

FEATURES



WEST COAST INSPIRED ARCHITECTURE

- Each home has been carefully designed to visually enhance streetscapes and provide lasting value.
- Craftsmen-style design blends with West Coast elements. Open gable roofs, shingle, wood, and stone accents. A great variety of exterior styles to suit varied tastes.
- Large exterior living areas with covered front porches and rear decks to expand usable space outdoors.
- Double car attached garages a feature with every home, either front drive or lane access depending on model.

QUALITY BUILT HOMES

- Low maintenance vinyl siding- reducing maintenance.
- Thermally broken double paned, vinyl frame windows to help keep the cold out and warmth in.
- Quality engineered "I Joist" floor systems- quiet floors with longer spans allows for more open floorplans.
- Fiberglass laminate shingles- long lasting roofing at affordable price.
- Engineered structure; from roof trusses and wall system, to foundation, every stage of construction inspected and designed by sealed professionals!

GOURMET KITCHEN

- Designed with functionality and good looks in mind, enjoy kitchen finishes that are practical, hygienic + hardwearing while blending harmoniously with adjoining spaces.
- Stainless Steel appliances package.
- Custom-built Shaker-style wood cabinetry in a choice of bright white, or grey.
- "Soft-Close" hardware for doors and drawers add longevity to cabinetry while saving your sanity + your glassware!
- Engineered quartz stone countertops are eco-friendly and non-porous requiring minimal maintenance + bacteria resistant.
- Entertainment-size islands perfect for prepping, dining and gathering.
- Oversized pantries in every home; lots of room for dry goods and kitchen storage.

IT'S ALL IN THE DETAILS

- Floor plans provide flexible configurations for 3 to 5 bedrooms.
- Vaulted ceilings in master bedroom add visual interest and make this adult retreat feel bright and spacious.
- Spa inspired master ensuites featuring dual vanity sinks, quartz counter tops, glass enclosed showers with full wall ceramic tile.
- Gerber faucets + fixtures for an elegant design statement.
- Standard step lights to light your way at night only where it's needed while providing a elegant touch to your new home.
- Motion activated under cabinet lighting in master bathrooms, another convenient feature that is standard with every Uplands home.

- Bright basements with generous window sizes to help provide natural light to the a level that needs it the most.
- Income-earning legal suite option available providing monthly mortgage helper to the homeowner while providing much needed rental accommodation to the community - a true win/win.

ECO-FRIENDLY FEATURES

- 96% high efficiency natural gas furnace controlled by a digital programable thermostat allowing you to customize your furnace usage to suit your lifestyle while saving costs.
- Never run out of hot water again with ultra high efficiency natural gas tankless hot water system. Longer lifespan, lower operation cost, increased convenience. A must have feature in todays homes!
- Rain water collection systems installed underground with each home to reduce development impact by re-charging soil with ground water. Resulting in healthier community creeks and streams.
- Rough-in for future solar hot water with conduits installed from attic to mechanical rooms to make installation of solar panels and connection to future tank much easier.
- Today's modern building products offer many environmental advantages ranging from recycled material in carpeting, Low VOC paints, low flow shower heads and toilets, and so much more!

SMART LIVING

- "Smart Panel" located in basement as a tech hub with advanced wiring for ethernet, phone and cable. This provides the capacity to add future technology — from internet communications + security systems to home audio and entertainment components.
- Pre wired security system with all accessible doors and windows roughed in for future security system installation.

PEACE OF MIND

- Epic Homes is a registered builder with BC Housing and brings over 20 years of experience.
- WBI 2-5-10 Year Warranty provided with every home.
- Pre occupancy inspection before you move in to ensure everything is as it should be!
- Local builder with local knowledge- building In Maple Ridge since 1998.
- Epic Homes employees supervise every home, every step of the way! We build each home like its ours.



Features and specifications are subject to change without prior notice due to design enhancements, changes in availability of products and materials originally specified.