



THE 222



With the booming condo market, ML Properties has again created something to separate from the rest. Welcome to Maple Ridge's, The 222.

The 222 is not just building a condo complex, we are creating a worry free lifestyle without all of the responsibilities of home ownership. Each unit will have a mixture of floor coverings from ceramic tile, to carpet, to vinyl plank floor systems. As well, there will be air conditioning in each unit. In keeping with a green environment, all of the common areas and underground lighting will be LED. There will be a high speed high tech elevator to whisk you from floor to floor.

This beautiful building is a combination of traditional values combined with modern functionality. It is situated in an ideal location perfect for you to call this lovely building home.



ABOUT THE BUILDER



For more than a decade, the name, ML Properties has built condominiums, town homes, resorts and more. ML Properties has the reputation of building beautiful, quality homes in ideal locations. They stand for honesty, integrity, quality and pride.

ML Properties: Building the future with time-honoured values.

Visit our website for more information at: <http://mlpropertiesltd.com>

The **ML Properties** story begins in 1993, when its founder, Jagmeet Mangat, arrived in Canada to pursue his dream of a better life for his family,

Trained as a Civil Engineer in India, he built his reputation in the Lower Mainland as he would one day build residential, commercial, and industrial properties: from the ground up. Beginning as a plumber's assistant, within a year, Jagmeet had earned his Technical Qualifications in Plumbing, Sprinkler Installation, and Gas Fitting, and in 1996 launched ML Mechanical, an ongoing firm specializing in the installation and servicing of these systems.

With the new millennium came a new venture for Jagmeet. His civil engineering background and first-hand experience in the building trades gave him a firm foundation on which to expand his operation into property development, and he founded Plasma Developments to realize his vision.

For more than a decade, the name, Plasma Developments has been synonymous with the values Jagmeet learned as a young tradesman: hard work, timely service, and attention to detail. During this time, Jagmeet has forged enduring relationships throughout the property development industry. This list includes, satisfied homeowners, businesses, vendors, retailers, as well as the select group of trusted sub-contractors he partners with to ensure his projects are always a success.

In 2014, Jagmeet decided to change the name of his company from Plasma Developments to ML Properties, both to better align his two ongoing business concerns, and to once again pay homage to his family and to his great-grandfather, Lal, the L in **ML Properties**. His son, Rav, also joined him this year to assist in managing the family's growing operations, creating a legacy that now spans the generations.

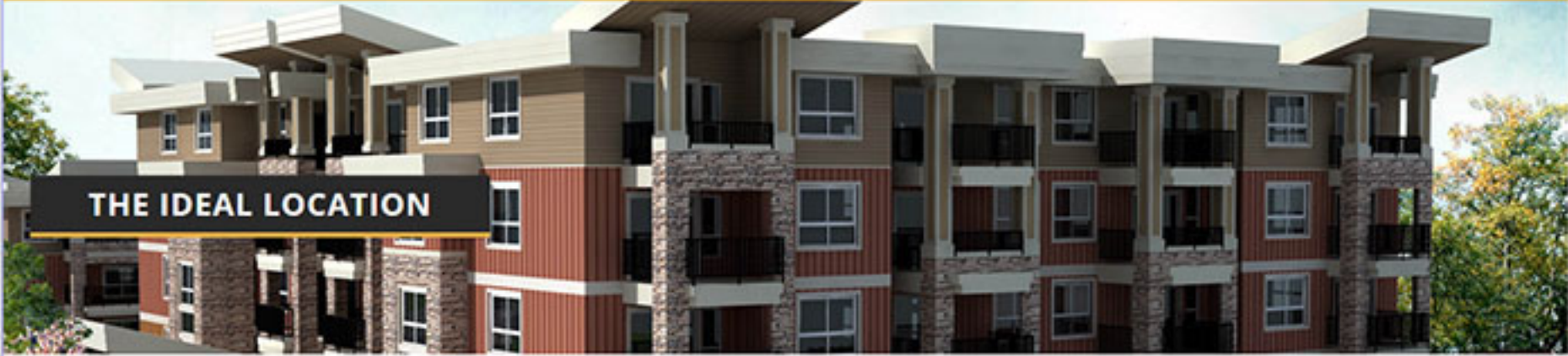
Whether your project involves constructing a single or multi-family home, a commercial or industrial building, or the renovation of an existing property, ML Properties has the experience and expertise to get the job done on budget and on schedule. From permitting, design, construction, through to the finishing touches, ML Properties can help get you started... and finished.

**Honesty. Integrity. Quality. Pride.**

ML Properties: Building the future with time-honoured values.







Maple Ridge is a community that has one of the most incredible natural settings in British Columbia. The southern border of this beautiful city is the Fraser River, where this community was founded. The northern boundary is equally spectacular with the Golden Ears and Coast mountains providing residents with breathtaking views year round.

Due to its stunning location and booming economy, Maple Ridge was also recently named within the top 5 cities to invest in within all of Canada (by Real Estate Investment Network).

The location of The 222 is ideal for everyone. Homeowners will enjoy living on a quiet street with beautiful view while being only blocks away from the city center. The 222 - Welcome Home.

**Walk Score: 72** out of 100 ?

Very Walkable

**Restaurants:**

Cristina's Kitchen .5km >

**Coffee:**

Arya Tea - teas & blends .6km >

**Bars:**

The Wolf Bar 1km >

**Groceries:**

Country Milk .5km >

**Parks:**

Horseman's Park 1.2km >

**Schools:**

District 42 Alternative Second... .4km >

**Shopping:**

Golden Needles Embroidery &... .3km >

**Entertainment:**

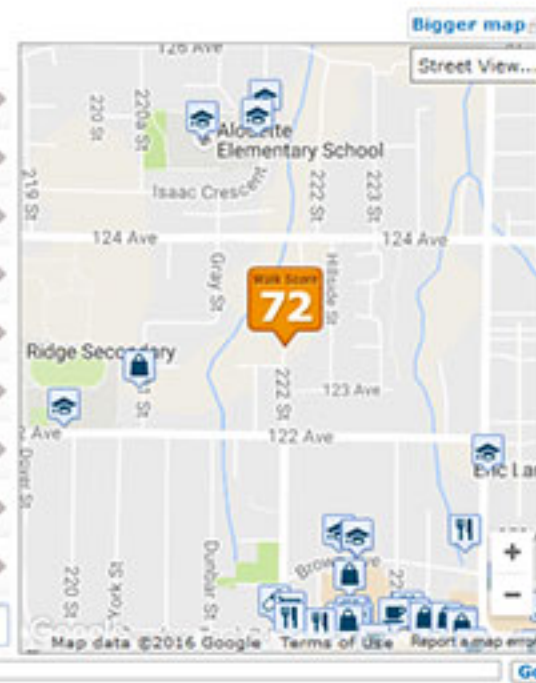
The Ridge Studios .8km >

**More Places:**

>

Where do you commute?

Score Your Home: Enter an address



## FEATURES

ML Properties is proud to present a new condominium development in Maple Ridge called "The 222". Building A consists of 47 units and Building B consists of 62 units. The development also has 2 levels of underground parking and many unique features such as:

- Each unit will have a mixture of floor coverings from ceramic tile, to carpet, to vinyl plank floor systems. Entrance and kitchen will be tiled, with vinyl plank floors finished in a dark coffee brown in the living rooms and bedrooms.
- Air conditioning in each unit. All bedrooms will have AC units mounted on the wall of each room, to allow a custom climate for the individual. With remote control heating and cooling.
- This building will feature full LED lighting, that will save owners hundreds of dollars in lighting costs every year.
- There will be a high speed high tech elevator to whisk you from floor to floor.
- Surface level visitor parking. 22 parking stalls will be shared with building B.
- North and East views.
- Floors will feature TJI joists for better sound proofing and vibrations.
- Invert roofing system for all roofs for better R value.
- Secured bicycle storage in U/G parking level.
- Each unit has storage locker (3 x 5 feet estimated).
- All bedrooms with 2 bedroom will receive 2 parking stalls, additional parking stalls can be purchased subject to availability.
- Each unit will have one parking stall, additional parking stalls can be purchased subject to availability.
- The building is situated at a dead end street with very minimal traffic and having two streets accessible to the building.
- This building is fully residential, and will not offer any commercial spaces.
- Balconies will be covered with ceilings finished with vinyl soffits. Only top floor ceiling of balconies is stained pine soffits.
- All potential owners will have one year free Shaw bundle, which includes TV, PHONES and INTERNET as a complimentary gift.
- Electrical car charging will be offered at this building not sure if it will on the outside or inside.
- Each unit will be finished in white quartz counter tops with matte white finished cabinets with full stainless steel Samsung kitchen appliances.
- FOB Key Access.
- Secure Gated Parking.
- Higher Fencing for Ground Floor units for security and privacy.

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