



**COTTONWOOD LANE**  
M A P L E · R I D G E

15 UNIQUE TOWNHOMES | PREVIEW KIT



604-438-2650 | GREENWOODPROPERTIES.CA/COTTONWOODLANE



## 15 Townhomes by Design

- Architecture by **Barnett Dembek**
- Interior Design by **Gannon Ross Designs**
- Landscape Design by **M2 Landscape Architecture**



Artist's concept only.





# COTTONWOOD LANE

## M A P L E · R I D G E

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Discover a unique opportunity in townhome living in Maple Ridge.

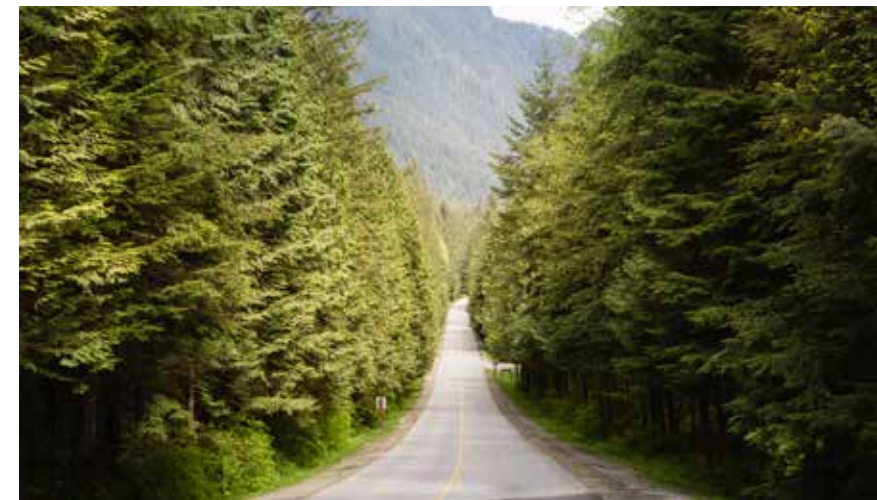
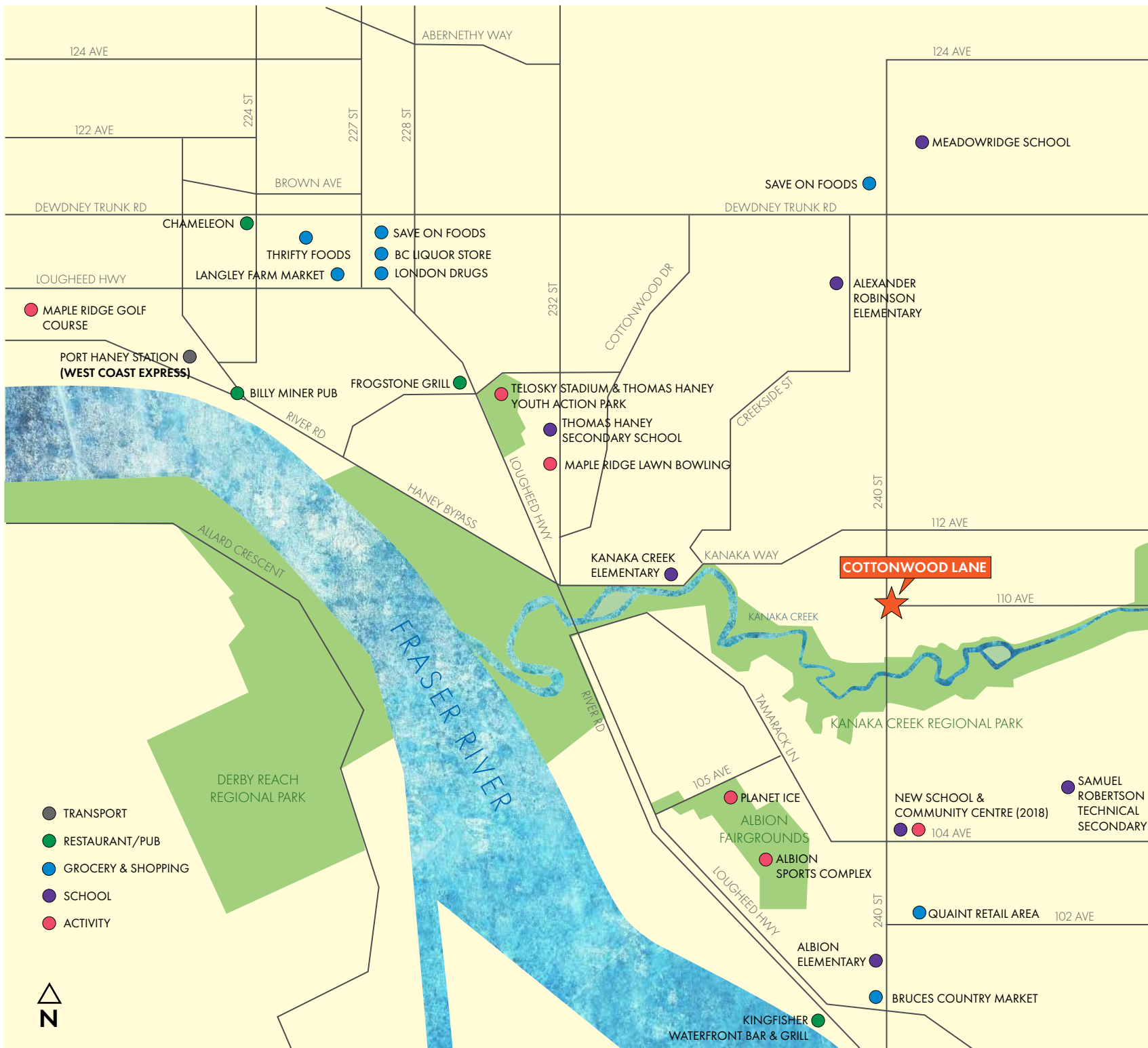
**Cottonwood Lane** features 2-4 bedroom townhomes located at 240th St and 110th Ave in the historic neighborhood of Albion Maple Ridge. Kanaka Regional Park at your doorstep will connect you directly to the natural beauty of the area. Proximity to transit, private & public schools, sports amenities as well as the iconic Albion Fairgrounds gives residents and their families the opportunity to experience all that this up and coming neighborhood has to offer.



A scenic view of Kanaka Creek. In the foreground, there are branches with vibrant green leaves and clusters of small, delicate white flowers. The creek flows through the center, its surface reflecting the surrounding greenery and the overcast sky. The banks are covered in lush, vibrant green grass and shrubs. In the background, a dense forest of tall trees rises against a pale, cloudy sky.

*Cottonwood Lane is a neighbourhood for life.*









Artist's concept only.



# COTTONWOOD LANE

## PROJECT HIGHLIGHTS

With only 15 units in 4 buildings nestled up against Seigel Creek and accessed through the project's private road – Cottonwood Lane feels like a detached home.

An award-winning team designed Cottonwood Lane to bring something unique to the Maple Ridge market.

- **Architecture - Barnett Dembek** [www.barnettdembek.com](http://www.barnettdembek.com)
- **Landscape Architecture – M2** [www.m2la.com](http://www.m2la.com)
- **Interior Designers – Gannon Ross Designs** [www.gannonrossdesigns.com](http://www.gannonrossdesigns.com)

## FEATURES

Signature landscaping elevates the outside living experience and includes custom fencing, lighting and paved stone walkways with benches. With quality-first exteriors including hardie shingles and planks with brick façade detail, new owners can be proud.

The interior has been designed to complement the exterior look and feel of these Cape Cod inspired townhomes. Clean lines are accented with a modern neutral palette, and the latest designer features are paired with open floor plans to reflect the way families live today.

## THROUGHOUT

- Plush gray 'Shaw' carpet on stairs and in bedrooms
- Wide planked sandy oak wood laminate floor
- Quartz counters and designer tile accent in all bathrooms
- Recessed lighting
- Large windows to bring in natural light

## THE EXTRA TOUCH

- Front loading whirlpool washer and dryer
- Master bedrooms fit for King-sized beds and featuring walk-in closets and ensuites with double sinks and spa-like glass shower enclosures.
- Double car garage
- Rough in for gas BBQ
- Each unit has its own front door entry and exit
- Private dedicated road exclusive to the 15 units

## NEW HOME WARRANTY

- Home Protection Office (HPO) registered
- Travelers Insured
  - 2 year warranty on materials and labour
  - 5 year building and envelope warranty
  - 10 year warranty from structural defects





Artist's concept only.



# COTTONWOOD LANE

## THE KITCHEN

Modern and drenched in natural light, the kitchens at Cottonwood Lane are designed to be your favourite gathering place for family, friends and food.

- Stainless Steel Features
  - KitchenAid 36" counter depth French door with icemaker
  - KitchenAid 30" 5 burner dual range (gas top)
  - KitchenAid 24" dishwasher with pro-wash cycle
  - Undermount double bowl sink
  - Chimney hood fan
- Tandem built-in recycling bin
- Stylish 2 toned shaker cabinets with matte finished handles
- Kitchen island built to seat four
- Quartz counters and island
- Designer tiled backsplash



*“The Cape Cod inspired exterior resonates throughout the interior space. The homes are designed to have charming touches that feel warm and inviting, yet clean and contemporary.”*

- Charyle Ross  GANNON  
ROSS  
DESIGNS





# COTTONWOOD LANE SITE PLANS





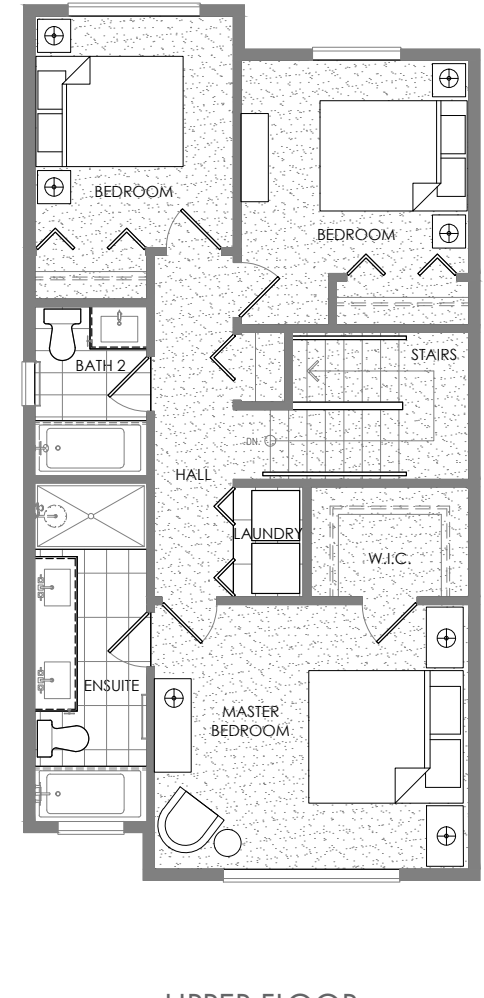
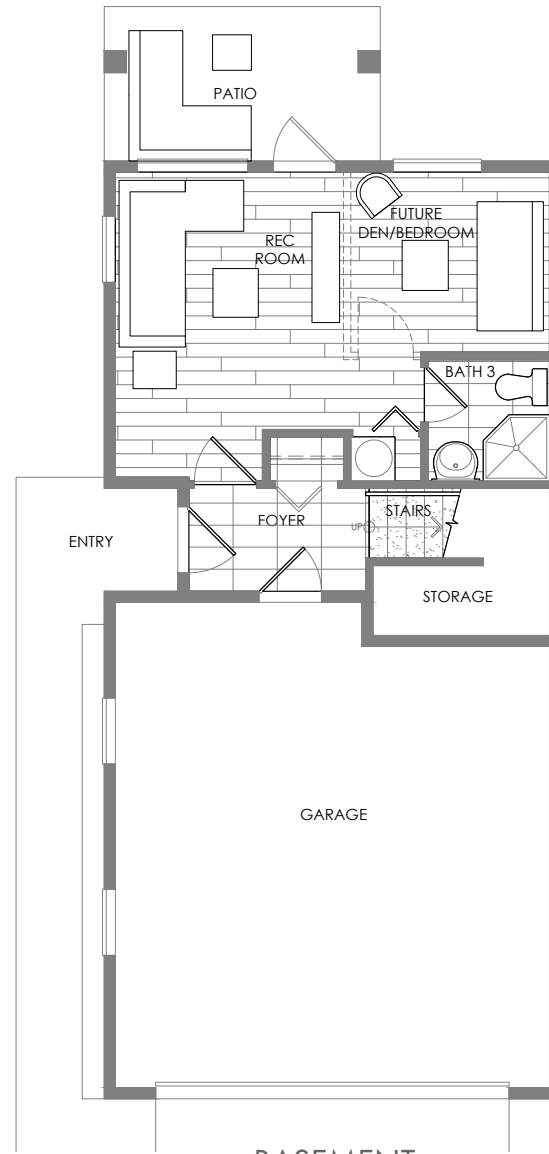
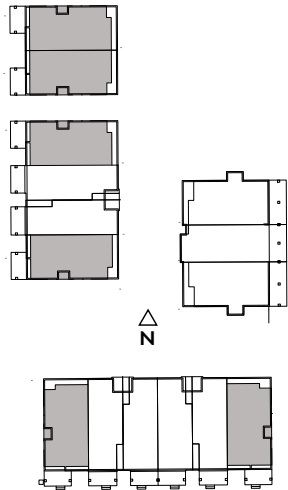


# COTTONWOOD LANE FLOOR PLANS

## UNIT A

3 BEDROOM  
+ 3.5 BATHROOM  
+ FLEX ROOM

1917 SQFT



Developer reserves the right to make modifications and changes to the floorplans and specifications without notice. Actual homes may be a mirror image of the floorplan shown or have minor variations from the plan illustrated above. All square footage taken from architectural drawings. E&OE.



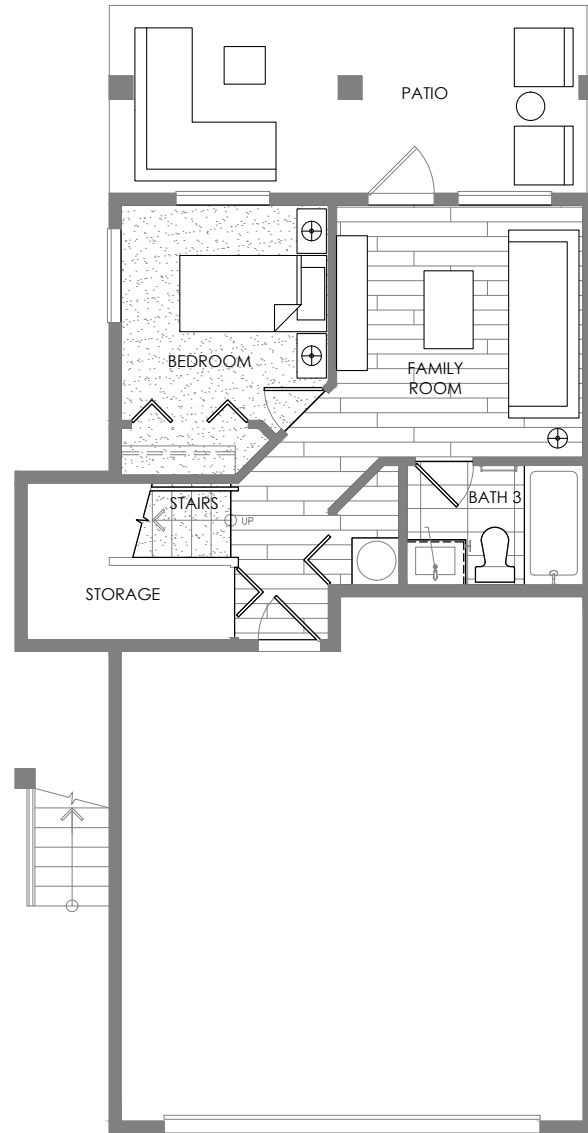
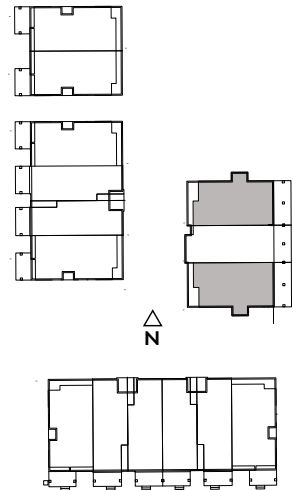


# COTTONWOOD LANE FLOOR PLANS

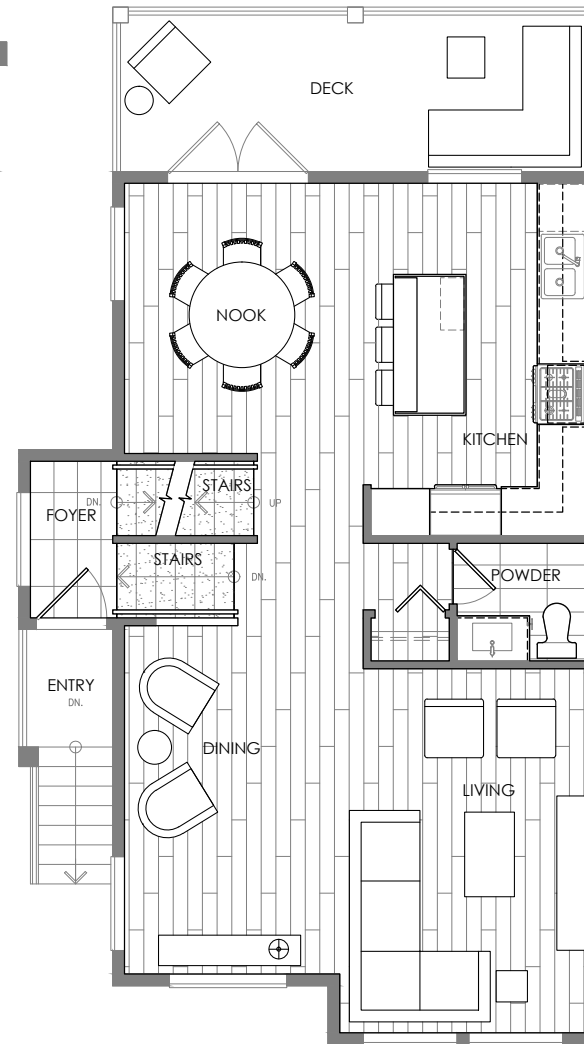
## UNIT A2

4 BEDROOM  
+ 3.5 BATHROOM  
+ FLEX ROOM

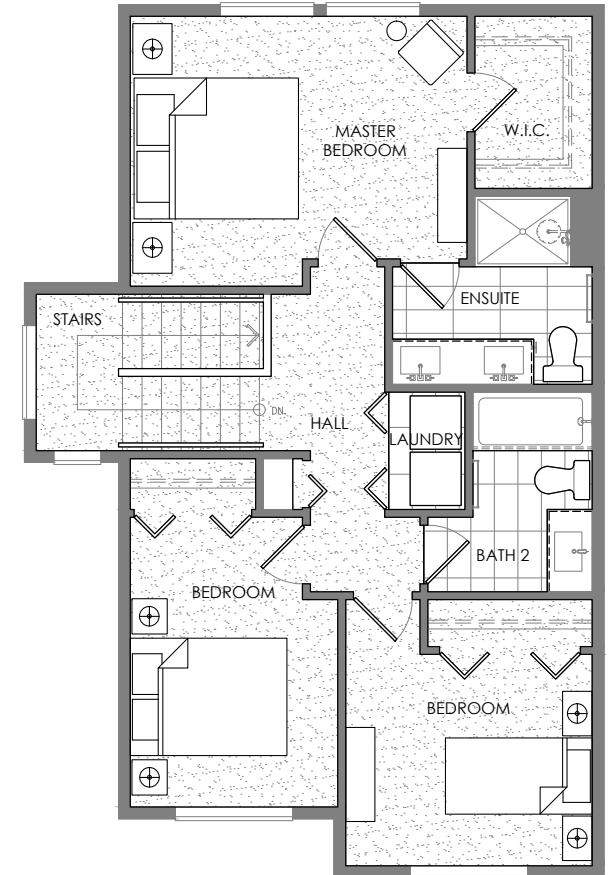
1854 SQFT



BASEMENT



MAIN FLOOR



UPPER FLOOR

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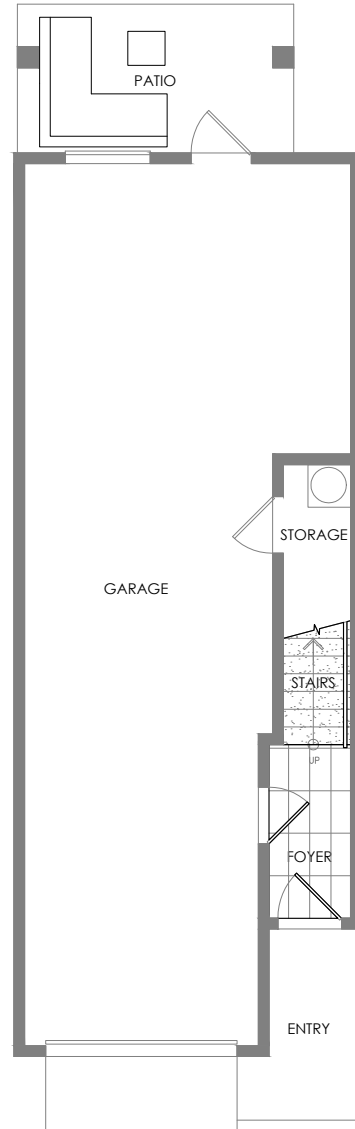
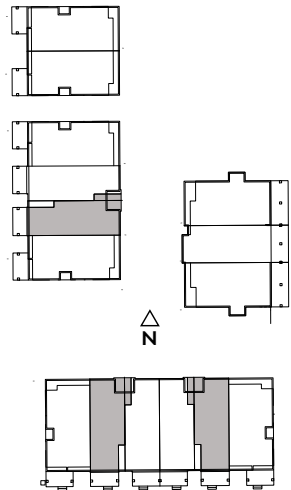
# COTTONWOOD LANE FLOOR PLANS

**SOLD OUT**

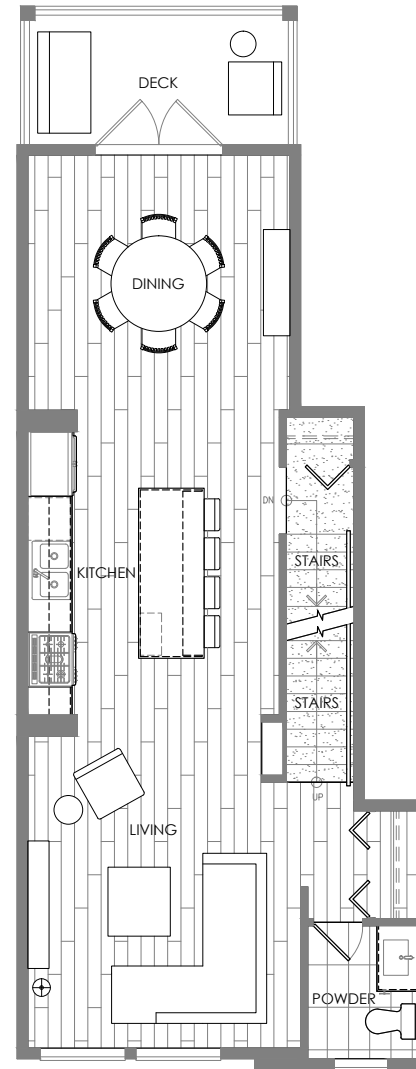
## UNIT B

**3 BEDROOM  
+ 2.5 BATHROOM**

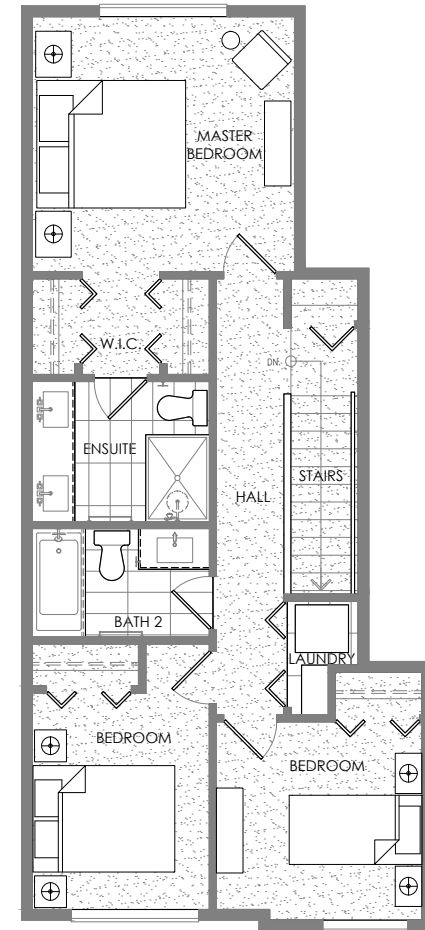
**1453 SQFT**



**BASEMENT**



**MAIN FLOOR**



**UPPER FLOOR**

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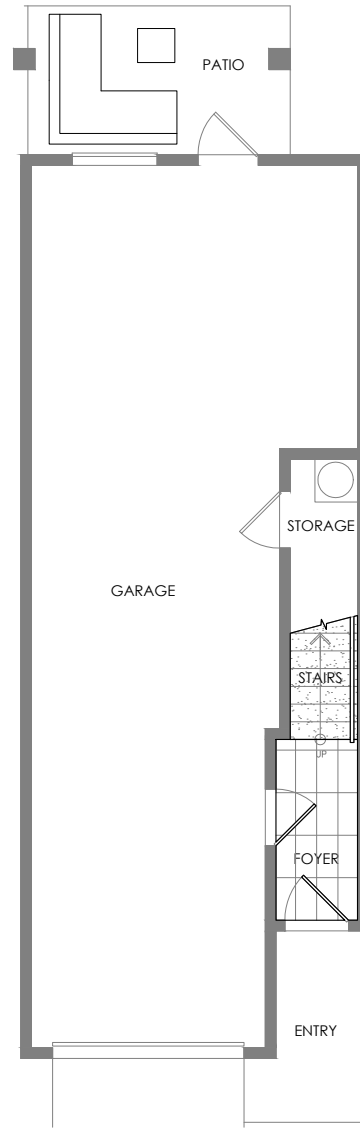
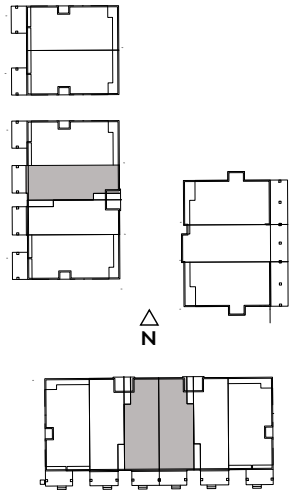
# COTTONWOOD LANE FLOOR PLANS

**SOLD OUT**

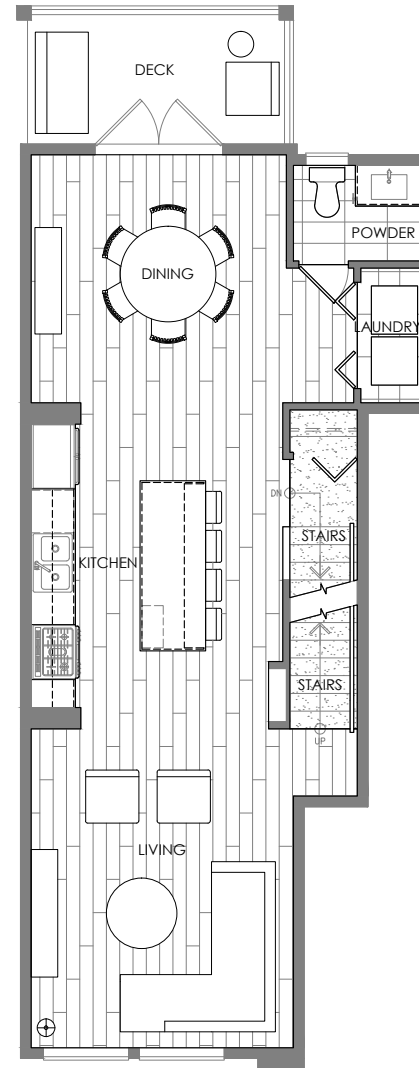
## UNIT C

**3 BEDROOM  
+ 2.5 BATHROOM**

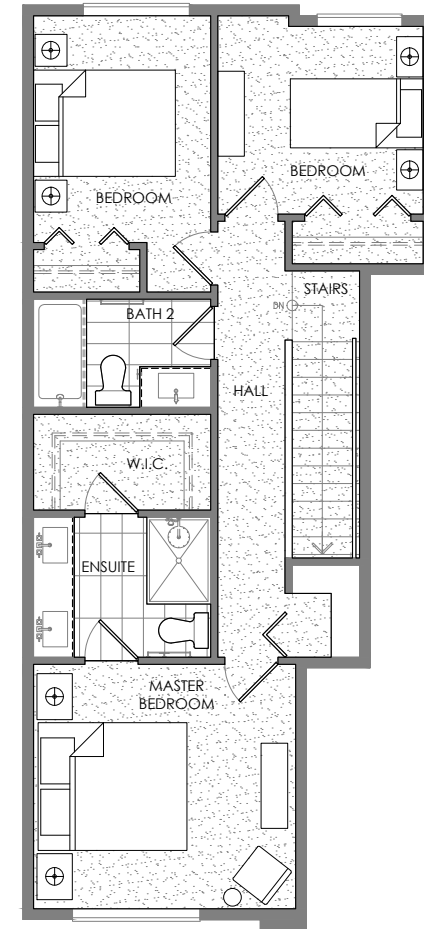
**1446 SQFT**



BASEMENT



MAIN FLOOR



UPPER FLOOR

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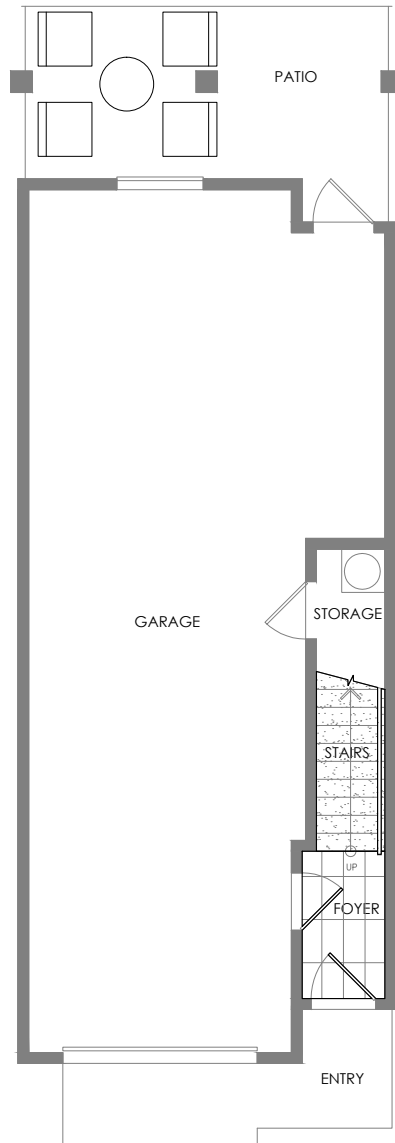
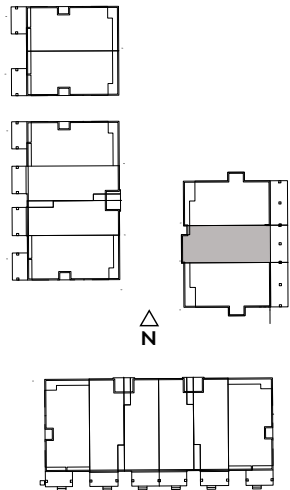
# COTTONWOOD LANE FLOOR PLANS

**SOLD OUT**

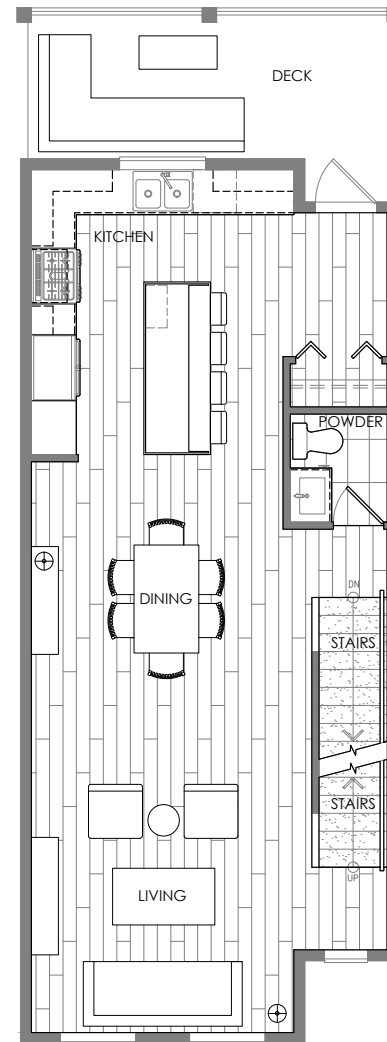
## UNIT D

**2 BEDROOM  
+ 2.5 BATHROOM**

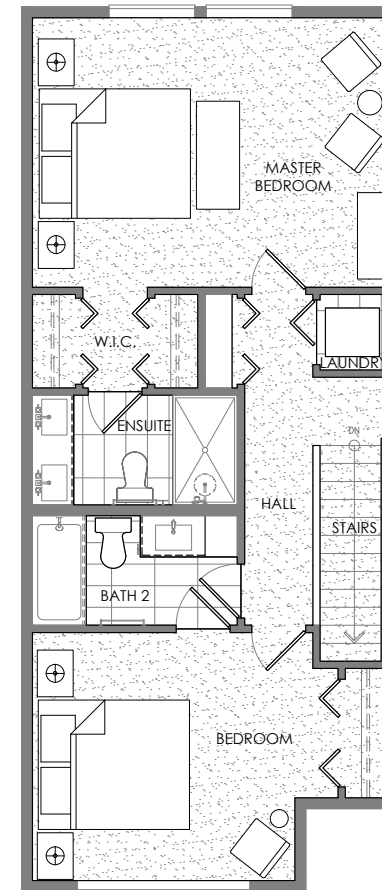
**1431 SQFT**



**BASEMENT**



**MAIN FLOOR**



**UPPER FLOOR**

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# COTTONWOOD LANE THE NEIGHBOURHOOD

The first community post office was opened in 1907, today the Albion neighborhood offers unparalleled amenities and experiences. Let Kanaka Creek Regional Park and its sandstone canyons and beautiful vantages of the Fraser River be your backyard for exploration and connection to nature.

Enjoy year-round events such as Country Fest held at the Albion Fairgrounds, grab local produce and smoked salmon at Bruce's Country Market, or go out for a celebratory dinner at the Kingfisher Waterfront Grill.

With award winning schools, sports complexes, and ice rinks - Maple Ridge supports growing families and active lifestyles.

Cottonwood Lane is a neighbourhood for life.





**COTTONWOOD LANE**  
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SALES CENTRE (BY APPOINTMENT): ROYAL LE PAGE BROOKSIDE REALTY  
GINA HALINDA | 604.763.5131







A photograph of a dense forest. The trees are tall and thin, with thick moss growing on their trunks. The ground is covered in a thick layer of green ferns. The lighting is soft and natural, suggesting a forest interior.

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