

FASHIONABLE HOMES

- Designed by award-winning Raymond Letkeman Architects, River Walk impresses with West Coast modern architecture defined by distinctive sawtooth rooflines, strong brick façades, natural wood elements and distinctive steel entry features.
- Contemporary metal balcony railings and garage doors both feature satin-etched glass insets (some homes).
- Attractive brick walls in key locations complement the architecture and create a welcoming streetscape.
- Room for two cars in a tandem or side-by-side garage (most homes), and a community car share program for commuter convenience.
- Distinctive architectural brick monuments with custom metal signage mark the community entries, while custom lighting fixtures and signage lead the way to your home.
- Enjoy a sunny day in the centrally located private park with play areas, common garden plots and outdoor seating.

MODERN INTERIORS

- A modern entry door with integrated glass panels and polished chrome hardware welcomes you home.
- Step inside the entry foyer distinguished by imported porcelain tiles.
- Nine-foot ceilings on the main floor add an elegant, airy ambience.
- Rich laminate flooring in Dark or White Oak coordinates with cabinetry, is durable, and easy to maintain.
- Plush 35-oz. CRI Green Label nylon carpeting in upper floor hallways and bedrooms puts comfort at your feet.
- Choice of two professionally selected interior colour schemes: Dark and Light.
- Master bedrooms feature Juliet balconies with European full-swing doors (some homes).
- Low-E glass windows improve energy efficiency and protect interiors against UV light.
- Craftsman-style mouldings give the entire home a finished, polished look.
- Create a comfortable environment with high-efficiency gas furnace heating and individually controlled thermostats.

GOURMET KITCHENS

- Enjoy over-height, custom-designed shaker-style wood or high-gloss white cabinetry with soft-close hardware and brushed chrome pulls.
- Experience the everyday luxury of polished quartz countertops and full-height imported ceramic tile backsplash.
- Kitchen storage abounds with a corner lazy susan cupboard (some homes), pantry (most homes), and a kitchen island featured in some homes.
- Light up your work area with contemporary halogen task lighting.
- Preparation and cleanup is convenient with double, stainless steel, undermount sinks with single-lever faucet and pullout vegetable spray by Grohe.
- Built-in shelving with two recycling bins in every home.
- Sleek, stainless steel appliances coordinate beautifully:
 - Fisher & Paykel french door, bottom-mount refrigerator with glass shelving.
 - Bosch dishwasher with Aquastop® leak protection, sound insulation and delay start time feature.
 - Electric self-cleaning wall oven and gas cooktop by Bosch.
 - Built-in Panasonic microwave and Sakura range hood.

SPA-INSPIRED BATHROOMS

- Enjoy the convenience of a main floor powder room with tile flooring, wall-mounted sink by Kohler, and dual-flush toilet by Toto (most homes).
- Retreat to the master ensuite bathroom featuring a luxurious soaker tub or shower with rain shower head, or bath/shower combination (some homes) with glass tile accents, dual porcelain sinks, large format porcelain tile flooring, dual-flush toilet, large vanity mirror, and elegant wall sconce lighting.
- Main bathrooms feature a soaker tub with ceramic tile surround and glass tile accents, porcelain sink, dual-flush toilet, and vanity lighting.
- Custom-designed laminate square-line profile cabinetry with soft-close hardware and brushed chrome pulls.
- Sleek and modern quartz countertops with integrated backsplash.
- Polished chrome Grohe bath and shower faucets.

RIVER WALK AND THE ENVIRONMENT

- River Walk has undertaken initiatives in line with the BuiltGreen Rating GOLD standard by including the following sustainable materials and building practices:
 - Water based, low-VOC interior paints.
 - ENERGY STAR™ appliances.
 - Low-E, double glazed, thermally broken windows.
 - High-efficiency forced air heating and hot water.
 - R40-batt insulation containing 40% recycled content.
 - GWB walls containing 15% recycled content.
 - CRI Green Label carpets.
 - Laminate flooring underlay made from 100% recycled material.
 - Built-in, roll-out recycling bin station in every home for organizing recyclables.
 - A car share vehicle is provided for the community to maximize fuel efficiency and promote travel share.

SAFETY AND SECURITY

- Polygon New Generation design with state-of-the-art rain screen protection for durability in West Coast weather.
- Hard-wired smoke detector and carbon monoxide monitor.
- Lit pedestrian pathways and outdoor spaces.
- Comprehensive Travelers Guarantee Company of Canada insurance includes two years for materials, five years for building envelope, and ten years for structural defects.

EVERYDAY CONVENIENCE

- Built-in closet shelving.
- Two hose bibs: one in the front and one at the rear.
- Central media hub with connections for high-speed internet located in garage.
- Extra storage space in some homes.

OPTIONS TO SUIT YOUR NEEDS

- Wireless security system.
- Full capacity Whirlpool washer and dryer.



➤FEATURES

