

# Features

## FIRST IMPRESSIONS

- 38 storeys of mid-century modern inspired design by award-winning firm, Arcadis Architects (Canada)
- Extravagant entrance with a cascading water feature, lush landscaping, and a hotel-inspired auto court
- Grand, over-height lobby with luxurious fireside seating and a concierge to welcome you home
- Close proximity to SkyTrains, Lobley Park, Metropolis at Metrotown, Central Park, schools, and everyday conveniences
- A vibrant public artwork by artist Rebecca Bayer, *Daydream*, blooms at Riviera's entrance, bringing a touch of nature to Bennett Street

## YOUR INDIVIDUAL HOME

- Two designer palettes curated by The Mill Design Group:
  - OPAL (warm and vibrant)
  - ONYX (cool and elegant)
- Up to 9' ceilings and LG integrated heating and comfort cooling throughout
- Contemporary laminate flooring throughout
- Sleek roller-shade window coverings throughout living areas with blackout features in bedrooms
- Full-size, front-loading, energy-efficient washer and dryer
- Pre-wired for high-speed internet and digital cable access
- Generous balconies with outdoor lighting and exterior outlets
- Conveniently located cable and data outlets in the living room and bedrooms

## CRAFTED KITCHENS

- Soft-close, full-height cabinetry
- Contemporary chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet task lighting
- Islands with stone waterfall edge detail and pantries in most homes
- Quartz composite countertops with seamless Carrara-inspired backsplash

- USB/USB-C outlet(s) for convenient charging
- Cook and entertain with full-size stainless steel and integrated appliances:
  - 5-burner gas cooktop with undermount 30" wall oven by Bosch
  - French-door style integrated refrigerator with bottom-mount freezer drawer by Fisher & Paykel
  - Modern chimney style stainless-steel hood fan by Broan
  - Sleek 24" integrated dishwasher by Bosch
  - Built-in microwave by Panasonic
- Premium Kohler 'Ludington' undermount double-basin sink
- Single-lever Kohler 'Purist' faucet with an integrated pull-down spray nozzle in polished chrome

## REST & RETREAT

- Spacious walk-in or walk-through closets in primary bedrooms
- Bright and contemporary light fixtures
- USB/USB-C outlets in all bedrooms
- Large soaker tub with chrome Kohler bath and shower set with contemporary polished wall tile surround in main bathrooms
- Sleek, frameless-glass shower with polished chrome Kohler multifunctional handheld showerhead, built-in niche, and tile surround in two bedroom ensuites
- Full-wall vanity mirror with LED valance trim lighting in main bathrooms
- Custom mirrored medicine cabinets in ensuites
- Quartz composite vanity countertops with undermount sinks, polished chrome Kohler fixtures, and under-vanity accent lighting
- Soft-close cabinetry with contemporary chrome hardware
- Luxurious porcelain tile flooring

## PEACE OF MIND

- Entry phone and security cameras throughout the common areas, parkade, and building entry

- Two key fob entry devices provide access to the lobby, amenity spaces, storage locker rooms, and secure parkade
- All homes include energy-efficient, Low E, double-glazed windows and patio doors with thermally-broken aluminum frames
- Rough-in for a wireless security system
- Fire alarm, smoke and carbon monoxide detector, and sprinklers
- Travelers Insurance providing home warranty coverage for:
  - 2-year materials and labour
  - 5-year building envelope
  - 10-year structural
- Dedicated customer service team ensures that living in your home is worry-free

## EVERYDAY ESSENTIALS

- Dedicated concierge
- 8,000 sq. ft. of indoor and outdoor amenity space
- Hospitality-inspired Social Lounge with a fireside lounge, billiards table, impressive chef's kitchen and dining area
- Beautifully landscaped 7th floor terrace complete with outdoor cooking and entertaining space, a fireside lounge, and a tranquility bench located in the lush garden area
- Fully equipped Fitness Centre with an outdoor cooldown area
- Guest suite for out-of-town visitors
- Secured parcel room for deliveries
- Three car share vehicles with dedicated on-site parking

## PARKING & STORAGE

- Secured visitor parking space
- Two car wash stalls
- Electric vehicle charging outlets in all residential parking stalls on a load sharing system
- One personal 2-bicycle sized storage locker and minimum one parking space provided for each home
- Visitor bicycle storage area