



ARCHITECTURE

Designed by Yamamoto Architects, the Riva community is comprised of four spectacular buildings situated between River Road and Alderbridge Way in Richmond, only moments from the water's edge.

- Contemporary west coast modern design takes its cues from the riverside with cascading butterfly roofs and an orientation that maximizes exposure to the sun.
- Expansive outdoor spaces, as well as over-height ceilings, allow for maximum opportunity to enjoy natural light.
- Ponds and water features grace Riva's courtyards creating a peaceful, relaxing environment.
- Tree-lined paths and lush greenways create a connected system of parks and green spaces with secure play and barbeque areas, all contributing to Riva's village-like atmosphere.



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Developer reserves the rights to make modifications to building design, specifications, features and floorplans without notification. All renderings, maps, and illustrations reflect the artist interpretation of the project only and may differ from the final product. A building permit has been issued by the City of Richmond for Phase I only and only strata lots in Phase I are being offered for sale pursuant to the Disclosure Statement. Phase II strata lots are not available for sale at this time. E.&O.E.equal measure.



INTERIORS

Riva's interiors are a modern take on timeless style. Throughout its rooms, beautiful, natural materials match quality with style—among them, oak hardwood flooring, contemporary soft-close wood cabinetry, and a premium 6-piece KitchenAid appliance package with a gas cook top as well as double-nose composite stone countertops in the kitchen and marble countertop in the bathrooms. Over-height ceilings and expansive windows promise an abundance of fresh air and natural light, and each home allows for customized temperature control year round. Experience extra peace and quiet at Riva with our specialized floors, featuring enhanced construction techniques that increase absorption of sound between levels.

Find serenity in your Riva home.



Welcome Home

- Modern riverside community designed by award winning Yamamoto Architects featuring four buildings
- Situated in Richmond's newest waterfront community, the Oval Village
- Design consulted by Sherman Tai, Feng Shui master
- A lush greenway divides the site which is located across from a future city park and surrounding a large central courtyard.
- Minutes away from shops, restaurants, schools, indoor and outdoor recreation, and the Canada Line
- Comprehensive 2-5-10 year National Home Warranty

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Suite Finishes

- Two warm colour schemes to personalize your home
- Your choice of clear finished oak cabinets with solid white countertops, or smoke grey stained oak cabinets with speckled white countertops
- Engineered oak hardwood floors throughout entry, kitchen, living and dining areas and contemporary 12" x 18" ceramic tile flooring in bathrooms and laundry closets
- Over height ceilings: 9' on floors 1-5 and 10' on floors 6 and 7
- Berber-style, trackless stain-resistant carpeting throughout bedrooms
- Whirlpool high efficiency full size, front-loading stacking washer and dryer
- Horizontal 1" white venetian blinds on all exterior windows
- Forced air heating and cooling
- Built-in custom closet organizers in all closets

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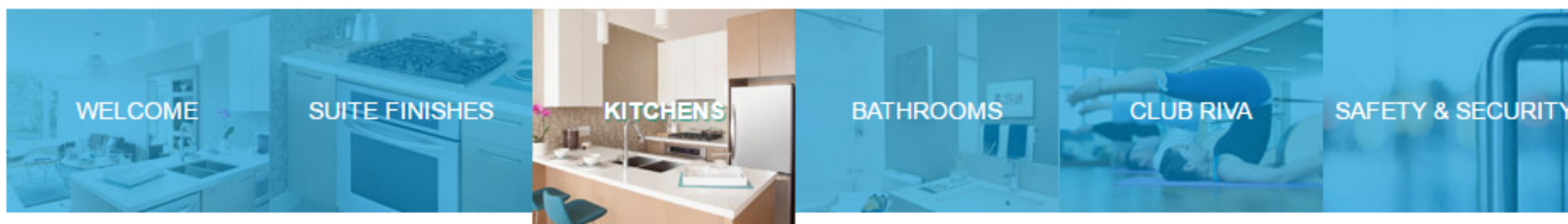
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Kitchens

- 6 piece premium Kitchen-Aid stainless steel appliance package:
 - 18.5 cu ft Energy Star qualified refrigerator with bottom-mount freezer
 - High efficiency dishwasher with the Whisper Quiet Sound Insulation System
 - Built-in microwave with custom trim kit or microwave/hoodfan combination dependent on plan
 - Powerful gas cooktop with full width cast iron grates
 - Sleek wall oven with the "Even-Heat True Convection System"
- 1 ½" double nose composite stone countertops; extended breakfast bar in some homes
- Custom flat-panel cut oak veneer bottom cabinets, wood gables and island backs
- Contemporary white gloss upper cabinets
- Cabinets feature modern pulls or touch latch, soft-close mechanism for all doors and drawers
- Stylish pot lights and under cabinet puck lights illuminate work space
- Extra-deep stainless steel under-mounted sink
- Polished chrome kitchen faucet with extractable spray
- Sleek full-height backsplash with accent glass tile

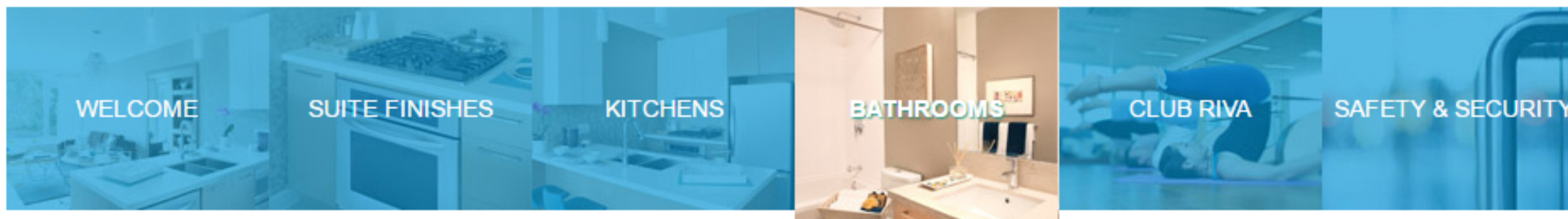
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Opulent Bathrooms

- 1 ½" double nose marble countertops with 6" high backsplash
- Flat-panel wood cabinets with rift-cut oak veneer face and coordinating brushed metal pulls
- Nuheat in primary bathrooms
- Luxurious deep soaker tub with ceramic tile apron front and large format porcelain tile surrounding
- Frameless glass shower and porcelain tiled walls and single lever, pressure balanced control
- Sleek and simple under-mount sink with graceful single lever faucet
- Medicine cabinets for additional storage in master ensuite or primary bath only

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Club Riva

- Exclusive to homeowners – A 12,000 sq. ft. private amenity centre including:
 - 2,000 sq.ft. professionally-equipped fitness centre
 - Indoor pool and hot tub with sauna and steam room
 - Rooms for media, games and social or business gatherings
- Outdoor Amenities:
 - Large urban garden plots for growing your own vegetables
 - Two peaceful tree-lined greenways for strolling or biking through the community
 - Communal patio with BBQ area
 - Safe and secure child's play areas

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Safety & Security

- Safety features incorporated through a comprehensive CPTED analysis that identifies measures for Crime Prevention Through Environmental Design – some of which include:
 - Convenient key fob security
 - Gated, covered and well-lit parking
 - All homes are prewired for in-suite security systems
 - Fire sprinkler system in all homes and common areas
 - Solid core entry door with peephole and latching deadbolt

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