



# KANAKA SPRINGS

Community Comes Naturally.

ADVANCE PREVIEW KIT

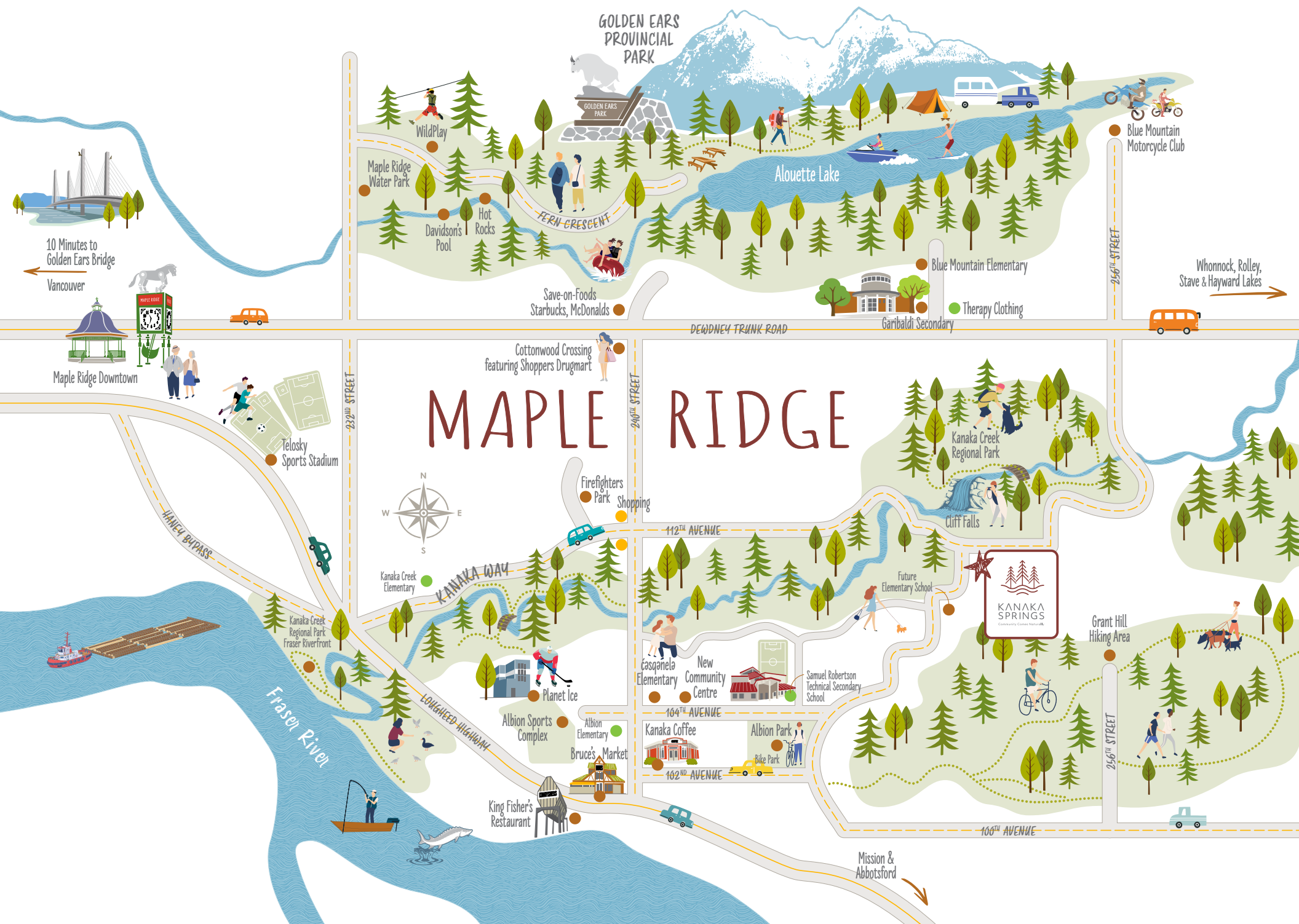


## Community Comes Naturally



A vibrant village hub of parks, trails, boutique shops, services and schools invite residents to gather, and create a true connection to community. This is Kanaka Springs, a 70+ acre masterplan community of townhomes and single-family homes nestled under the backdrop of Kanaka Creek Regional Park in Maple Ridge.

Where community comes naturally.



GOLDEN EARS  
PROVINCIAL  
PARK



Alouette Lake

MAPLE RIDGE



Cottonwood Crossing  
featuring Shoppers Drugmart

Kanaka Creek  
Elementary

112<sup>TH</sup> AVENUE

164<sup>TH</sup> AVENUE

162<sup>ND</sup> AVENUE

106<sup>TH</sup> AVENUE

10 Minutes to  
Golden Ears Bridge  
← Vancouver

→ Whonnock, Rolley,  
Stave & Hayward Lakes

Mission &  
Abbotsford





## Welcome to Maple Ridge



GOLDEN EARS PROVINCIAL PARK



ALOQUETTE LAKE



THERAPY CLOTHING



KINGFISHERS WATERFRONT BAR & GRILL



### PARKS + TRAILS

Nature surrounds Maple Ridge, with wilderness trails and a panoramic mountain backdrop always in sight. You will treasure living close to natural amenities like Kanaka Creek Regional Park, Cliff Falls, and Golden Ears Provincial Park. Each day, there is something new to explore and discover.



### RECREATION

Enjoy an array of parks, athletic fields, arenas, and leisure facilities for team sports for all ages. Then, dive into your next outdoor adventure with cycling, water-skiing, fishing, kayaking, camping, mountain climbing, and horseback riding. Recreational pursuits and activities are endless at Kanaka Springs.



### SHOPPING

Discover a local, authentic shopping experience when living at Kanaka Springs. Stop in at the unique boutique stores to find that perfect gift for a friend or even that perfect new pair of sunglasses for yourself because everyone needs a little retail therapy from time to time.



### DINING

Maple Ridge offers quaint places and great spaces to eat with a vibrant, eclectic food scene and regional farm-to-table fare. So follow your tastebuds, discover where the chopping, dicing, sauteing, simmering, and grilling takes shape, and treat yourself to a culinary experience and a night out with friends.





## Welcome to the Kanaka Springs Community!

Nestled in and surrounded by over 20 acres of dedicated environmental space and linked to 1.2 km of connective neighbourhood trails, Kanaka Springs is designed for families who enjoy an active lifestyle, crave adventure, and spending time in nature. All this discovery awaits just outside your front door.





## Your New Neighbourhood Awaits



### VILLAGE HUB & SHOPPING

A vibrant hub featuring mixed-use commercial space, a central park, and a variety of amenities invites residents to gather, socialize and create a true connection to the community. The future village heart may be home to your favourite coffee shop, daycare facility, or quaint boutiques, all forming the centrepiece of a thoughtfully designed master-planned community.



### CONNECTIVE TRAIL SYSTEMS

Enjoy 1.2 km of connecting community trails, wooded forests, wildlife, and waterfalls throughout the Kanaka Springs neighbourhood. Walk, jog, bike, or rollerblade on the spacious multi-use pathways, sidewalks, and bicycle lanes. Take the family for a stroll through Kanaka Creek Regional Park or Grant Hill Hiking trails, with trailhead access points a stone's throw away from your doorstep.



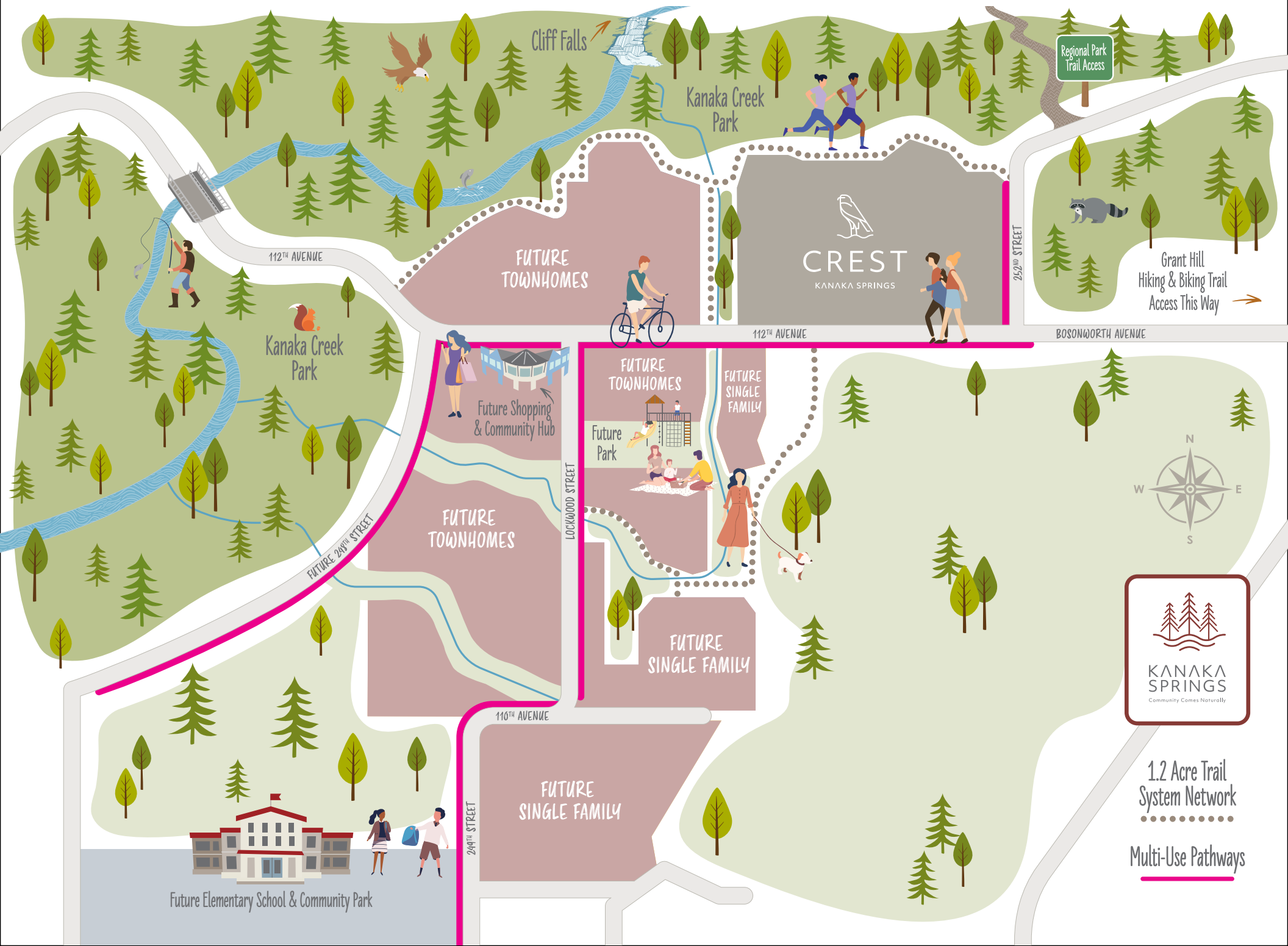
### COMMUNITY PARK + FUTURE SCHOOL

The master plan includes neighbourhood greenspaces, including a 1.2-acre future central community park, perfect for family gatherings, picnics, and meeting with friends. Enjoy the convenience of walking your children to the future elementary school directly adjacent to the community and Garibaldi High School for the older kids – only 7 mins away. Family life just became a little more relaxing and easier.



### DISTINCTIVE ARCHITECTURE

As the tranquil and meandering streets turn, weave, and change throughout Kanaka Springs, so will the home styles offering each community a unique identity. Meticulous, thoughtful planning and vibrant streetscapes create a blended yet distinguishing neighbourhood, delivering a quality, timeless look and lasting value – a true master plan.



Cliff Falls

Kanaka Creek Park

Regional Park Trail Access

112<sup>TH</sup> AVENUE

FUTURE TOWNHOMES

CREST  
KANAKA SPRINGS

252<sup>ND</sup> STREET

Grant Hill  
Hiking & Biking Trail  
Access This Way

BOSONWORTH AVENUE

Kanaka Creek Park

Future Shopping  
& Community Hub

FUTURE TOWNHOMES

FUTURE SINGLE FAMILY

Future Park

LOCKWOOD STREET

FUTURE TOWNHOMES

FUTURE 249<sup>TH</sup> STREET

FUTURE SINGLE FAMILY

116<sup>TH</sup> AVENUE

FUTURE SINGLE FAMILY

249<sup>TH</sup> STREET

Future Elementary School & Community Park



1.2 Acre Trail  
System Network

Multi-Use Pathways





## *Rediscover Your Relationship to Nature and Land.*

CREST details the perfect blend of contemporary interior finishes with modern farmhouse exteriors that today's home buyers are searching for. Tree-lined, cul-de-sac streets provide the canvas for exteriors that pop with splashes of bold colour, and a carefully curated mixture of materials from metal roofing to handset custom paver driveways. Revealing to visitors and homeowners alike this is no ordinary community; this is CREST at Kanaka Springs.





# FEATURES + FINISHES



## MODERN FARMHOUSE INSPIRED EXTERIORS

- Each home is carefully crafted and designed with six professionally coordinated exterior schemes to match the community theme and maximize long-term value.
- Open gable roof lines with various wood accents and metal roofing add detail and accentuate the farmhouse look and style, complementing the varied streetscape.
- Exterior porches expand and transition the living area to the front of the homes.
- A combination of concealed pot and black farmhouse lighting on all exteriors. Gooseneck farmhouse accent lighting on select homes.
- Front-drive and lane access double car enclosed garages with every home.
- Custom set paver driveways & walkways to provide a unique entry to every home.
- Master-planned controlled streetscape and architectural theming throughout the community.



## A SPA STYLE RETREAT

- Elegant floating vanities and under cabinet lighting in primary bathrooms and powder rooms.
- Dual vanity sinks in primary bathrooms.
- Genuine Caesertone® quartz tops and hand-set oversized floor tile.
- Oversized walk-in showers with 10 mm frameless glass enclosures.
- Free-standing soaker tubs in select homes provide a spa-like experience.
- Black framed oversized mirrors in primary bathrooms, and powder rooms are functional and on-trend.
- Motion-activated under cabinet lighting to guide you at night and provide a soft, elegant touch.
- Never run out of hot water again, with tankless Navien hot water systems standard with every home.



## ENVIRO-WISE FEATURES

- 95% efficient 2-Stage natural gas furnace controlled by a programmable digital thermostat.
- LED pot lighting uses minimal electricity while offering extending life to traditional lighting.
- Super high efficient tankless hot water boiler by Navien® complete with recirculation line.
- Vinyl frame, thermally broken, double pane low E windows.
- High insulation values to reduce energy consumption.
- All homes provide rough-in for future solar hot water heating with conduits running from attic to mechanical room for future solar conversion.
- In-ground rainwater storage to reduce the impact of high water volume on adjacent creeks, streams, and city infrastructure.
- Permeable hard surfaces on all lots, paver driveways and walkways to allow more water back into the soil.



## KITCHENS TO INSPIRE YOUR FAMILY CHEF

- Spacious oversized pantries in every home give your kitchen a coveted farmhouse feel.
- Slimline shaker-style and flat panel doors provide a timeless and modern element to every home.
- Upper cabinets extend full height to ceilings, complete with oversized crown moulding for a truly custom kitchen.
- Soft-close doors and drawers add to the longevity of your cabinets.
- Under-cabinet task lighting standard in all homes.
- Large island for prep cooking, socializing, and family gatherings.
- Genuine Ceaserstone® quartz tops for appearance and easy maintenance.
- Oversized undermount stainless steel Blanco® sinks with a single basin complement the modern farmhouse theme.
- Single handle high-arc pull-out spray Gerber® faucets are the perfect centrepiece for a quality kitchen.
- Samsung Stainless Steel appliance package is standard with every home.
- Gas range or built-in wall oven, gas cooktop, and microwave in select models, equipment provided with the family chef in mind.



## IT'S ALL IN THE DETAILS

- Depending on the model, flexible floorplans provide configurations to accommodate 3 to 5 bedrooms.
- Vaulted ceilings in all primary bedrooms and large, oversized windows on the main and upper floors create a more spacious feel with abundant natural light.
- Standard "step lights" in internal stairways leading to upper floors help guide your way at night.
- All homes are built with engineered beam floor joist systems to reduce "squeaky" floors.
- Basements feature separate entries and multiple "above grade" windows to maximize natural light.
- Some models offer an available option for a legal suite in the basement.
- Move-in ready standard features include deluxe appliance package, roller blinds, garage door openers, fencing and landscaping.



## WE STAND BEHIND OUR HOMES, GUARANTEED

- Every Epic home is **Built By People Who Care.** How do we show we care?
  - We are always responsive and available to answer questions, provide information and solve problems. We return all phone call or email inquiries within 24 hours.
  - We proactively communicate with you throughout the construction process and provide monthly updates so you feel informed about your homes progress.
  - We don't do deficiencies. We strive to deliver every home with zero deficiencies. But if there are, we will rectify them within 14 days of you moving in.
- Epic Homes is a registered builder with BC Housing and WBI Warranty.
- 2-5-10 year warranty coverage is included on every home.
- Dedicated in-house customer care team ready to assist you after you move-in.
- Convenient online customer care portal available on our website for easy communication with our team.
- Local builder, local team, we are here when needed with our 25 years of building history in Maple Ridge.





CRESTVIEW 1

# CRESTVIEW

4 or 5 BEDROOM  
2,844 TOTAL SQ.FT.



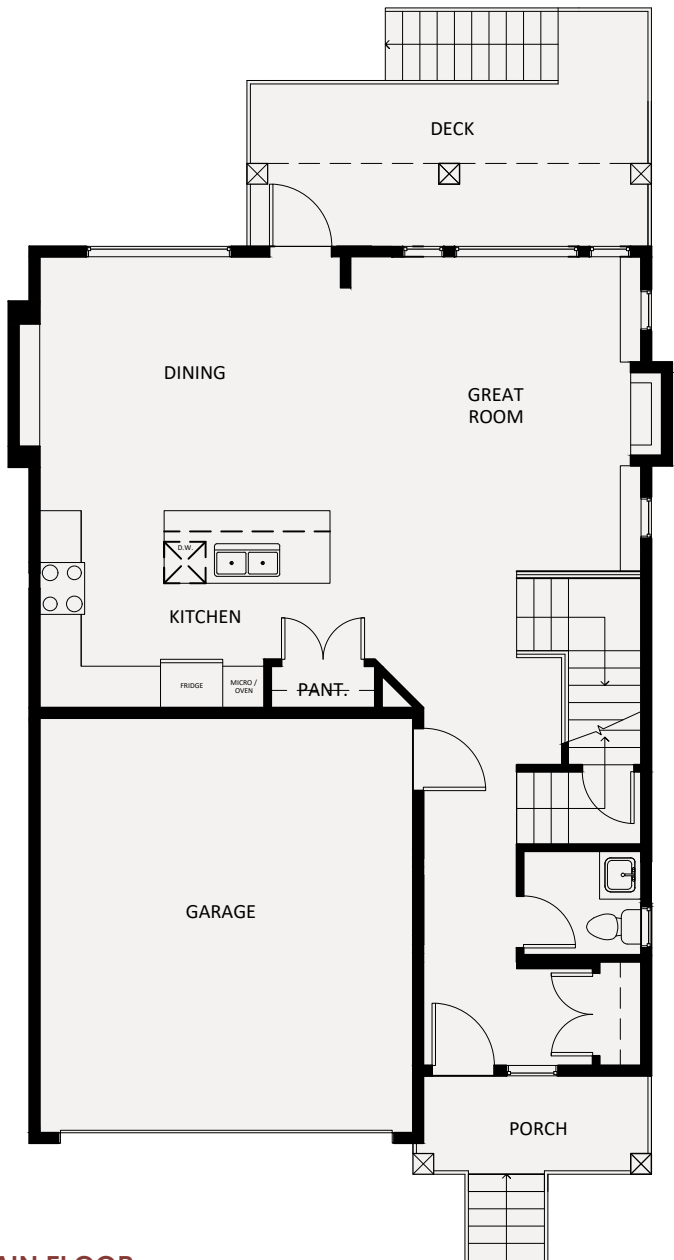
CRESTVIEW 2



CRESTVIEW 3

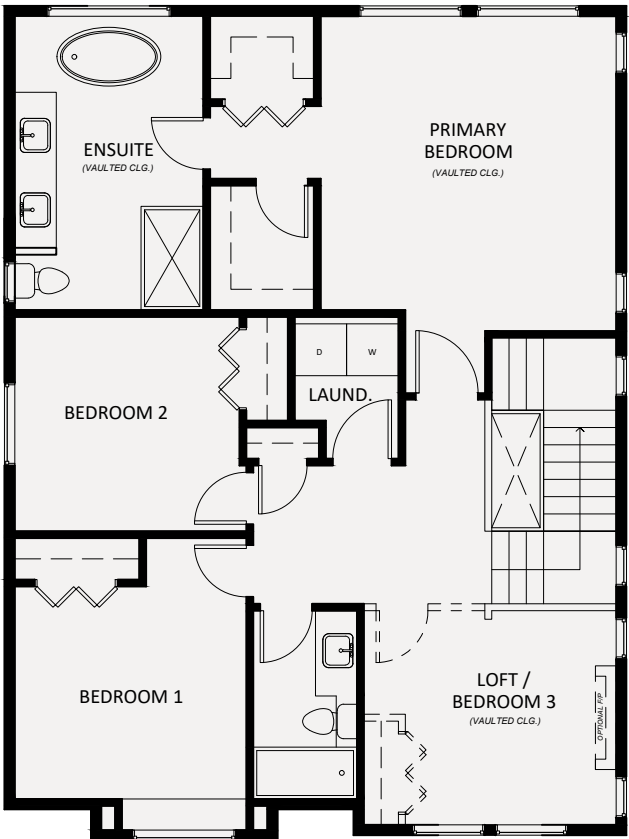


# CRESTVIEW



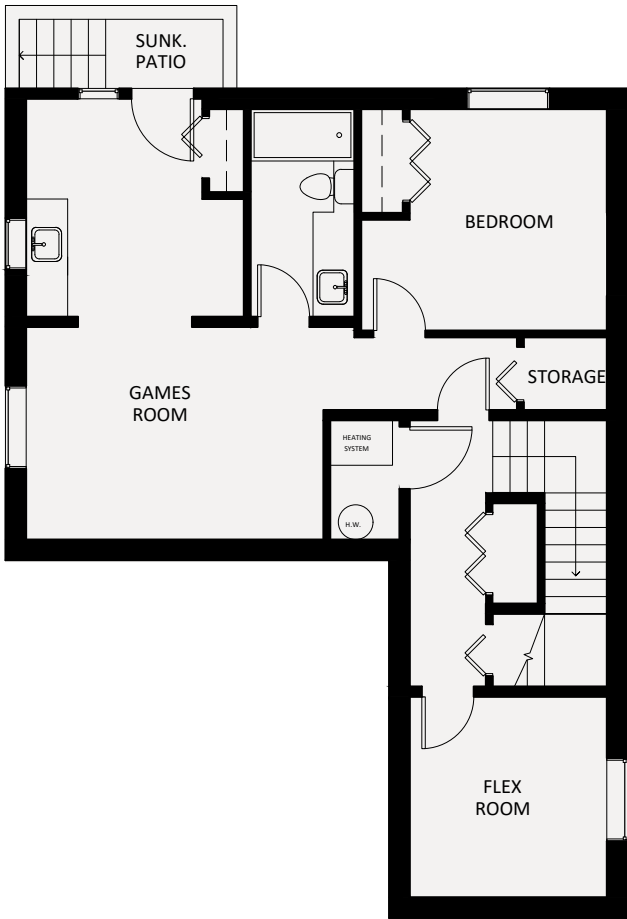
## MAIN FLOOR

862 SQ.FT. FLOOR AREA / 399 SQ.FT GARAGE



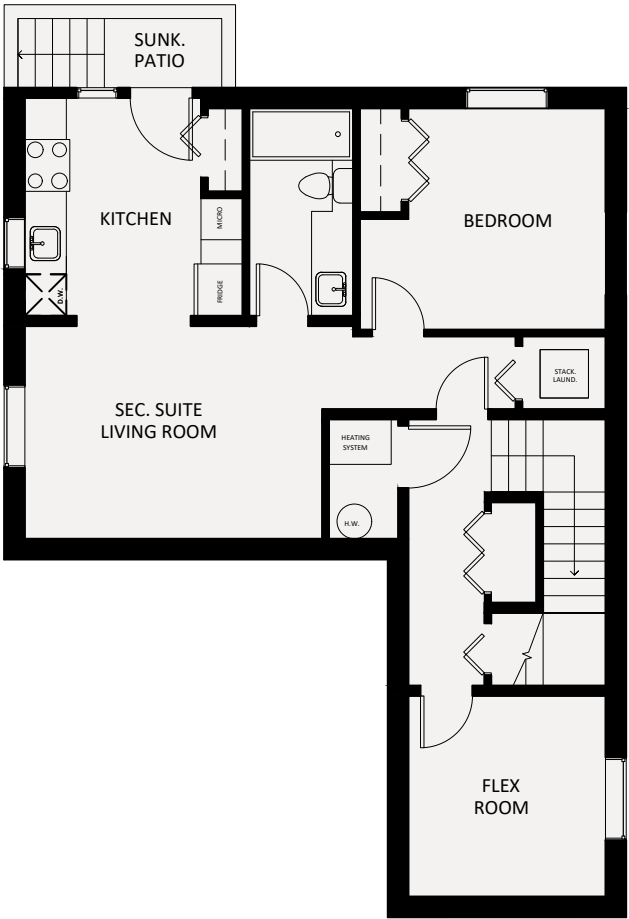
## SECOND FLOOR

1,101 SQ.FT. FLOOR AREA



## FINISHED BASEMENT OPTION

881 SQ.FT. FLOOR AREA



## SECONDARY SUITE OPTION

296 SQ.FT. PRINCIPAL DWELLING FLOOR AREA / 585 SQ.FT. SEC. SUITE AREA

Suite options: Finished basement suite options may be legal suites or temporary residential unites (TRU) depending on location and floorplan. Speak to a sales representative for more details.





BROOKVIEW 1

# BROOKVIEW

4 or 5 BEDROOM + DEN  
3,163 TOTAL SQ.FT.



BROOKVIEW 2



BROOKVIEW 3

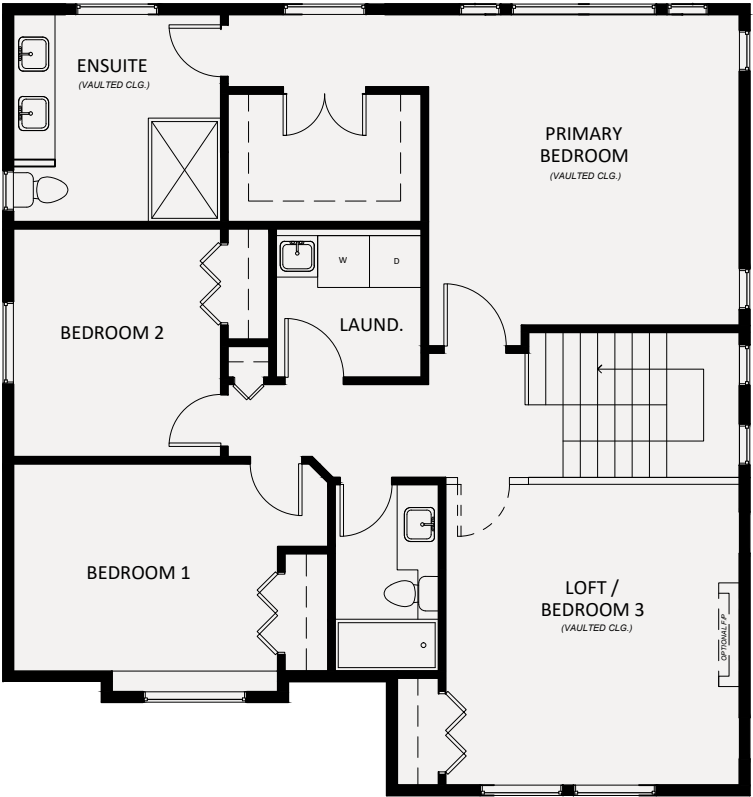


# BROOKVIEW



## MAIN FLOOR

972 SQ.FT. FLOOR AREA / 399 SQ.FT. GARAGE



## SECOND FLOOR

1,201 SQ.FT. FLOOR AREA



## FINISHED BASEMENT OPTION

990 SQ.FT. FLOOR AREA



## SECONDARY SUITE OPTION

365 SQ.FT. PRINCIPAL DWELLING FLOOR AREA / 625 SQ.FT. SEC. SUITE AREA

Suite options: Finished basement suite options may be legal suites or temporary residential unites (TRU) depending on location and floorplan. Speak to a sales representative for more details.





LODEN 2

LODEN 4 or 5 BEDROOM + DEN  
2,674 TOTAL SQ.FT.



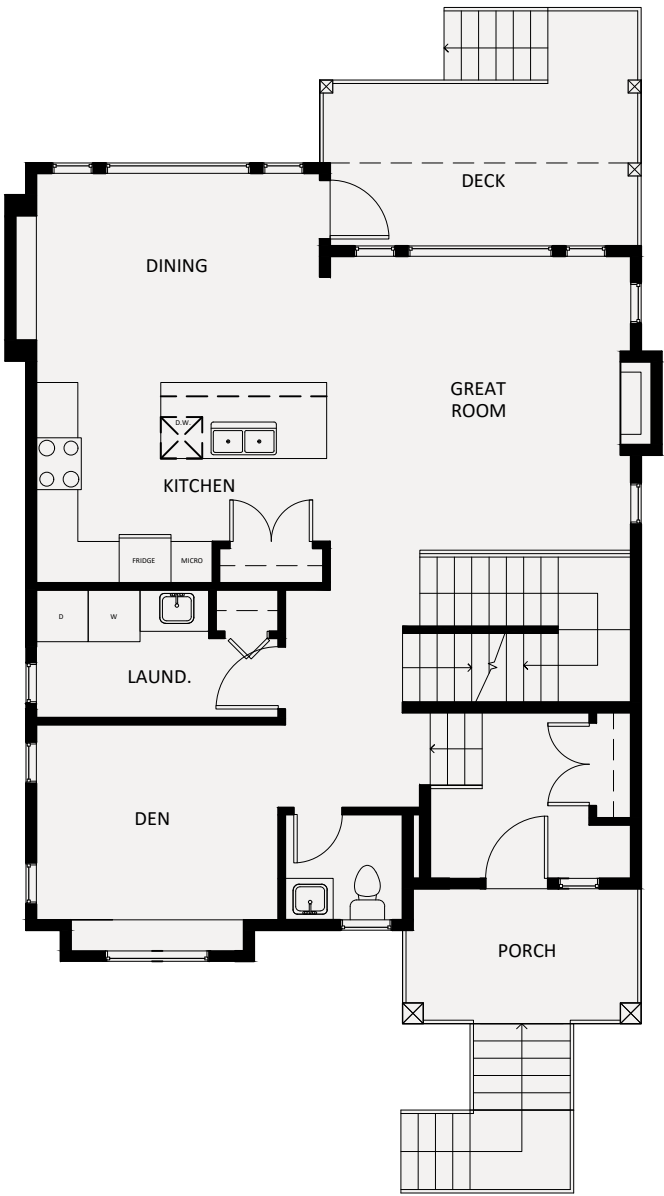
LODEN 1



LODEN 3

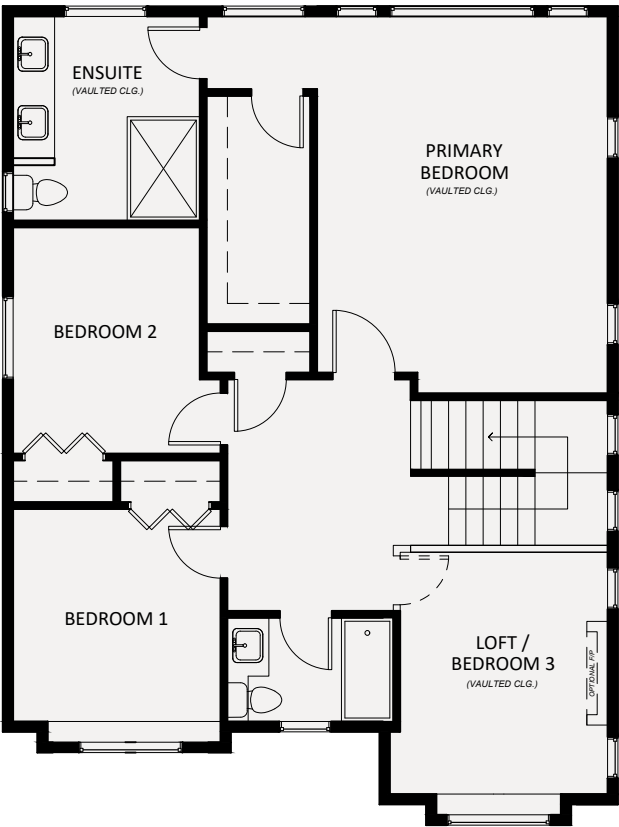


# LODEN



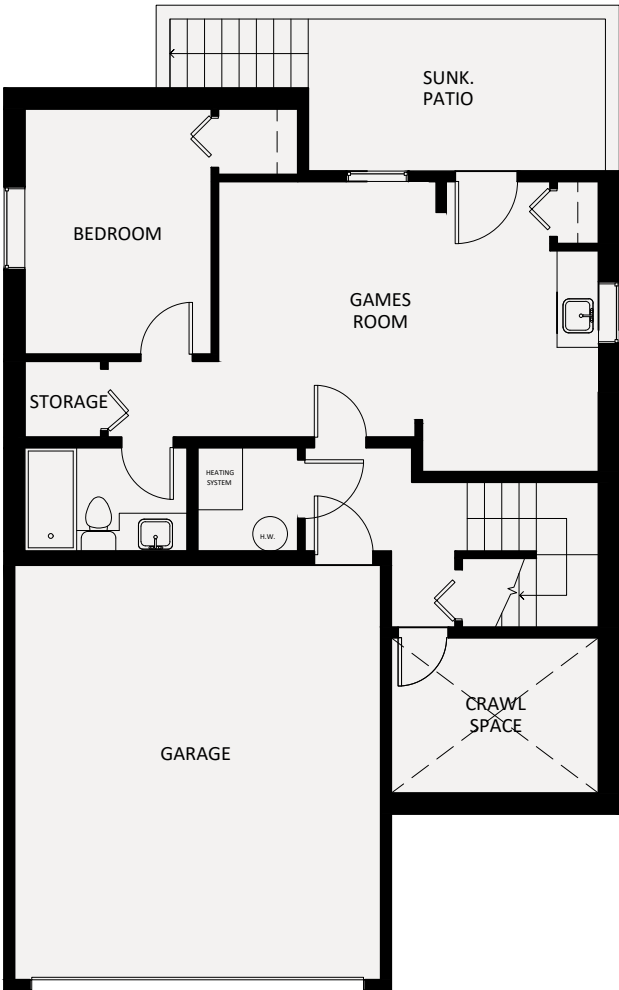
## MAIN FLOOR

1,015 SQ.FT. FLOOR AREA



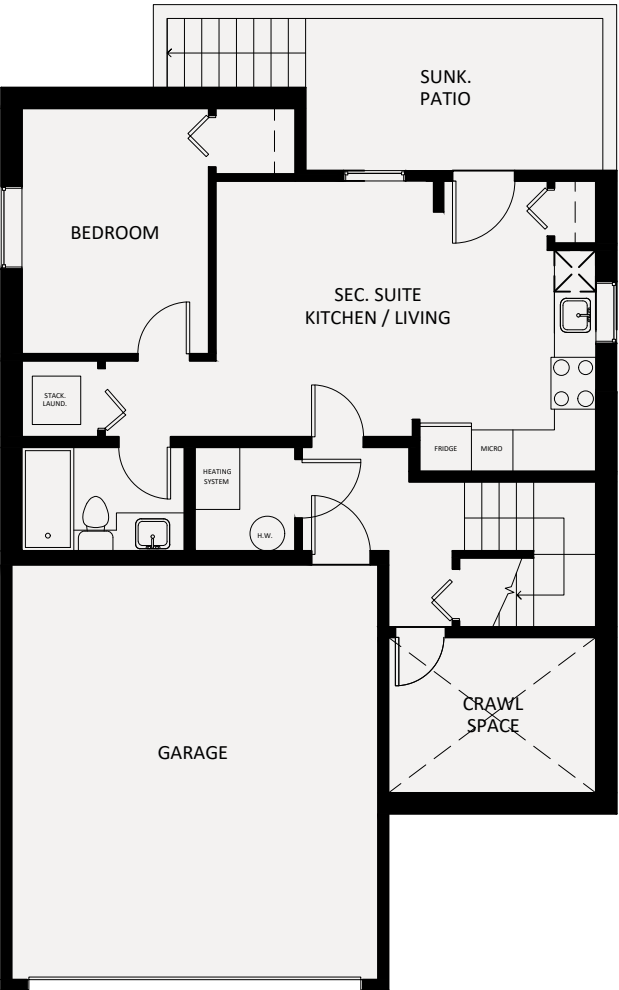
## SECOND FLOOR

1,012 SQ.FT. FLOOR AREA



## FINISHED BASEMENT OPTION

647 SQ.FT. FLOOR AREA / 392 SQ.FT. GARAGE



## SECONDARY SUITE OPTION

123 SQ.FT. PRINCIPAL DWELLING FLOOR AREA / 524 SQ.FT. SEC. SUITE AREA

Suite options: Finished basement suite options may be legal suites or temporary residential unites (TRU) depending on location and floorplan. Speak to a sales representative for more details.





ASTER 2

ASTER 4 or 5 BEDROOM + DEN  
3,149 TOTAL SQ.FT.



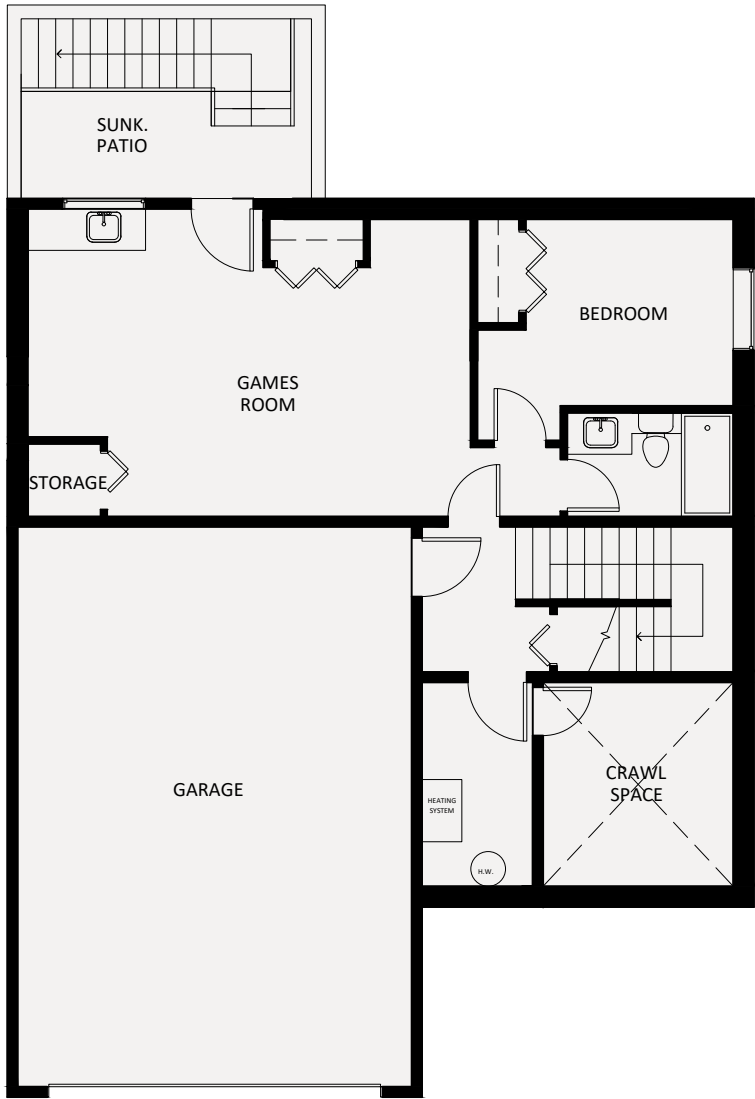
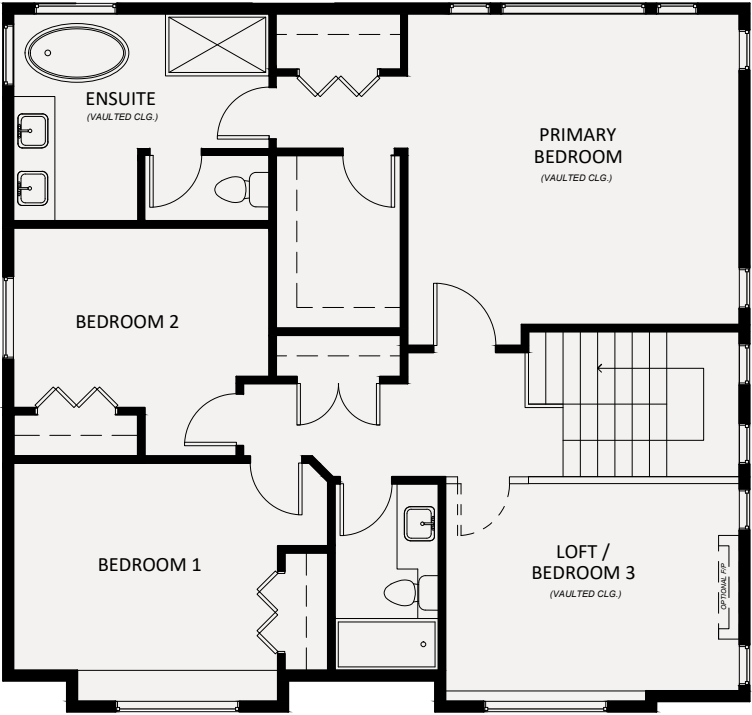
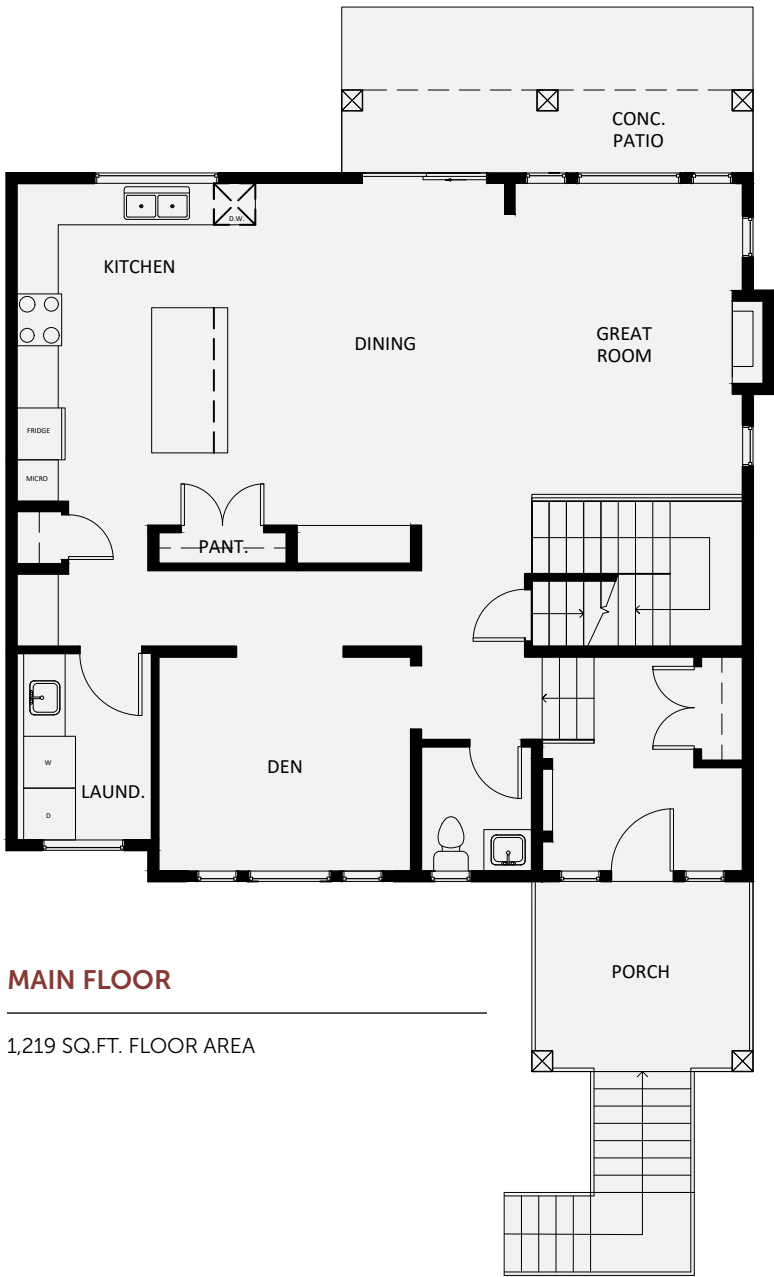
ASTER 1



ASTER 3



# ASTER



Suite options: Finished basement suite options may be legal suites or temporary residential unites (TRU) depending on location and floorplan. Speak to a sales representative for more details.





HARVEST 1

# HARVEST

3 or 5 BEDROOM  
2,099 TOTAL SQ.FT.



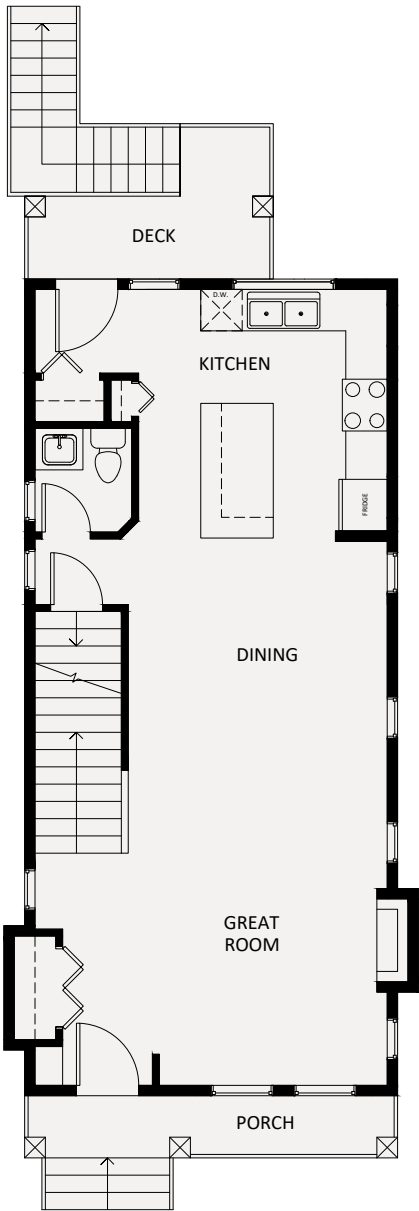
HARVEST 2



HARVEST 3

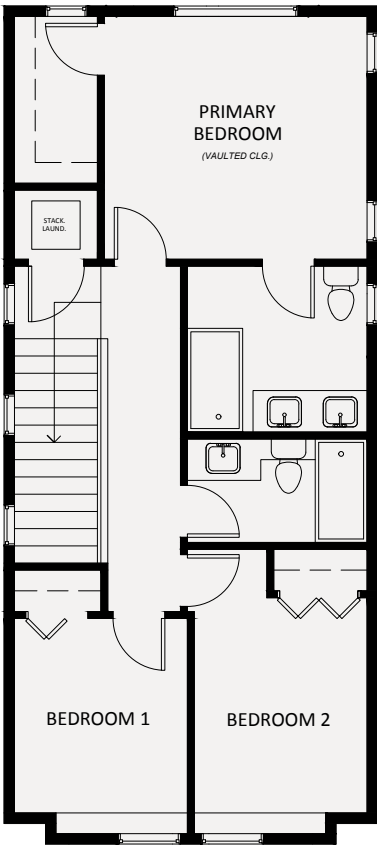


# HARVEST



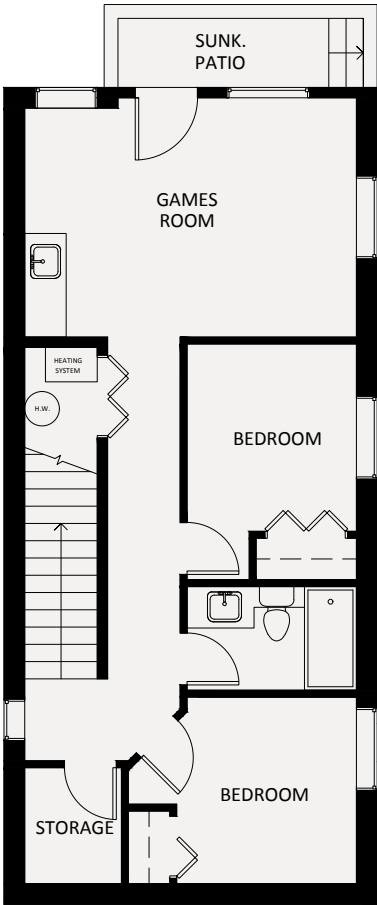
## MAIN FLOOR

721 SQ.FT. FLOOR AREA



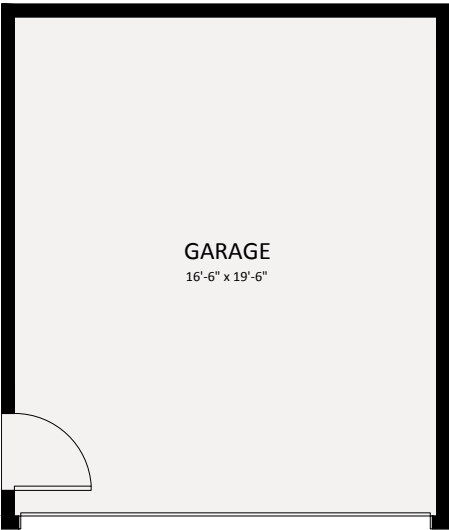
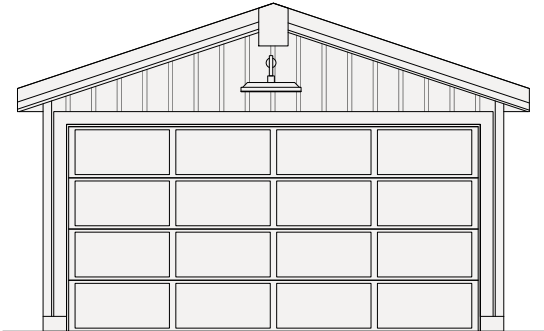
## SECOND FLOOR

668 SQ.FT. FLOOR AREA



## FINISHED BASEMENT OPTION

710 SQ.FT. FLOOR AREA



## DETACHED GARAGE

358 SQ.FT. GARAGE





WESTON 1

# WESTON

3 or 5 BEDROOM  
2,089 TOTAL SQ.FT.



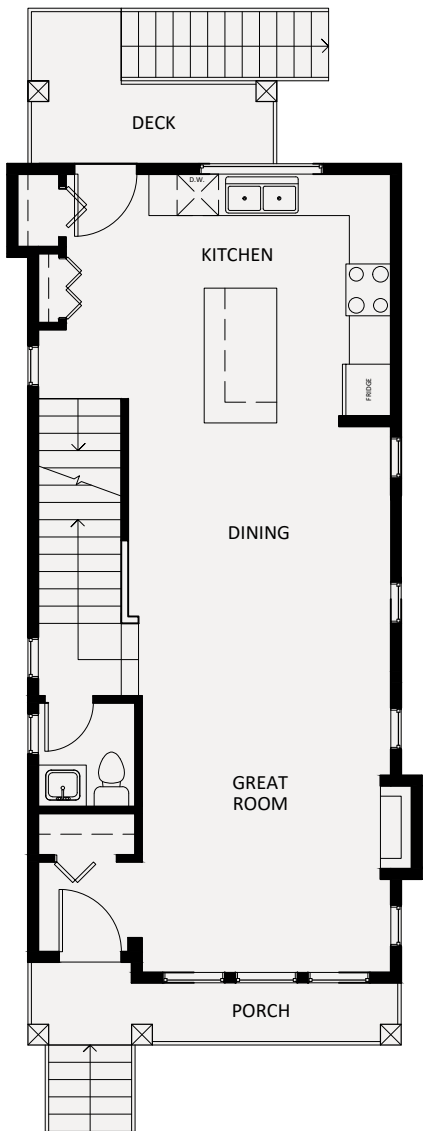
WESTON 2



WESTON 3

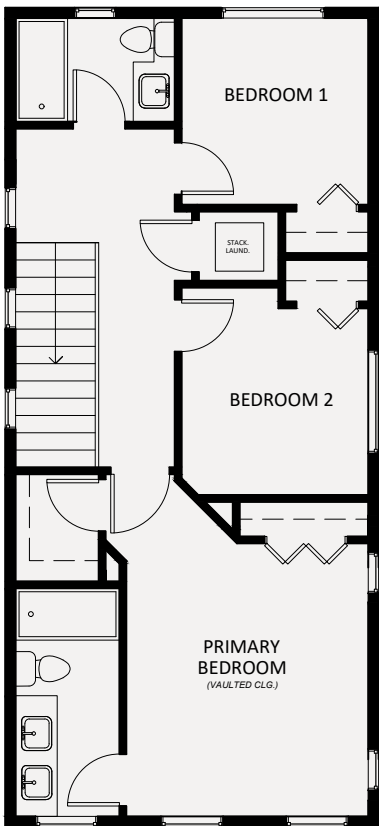


# WESTON



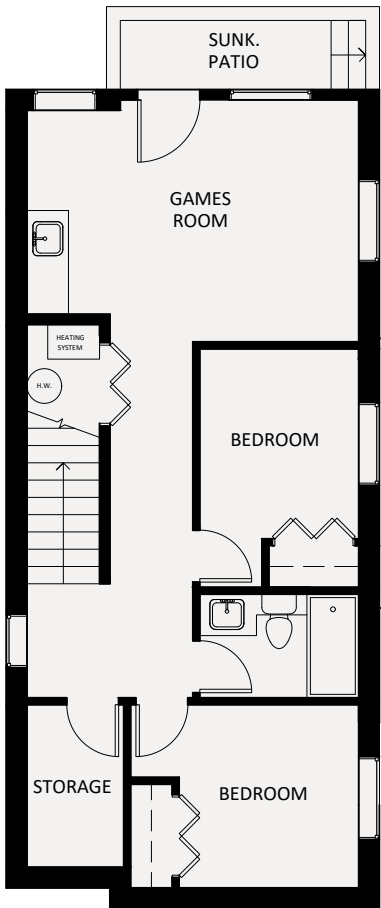
## MAIN FLOOR

715 SQ.FT. FLOOR AREA



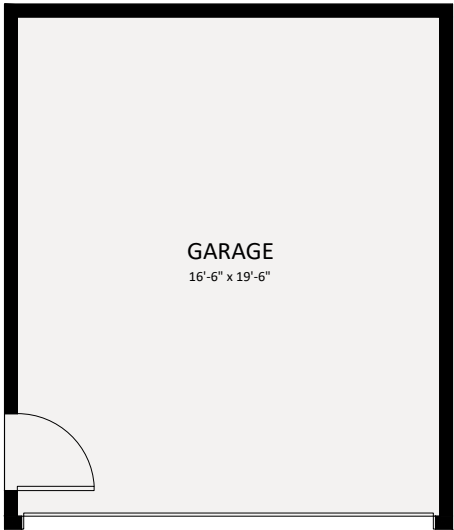
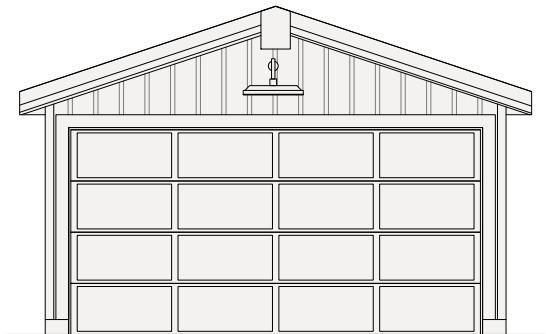
## SECOND FLOOR

668 SQ.FT. FLOOR AREA



## FINISHED BASEMENT OPTION

706 SQ.FT. FLOOR AREA



## DETACHED GARAGE

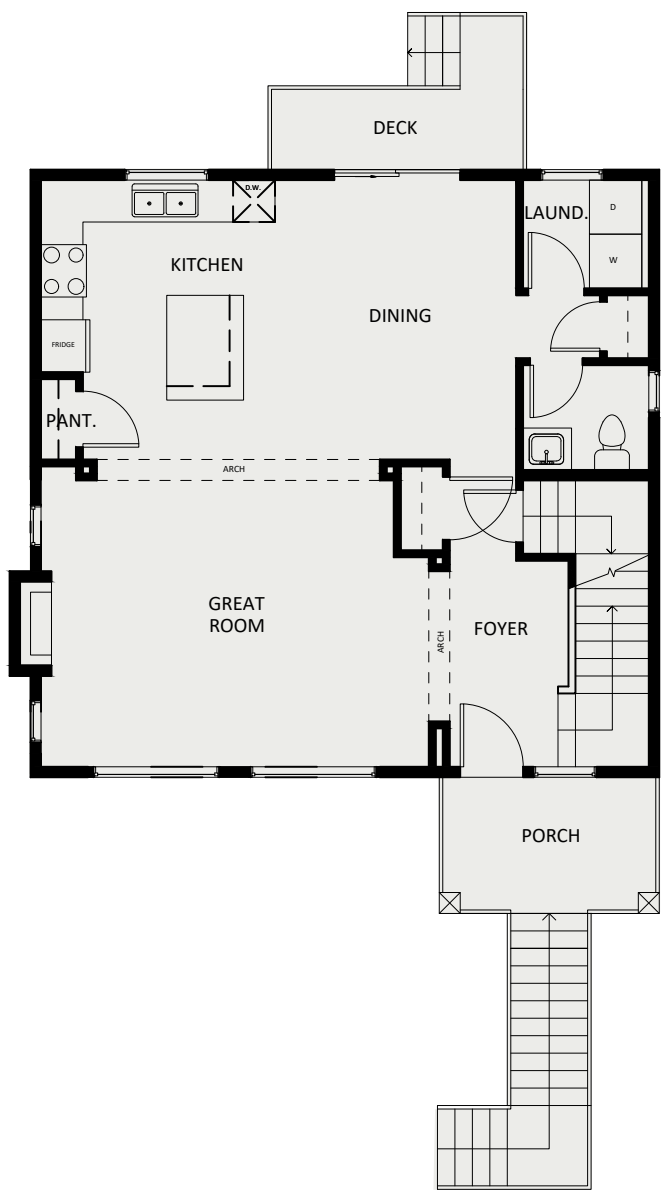
358 SQ.FT. GARAGE





GRAYSON

# GRAYSON



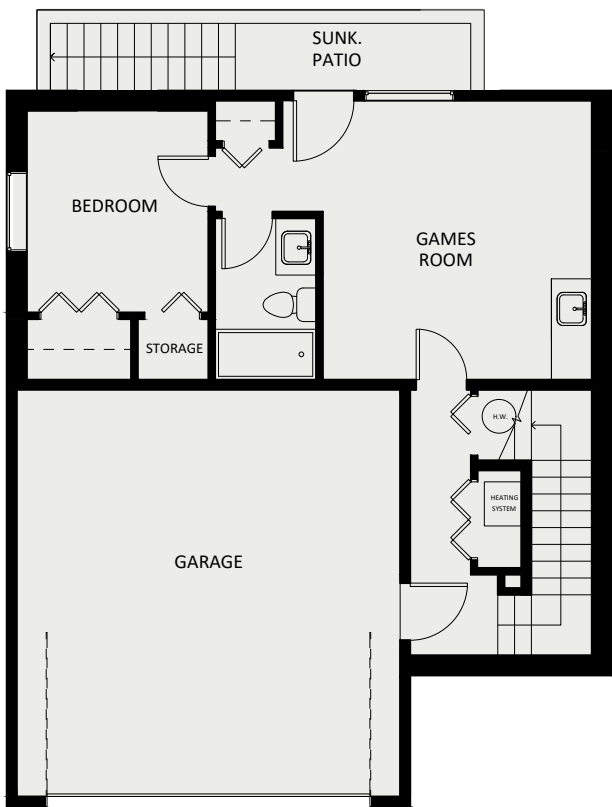
MAIN FLOOR

870 SQ.FT. FLOOR AREA



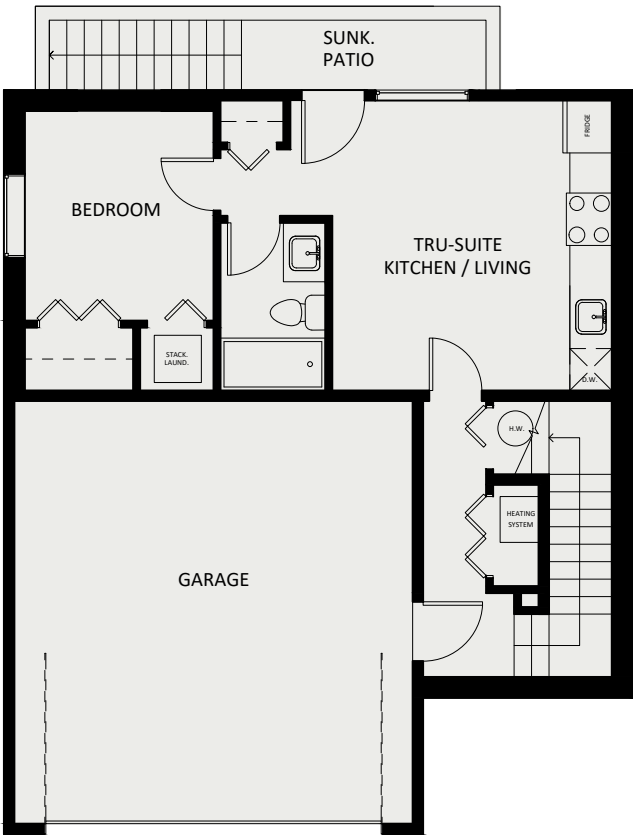
SECOND FLOOR

750 SQ.FT. FLOOR AREA



FINISHED BASEMENT OPTION

577 SQ.FT. FLOOR AREA / 423 SQ.FT. GARAGE



TRU/INLAW SUITE

141 SQ.FT. PRINCIPAL DWELLING FLOOR AREA / 436 SQ.FT. SEC. SUITE AREA

All dimensions and sizes are approximate. Floor plans are based on initial design drawings. Square footage, room sizes, and features may vary due to specific conditions, local zoning bylaws or design improvements that may result in modification or changes without notice. Patio and deck sizes will vary by location. E&OE.



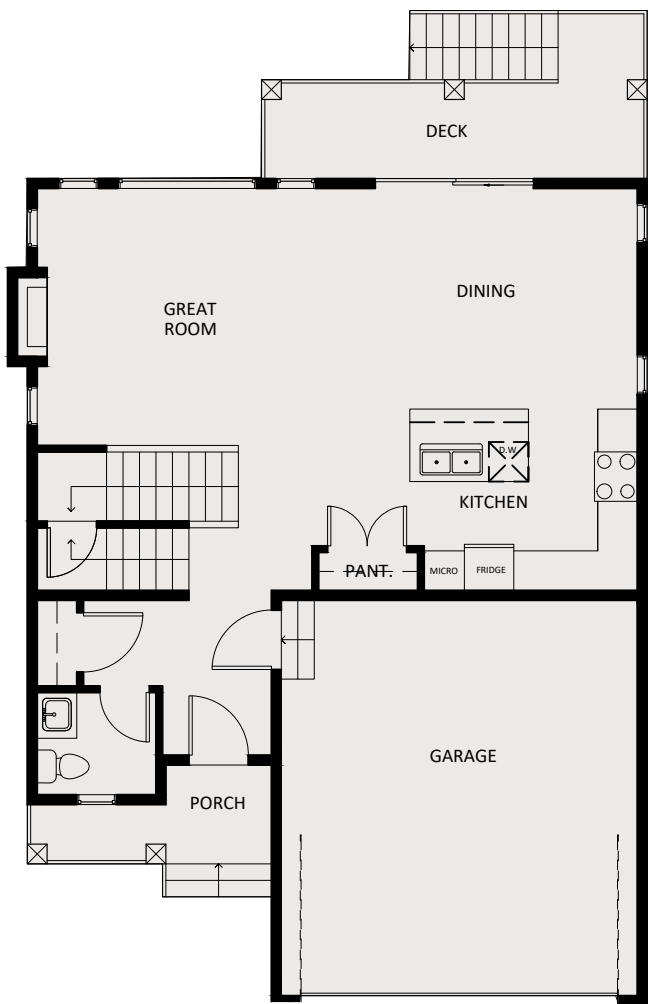


HOMESTEAD

  
**CREST**  
KANAKA SPRINGS

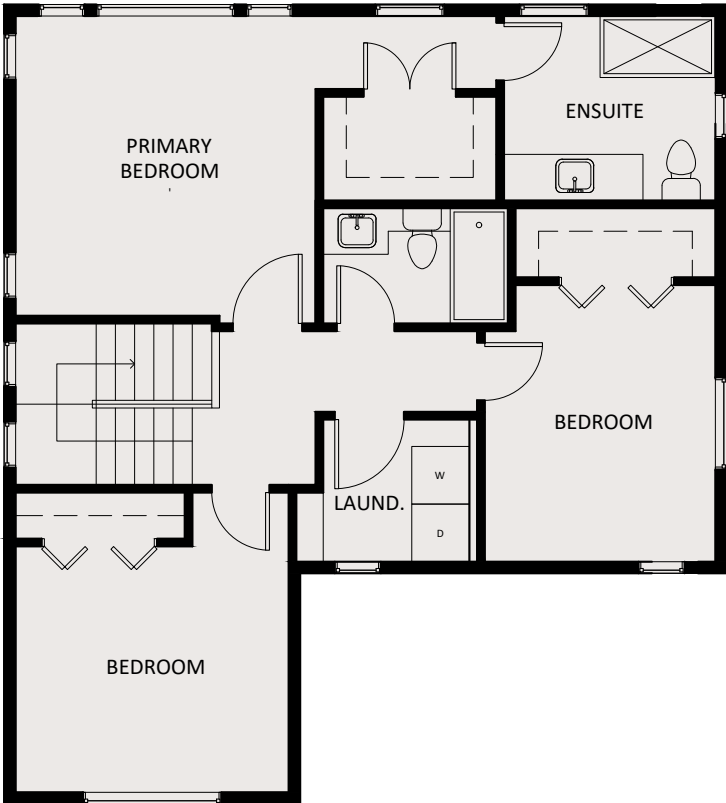


# HOMESTEAD



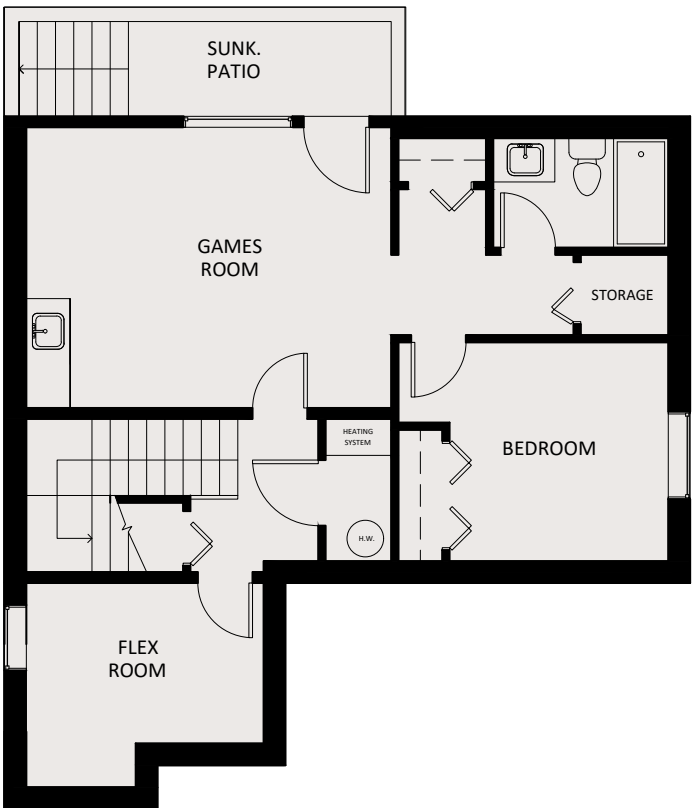
## MAIN FLOOR

775 SQ.FT. FLOOR AREA



## SECOND FLOOR

867 SQ.FT. FLOOR AREA



## FINISHED BASEMENT OPTION

789 SQ.FT. FLOOR AREA



## LEGAL SUITE

253 SQ.FT. PRINCIPAL DWELLING FLOOR AREA / 536 SQ.FT. SEC. SUITE AREA

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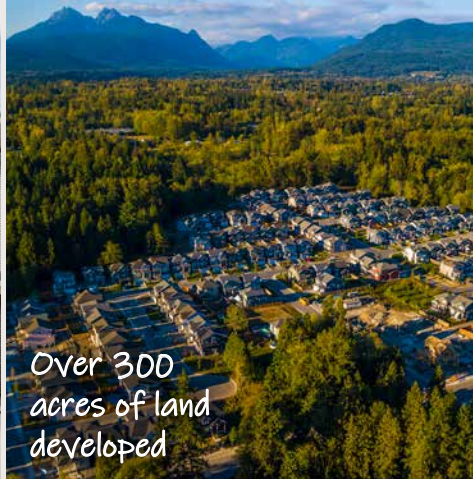


EPIC HOMES

*We Shape Community*



1,200  
new residential  
homes built



Over 300  
acres of land  
developed



3 million  
square feet  
constructed



Over 120  
acres of rehabilitated  
environmental habitat

Epic Homes is a group of people devoted to shaping the community in the Lower Mainland. We develop land, build awesome things, and have fun doing it! Our growing portfolio of residential construction comprises over 2000 homes. Our team thrives on a get er' done mentality and pursuing win-win outcomes. This passion emphasizes every Epic Home is Built By People Who Care.





#### SITE LOCATION

11205 250B Street, Maple Ridge, BC | [info@kanakasprings.com](mailto:info@kanakasprings.com)

**KANAKASPRINGS.COM**

All dimensions and sizes are approximate. Floor plans are based on initial design drawings. Square footage, room sizes and features may vary due to site specific conditions, local zoning bylaws or design improvements that may result in modification or changes without notice. Patio and deck sizes will vary by location. Renderings are an artist's conception and are intended as a general reference only. E&OE.

PROUDLY  
BUILT BY

