



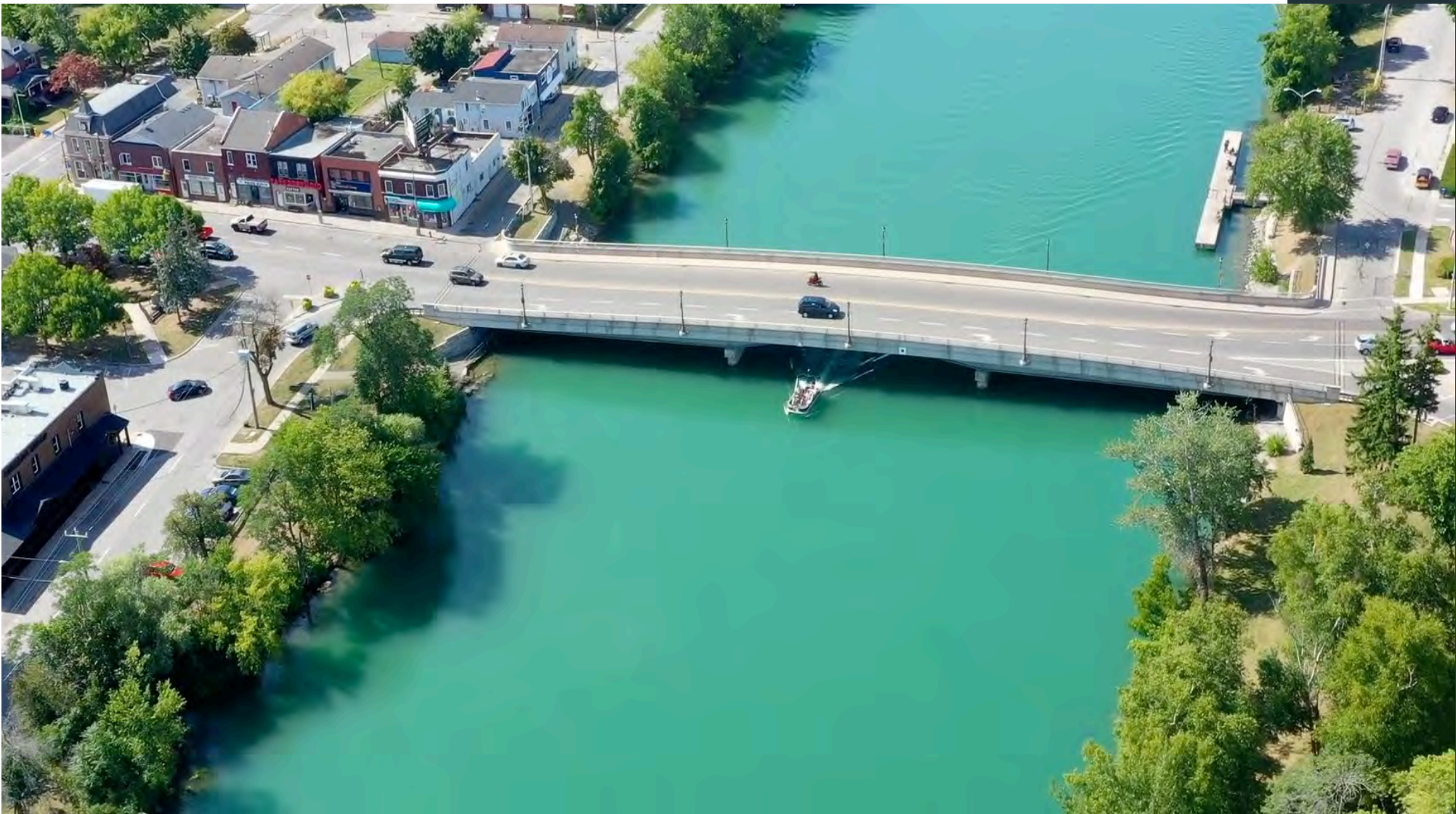
RIVERWALK
N I A G A R A
Luxury Condominiums

Waterside Living



Riverwalk Niagara is the first luxury condominium being developed in the Village of Chippawa. With luxury amenities and beautiful recreational spaces in every direction, Riverwalk Niagara will give you the lifestyle you've always dreamed of.

The builders of Riverwalk Niagara sought out a proprietary property on which to construct a high-quality group of residences. Homes, not apartments, was the mandate to the design team. We are confident once you are here, you will want to stay. After all, you've earned it.



Chippawa

Chippawa sits proudly a mile and a bit up river from the thundering waters of Niagara Falls. It casually watches the hustle and bustle of the tourist mecca with a knowing smile, close enough to enjoy the parks, and far enough away to avoid the crowds.

In its formative years, Chippawa was an important centre of commerce as the nexus of the Welland Canal system and the Portage Road, the Royally decreed transportation corridor connecting Queenston to Fort Erie. Today Chippawa provides power to our life via the Creek, the original tunnels and Big Becky which collectively divert the waters of the Niagara River to Sir Adam Beck, many miles away.

Rich in history, Chippawa preserves battlegrounds in remembrance of conflicts fought centuries ago to defend our land and freedoms. Proud settlers protected their way of life alongside a menagerie of other brave souls; indigenous warriors, militia, Empire Loyalists and freemen who had successfully navigated the underground railroad, standing with British regulars fresh from the Napoleonic Wars.

Nowadays, summer emerges serenely on the Creek as the rowing club members break the mirrored surface with each dip of an oar, the morning swimmers brace and dive with an involuntary 'whoop' and the early fishermen leave the boat ramp to idle out to their favourite spot. Soon other boaters, the inflatable floaters, swimmers, bridge jumpers, skiers and sunseekers, picnickers, hikers and folks just watching the world go by arrive, and the pace of life quickens.... then eases. Golfers finish their rounds, boats are docked and tennis sets are completed. Barbecues fire up and enjoyment ensues. After dinner, go for a walk or a bike ride and then begin to congregate to watch the sun's inspiring display to the West and when the lights illuminate the Town Square and Bridge, cast your eyes North for the nightly fireworks from the Falls.

Chippawa is calling.... and Its for you.



Niagara Falls

Niagara Falls provides a wonderful array of opportunities for all of its residents. In addition to having 14 unique parks and trails such as; Riverview, Queen Victoria, and Oakes Garden Theatre, Niagara is also home to 88 wineries and vineyards in the surrounding areas. Niagara Falls is home to plenty of local accommodations, which make for convenient experiences when friends or family come over to stay for a while to enjoy the Niagara country side.

When you do plan to go out together, bear in mind that you're going to be spoiled for choices. There are around 18 major attractions from Fort George and Marineland to the Tablerock Centre and Skywheel.

In the mood for shopping? Drop in at the fabulous Fairview Mall, or the Pen Centre or anyone of the Canada One outlet centers. Other attractions and activities include: Niagara Falls Indoor Waterpark, Niagara Falls Farmers Market, and Fallsview Casino Entertainment Centre.

One could argue that the greatest attraction of all is the fact that an entire country is right across the river! The three bridges that lead the way into America are definitely a site for those who appreciate modern marvels. The prime of Niagara Falls allows its residents to enjoy the proximity to the airport trinity which are Buffalo International, Niagara District, and Niagara Falls International.

There's a world of possibilities waiting for you in Niagara Falls.

CHIPPAWA'S FIRST LUXURY CONDO





**A Rare Opportunity to Enjoy
Waterside Living in Chippawa**



Features and Finishes

Building Features

- Elegant 5-storey with concrete floors & demising walls between units Engineered for sound proofing for exterior, garbage chute, elevators, stairwells corridors and between units
- Exterior walls monolithically spray foamed for insulation value and better sound proofing
- Rooftop Terrace overlooking the Welland and Niagara Rivers and the Historic Village of Chippawa
- Roof top terrace with glass railings
- Three Rooftop BBQ stations, two fire pits and seating areas
- Exterior lighting showcasing the building and promoting safety
- Outdoor tenant garden area, (optional)
- Underground Secured and heated parking
- Security cameras at garage door and elevators in garage
- Locking doors (fob) for parking garage vestibule to elevators
- Snow melt for ramp to parking garage
- Secure bicycle storage room in parking garage
- Electric vehicle charging rough-in available for 6 cars -optional upgrade for additional electric vehicle rough in
- Two elevators, both go to roof top terrace
- Secure storage lockers in secure separate room
- Waste management with disposal chute on each floor, recycling containers on main floor
- Mail and Parcel Room conveniently located near lobby, secured
- Move-in room, secured



Common Areas

LOBBY

- Inviting lobby complete with double door entry and call system
- Lobby Conversation & sitting area with fireplace
- Porcelain tile in all elevator lobbies

FITNESS CENTER

- Dedicated space for Yoga and floor exercise
- Strength and conditioning equipment
- Exterior view from exercise room

PARTY ROOM

- Private event space with kitchenette
- Kitchenette with fridge and dishwasher
- Lounge area with electric fireplace
- Dedicated washroom facilities

SECURITY

- Enhanced 24-hour digital security
- Surveillance cameras at building entrances and underground parking
- Electronic communication with lobby vestibule
- Personal key fob provides secure access to underground parking, common areas and storage room
- In-suite smoke and carbon monoxide detectors
- Fire sprinklers throughout the entire building and monitored

OUTDOOR SPACE

- Private balcony or terrace as per plan
- Clear glass balcony railings 2nd floor and up
- Ground fault electrical outlet on each terrace/balcony

SUITES

- Approximately 9' ceilings excluding bulkheads
- Beautifully designed suite entry doors with individual wall sconce, trim accent and suite number
- Solid core entry door with brushed nickel hardware and deadbolt
- Smooth finish drywall ceilings throughout
- Contemporary casing and 4" designer painted baseboard
- Contemporary interior doors with optional upgrades
- Designer paint throughout using 2 coats
- Energy efficient Recessed mount decorative LED light fixtures
- Electric fireplace – optional upgrade
- Designer series wide plank vinyl flooring in living areas with optional upgrades
- Porcelain floor tiles in Laundry room
- Modern lever style hardware on interior doors
- Energy efficient windows and doors to balcony with noise reduction technology
- White decora-style receptacles and light switches
- Single fixture in bathrooms, bedrooms, and foyer

KITCHEN

- Designer appointed soft close cabinetry as per builder palette
- Cloud pull out system for blind corner in lieu of a lazy Susan
- Contemporary hardware per palette
- Under cabinet lighting
- Double undermount stainless steel sink with single lever Moen retractable faucet
- Modern tile backsplash as per palette
- Chef's pantry as per plan
- Sleek polished quartz countertops upgrade to granite available
- Kitchen island as per plans
- Pendant lights over kitchen island – upgrade available

APPLIANCE PACKAGE

- Energy star appliance package
- 30" Stainless steel Refrigerator
- 30" Stainless steel slide-in stove and oven
- 30" Stainless steel over-the-range microwave with hood fan
- 24" Stainless steel dishwasher

BATHROOM

- Designer appointed soft close cabinetry as per builder palette
- Quartz vanity countertops with upgrade to granite available
- Vanity with mirror
- Master en-suite features double sinks as per plan
- Designer series single hole Moen faucets as per palette
- Modern water efficient toilet
- Porcelain tile in all bathroom floors
- Temperature balancing valves on all tubs and showers
- Acrylic bathtub as per plan, upgrade to ceramic tile walls optional
- Oversized shower stalls with frameless glass shower door as per plan
- All enclosed showers to include a waterproof pot light as per plan
- Privacy lock on bathroom doors
- Exhaust fan in all bathrooms
- Wall sconce lighting for mirror

MECHANICAL/ELECTRICAL

- Individually metered hydro, water and heating/cooling
- Individual electrical panel in each suite
- Individual comfort-controlled heating and air conditioning on demand
- Individual environmental recovery ventilator (ERV)

Please see a Sales Representative for more details.
Specifications, features and offerings are subject to change E.& O.E.

The Full Niagara Experience

Amenities appear on map.

Amenities nearby, not shown on map.

Distance from:
Riverwalk Niagara

Parks/Trails:

1. Niagara Parkway	56 km	3 mins
2. Cummington Square		1 min
3. Kingsbridge Park		1 min
4. Rapidsview Park		3 mins
5. Riverview Park		4 mins
6. Niagara River Recreational Trail		14 mins
7. Chippawa Lions Park		2 mins
8. Dufferin Islands		3 mins
9. Chippawa Battlefield Park		4 mins
10. George Bukator Park		5 mins
11. Queen Victoria Park		6 mins
12. Oakes Garden Theatre		7 mins
13. Baden-Powell Park		11 mins
14. Niagara Glen Hiking Trails		16 mins

Recreation:

1. Patrick Cummings Memorial Sports Complex	3 mins
2. Fallsview Casino Entertainment Centre	6 mins
3. Fallsview Casino	5 mins
4. Wildplay Zipline	8 mins
5. Niagara Falls Indoor Waterpark	9 mins
6. Casino Niagara	8 mins
7. Niagara Falls Farmers Market	7 mins
8. Niagara Square	9 mins

Transit:

1. Stop #594	PROPERTY ENT
2. Gotransit – Train Station	8 mins
3. Niagara Falls Bus Terminal	11 mins

Amenities:

1. Scotiabank Convention Centre	5 mins
2. MacBain Community Centre	9 mins
3. Costco	11 mins
4. Walmart	9 mins
5. Lowes	10 mins
6. Future South Niagara Hospital	15 mins

Attractions:

1. Marineland	5 mins
2. Winter Festival Of Lights	6 mins
3. Floral Showhouse	5 mins
4. Niagara Falls (Horseshoe Falls)	4 mins
5. Tablerock Centre	6 mins
6. Fireworks – visible 200 nights a year from rooftop	6 mins
7. Skylon Tower	6 mins
8. Journey Behind The Falls	6 mins
9. Hornblower Niagara Cruises	7 mins
10. Clifton Hill	7 mins
11. Niagara Skywheel	8 mins
12. Bird Kingdom	7 mins
13. Greg Frewin Theatre	8 mins
14. Butterfly Conservatory – Niagara Botanical Gardens	20 mins
15. Niagara Helicopters	14 mins
16. Shaw Festival	32 mins
17. Safari Niagara	11 mins
18. Fort George	32 mins

Watersports:

1. Front St. Public Dock And Mckenzie Landing	PROPERTY ENT
2. Chippawa Boat Ramp And Naisbitt Parkette	2 mins
3. Niagara Boating Club	5 mins
4. Niagara Falls Rowing Club	5 mins
5. Niagara Parks Marina At Miller's Creek	17 mins
6. Smuggler's Cove Boat Club (NOTL)	30 mins

Golf Course:

1. Legends On The Niagara Golf Course	5 mins
2. Thundering Waters Golf Course	5 mins

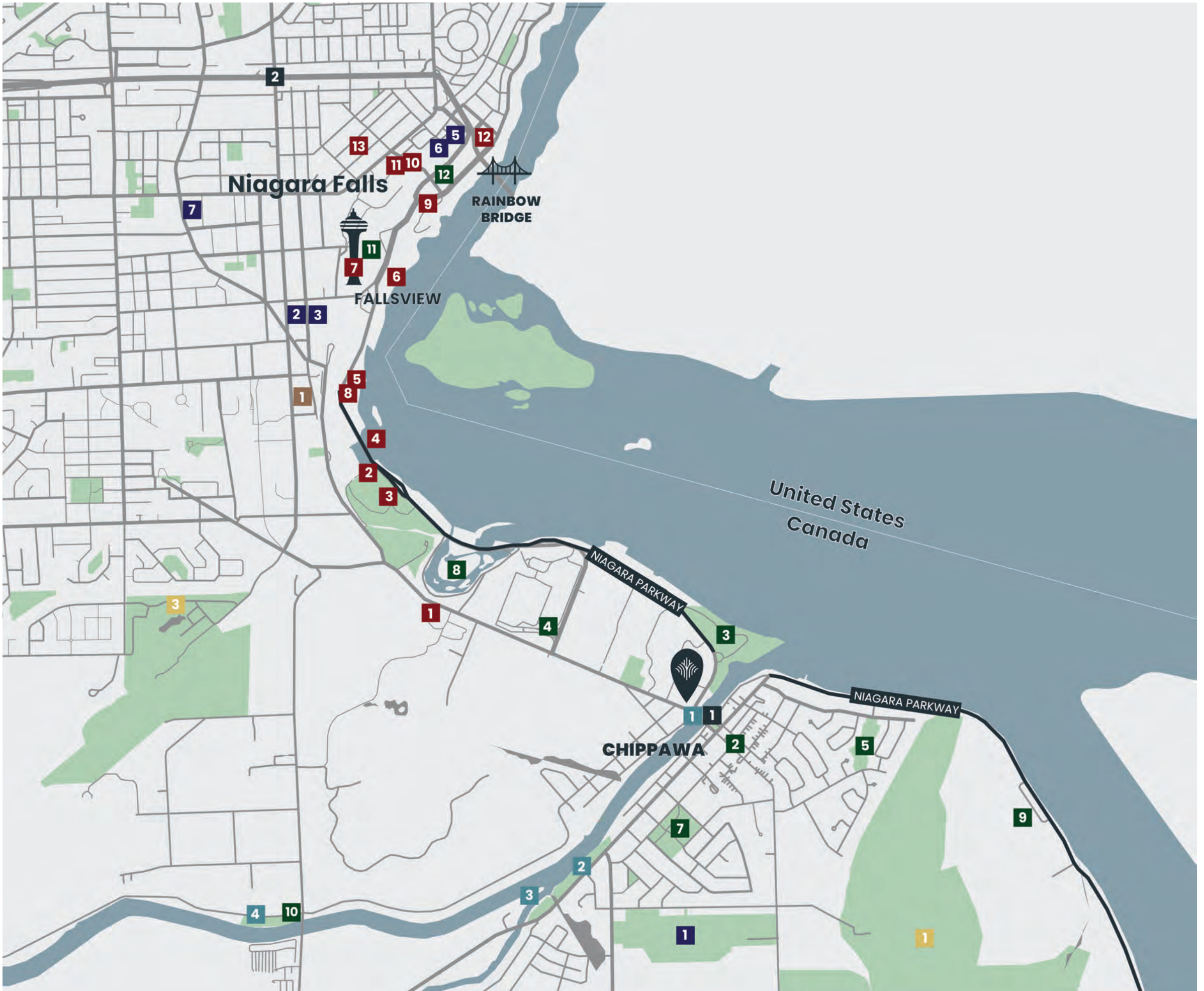
Shopping:

1. Canada One Outlets	11 mins
2. Pen Centre	23 mins
3. Fairview Mall	22 mins



Airports:

Buffalo International Airport	38 mins
Niagara District Airport	21 mins
Niagara Falls International Airport USA	24 mins



Bridge to USA:

Peace Bridge	20 mins
Queenston Lewiston Bridge	20 mins
Rainbow Bridge	7 mins



3779 Macklem St. Niagara Falls, ON

Nearby:

- 88 Wineries and Vineyards in surrounding area
- 3 new free public tennis courts in the heart of Chippawa.
- 15,000 available rooms in Niagara Falls





Development

Heller Highwater Developments Inc. is the real estate arm of a family-owned contractor with 36 years experience in technical construction trades across Ontario. Two generations have overseen the successful growth of their enterprise with current involvement including public institutional and private industrial, commercial and residential projects. Their success has been predicated on performance value and execution within a highly regulated environment. Heller Highwater brings this same dedication to quality and project fulfillment to the creation of Riverwalk Niagara.

Our Contractors

“From its early beginnings, Ball Construction has expanded its services to suite every client’s needs. We provide a fully integrated construction service in stipulated price, construction management, design-build, integrated project development and project management. We have expertise in all areas of recreational, industrial, commercial and institutional development. We have been successful in communities throughout the province of Ontario creating a landscape of award-winning and flag-ship facilities. With over 9 decades of experience in Ontario, family owned and operated, Ball Construction has built a reputation for delivering cost-effective projects of exceptional quality and value.

The four principles of the firm are committed to excellence and are directly involved in every aspect of our growth and in every project to ensure that the delivery of every facility is to the highest standard and to the complete satisfaction of the client.

The longevity of Ball Construction in a very competitive and ever-changing business speaks volumes. In those 98 years, Ball Construction has had many accomplishments, including 35 GVCA Building Excellence Awards and 3 OGVCA Ontario Builder Awards. We recently were presented with the OGCA Milestone Award for total consecutive, injury-free derived hours worked (2012-2016), 1,016,832 hours. We are also proud to say we received the 2015 Canadian Urban Institute Brownie Award: Excellence in Project Development, Neighbourhood Scale for the design-build, 5,000 seat Meridian Event Centre project in St. Catharines.”

We hold the North American record for the fastest construction of a Home Depot (St. Catharines Store – 118,500SF), built in 13 weeks. We constructed the first LEED Gold certified hockey arena and the highest scoring recreation facility in Canada – Aactiva Sportsplex in Kitchener. We constructed the first Canadian Construction Association (CCA) Gold Seal Project in Ontario (Stephen Hawking Centre – addition to the Perimeter Institute for Theoretical Physics).” – **Ball Construction**