



SUNDAY HOMES



WESTCOAST LIVING

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SECTION E



Easy of maintenance is a selling point for Epta's Keystone project. The cozy units feature easy-to-clean ceramic tiles and laminate-oak flooring. WAYNE LEIDENFROST — THE PROVINCE

KEYSTONE LEGACY PROJECT

Commercial builder's first residential undertaking is this stylish Pitt Meadows condo development **PAGE E3**





Keystone is a first-time project for commercial developer Epta. 'The company wanted to build a quality legacy project that people will remember,' says Jason Kraik of MAC Marketing Solutions. PHOTOS BY WAYNE LEIDENFROST — THE PROVINCE



The balcony flows from outside the master bedroom (above) past the living room and to the second bedroom.



Former townhouse owner Tanya Simpson chose an 1,155 sq.-ft. two-bedroom and den (above) unit.

Flowing balcony clinched this sale

KEYSTONE PITT MEADOWS: Successful commercial developer goes all-out for first condo project

Quick facts

Keystone

What: 76 condos in a four-storey building plus nine townhomes

Where: 12485 Harris Rd., (at McMyn Road) in Pitt Meadows. A West Coast Express station is a two-minute walk away

Developer: Epta Properties Ltd.

Sizes: One bedroom and den, two bedrooms, and two bedrooms and den. Condos 769 sq. ft. to 1,194 sq. ft., townhomes 1,438 sq. ft. to 1,505 sq. ft. Buyers may choose between neutral colour schemes for carpets or upgrade to laminate-oak flooring.

Prices: Condos \$259,900 to \$399,900.

Open: Display suite. Saturday to Thursday (no Fridays), noon to 5 p.m.

Contact: 604-460-8323 or www.keystoneliving.ca

BY KERRY MOORE
STAFF REPORTER

In early June, Tanya Simpson, happily living in a Pitt Meadows townhouse, stopped at the Keystone display suite.

Simpson was on her way to celebrate Pitt Meadows Day, "but I was curious about this proposed condo development a few blocks from my home."

An hour later, Simpson had bought a unit.

"I didn't like it at first. The [stainless] appliances were good, and other details but they weren't enough. Then I found the right floor plan and it all fell together."

Simpson, who says it will be an adjustment moving from her four-storey townhouse with its separate rooms to an open plan condo on one floor, chose a

two-bedroom-and-den unit at 1,155 sq. ft.

"It's on an angle with a northeast exposure, so I can see the mountains in Golden Ears. The real selling point is the balcony, which flows from outside the master bedroom past the living room and to the second bedroom."

That deck, she says, "was the clincher."

Easy maintenance also is important to her. "The ceramic tile floors in the bathrooms, kitchen and entry will be easy to clean."

To this end, she'll have the carpet in the remaining areas replaced with hardwood for ease of upkeep.

Simpson moved to Pitt Meadows in 1978 and raised her family there. Although she commutes to Richmond for work,

she won't move closer.

"I want to be near my grandson who lives here." Keystone's location, she adds, is near to shopping and, "when you want quiet, there are walks on the dike. You can get away from it all to where it's calm and peaceful, with herons and eagles to watch."

Keystone is a first-time project for the developer, says Jason Kraik, owner of MAC Marketing Solutions.

"Epta has been in business 30 years but [was] building commercial properties. When it came to Keystone, the company wanted to build a quality legacy project that people will remember."

Says Kraik, "On the outside Keystone looks like it should be in Whistler. Its solid West Coast style features Hardiplanking,

overhangs, pitched roofs and stone."

The interior again also strives for the highest quality, he says. "The stainless Whirlpool appliances are standard, there's an electric fireplace, sliding mirrored closet doors in bedrooms, ensuite hot water tanks and a stacking washer and dryer."

The kitchen features Shaker-style alder or maple cabinets and porcelain tile backsplash with slate accents as well as the double-thick granite counters. Kraik also points out the liberal use of ceramic tile and mosaic accents in bathrooms.

To cap it off, he says, Keystone offers residents an advanced security system and a comfortable lounge and conference centre.

Completion is Nov. 2007.

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