade. Navien high-efficiency on-demand tankless hot water system.

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 B-type floor plans. Single tandem garage + carport in all A-type floor plans. Visitor parking stalls: 7 on-site, 3 off-site, plus street parking on 240A Street.

CEILING HEIGHTS

9 ft ceiling heights on lower and main floors
8 ft ceiling height on upper floor

WARRANTY PROVIDER

2/5/10 year warranty provided by Pacific Home Warranty

SCHOOL CATCHMENTS

Elementary K - 7 c`usqunela Elementary (2min walk)
Secondary 8 - 12 Samuel Robertson Technical (16min walk)
French Immersion K - 7 Maple Ridge Elementary
French Immersion 8 - 12 Maple Ridge Secondary

RENTALS

Allowed. No restrictions.

PETS

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

In our continuing effort to improve and maintain the high standard of the Kin & Kith development, the Developer reserves the right to modify or change plans, commissions, specifications, features, incentives, promotions, and prices at any time without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As reverse, flipped, and/or mirrored plans occur throughout the development please see architectural plans for unit layout if material to your decision to purchase. Please ask one of the helpful sales staff to reference the most recent set of architectural construction drawings for the most up to date dimensions, layouts, and other details. Please refer to disclosure statement for specific offering details. E.&O.E. Sales and Marketing provided by TJ Khaira at eXp Realty.

KIN & KITH