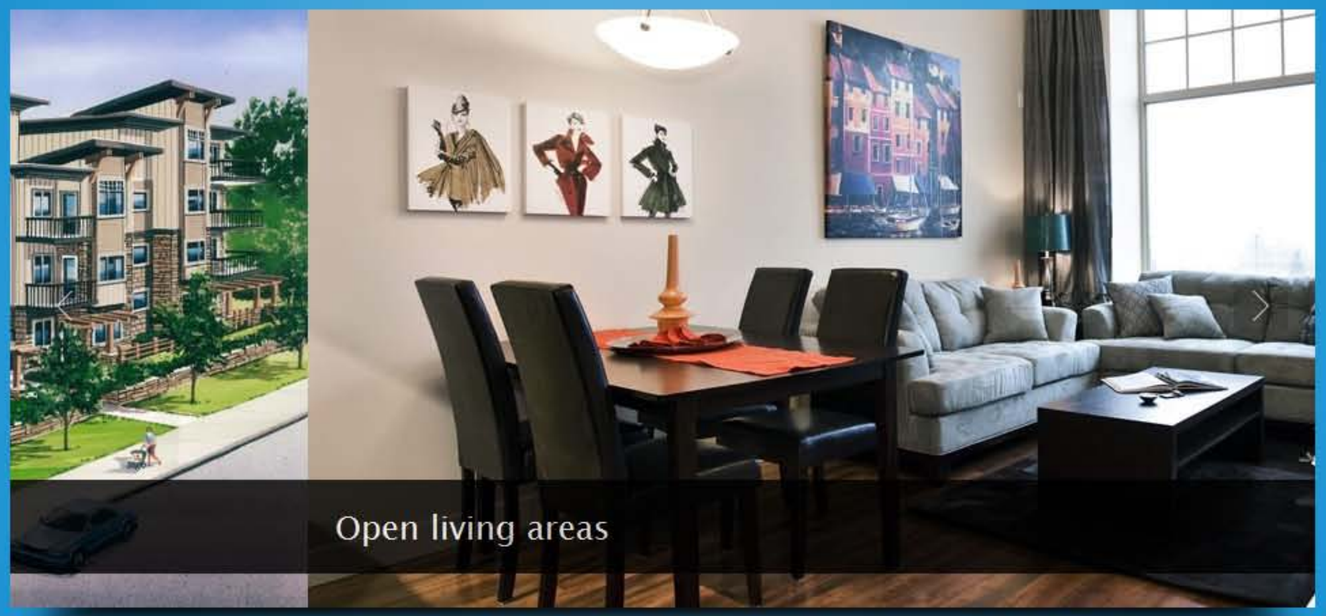

Grand Opening January 29, 2011

Coming soon to Maple Ridge, sixtyfive luxurious condominium apartments. Located at 11935 Burnett Street, Maple Ridge, Kensington Park is just seconds from Maple Ridge town centre. These suites are an unbelievable investment.

Class, Quality and Sophistication Awaits You at Kensington Park

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The Developer

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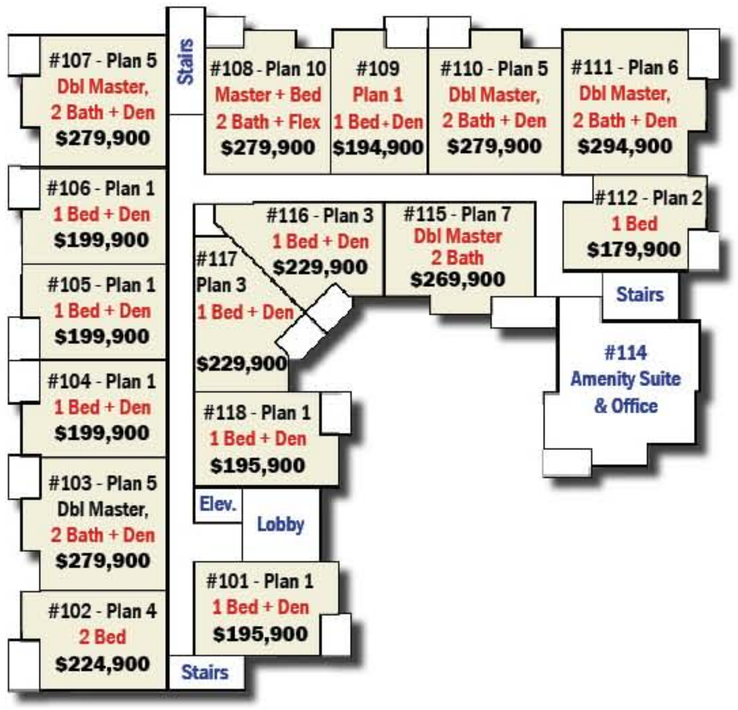
All measurements and layouts are approximate. E.&O.E.

Floor Plans & Site Plan

First Floor | Second Floor | Third Floor | Fourth Floor | Plans and Features



Viewing the Plans

Kensington Park has a total of 9 plan styles. Clicking on the links below will open a browser window displaying the general plan style layout:

- **Plan 1** – 1 Bedroom+Den
- **Plan 2** – 1 Bedroom
- **Plan 3** – 1 Bedroom+Den
- **Plan 4** – 2 Bedroom
- **Plan 5** – Dbl. Master, 2 Bath+Den
- **Plan 6** – Dbl. Master, 2 Bath+Den
- **Plan 7** – Dbl. Master, 2 Bath
- **Plan 10** – Dbl. Master, 2 Bath+Den
- **Plan 11** – Dbl. Master, 2 Bath+Den

Click on a unit number to the left to open the corresponding floor layout diagram for that unit. The floor diagrams are in PDF format and will automatically open in a new browser window.

Note:

If the floor layout diagrams do not open as expected, please visit Adobe and download/install the FREE Adobe Reader. In almost all cases the reader is already installed on your computer.

The Collection

The following is a complete list of the plan types available. Documents are PDFs and require the Adobe Reader. If by chance you need the reader, click here to download and install it for free.

Download:

The complete collection of floor diagrams [PDF]

All floor summaries [PDF]

All general suite layout styles [PDF]

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Plan 1 – 360 Degree View

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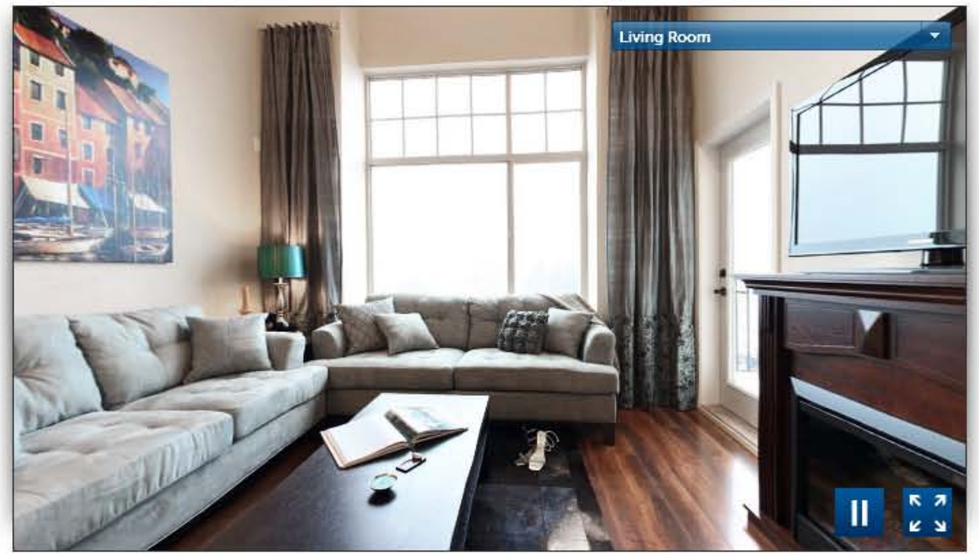

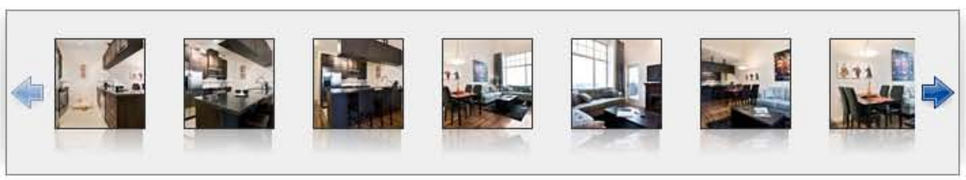

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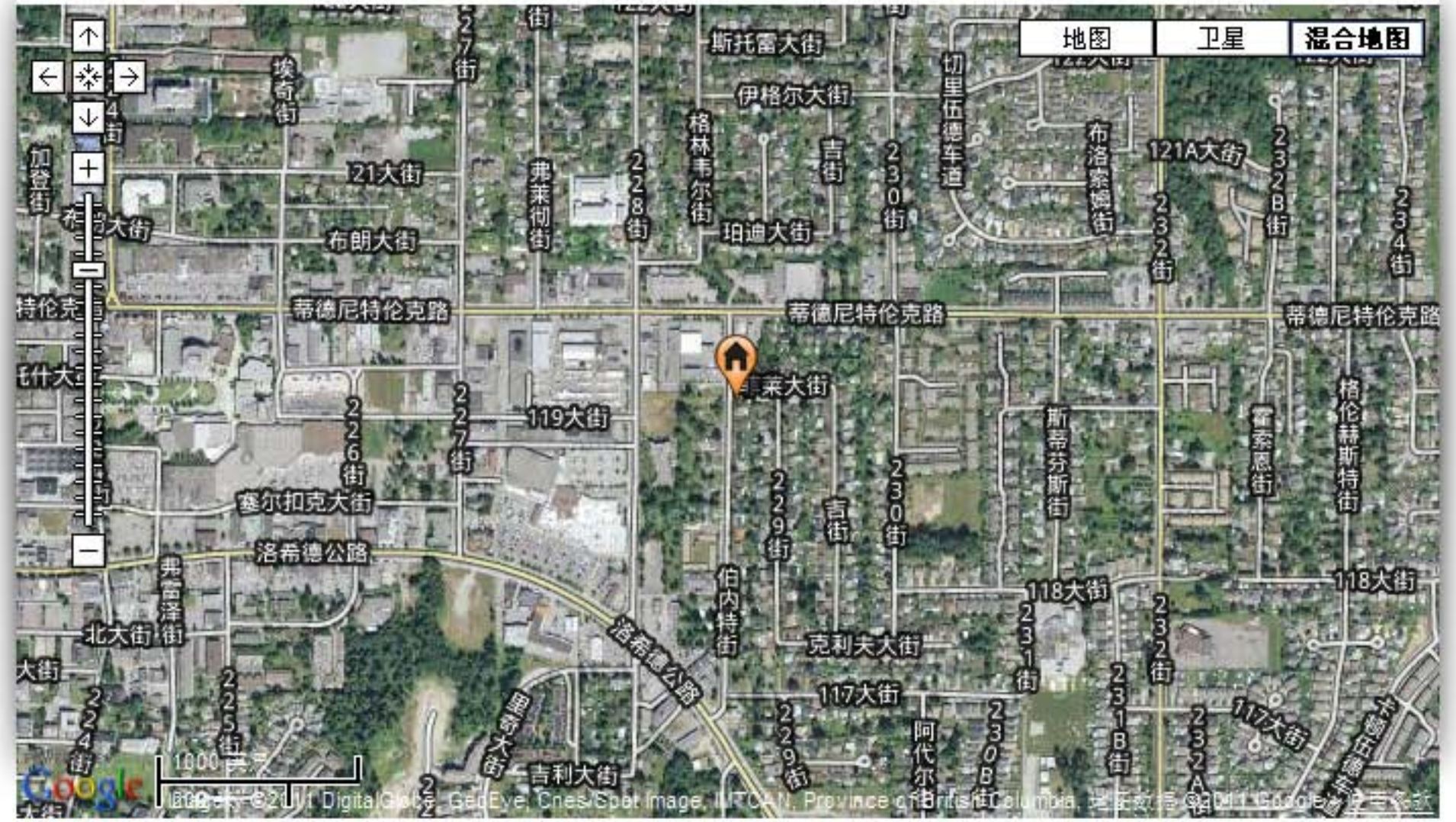

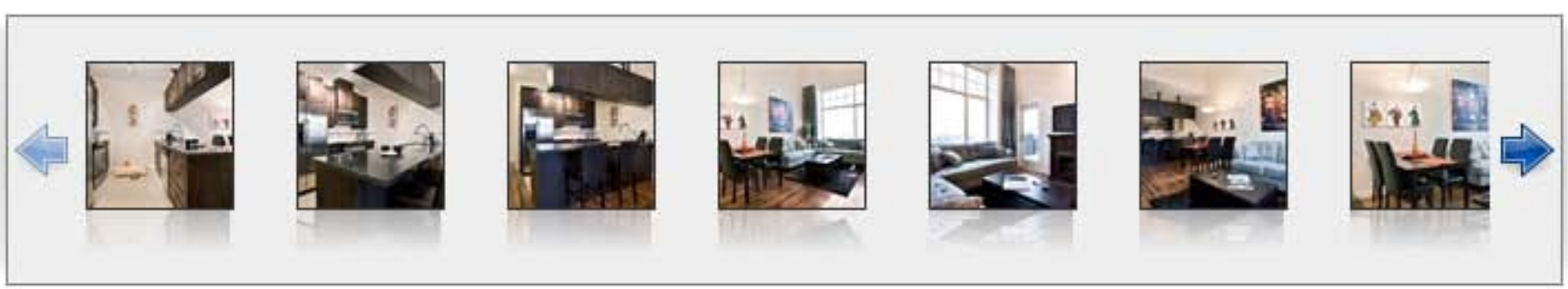

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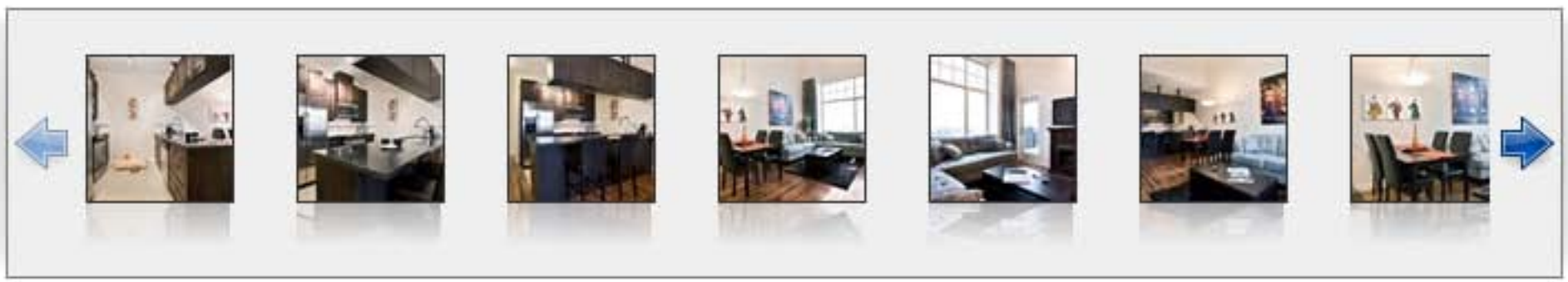
Walk Score® Calculating

View bigger map

Grocery:	Sushi Ro	.4 km
Restaurants:	Baka Cafe	.2 km
Coffee:	Baka Cafe	.2 km
Bars:	Witch Of Endor Liquor Store	.5 km
Cinemas:	Cineplex Odeon Meadowtow	6.4 km
Parks:	Cliff Falls	4.5 km
Libraries:	BC Municipal Govt Sec - Metr	.8 km
Books:	Carolyn's Used Book Store	.3 km
Fitness:	Warrior Spirit Taekwondo	.3 km

Find out your home's Walk Score.



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Suites Available

KENSINGTON PARK - Suite Summary and Availability

Suite No.	Strata No.	SUITE TYPE	Plan #	Parking Spots	Approx Size	Monthly Strata Fee	Price	Price Incl. Net HST	Status
101	11	1 Bedroom & Den	1	83	751	$132.53	$195,900	$206,087	Available
102	10	2 Bedroom Corner	4	2,10	778	$136.32	$224,900	$236,595	Available
103	9	Double Master, 2 bed, 2 bath & Den	5	3,11	1009	$177.98	$279,900	$294,455	Available
104	8	1 Bedroom & Den	1	84	750	$132.53	$199,900	$210,295	Available
105	7	1 Bedroom & Den	1	85	751	$132.53	$199,900	$210,295	Available
106	6	1 Bedroom & Den	1	86	750	$132.53	$199,900	$210,295	Available
107	5	2 Bed, 2 Bath, Den, Corner Double Master	5	4,12	1009	$177.98	$279,900	$294,455	Available
108	4	Master Bedroom & Flex	10	5,13	1043	$170.40	$279,900	$294,455	Available
109	3	1 Bedroom & Den	1	87	742	$130.64	$194,900	$205,035	Available
110	2	Double Master, 2 bed, 2 bath & Den	5	6,14	1010	$177.98	$279,900	$294,455	Available
111	1	2 Bed, 2 Bath, Den,Corner Double Master	6	7,15	1106	$195.02	$294,900	$310,235	Available
112	16	1 Bedroom	2	88	704	$123.07	$179,900	$189,255	Available
114		Amenity Suite		1					
115	15	Double Master 2 Bed & Bath	7	8,16	890	$157.15	$269,900	$283,935	Available
116	14	1 Bedroom & Den Inside Corner	3	89	747	$130.64	$229,900	$241,855	Available
117	13	1 Bedroom & Den Inside Corner	3	90	733	$128.75	$229,900	$241,855	Available
118	12	1 Bedroom & Den	1	91	741	$130.64	$195,900	$206,087	Available
201	27	1 Bedroom & Den	1	92	761	$134.43	$194,900	$205,035	Available
202	26	2 Bedroom Corner	4	9,17	790	$138.22	$224,900	$236,595	Available
203	25	Double Master, 2 bed, 2 bath & Den	5	18,19	1020	$179.87	$274,900	$289,195	Available
204	24	1 Bedroom & Den	1	93	760	$134.43	$194,900	$205,035	Available
205	23	1 Bedroom & Den	1	94	762	$134.43	$194,900	$205,035	Available
206	22	1 Bedroom & Den	1	95	760	$134.43	$194,900	$205,035	Available
207	21	2 Bed, 2 Bath, Den, Corner Double Master	5	20,21	1020	$179.87	$279,900	$294,455	Available
208	20	Double Master, 2 bed, 2 bath & Den	10	22,23	978	$172.30	$279,900	$294,455	Available
209	19	1 Bedroom & Den	1	96	752	$132.53	$194,900	$205,035	Available
210	18	Double Master 2 Bed & Bath	5	24,25	1020	$179.87	$279,900	$294,455	Available
211	17	2 Bed, 2 Bath, Den, Corner Double Master	6	26,27	1115	$196.91	$296,900	$312,339	Available
212	32	1 Bedroom	2	97	713	$124.96	$179,900	$189,255	Available
214	33	Double Master Bed, 2 Bath, Den	11	28,29	1194	$210.16	$299,900	$315,495	Available
215	31	Double Master 2 Bed & Bath	7	30,31	901	$159.04	$269,900	$283,935	Available
216	30	1 Bedroom & Den Inside Corner	3	62	747	$130.64	$229,900	$241,855	Available
217	29	1 Bedroom & Den Inside Corner	3	63	733	$128.75	$229,900	$241,855	Available
218	28	1 Bedroom & Den	1	64	752	$132.53	$194,900	$205,035	Available
301	44	1 Bedroom & Den	1	65	761	$134.43	$199,900	$210,295	Available
302	43	2 Bedroom Corner	4	42,55	790	$138.22	$229,900	$241,855	Available
303	42	Double Master, 2 bed, 2 bath & Den	5	32,33	1020	$179.87	$284,900	$299,715	Available
304	41	1 Bedroom & Den	1	66	760	$134.43	$199,900	$210,295	Available
305	40	1 Bedroom & Den	1	67	762	$134.43	$199,900	$210,295	Available
306	39	1 Bedroom & Den	1	68	760	$134.43	$199,900	$210,295	Available
307	38	2 Bed, 2 Bath, Den, Corner Double Master	5	34,35	1020	$179.87	$289,900	$304,975	Available
308	37	Double Master, 2 bed, 2 bath & Den	10	43,56	978	$172.30	$282,900	$297,611	Available
309	36	1 Bedroom & Den	1	69	752	$132.53	$199,900	$210,295	Available
310	35	Double Master, 2 bed, 2 bath & Den	5	44,57	1020	$179.87	$284,900	$299,715	Available
311	34	2 Bed, 2 Bath, Den, Corner Double Master	6	70,71	1115	$196.91	$299,900	$315,495	Available
312	49	1 Bedroom	2	79	713	$124.96	$194,900	$205,035	Available
314	50	Double Master Bed, 2 Bath, Den	11	72,73	1194	$210.16	$304,900	$320,755	Available
315	48	Double Master 2 Bed & Bath	7	74,75	901	$159.04	$274,900	$289,195	Available
316	47	1 Bedroom & Den Inside Corner	3	48	747	$130.64	$229,900	$241,855	Available
317	46	1 Bedroom & Den Inside Corner	3	77	733	$128.75	$229,900	$241,855	Available
318	45	1 Bedroom & Den	1	76	752	$132.53	$199,900	$210,295	Available
401	61	1 Bedroom & Den	1	58	761	$134.43	$215,900	$227,127	Available
402	60	2 Bedroom Corner	4	40,41	790	$138.22	$239,900	$252,375	Available
403	59	Double Master, 2 bed, 2 bath & Den	5	36,37	1020	$179.87	$298,900	$314,443	Available
404	58	1 Bedroom & Den	1	61 [Access]	760	$134.43	$215,900	$227,127	Available
405	57	1 Bedroom & Den	1	45	762	$134.43	$215,900	$227,127	Available
406	56	1 Bedroom & Den	1	46	760	$134.43	$215,900	$227,127	Available
407	55	2 Bed, 2 Bath, Den, Corner Double Master	5	38,39	1020	$179.87	$298,900	$314,443	Available
408	54	Double Master, 2 bed, 2 bath & Den	10	59,60	978	$172.30	$295,900	$311,287	Available
409	53	1 Bedroom & Den	1	47	752	$132.53	$215,900	$227,127	Available
410	52	Double Master, 2 bed, 2 bath & Den	5	53,54	1020	$179.87	$298,900	$314,443	Available
411	51	2 Bed, 2 Bath, Den, Corner Double Master	6	51,52	1115	$196.91	$299,900	$315,495	Under Contract
415	65	Double Master 2 Bed & Bath	7	49,50	901	$159.04	$289,900	$304,975	Available
416	64	1 Bedroom & Den Inside Corner	3	80	747	$130.64	$247,900	$260,791	Available
417	63	1 Bedroom & Den Inside Corner	3	81,82	733	$128.75	$249,900	$262,895	Available
418	62	1 Bedroom & Den	1	78 [Access]	752	$132.53	$215,900	$227,127	Available

*parking spots 1-9 are lower level, outdoor

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- Deluxe acoustic package, concrete floor with isolating foam, ceiling and wall treatments **(makes the home very quiet)**
- Deluxe lighting package
- Elegant french door to deck
- Suites are pre-wired for security system
- Low E windows for better insulation

Prices now include HST!

Priced from

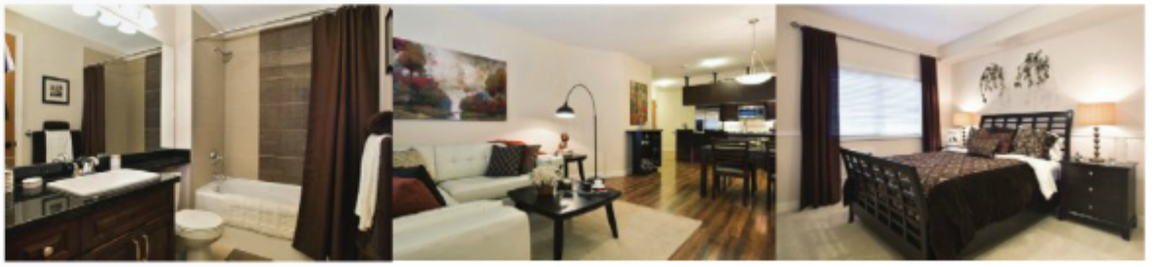
$205,900

Includes net HST

Luxurious 1 Master Bedroom + Den

Fantastic Gourmet Kitchen:

- Granite countertops with undermount sink and garburator
- Soft closers on cabinet doors
- Solid maple raised-panel cabinet doors
- Full-height tile backsplash
- Deluxe Kohler faucets
- Frigidaire stainless steel, slide-in, smooth top range
- Frigidaire side-by-side stainless steel refrigerator, with filtered cold water and cube/crushed ice dispenser built-in
- Frigidaire stainless dishwasher
- Elegant ceramic tile floors



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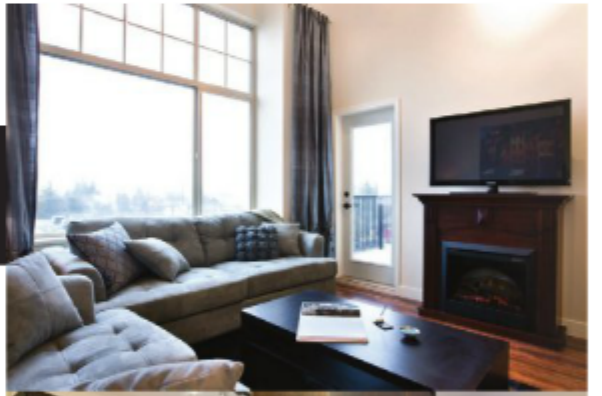

Visit **www.kensingtonpark.ca** for complete details and pricing.

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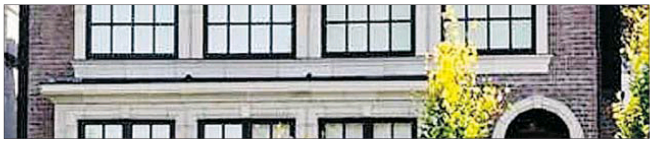

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NEW-HOME PROJECT PROFILE

Nova a Canadian first for Chinese company

Tower residences are the latest signal of growing overseas interest in Richmond, city hall says

BY MICHELLE HOPKINS

The commercial district in the heart of Richmond, known as the Golden Village, has grown exponentially over the past two decades, attracting both commercial and residential developers. Now, with the 99-unit Nova project, the Golden Village neighbourhood has attracted a high-profile property developer from China: Sunshine International Holdings Ltd.

Nova will mark the Canadian debut for Sunshine Holdings, a developer of large residential and commercial properties across China. However, the development in Richmond — the city has an Asian population that now stands at about 60 per cent of its total — will not be its last here, says Stephen Kwok, manager for Anson Realty Ltd.

"The reason the principal chose B.C. for his first property development is because he has travelled extensively in Canada, and Vancouver is one of his favourite destinations," Kwok says. "He sees great potential in B.C., and more specifically Richmond, because he mainly targets his developments to Asian communities."

Sunshine Holdings' entry into the local development scene is reflective of something of a new direction in city building, indicates Richmond director of development Brian Jackson. He says that although local developers are behind most of the new residential projects in Richmond, the city is increasingly attracting developers from all over the world.

Kwok believes one of Nova's biggest selling points is its location at Park Road and Buswell Street, one that is attractive to young urban professionals, seniors and downsizers.

"It's close to all the amenities, including Richmond Centre [mall], with easy access to rapid transit," Kwok says. "I believe it's the first building in Richmond that is this central to everything.

"This area is prime for redevelopment and walking distance to the Canada Line's Brighouse station."

CONTINUES ON G4

Nova

Project location: 6733 Buswell Street, Richmond

Project size: 99 condominiums and town homes in a 15-storey building

Residence sizes: 1-bedroom 610 sq. ft; 2-bedroom 860 sq. ft; town house 1,100 sq. ft; penthouse 1,321 sq. ft.
Prices: 1-bedroom from $319,900; 2-bedroom from $439,900

Developer: Sunshine International Holdings Ltd.
Architect: Andrew Cheung Architects Inc.

Interior designer: Portico Design Group

Sales centre: 6571 Buswell Street

Hours: noon — 5 p.m., Sat — Thur

Telephone: 604-278-8883
Email:anson@anson-realty.com

Web: www.novaresidences.com

Tentative occupancy: October

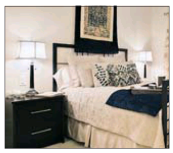
Nova's proximities include Richmond Centre Mall and the Canada Line.

NEW HOME PROJECT PROFILE | G6

ONLINE | LIVING GREEN AND CONSTRUCTIVE THOUGHTS

Retirement dreams

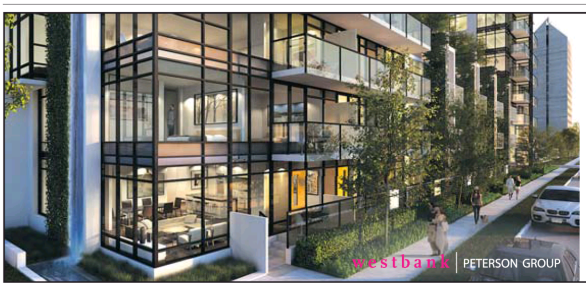
Kensington Park, a Maple Ridge apartment development, is a golden-years' opportunity for Dan and Isable McPherson. 'My brother-in-law in Whitehorse bought a couple of properties a while back, and he's using them as a means of supplementing his income as a contractor,' Dan says. 'It got us to thinking it would be a good idea.'



First columns for 2011

Challenges to the measurement of the value of nature have existed for as long as "we" have attempted the measure, Kim Davis observes. However, an increasing number of assessment tools have become available to help ecological bean-counters better quantify "natural capital" and the economic implications of losing ecosystems.

Twice each year, the Greater Vancouver Home Builders' Association organizes seminars for homeowners thinking about or undertaking renovations. The nearly 300 people who attended the fall gathering also completed a questionnaire from which association CEO Peter Simpson has crafted a state-of-the-(renovation)-nation assessment. Visit vancouversun.com/homes



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NEW-HOME PROJECT PROFILE

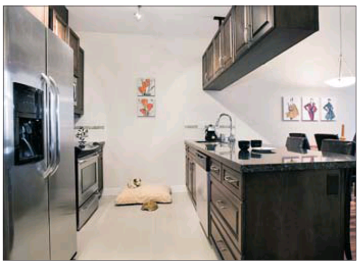
'Best in town' attracts retirement investor

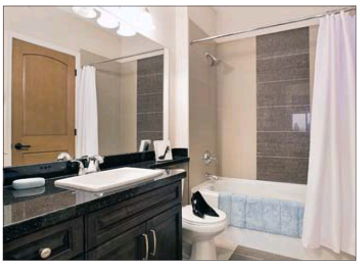
Prospective Kensington Park landlord likes Maple Ridge's 'huge potential for growth'

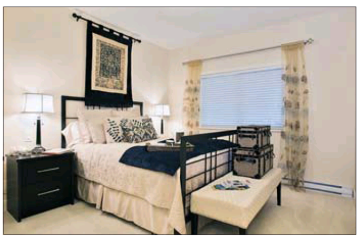
Kensington Park

Project location: Maple Ridge
Project Size: 65 condos in a four-storey building
Residence 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.
Prices: one-bed from $179,900; one-bed + den from $194,900; 2-bed from $224,900; 2-bed + den from $279,900
Developer: QUADRA Homes
Architect: Geoff Lawlor Architecture
Interior design: QUADRA Homes in-house
Sales centre: 11935 Burnett St., Maple Ridge
Hours: 2 – 6 p.m. Sat.-Thurs.
Telephone: 778-866-7478
Web: www.kensingtonpark.ca
Sales begin: Jan. 29
Occupancy: Spring 2011

BY CLAUDIA KWAN







The Kensington Park condos in Maple Ridge come standard with stainless steel kitchen appliances, plus kitchen cabinets and doors made of solid wood.

At 53, Dan McPherson isn't quite ready to retire from his job as a builder of aluminum boats, but he is trying to plan ahead. Part of his plan is to invest in a rental property for the first time.

"My brother-in-law in Whitehorse bought a couple of properties a while back, and he's using them as a means of supplementing his income as a contractor. It got us to thinking it would be a good idea," he says.

Instead of looking around the Sunshine Coast, where he and his wife Isabel live, McPherson has his eye on the new Kensington Park condominium development in Maple Ridge, which will go to market later this month.

Part of the geographical jump comes from the potential he sees in the area.

"I like it because of the way Maple Ridge has opened up," McPherson explains. "I was there a few months ago, and drove up over the [Golden Ears] bridge. I just saw a huge potential for growth."

McPherson also likes the lower real estate prices in Maple Ridge — relative to Vancouver — which makes the prospect of buying a rental property a little more comfortable.

He is also acquainted with Ryan Hartt, one of the real estate agents in charge of marketing the Kensington Park development. In conjunction with partner Richard Burleigh, they are selling the development under an ambitious tag line: "The best condos ever built in Maple Ridge."

Questioned about the boldness of the statement, Burleigh says they can back it up.

"For instance, there's been a ton of work done to minimize how sound travels between the units. It's a wooden building, but what they've done here is put down the joists, put down ¾-inch sheets of plywood, a half-inch-thick sheet of foam, foamcrete, a sound barrier, and then laminate flooring, or padding and then carpeting," he says.

Architect Geoff Lawlor says the construction crews also took care to surround individual power outlets with insulation.

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 it's 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 know empty nesters don't like 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, there are no upgrades available; stainless steel kitchen appliances and energy-efficient front-load washers and dryers are standard. The kitchen cabinet doors and doors within the suites are made of solid wood.

Burleigh notes that the developer also invested in a water-filtration system that will remove silt before the water enters the building, hopefully extending the life of the plumbing by at least 10 years.

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. "Put it this way: If you put 10 per cent down on our most expensive unit, you would be paying less than $1,200 a month to live there – that's including the maintenance fee." (Of course, such payments would depend on interest rates and the length of the mortgage terms.)

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.

Architect Lawlor has lived in Maple Ridge since 1999, where he moved to a 35-acre spread to keep horses. The hiking trails of Golden Ears Provincial Park are about 10 minutes away.

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. A property two doors down has a sign on the front yard indicating it is set to be zoned for an apartment building, as well.

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.

Those third-storey suites in the front have vaulted ceilings that soar to 4.5 metres. Lawlor has also designed some of the two-bedroom units to have dual master suites with ensuite bathrooms and walk-through closets.

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

After a walk-through of the building, which is still under construction, Dan McPherson said he's confident in the quality of the workmanship and that he's getting value for his dollar. He also believes it won't be that hard to rent the suite out, since demand will be there as Maple Ridge continues to grow. In fact, he's banking his retirement on it.

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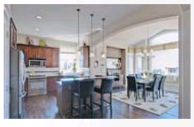
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The Kensington Park Maple Ridge Condos for Sale – Quadra Homes Presents Affordable Maple Ridge Apartments in a Top 5 Real Estate Investment City!

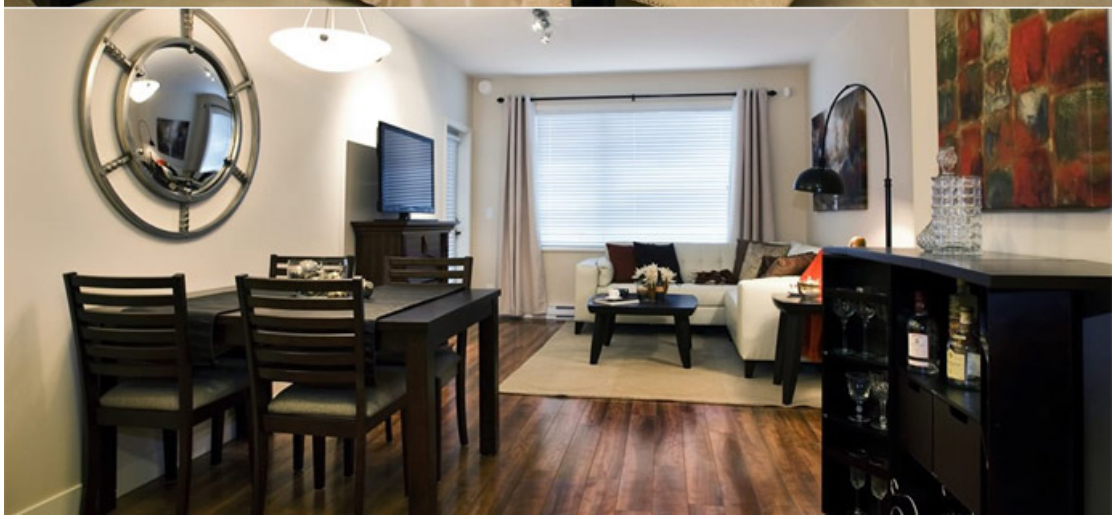
Kensington Park Maple Ridge Condos Launched!

The best value in the Maple Ridge real estate market in terms of new apartment residences is right here at Kensington Park! Quality, sophistication, luxurious finishes and spacious living spaces are all key ingredients to the early success of the presale Maple Ridge Kensington Park condos. With 35% of the suites sold out during the opening weekend grand launch, the new Maple Ridge condos at Kensington Park real estate development by Quadra Homes developers are a hot commodity. All homes come with the standard 2-5-10 Travelers Home Warranty Gaurantee and lately, Maple Ridge has been ranked in the top 5 Canadian real estate investment cities! The new Kensington Park Maple Ridge condos for sale feature only 65 unique units for sale and are located at 11935 Burnett Street Maple Ridge, giving you convenience and a great location to call home. The developer for this magnificent condominium apartment building is Quadra Homes and the realtors/agents on site are Richard and Ryan of Keller Williams Elite Realty. For more information regarding the presale Maple Ridge Kensington Park condos for sale, please visit www.kensingtonpark.ca today for all the latest features, floor plans, location maps and other details pertinent to this condo project.

Standard Features at the Presale Maple Ridge Kensington Park Condos are Upgrades Elsewhere

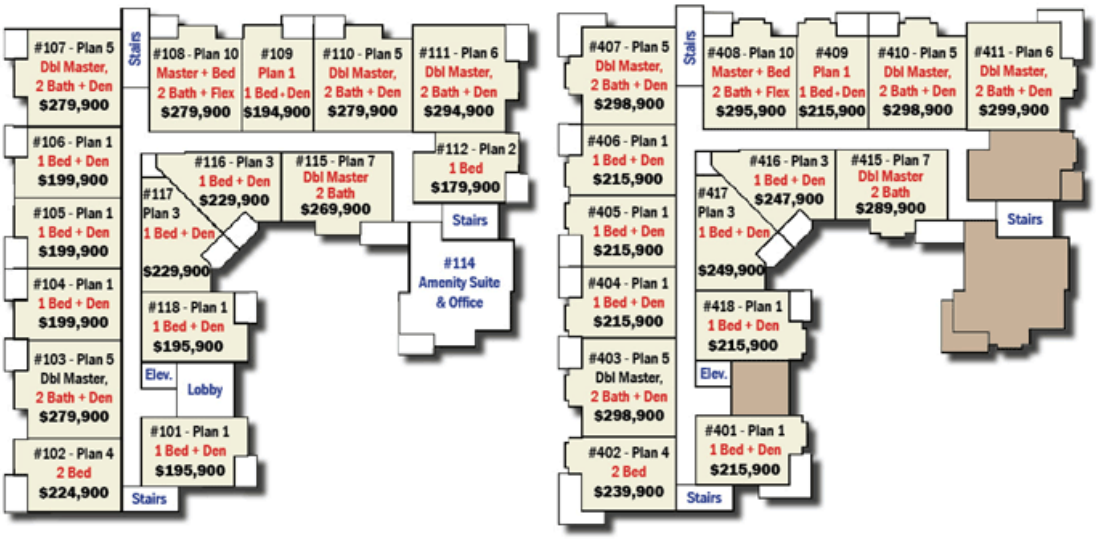
How many times have you stepped into a showroom and asked the sales rep whether the outstanding finishes and features are included. In most cases, the sales rep will tell you that they are optional upgrades, costing thousands more for a new homebuyer. Well, here at the new Maple Ridge Kensington Park condos, homebuyers don’t need to worry, as the normal upgraded features are all standard when it comes to your home purchase here! The best products and quality finishes are all included at Kensington Park Maple Ridge condos! From overheight nine foot ceilings to soaring cathedral ceilings on the penthouse level, you will enjoy airy and bright living spaces in any unit you choose. Also, other great features at the new Kensington Park Maple Ridge condos for sale include the deluxe Acoustic Package that includes extra ceiling and wall foam treatments in addition to concrete floor with isolating foam to give you the quietest condo living experience ever! All of the master bedrooms at the new Maple Ridge condo development will have cooling (air con) and there are seven foot SOLID core fir interior doors, which is very hard to come by. Other luxurious features at the Maple Ridge real estate project include deluxe lighting package and Kohler faucets in addition to elegant French doors leading to your outdoor entertainment decks and patios. Suites at Kensington Park condos are also pre wired for security alarm systems

for your safety and there are low emission windows for better insulation. The spectacular gourmet kitchens at Kensington Park Maple Ridge condos for sale will include stainless steel appliances like fridge, range, dishwasher, all Energy Star rated in addition to ceramic tiled flooring and full height tiled backsplashes. Soft closers for the cabinets are also included as are granite countertops, under mounted sinks and in sink disposal system. The master bathrooms at the presale Maple Ridge Kensington Park condos will include motion activitated floor lights, high end laminate flooring in living spaces, elegant ceramic tiled flooring in the kitchens and laundry closets as well as front loading washer and dryers. Other standard features include granite in the bathrooms, two inch venetian blinds and 100% nylon carpeting with ten pound acoustic underlay. All of the homes at Kensington Park maple Ridge will also have a high efficiency electric fireplace and luxury mantel piece.



The Bonus Features Included at Kensington Park

There are 2 extra bonus features for homebuyers in this Maple Ridge real estate development. The first is that homebuyers will get free high speed Shaw internet until 2012. The second bonus feature is free 100 digital channels on Shaw TV until next year as well!



The Maple Ridge Condo Floor Plans

There are a total of 9 different Kensington Park Condo floor plans available in this new Maple Ridge condominium project that includes the following:

> Kensington Park Maple Ridge Floor Plan 1 – 1 Bedroom+Den
> Kensington Park Layout 2 – 1 Bedroom
> Maple Ridge Floorplan 3 – 1 Bedroom+Den
> Floor Plan #4 – 2 Bedroom
> Floorplan 5 – Dbl. Master, 2 Bath+Den
> Layout 6 – Dbl. Master, 2 Bath+Den
> Kensington Park Floor Plan 7 – Dbl. Master, 2 Bath
> Maple Ridge Floorplan 10 – Dbl. Master, 2 Bath+Den
> Kensington Park Plan 11 – Dbl. Master, 2 Bath+Den

As we mentioned, over 35% of the new Maple Ridge condo shave already been sold plus a number under contract. The floorplans are subject to availability.