

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

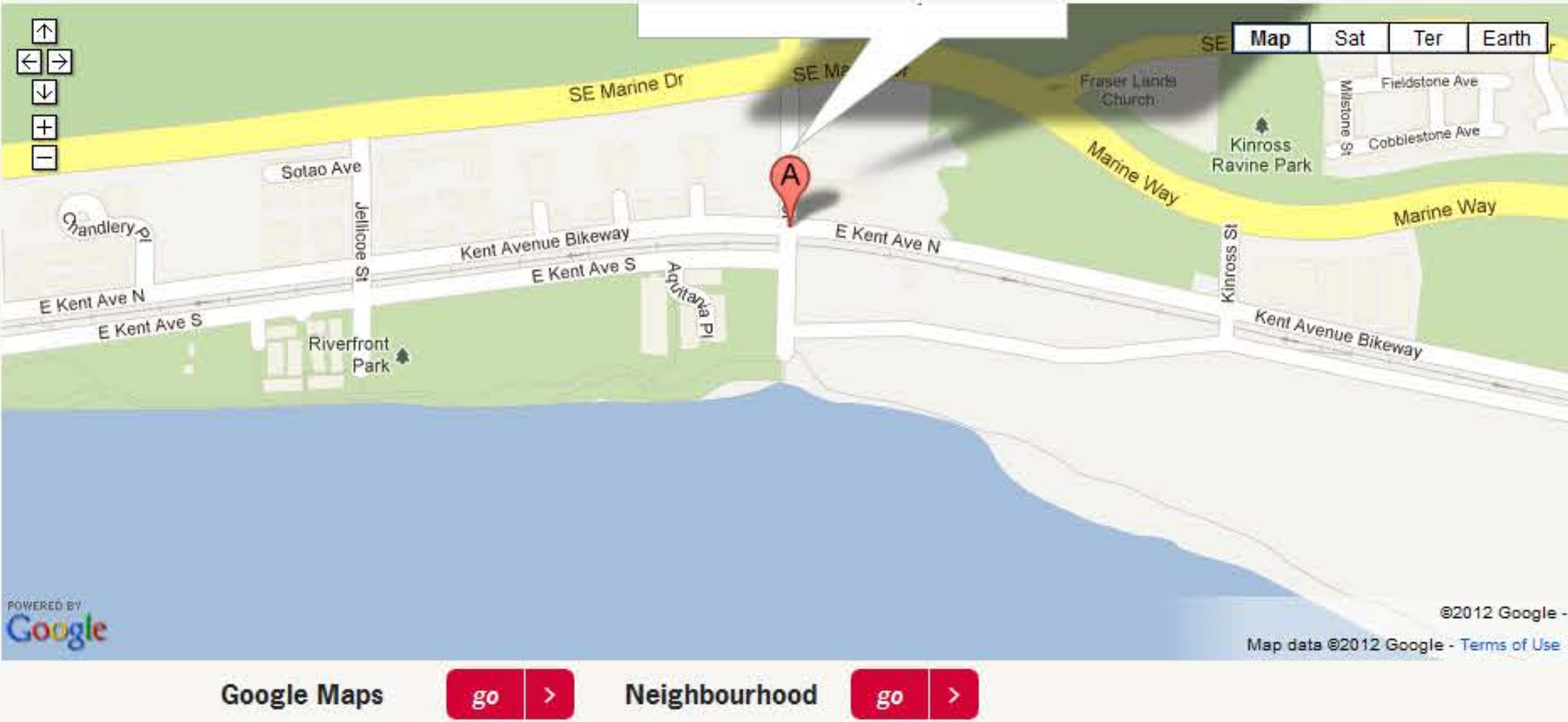
- Wireless security system.
- Full capacity Whirlpool washer and dryer.



➤FEATURES



EXPLORE RIVER WALK
Interactive Map



NOW SELLING register >

Open 12 – 6pm (except Friday)

3179 E Kent Avenue N.
Vancouver, BC
604.438.2858
riverwalk@polyhomes.com

Polygon River Walk Homes Ltd.

- MAP
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NEW HOME PROJECT-PROFILE

RIVER DISTRICT BREATHES LIFE INTO SOUTH VANCOUVER

A former industrial area along the Fraser River is being transformed into a complete community that...

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EXPLORE VANCOUVER

River Walk


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Now Selling


[large map](#)

Just 10 minutes to Burnaby's [Metrotown](#), a stones throw across the River to [Richmond](#), and only 20 minutes to [YVR airport](#), the River District neighbourhood is ideally situated in South Vancouver with views of the Fraser River.

The revitalized [River District neighbourhood](#) allows access to Vancouver's picturesque urban oasis while being only a quick drive from schools, numerous restaurants and shopping opportunities.

Go for jog around the [Riverfront Park](#) or hike through one of the many paths and trails along [Everett Crowley Park](#) located within walking distance from your door. Enjoy a round of golf at the Fraserview Golf Course or spend a few hours at the driving range. Homebuyers will enjoy the shopping conveniences of the nearby [Marine Way Market](#) including [London Drugs](#), [Canadian Tire](#), and [Cactus Club Café](#).



NOW SELLING

[register](#)

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RARE OFFERING ALONG VANCOUVER'S NEWEST SHORELINE

When we talk about Vancouver waterfront communities most people assume tall concrete high rise buildings with either tiny condos or multi-million dollar luxury real estate. But thanks to Polygon and their new community in the River District neighbourhood there is another way to enjoy waterfront living. Polygon calls it River Walk.

A limited collection of three and four bedroom townhomes, River Walk is the first and only community of this type planned at the River District. And with freehold homes priced from the mid-\$600,000's, townhomes like this are equally as rare for the entire city of Vancouver.

The River District is a 130-acre master planned community along the banks of the Fraser River in southeast Vancouver. Designed by a world-class team of planners, architects and engineers, the neighbourhood endeavours to create a new way to live and work in the city.

With 25 acres of green space, parks, and playing fields; 1.5 km's of riverfront trails; dedicated cycling paths throughout; 2 new schools; 4 daycare centres; a grocery store, drug store, shops, restaurants, cafes, and a community centre all planned; it is District Vancouver has already been recognized with

multiple awards and is one of the most talked about new areas in the city.

The homes at Polygon's River Walk are situated around the River District's second community park and boast striking "saw-tooth" rooflines, brick facade, and warm natural-fir wood details. Inside, these three and four bedroom townhomes offer the latest in contemporary finishing including quartz countertops and high-end appliances from Bosch and Fisher & Paykel.

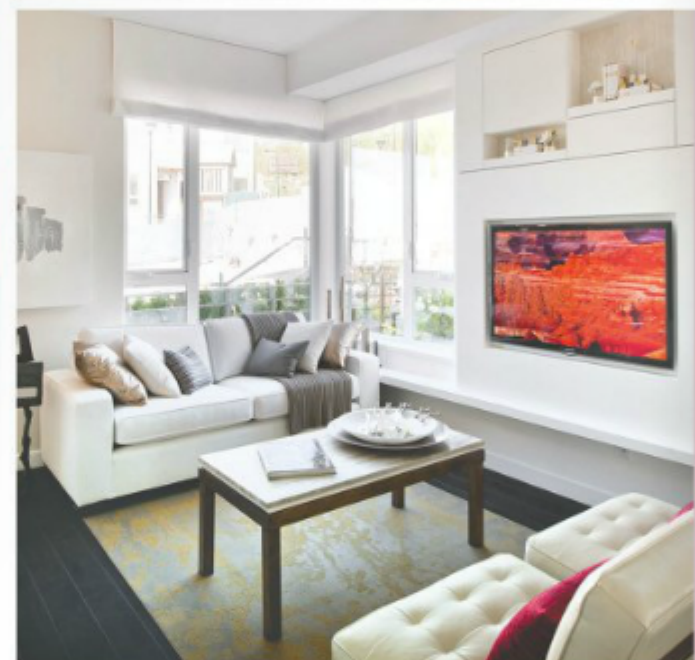
In keeping with the River District's design standards, River Walk has been built to a BuiltGreen Rating GOLD standard and the architecture, from award winning Raymond Letkeman Architects, is in keeping with the West Coast modern aesthetic established for the neighbourhood.

"The thing buyers talk about the most is the space", says sales manager Laura Cavanagh. "It is so rare to find new townhome communities in the city of Vancouver; especially ones with as much as 2,000 square feet, multiple bedrooms, and two car garages. It is almost unheard of today."

Cavanagh is right: a quick search of new home list-

B C C O N D O S . N E T

search to River Walk's attractive price point starting from



just \$638,000.

River Walk is constructed to Polygon's New Generation rain screen protection and each home owner is fully protected by comprehensive Travellers Guarantee 2-5-10 year new home warranty coverage.

Discover the River District and River Walk today. The River Walk presentation centre is open 12 noon to 6 p.m. daily (except Friday) at 3179 E. Kent Ave N., South Vancouver. For complete details, phone 604-438-2858, or visit www.polyhomes.com

“Discover River Walk today. The River Walk presentation centre is open 12 noon to 6 p.m. daily (except Friday) at 3179 E. Kent Ave N., South Vancouver on the Fraser River shoreline. For complete details, phone 604-438-2858, or visit [polyhomes.com](http://www.polyhomes.com)”

River Walk opens this Saturday in Vancouver's cool new River District



Polygon's new River Walk townhome community is opening their sales centre this Saturday, April 14 at 12pm sharp!

The family-friendly opening is your chance to explore the awesome new River District neighbourhood.

You can bike the trails, let the kids play at the surrounding riverside park, grab a bite to eat at the popular Romer's restaurant and explore all the area has to offer. Quite a day we have planned for you, right?

Oh, and you can also check out the three display suites.

The three and four bedroom homes feature West Coast modern architecture, "saw-tooth" rooflines, and a cool mix of natural and industrial design. The kitchens come fitted with quartz countertops, and appliances from Bosch and Fisher Paykel.

There's been a lot of buzz about River Walk since it's the only townhome collection planned for the uber hip new River District neighbourhood of Vancouver, so don't miss out on your chance to check them out!

Only some of the homes will be released, so be sure to get there early and nab your dream home. Their sales office is located on Kent Ave east of Kerr Street, south of Marine.



EXECUTIVE HOMES for Sale at River District RIVER WALK Vancouver Townhouses > Eco-Friendly, Saw Tooth Architecture at the Boutique Riverfront Vancouver River Walk Townhomes for Sale with 3 or 4 Bedrooms



River Walk River District Vancouver Townhomes

One of the BEST townhouse communities in 2012! WE LOVE Polygon's latest addition to the River District community in addition to everything about it including the architecture, modern interiors, layouts and location. Located in the newest Vancouver waterfront real estate district called River District, the new River Walk Vancouver townhomes are the latest release in Polygon's master planned riverfront community. This is the first executive townhouse development and it's called Vancouver River Walk River District townhomes where you will find an amenity rich, pedestrian and family friendly neighbourhood on the south shores of Vancouver waterfront real estate. From brand new retail, boutique stores, cafes, shopping, dining and green spaces/boardwalks, the River District River Walk Vancouver townhomes will become a part of this exciting new community that has garnered lots of media attention and awards for eco-friendly design. The riverfront community of River



District Vancouver River Walk townhomes will be a limited collection of executive townhouses and will have modern West Coast architecture with a striking 'saw tooth' roofline, natural fir wood detailing, brick façade detailing and ground level entries for added convenience. The new River District River Walk Vancouver townhomes will also have three or four bedrooms inside, which is geared towards couples and growing families as well as downsizers looking to sell their single family home and move into a brand new executive riverfront townhouse in the master planned River District Vancouver waterfront real estate community. Inside, you will also find high end Bosch appliances in stainless steel and paneled finishing in addition to engineered stone quartz counters in the kitchen.

The presales for the new South Vancouver real estate River Walk Townhomes project is projected to start on Saturday, April 14th at noon sharp. Please contact Polygon River Walk Homes Ltd. today for more information or you can visit www.polyhomes.com today. You can also register with us for more information as it becomes available. If you do not currently have a realtor (i.e. not represented), we can help find a suitable agent to provide you professional services for the River District River Walk Vancouver Townhomes.

The New South Vancouver River Walk Townhouses

Located on the southern banks of the beautiful Fraser River in South Vancouver real estate district, the new Vancouver River Walk Townhouses by Polygon Realty is one of the BEST projects of 2012. Situated at Kerr Street and Kent Avenue SE Vancouver, the new River Walk Townhouses are located within the Polygon master planned River District community which saw the launch of the New Water Condos last year. The new riverview River Walk Vancouver townhouses will be the second neighbourhood release in this prestigious new development and will feature attached townhome style living that is catered towards couples and families. Also, both upsizers and downsizers will find that the new South Vancouver River Walk Townhouses at River Walk District will be ideally sized and functional for their needs and requirements. The water view homes at the River Walk Vancouver Townhouses are set to launch in Spring 2012 and will be just steps from the Fraser River shoreline. The executive homes at River District Vancouver will also offer residents all the perks that the New Water condo home owners get, the close proximity to new shops, restaurants, retail stores, big box retailers, the boardwalk, pier and all the natural green spaces surrounding the community. In addition, the River District Vancouver community where the new water view River Walk Townhouses are located will also be very close to a brand new school (great for families) and all of the river front amenities and water sports that come along with the locale.





The architecture itself is very unique, though modern West Coast. It's slanted saw-tooth rooflines are very attractive and the architectural detailing is magnificent. We're unsure about who the architect is, but the new Vancouver River Walk Townhouses will certainly add a great design to the community. There are brick facades, warm natural fir highlights and garden patios as well. The designs are truly modern. Inside, home buyers can decide on 3 or 4 bedroom floor plans at River District River Walk Townhomes where you will find beautiful open concept spaces, bright living rooms, window shades, large kitchens with gourmet appliances/stone counters and bathrooms that will soothe your soul. The bedrooms will be carpeted and will be oversized as well. The River Walk Townhomes in Vancouver River District will also have parking and in suite storage in addition to beautiful hardwood floors. The appliances appear to be by Bosch. All homes should also have in suite laundry closets. The Polygon River Walk Vancouver townhomes will also come with the standard home warranty for your security.



FASHIONABLE HOMES at River Walk Vancouver
Townhouses by Polygon



Definitely a top Vancouver townhouse development for 2012, we just love this project and the developer, Polygon. The West Coast modern architecture using the 'saw-tooth' design is by award winning Raymond Letkeman Architects, another wise choice by leading developer Polygon. The River Walk Vancouver Townhouses at River District will feature attractive brick walls in key locations, tandem or side by side garages (for 2 vehicles) for each home as well as a an amazing outdoor space. Part of the Polygon mandate is to build environmentally friendly homes that are generational, sustainable and low maintenance. The new Vancouver River Walk townhouses will feature BuiltGreen Rating GOLD standards that include CRI Green Label carpeting in the bedrooms, Energy Star rated appliances, water based, low VOC interior paints, laminate floors that are made from one hundred per cent recycled materials, GWB walls that have up to fifteen per cent recycled materials, R40 Batt insulation with 40% recycled materials, built in roll out recycling bin station in every home as well as a car share program on site. We have yet to find a comparable development in Vancouver that is so eco conscious and has gone to such great efforts to protect the environment and to create living spaces that are healthier for its residents. Great job Polygon!

The Modern Interiors at the Boutique Vancouver River Walk Townhomes

A list of draft features has been released to VIP registrants that detail the interior features of the boutique Vancouver River Walk Townhomes. All of the homes will have low-e glass windows, 2 professionally selected interior colour schemes for homebuyers to choose from in addition to nine foot ceilings in most living spaces on the main level. The boutique Vancouver River Walk Townhomes for sale at River District community in South Vancouver will also feature a modern entrance and modern entry way, rich laminate floors and plush 35 ounce CRI Green Label nylon carpets. The spa inspired bathrooms are truly magnificent. The River District Townhomes at River Walk Vancouver will feature master ensuites with wall sconce lights, large vanity mirror, large format porcelain tiled floors, dual flush water conserving toilets, glass tiled accents, bath/shower combo in some floor plans, luxurious soaker tub or shower with rain shower head as well. The main bathrooms at the boutique Vancouver River Walk Townhomes at River District waterfront community will also feature dual flush toilets, vanity lights, porcelain sinks, glass tiled accents and ceramic tiled surrounds for the soaker tub. Some of the homes at the boutique River District Townhomes will have main floor powder rooms with high-end finishes as well. The gourmet kitchens will have sleek, stainless steel appliance set that includes Fisher & Paykel fridge, Bosch dish washer, Bosch electric self cleaning wall oven/gas cooktop and stacked washer/dryer by Whirlpool. The boutique Vancouver River Walk Townhomes at River District waterfront community will also



feature double stainless steel sinks that are under mounted, built in recycling bins, halogen task lights, kitchen storage (lots of it!), islands in some plans and polished quartz counters.

The Site Plan and Draft Floor Plans at River District River Walk

What we love about this development is the fact that they are true multi-level townhomes in a master planned River District waterfront community by an established and leading developer in Polygon. The floor plans and site plan are well thought out to give everyone lots of space and breathing room in addition to layouts that allow you to grow into. There are 4 series of floor plans at River Walk Vancouver Townhome project that includes 3 and 4 bedroom, which is ideal for families as well as couples. The townhomes at River District Vancouver are located and bound by 3 streets that include: Pierview Crescent, East Kent Avenue North and Kerr Street. Most of the buildings at the River District townhome community of River Walk Vancouver have 4 to 7 townhouses, with a few that have 3 (triplex) or 8 units. The draft A Plan is 3 bedrooms and 2.5 bathrooms at approximately 1388 square feet. The lower floor has a tandem 2 car garage with a store room, main floor has a deck plus patio (on opposite sides of the floorplate), living, dining and L shaped kitchen in addition to a convenient powder room. The upper floor has 3 bedrooms and 2 full bathrooms, as well as the laundry closet. The waterfront Vancouver River Walk Townhomes Plan B (draft) is also 3 bedrooms and 2.5 baths but is slightly smaller at 1,377 square feet (approximate). If we were in the market to purchase a new Vancouver townhomes, Plan B4 (draft) would be certainly our choice! It's just awesome. Well designed by Polygon in every way, this 3 bed and 2.5 bath unit will have approximately 1400 square feet of living space. The upper floor has the 3 bed/2 bath setup with laundry closet while the lower floor has a large garage for 2 cars and plenty of storage. The main level is a flow through layout which has the wall kitchen with kitchen island in the centre of the layout. On either side is the living and dining space plus a powder room.

