

See below or choose your lifestyle . . .

Couples

Families

Mid-Age

Phase 1, Sweetbay & Sweetbay Dream



Welcome to Magnolia Grove, a new Maple Ridge address built for your lifestyle with attention to the details that are important to you. Magnolia Grove offers a variety of different home designs but each and every design has been created to be easy to live in and has the features you want all in the most efficient, affordable design possible. Magnolia Grove is about elevated expectations and comfortable living.

Magnolia Grove ~ Luxury homes in a park like setting.

Magnolia Grove offers charming and expertly designed townhomes with oversized garages and driveways, designer ensuites that are works of art, and some floor plans that merge your private backyard with your main living areas.

Nearly surrounded by permanent green space, this community will be nestled within a small pocket of Maple Ridge that will remain undeveloped and green forever. Though sheltered, Magnolia Grove is near Albion Elementary School and is within walking distance of a variety of amenities.

Homes in Magnolia Grove are more than beautiful, they are spacious, bright, and designed to be lived in long term.

Magnolia Grove offers a rare merging of luxury living, practical lifestyle options and backyard solitude that's right for you!

Select your lifestyle to learn more



COUPLES



FAMILIES



MID-AGE

Map & Directions



Coming From Vancouver?

1. Travel East on Lougheed Highway to Maple Ridge
2. Turn Left (North) onto 105th Ave.
3. Turn Left (East) onto 104th Ave.
4. Turn Left (North) onto 240th St.
5. Magnolia Grove is on the Left (West) just after turning onto 240th St.

Let Google Maps guide you

Coming From Mission?

1. Travel West on Lougheed Highway to Maple Ridge
2. Turn Right (North) onto 240th St.
3. Magnolia Grove is on the Left (West) just after 104th Avenue street lights

Let Google Maps guide you

Choose Your Design

Unique townhomes in beautiful Maple Ridge inspired by the surrounding community featuring classic lines and covered front entries finished off with a beautiful picket fence detail. Each residence has a two car double wide garage, ground level entry and easy access to pedestrian walkways and nature trails through the neighbourhood. With five floor plan designs to choose from, interiors featuring solid surface countertops, stainless steel appliances and many available options, you can relax knowing that this home can grow with you and your loved ones.



sweetbay
- click here -

Optional  Optional

4 bed, 2/2.5 bath

sweetbay dream
- click here -

Optional  Optional

4 bed, 3/3.5 bath

lotus
- click here -



3 bed, 2.5 bath

little gem
- click here -



3 bed, 2.5/3 bath

evergreen
- click here -



3 bed, 2.5 bath

Community Plan

Magnolia trees of various kinds are planned for the community creating color and interest and inspiration for the names of the home designs. With over eighty reforestation trees being planted on the adjacent hillside and thousands of plantings planned, the community is surrounded by greenspace.

The playground is ideally located deep in the community beside the reforestation area and has two all weather picnic tables and benches nearby for residents to use while spending time with little ones. There is a grassy open space at the top of the reforestation area perfect for summertime bocce or just sitting on the grass with a book in hand.

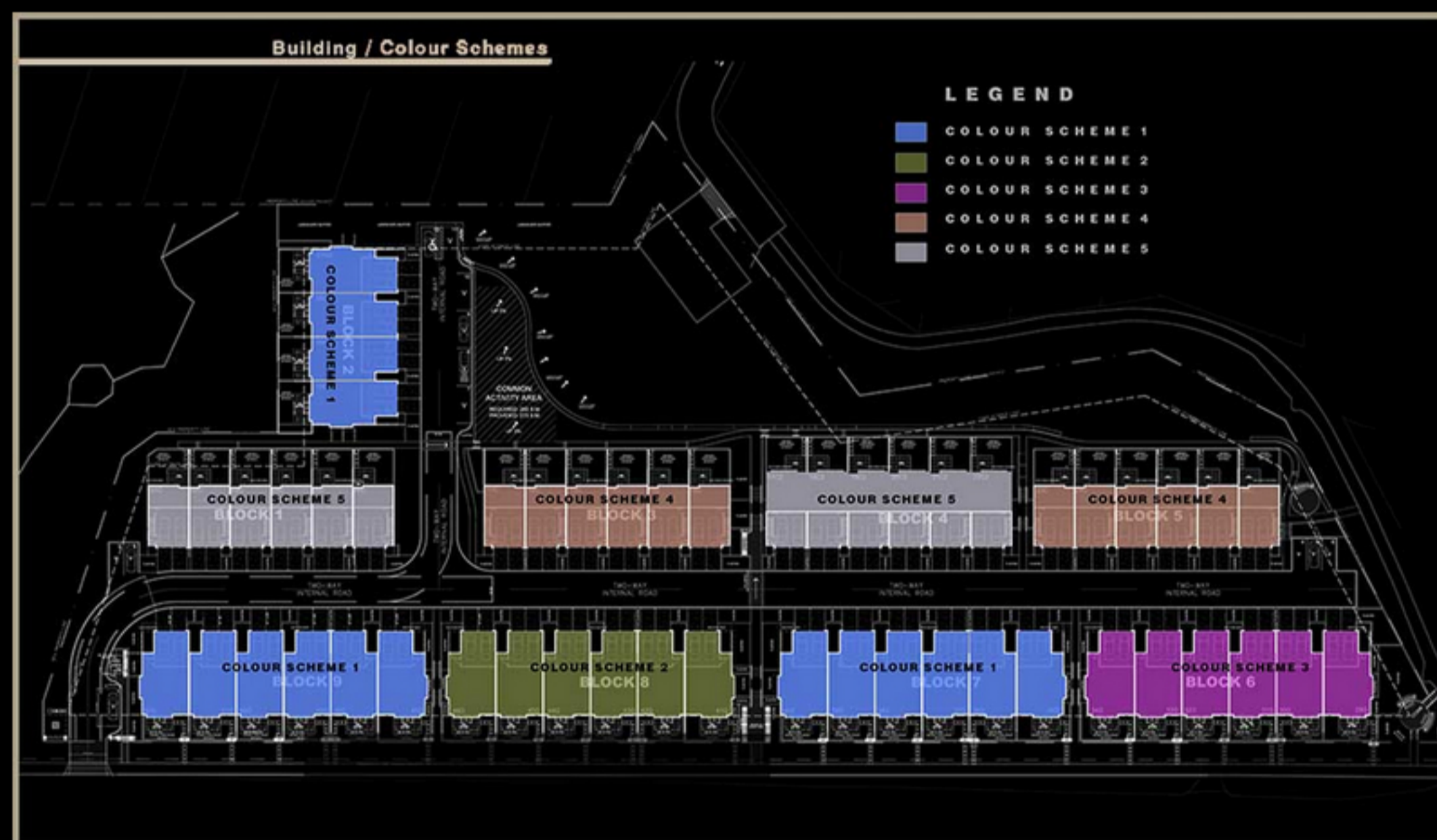
Landscape Plan



Architectural concrete retaining walls are used to separate the gentle slope and define a flat usable rear yard for homes 11 thru 28.

Decorative circles of all weather Concrete paver accents are used to highlight the points of interest within the community with trellis and benches located at view points.

Community Color Schemes



Phasing Plan



Features

Magnolia Grove offers the latest in home interiors taking its cue from spacious, traditional, single family home living and pairing it with the convenience of tasteful modern accents.

Luxurious features are standard at Magnolia grove

you can have peace of mind



There's modern elegance and thoughtful convenience in every detail from private elevators, kitchens with granite countertop workspaces, white maple wood shaker cabinets with soft-close drawers to main powder rooms and two full bathrooms on upper levels.

These 3-bedroom homes range in sizes from 1,630 to 2,100 square feet and include finishing details such double wide side by side garages, spacious decks and some having private fenced rear yards off the main living area.

We know achieving a true sense of home and pride of ownership is in the details. Magnolia Grove sets a new standard for fit, finish and livability that you can't find at any price in other community based homes.

Centrally located, this sheltered community neighbours Albion Elementary school and is in walking distance to a variety of recreational and commercial amenities like Planet Ice, Kanaka Coffee and Kingfisher Bar & Grill just to name a few.

Each Magnolia Grove Home is backed by a 2/5/10 Travellers New Home Warranty.

Pampered Kitchen/Bath

- Painted Shaker style maple cabinetry with crown detail
- Solid surface countertops
- Undermount stainless steel single bowl sink
- Oversized island with full overhang for stool seating
- Italian Glass tile Kitchen backsplash
- Stainless garburator
- Easy Maintenance one piece Acrylic bathtub fixtures with decorative tile accent
- Delta Bathroom faucets
- Matching chrome faucets/lights/tub hardware
- All units either have powder room on main floor or have the option

Peace of Mind

- Premium New Home Warranty Protection including:
 - 2 years coverage for workmanship & materials
 - 5 years coverage for building envelope, including water penetration
 - 10 years coverage for major structural defects
- Rainscreen technology protection system
- Built-in Sprinkler fire protection
- Brightly illuminated common areas
- Security system roughed in
- Secure technology garage door openers
- Central Vacuum roughed in
- Energy Star Low E Argon vinyl windows
- Energy Star ventilation fans
- High efficiency 75 Gallon hot water tank

Comfortable Exteriors/Interiors

- West Coast style exteriors with a combination of shake, horizontal plank and board & batton siding
- Natural Douglas fir timber details
- Double 2"x 4" insulated party wall with 1" airspace and staggered studs for privacy
- 2"x 6" exterior wall assembly with R?? insulation value
- Convenient visitor parking stalls for guests
- Extra deep private driveways allow visitor parking at your door
- Two Designer color schemes by ihomes:
 - Choice A and Choice B
- Natural classic warm, neutral colour palate
- 9 ft. ceilings on the main floor
- Great room TV wall wire hiding pipe
- Solid shelving & rod in closets
- Durable commercial grade waterproof flooring on the main floor and wetrooms throughout
- Plush Saxony carpet on the upper floor
- Durable commercial grade carpet in the basement
- 3 1/2" Baseboards; 3 1/2" Window & Door surrounds
- Recessed 5" pot lighting for Kitchen
- 2" wide faux wood blinds



The Choice is Yours!

Unit No.	Home Design	Description	Value
1	Lotus - End Unit Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	Fut. Show Suite
2	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
3	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
4	Lotus	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
5	Lotus	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
6	Lotus - End Unit	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
7	Evergreen - End Unit Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio; Kitchen & Garage on same level	TBA
8	Evergreen - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio; Kitchen & Garage on same level	TBA
9	Evergreen - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio; Kitchen & Garage on same level	TBA
10	Evergreen - End Unit Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio; Kitchen & Garage on same level	TBA
11	Lotus - End Unit Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
12	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
13	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
14	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
15	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
16	Lotus - End Unit Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
17	Little Gem - End Unit Greenbelt Backing	3 Bedroom/ 2.5/3 Bath; Great Room opens to Patio	TBA
18	Little Gem - Greenbelt Backing	3 Bedroom/ 2.5/3 Bath; Great Room opens to Patio	TBA
19	Little Gem - Greenbelt Backing	3 Bedroom/ 2.5/3 Bath; Great Room opens to Patio	TBA
20	Little Gem - Greenbelt Backing	3 Bedroom/ 2.5/3 Bath; Great Room opens to Patio	TBA
21	Little Gem - Greenbelt Backing	3 Bedroom/ 2.5/3 Bath; Great Room opens to Patio	TBA
22	Little Gem - End Unit Greenbelt Backing	3 Bedroom/ 2.5/3 Bath; Great Room opens to Patio	TBA
23	Lotus - End Unit Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
24	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
25	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
26	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
27	Lotus - Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
28	Lotus - End Unit Greenbelt Backing	3 Bedroom/2.5 Bath; Great Room opens to Patio	TBA
29	Sweetbay Dream - End Unit	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
30	Sweetbay Dream	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
31	Sweetbay Dream	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
32	Sweetbay Dream	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
33	Sweetbay Dream	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
34	Sweetbay Dream - End Unit	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
35	Sweetbay Dream - End Unit Greenbelt Facing	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
36	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	TBA
37	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	TBA
38	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	TBA
39	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	TBA
40	Sweetbay Dream - End Unit Greenbelt Facing	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
41	Sweetbay Dream - End Unit Greenbelt Facing	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
42	Sweetbay Dream - Greenbelt Facing	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
43	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	TBA
44	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	TBA
45	Sweetbay Dream - Greenbelt Facing	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
46	Sweetbay Dream - End Unit Greenbelt Facing	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
47	Sweetbay - End Unit Greenbelt Facing	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	TBA
48	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	TBA
49	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	TBA
50	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	TBA
51	Sweetbay - Greenbelt Facing	3 Bedroom/2.5 Bath; Kitchen & Garage on same level	Fut. Show Suite
52	Sweetbay Dream - End Unit Greenbelt Facing	4 Bedroom/3.5 Bath; Kitchen & Garage on same level	Fut. Show Suite



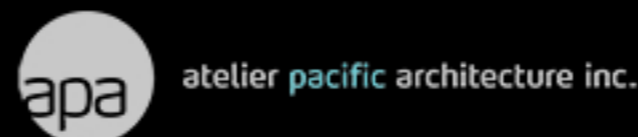
Contact Us

An application to develop lands into this Magnolia Grove concept is currently being considered by the District of Maple Ridge. The information provided on this website is to assist the Mayor and Council, District of Maple Ridge staff and area residents to understand what is being presented for consideration.

THIS IS NOT AN OFFERING FOR SALE FOR DISCUSSION PURPOSES ONLY.

If you are a person interested in purchasing a home and would like more information please express such by contacting our office at (604) 534-1234 and/or REGISTER by Clicking Here so you are sent updates as to the state of approval, construction starting/completion dates, pricing information and other promotional offers for sale.

This premium design, that we are very proud to be a part of, was created by Atelier Pacific Architecture Inc. www.atelierpacific.com



A Commitment to Quality and Customer Service

Homesite Developments Inc. (a parent development company) is an Independent Development company of Single Family Residential Building Lots, Single Family Detached and Multi-Family Row/Town Homes that has been serving the Lower Mainland of British Columbia since 1993.

"We feel buyers want larger kitchens, pampering ensuites, private yards, garages large enough for trucks and storage space for seasonal items and heirlooms. We want your life to be as easy as possible!"

Call Now to find out more about this exciting proposal to the Community of Maple Ridge!

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