

# Kensington Park 65 condos in an 4-storey building by Quadra Homes

Province

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## SOMETHING TO SHOUT ABOUT

**PROJECT PROFILE:** Maple Ridge builder takes extra time, money to muffle noise

The Kensington Park new-home project in Maple Ridge. — SUBMITTED PHOTO

### The facts

**PROJECT:** Kensington Park

**WHAT:** 65 condos in a four-storey building

**WHERE:** Maple Ridge

**DEVELOPER:** QUADRA Homes

**SIZE:** one-bed 700 sq. ft; one-bed + den 738 -750 sq. ft; 2-bed 800 -1,186 sq. ft, 2-bed + den 979 -1,123 sq. ft

**PRICE:** one-bed from \$179,900; one-bed + den from \$194,900; 2-bed from \$224,900; 2-bed + den from \$279,900

**OPEN:** Sales centre: 11935 Burnett St, Maple Ridge; Hours: 2 -6 p.m. Sat - Thur

The new Kensington Park condominium development in Maple Ridge will go to market in a few days and is being sold with an ambitious tag line – "The best condos ever built in Maple Ridge."

But when questioned about the boldness of the statement, real estate agent Richard Burleigh says it can be backed up.

"For instance, there's been a ton of work done to minimize how sound travels between the units," says Burleigh, who is in charge of marketing Kensington Park, along with partner Ryan Hartt.

"It's a wooden building, but what they've done here is put down the joists, put down ¼-inch sheets of plywood, a half-inch thick sheet of foam, foamcrete, a sound barrier, and then laminate flooring, or padding and then carpeting."

The extensive steps to limit sound travel added an extra five to 10 per cent to the cost of construction, but Paul DaDalt, vice-president of developer Quadra Homes, thinks they were worth it.

"One of the things we hear the most from buyers who are transitioning from a single-family home when they come to a multi-family residence is that 'it's so noisy!' We decided we didn't want that to be a concern," he says.

DaDalt says they also know empty nesters don't like the idea of maintenance fees, so in an attempt to ease reluctance around paying them, the developer is including a year of free Internet and cable television service.

In the suites, the stainless steel kitchen appliances and energy-efficient front-load washers and dryers are standard, and the kitchen cabinet doors and doors within the suites are made of solid wood.

Hartt and Burleigh believe a wide segment of the population will be attracted to Kensington Park, including downsizers, first-time buyers, investors, and those who want more value for their money. There's a 60/40 split between one-bedroom and two-bedroom units, and aside from a two-bedroom-and-den apartment that's priced at \$304,900, every suite sells for less than \$300,000.

"You get two times the home for half the price compared to Vancouver or Burnaby," says Burleigh.

The marketing team is also pitching the idea that Maple Ridge is more central than urbanites might think. A 15-or 20-minute drive will take people to 200th Street in Langley for shopping, or to Coquitlam or Port Coquitlam for dining.

Kensington Park is on the edge of Maple Ridge's downtown core in an area going through a transition from single-family homes to increased density.

City planners were concerned the neighbourhood would resist the introduction of the condos, so wanted to soften the look of the building from the street. In the front, the building rises to three storeys, while the back rises to four.

Burleigh and Hartt are predicting the development will sell out in 45 days after sales formally launch on Jan. 29.



The Kensington Park apartments have been declared by its developer as "the best condos ever built in Maple Ridge." -- SUBMITTED PHOTO



There's a 60/40 split between one-bedroom and two-bedroom units which each sell for less than \$300,000 and there's free cable and Internet service to boot. -- SUBMITTED PHOTO



The cabinets in the bathroom suite, like the kitchen, are made of solid wood and countertops match those in the kitchen as well for cohesive design. -- SUBMITTED PHOTO



In the suites, the stainless steel kitchen appliances and energy-efficient front-load washers and dryers are standard, and the kitchen cabinet doors and doors within the suites are made of solid wood. -- SUBMITTED PHOTO