

FEATURES + FINISHES



MODERN SCANDINAVIAN INSPIRED EXTERIORS

- Each home is thoughtfully crafted with seven distinct, professionally designed exterior schemes, carefully selected to reflect the community's timeless aesthetic and enhance long-term value.
- Striking open gable rooflines accented with wood details and metal roofing contribute to the clean, modern Scandinavian look while creating a dynamic streetscape.
- All exteriors include integrated pot lighting and black accent lighting providing a warm inviting glow.
- Expansive front-drive garages, fully enclosed for two vehicles—fitting either **two full-sized trucks or standard cars plus space for family gear!**
- Custom paver driveways and walkways for a unique, welcoming entry to each home.
- Consistent architectural theming and a carefully curated streetscape throughout the master-planned community ensure a cohesive, high-quality appearance.



A SPA STYLE RETREAT

- Sophisticated floating vanities and under-cabinet lighting in bathrooms create a luxurious ambiance.
- Dual-sink vanities in primary bathrooms offer convenience and style.
- Premium Vicostone® quartz countertops paired with hand-set oversized floor tiles elevate the spa-like atmosphere.
- Expansive walk-in showers with 10 mm frameless glass enclosures provide a sleek, open feel.
- Freestanding soaker tubs in every home ensure a true spa experience.
- Black-framed, oversized mirrors in primary bathrooms add a functional and stylish, on-trend touch.
- Soft, motion-activated under-cabinet lighting provides guidance at night and a touch of elegance.
- Tankless hot water systems standard in each home ensure you never run out of hot water.



ENVIRO-WISE FEATURES

- 95% efficient, 2-stage natural gas furnace controlled by a programmable digital thermostat for optimal energy savings.
- Energy-efficient LED pot lighting uses minimal electricity and lasts longer than traditional lighting.
- Ultra-efficient tankless hot water boiler with a recirculation line for continuous hot water without waste.
- Thermally broken, double-pane vinyl windows with low-E coating for improved insulation and reduced heat loss.
- High insulation values throughout to help reduce energy consumption.
- Prepped for future solar hot water heating with conduits from the attic to the mechanical room, ready for solar conversion.
- High efficiency heat pumps included in every home.



KITCHENS TO INSPIRE YOUR FAMILY CHEF

- Spacious oversized pantries in every home for additional kitchen storage
- Slimline shaker-style 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 Vicostone® quartz tops for appearance and easy maintenance.
- Oversized undermount stainless steel Blanco® sinks with a single basin complement the modern Scandinavian theme.
- Single handle high-arc pull-out spray Gerber® faucets are the perfect centerpiece for a quality kitchen.
- Kitchen Aid® Stainless Steel appliance package is standard with every home.
- Built-in wall oven, 5 burner cooktop, and microwave in all homes, equipment provided with the family chef in mind.



IT'S ALL IN THE DETAILS

- Flexible floorplans available with configurations for 3 to 5 bedrooms plus legal suites, available in all homes.
- Vaulted ceilings in primary bedrooms and large, oversized windows on main and upper floors offer a spacious feel with abundant natural light.
- Standard "step lights" in internal stairways provide guidance at night for added safety and convenience.
- Engineered I-beam floor joist systems throughout to reduce "squeaky" floors and increase durability.
- Basements include separate entries and multiple "above-grade" windows to maximize light and livability.
- Optional legal suites in basements add valuable income potential.
- Move-in ready standard features include a deluxe appliance package, roller blinds, garage door openers, fencing, and landscaping.
- Legal suites include separate air conditioning providing climate controlled living for everyone.



WE STAND BEHIND OUR HOMES, GUARANTEED

- Committed to Excellence: Epic is a dedicated team focused on **Making Everything Better**. With over 2,000+ homes built, we aim to make the home building and buying experience outstanding. Our homes and communities reflect our legacy of quality and customer care.
- Our Brand Promise: At Epic, we prioritize our customers from development through post-occupancy care. We promise to be on trend, on time, and on your side:
 - **ON TREND:** We incorporate the latest trends and technologies into our homes, working with skilled trades and designers to enhance value both inside and out.
 - **ON TIME:** We understand the importance of planning. When we provide an occupancy date, it's guaranteed, allowing you to confidently schedule your move.
 - **ON YOUR SIDE:** Our dedicated team supports you throughout your journey with regular updates and thorough orientations, ensuring clarity and ownership of your satisfaction.
- Registered with BC Housing and WBI Warranty: Every Epic home includes 2-5-10 year warranty coverage.
- Dedicated in-house customer care team available to assist after move-in.
- Convenient online customer care portal on our website for easy communication with our team.
- Local builder with a local team—serving Maple Ridge for over 25 years and ready to support you when needed.