1 TOWN CENTRE

ONE TOWN CENTRE IS INSPIRED BY THE TONES AND TEXTURES OF THE WATERFRONT, CREATING A WARM, WELCOMING AND BRIGHTLY LIT SPACE.

FEATURES

NEIGHBOURHOOD FEATURES AND AMENITIES

- At the heart of River District, pedestrian-friendly Town Centre is built around a public plaza and high street that connects the community with the Fraser River to the south
- Retailers include a grocer, café, banks, restaurant and more
- CLUB CENTRAL is a private 14,000+ square foot fitness and aquatic centre for the exclusive use of Town Centre residents, with a fitness centre, pool, hot tub, sauna and steam room, kids' activity room, squash courts, meeting room, entertainment lounge with kitchen and fireplace, and yoga/dance studio
- Outdoor recreation amenities include a community garden, children's play structure and a large open lawn area

ARCHITECTURE

- One Town Centre consists of a 19-storey residential tower, a townhome and retail podium, a midrise residential structure, and CLUB CENTRAL amenities building
- All elements are distinct yet complementary, creating a cohesive architectural form
- Facades feature metal cladding and glass elements that reflect a modern interpretation of the area's industrial heritage
- The quality concrete buildings feature highly sustainable and energy-efficient LEED Gold®-equivalent design
- River District exceeds BC Building Code standards for green design and sets a new benchmark for Vancouver

INTERIORS

Living

- Sophisticated interiors, by award-winning BYU Design, feature two colour palettes to choose from
- High efficiency heating and cooling system in all homes
- Laminate wood flooring in the entry, kitchen, living and dining areas
- Durable and sustainable Green Label Plus carpeting in bedrooms
- Sleek roller shades throughout
- Full-size front-loading Whirlpool washer/dryer
- Innovative Nest thermostat allows you to control interior climate remotely
- Private decks or patios
- Energy-efficient low-E glass windows
- All homes are pre-wired for internet and cable—complimentary Telus package includes telephone, cable and internet for one year

Kitchen

- Stainless steel appliance package includes:
  - Fisher & Paykel ActiveSmart™ refrigerator (13.5 cubic feet with bottom freezer) in one-bedroom homes
  - Jenn-Air refrigerator (21.9 cubic feet with French door) in two- and three-bedroom homes and townhomes
  - Jenn-Air 30-inch-wide gas cooktop
  - Jenn-Air 30-inch-wide wall oven with dual fan
  - Jenn-Air dishwasher
  - KitchenAid 1200-watt microwave oven
  - AEG-Electrolux Perfekt Glide 30-inch range hood
  - On-demand filtered hot water dispenser at the kitchen sink to instantly make any hot drink
- Kohler pull-down faucet
- Square-edged cabinets and drawers with soft-close technology
- Quartz countertop
- Under-sink sliding waste/recycling bin
- Large-format tile backsplash
- Electrical outlet with built-in USB port eliminates the need for bulky USB adapters that hog valuable outlet space
- Recessed lights under cabinets

Bathroom

- Energy-efficient electric floor heating system controlled by thermostat in the main bathroom
- Porcelain tile floor in a contemporary bond pattern
- Custom medicine cabinet with mirrored front in the main bathroom
- Designer accent wall in the main bathroom
- Frameless glass showers
- Luxurious soaker bathtub
- Sleek and tailored single-handle bath package by Kohler
- Water-saving dual-flush toilets
- Thoughtful under-cabinet LED lighting with motion sensor
- Vanity lighting for a well-lit space throughout (note: no wall mounted vanity lighting in master ensuite—only ceiling pots above vanity)

SAFETY AND SECURITY

- Enterphone at lobby and parkade entrances with restricted elevator access
- Secured underground parking
- Backed by comprehensive, industry-leading warranty through 2-5-10 Year New Home Warranty by Travelers

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