

Saturday May 6, 2017

KANAKA HILL AT THE TOP OF MAPLE RIDGE

**Location and 'classic' finish
make this project too good to
pass up**
SHAWN CONNER



Kanaka Hill, a 43-townhome project from Quarry Rock Developments in Maple Ridge, is set to open next spring.

Even before he saw the plans for Kanaka Hill, Don Hart liked the townhome project.

"I just felt good about it," said the Maple Ridge-based Realtor, who was the first to buy into the project.

"There was something in me that said, 'This is the place where you want to be.' I was the first one there and the first one to buy one, and we're quite excited about it."

The development, which comprises 43 townhomes on a hilltop in the Kanaka Creek neighbourhood of Maple Ridge, is

near a protected greenbelt but five minutes from the town centre.

"It's more of a nature walking path, nature interface kind of park," said Greg Lowe, director of sales for Rare Earth Project Marketing. "It's a big attraction in that area."

Lowe rates the location, which sits above an elementary school, as "nine and a half out of 10."

"It's a very, very good site," he said. "Many of the buyers in the Maple Ridge area have been waiting for this project because they know how nice it's going to be because of the site."

In an effort to do justice to the surroundings, developer Quarry Rock borrowed elements from British equestrian country estates, including Tudor elements in the architecture, landscaping and fencing. Details include stone and wood accents, gable roofs and dormers, wrought iron and mullioned windows and entry porches. Interiors are open and spacious. "When I first walked into the show home, the feeling of how expansive it was was quite impressive," said Dan Thomson, also of Rare Earth. "It feels like a single-family home, with a big living area and kitchen. And the interiors, from the colour schemes to the finishings, are not trendy, but classic."

Kitchen features include plenty of counter space, a large multifunctional island in most homes, polished quartz countertops and subway-tile backsplash, Shaker cabinets with soft-close doors and drawers, and stainless steel undermount double-bowl sinks with pullout spray faucets. The KitchenAid appliance package includes a french door Energy Star refrigerator with pullout drawer freezer, a dishwasher and gas range with electric oven, chimney hood and fan.

All bathrooms come with polished quartz countertops and backsplash with undermount porcelain basins and dual-flush toilets with soft-close seats. Main bathrooms also include a deep soaker bathtub, vanity drawers with fullwidth mirror, and porcelain wall and floor tiles.

Ensuites come with in-floor radiant heating, polished quartz double vanity sinks, a two-drawer floating vanity with full mirror medicine cabinets for added storage, deep soaker tubs and an oversized frameless glass shower with rain shower head and separate hand-held wand, and well-lit double vanities.

Additional features include private and spacious two-car garages (tandem

or side-by-side, depending on the home type) and, in most homes, mud rooms off the garage. All homes have private yards and kitchens open to patios or decks.



The floors in the main living spaces of Kanaka Hill homes are topped with laminate.



Kanaka Hill, a community of townhomes on a hilltop in the Kanaka Creek neighbourhood of Maple Ridge, is situated near a protected greenbelt but five minutes from the town centre.

Kanaka Hill

Project Address: 23539 Gilker Hill Road, Maple Ridge

Project Size: 43 townhomes

Bedrooms: three- and four-bedrooms, four-bedrooms + rec room, all with 3.5 baths

Price: from \$594,900

Developer: Quarry Rock Developments
Architect: Atelier Pacific Architecture Inc.

Interior designer: Portico Design Group

Contact name: Chad August

Contact phone: 604-479-2263

Sales centre: 23539 Gilker Hill Road

Hours: by appointment

Website: kanakahill.com

Completion: spring 2018

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'Beautiful' trails a short walk away



All bathrooms in Kanaka Hill come with polished quartz counters and backsplashes, and under-mount porcelain basins.



Kitchens at Kanaka Hill will feature polished quartz countertops and subway tile backsplashes, and most come with a large island.

Flooring is laminate in living spaces with carpeting in bedrooms, stairs, hallways and basements, although buyers can opt for laminate over carpeting.



A french door Energy Star refrigerator, dishwasher and gas range with electric oven, chimney hood and fan are part of the appliance package.



The interiors of the townhomes at Kanaka Hill are available in two different colour schemes.



All 43 homes at Kanaka Hill will have private yards and kitchens that open to patios or decks.

Another option is a sizable built-in pantry and cabinetry set that includes a countertop and a tile backsplash.

"The thing about those is, they're not like a pantry that's two feet wide," Thomson said. "I think the smallest one is around 10 feet. It's quite a spectacular option." The interior comes in two colour schemes. Hart picked the lighter one because, he said, "it's nice and bright."

Hart said he also likes that the community is gated, and that it's on the east side of Maple Ridge and hence "further out."

"I actually brought a client in because I felt so good about it and she ended up buying one too," he said.

Eighty-five per cent of the homes sold within two weeks of going on sale. Most of the buyers have been local to the area, Lowe said.

"We have some downsizers," he said, "who are attracted to this higher-end

product in a very high-quality location, professional families maybe moving up from a condo in a different community, like the Tri-Cities areas, or from within Maple Ridge and getting started with their first townhome."

Hart and his wife, who are in their late 50s, chose a four-bedroom.

"We're in a big house now, and we're not quite ready to downsize yet," he said. "You know how it is: The nest is never empty. You always expect (kids) to come back. Especially nowadays, for kids to get out on their own, if they ever get stuck, there's always a place to say, and we have people from out of town come to stay with us. We like the space."

Hart likes the outdoors too, and the 10 kilometres of nearby hiking trails, though he said he's not an "extreme" outdoors person.

"The trails are a two-minute walk away," he said. "It's really beautiful."

The creek ensures the area will be designated protected greenbelt, Lowe said.

"The future for that area will include trails and access for the public," he said. "It will be a very nice thing to live beside."

Within Kanaka Hill, the builder is adding outdoor amenities such as a seating area with hanging swings with a view of Golden Ears Provincial Park. There will be a small playground area, as well as a community garden bordering the greenbelt.

"Then the rest of the surrounding area is farmland," Lowe said. "So there's a lot of open space around our property."

Hart said he is happy to be on the ground floor, so to speak.

"You know how you get a feeling that this is the one that you want?" he said. "I had my chequebook ready before I even talked to anybody. It was just one of those things. My wife and I agreed that we were going to buy it and she hadn't even seen it. I took her up on a Saturday and she goes, 'I love it. I absolutely love it. It's perfect.' And I said, 'Yeah. That's what I thought. Glad you like it.'"