

AVALON 1 IS THE FIRST COLLECTION OF RESIDENCES AT AVALON PARK, FEATURING ONE-, TWO- AND THREE-BEDROOM HOMES AND SPACIOUS TOWNHOMES IN TWO RESIDENTIAL BUILDINGS CONNECTED BY AN ELEVATED GARDEN COURTYARD.

NEIGHBOURHOOD FEATURES

- Situated next to a park, with close access to two sports fields, a riverfront walking and cycling path and 25 acres of public green space throughout the neighbourhood
- Steps from everyday urban essentials at Town Centre, including Save-On-Foods, Starbucks, TD Bank and other shops and eateries
- Nearby River District Centre hosts a farmers market, yoga, movie nights, Urban Rec beach volleyball tournaments and more
- The neighbourhood is planned for maximum mobility for pedestrians and cyclists, with a network of interconnected streets, sidewalks and walking paths

ARCHITECTURE & AMENITIES

- Avalon 1 features contemporary architecture inspired by the area's industrial heritage
- Durable exterior materials are a refined take on an industrial character
- Avalon Park amenities include the three-storey SkyLounge and SkyBar, with kitchen and dining space, and patio-level Garden Lounge, with a kids play area, family seating and more
- Other amenities include a fitness room with cardio and strength-training equipment, two guest suites, meeting room, multi-purpose room and secure bike storage

INTERIORS

LIVING

- Interiors exemplify everyday elegance, with smart design features and detailing that create a comfortable and highly functional living environment
- The contemporary architectural expression is carried indoors, with clean lines that offer a canvas for your creativity
- Two colour palettes let you choose the look that suits your style
- In-floor radiant heating throughout
- Warm laminate wood flooring in the entry, kitchen, living and dining areas
- Durable carpeting in bedrooms
- Sleek roller shades throughout
- Full-size front-loading Whirlpool washer and dryer
- Private decks or patios
- Energy-efficient low-E glass windows
- Nine-foot ceilings in most homes

- All homes are pre-wired for internet and cable, with a complimentary Telus package that includes telephone, cable and internet for one year

KITCHEN

- Stainless steel appliance package includes:
 - Whirlpool refrigerator (24-inch with bottom freezer) in one-bedroom homes
 - KitchenAid refrigerator (36-inch with French doors) in two-, three-bedroom homes and townhomes
 - KitchenAid 5 burner gas range (30 inches with convection oven) with front control
 - KitchenAid intuitive top control dishwasher
 - AEG Electrolux Perfekt Glide 30-inch pull-out range hood
- Kohler pull-down faucet and double-bowl under-mounted stainless steel sink
- Square-edged cabinets (with an integrated storage system) and drawers with soft-close technology
- Quartz countertops
- Under-sink sliding waste/recycling bin
- Ceramic mosaic tile backsplash
- Electrical outlet with built-in USB port, eliminates the need for a bulky USB adapter
- Recessed LED lights under cabinets

BATHROOMS

- Porcelain tile flooring
- Custom medicine cabinet with mirrored front in the ensuite bathroom
- Designer accent wall in the ensuite bathroom
- Frameless glass shower with built-in shower niche (ensuite only)
- Luxurious soaker bathtub
- Sleek and tailored single-handle bath package by Kohler
- Water-saving dual-flush toilet
- Thoughtful under-cabinet LED lighting with motion sensor
- Vanity lighting for a well-lit space throughout

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

The developers reserve the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E & O.E.