



River Pointe

Your Neighbourhood, Designed for Life.



Discover riverside living

A master-planned neighbourhood like no other.



Savour all life's little luxuries

➤ Experience the luxury of living amidst the charming environs of Pembroke on the shores of the Ottawa River. Relax and get comfortable in a life filled with outdoor adventure, fresh air and mesmerizing blue skies as big as your lifestyle aspirations.

River Pointe offers endless opportunities for new discoveries while providing easy access to all the necessities you would expect living in a lively urban centre. Parks and nature trails, waterscapes, golf courses and more answer to your every whim while opening you up to new possibilities.

Enjoy the wonders of nature while living within the vibrant community of River Pointe.



Why live in Pembroke?

Welcome to the heart of the Ottawa Valley in Pembroke, Ontario

➤ Discover a beautiful and historic town that offers the perfect mix of urban and rural, ideal for families who embrace the outdoors and are looking to grow roots. Walk along the thriving and historic downtown. Stock up at your favourite big name, big box retailers. Relax along the Pembroke waterfront and adventure along the groomed trails and boardwalks or make a splash out on the water.

Complemented by a full range of excellent schools including Algonquin College and a full array of municipal services, Pembroke eagerly welcomes you home time and again. The largest commercial centre between North Bay and Ottawa, join a growing city and settle down in Pembroke today.



1

GREAT ECONOMIC FACTORS

Rapid population growth and strong economic forecasts.

2

DEMAND FOR NEW HOUSING

Most homes are older, creating an increased demand for new housing.

3

FORCED APPRECIATION

A thriving master-planned community with future multiple releases.

4

SCARCE INVENTORY OF RENTALS OR REALES

5

AFFORDABLE COST OF ENTRY & AFFORDABLE LIVING

Investors can immediately realize positive cash flow with minimal down payments.

6

EXCEPTIONAL RIVERFRONT LIVING

Located steps to the Ottawa River – offering a truly incredible riverside living experience. Enjoy all the water activities available from canoeing and kayaking, boating, paddle boarding, swimming, and fishing, here's the opportunity to truly enjoy a riverside life just steps from your door!

7

MAGNIFICENT NATURAL ATTRACTIONS

Perfectly situated in nature's beauty.

8

YOUNGER POPULATION

Active lifestyle

An idyllic community for families who embrace outdoor adventure



A city in the country upon the flowing Ottawa River.

Walk. Bike. Relax. By the river.



Waterfront



“

A stunning collection of 3-bedroom bungalows and semis meticulously crafted to complement the rigours of family life

”



Interiors

That's the Pointe



➤ River Pointe is ideally located upon the eastern edge of Pembroke amidst a flourishing flurry of residential and retail. Within the community, a local park offers an easy and carefree place for residents to connect and socialize. You're also a brief walk to a range of shops and services and, naturally, the city's inviting waterfront and trail network.



Just 90 minutes to Ottawa, River Pointe is ideally situated for a weekend trip to Ottawa, Montreal and Muskoka, with amazing outdoor recreational activities, great food, and great shopping in the heart of some of the most breathtaking scenery.



Pembroke Regional Hospital



Algonquin College



Island Brae Golf Club



Pembroke Shopping Mall

RECREATIONAL/FACILITIES

1. Riverside Park Campground
2. Riverside Park Beach
3. Krista Johnson Fitness Grove
4. Pembroke Memorial Centre
5. Festival Hall Centre For The Performing Arts
6. Pembroke Library
7. Pembroke City Centre
8. Riverwalk Amphitheatre
9. Pembroke Waterfront Park
10. Pembroke Marina
11. Gibson's Therapeutic Massage
12. Pembroke Mini Storage
13. DriveTest
14. Pembroke Regional Hospital
15. Pembroke Fire Dept
16. Holiday Inn Express

SHOPPING

1. Value Village
2. Steven & Julie's No Frills Pembroke
3. The Brick
4. Wholesale Club Front Street
5. Bruham Food Mart
6. Brum's Dairy
7. Vacuum Shop
8. Ullrich's
9. Giant Tiger
10. The Beer Store
11. Circle K
12. Metro
13. M&M Food Market
14. Pembroke Mall
15. LCBO
16. Food Basics
17. TD Bank
18. Staples
19. Canadian Tire
20. Walmart
21. Winners
22. Sport Chek
23. Home Depot
24. Cardinal Fruit & Vegetables
25. Rexall

PARKS/TRAILS

1. The Bark Park
2. Stafford Park
3. Rotary Park
4. Hillcrest Park
5. Pansy Patch Park & River
6. Kinsmen Park
7. Harvey Fraser Nature Park
8. Pleasant View Park
9. 219km Algonquin Trail B-Line

RESTAURANTS

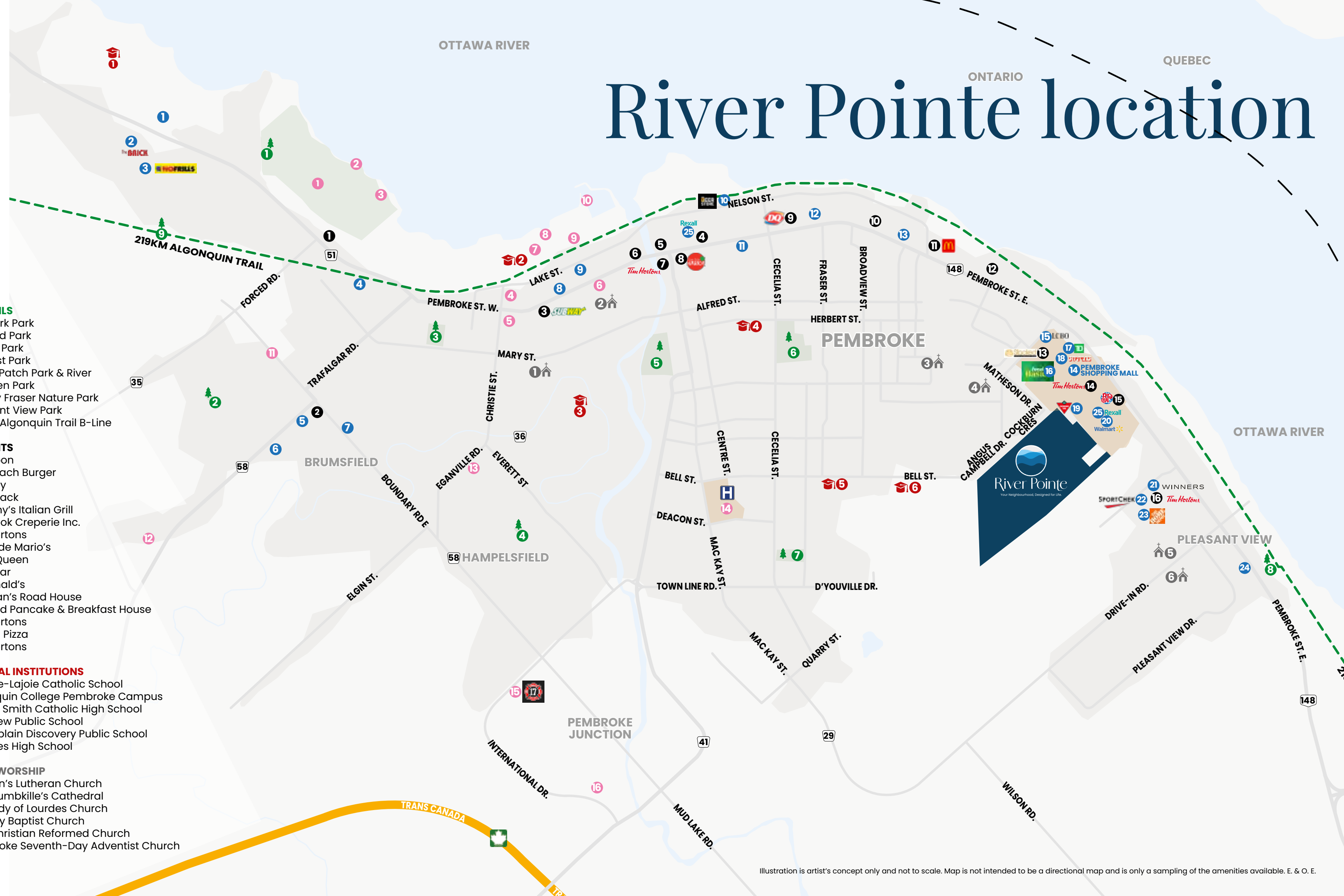
1. Shanloon
2. The Beach Burger
3. Subway
4. Pita Shack
5. Anthony's Italian Grill
6. The Nook Creperie Inc.
7. Tim Hortons
8. East Side Mario's
9. Dairy Queen
10. New Star
11. McDonald's
12. Finnigan's Road House
13. Stacked Pancake & Breakfast House
14. Tim Hortons
15. Boston Pizza
16. Tim Hortons

EDUCATIONAL INSTITUTIONS

1. Jeanne-Lajoie Catholic School
2. Algonquin College Pembroke Campus
3. Bishop Smith Catholic High School
4. Highview Public School
5. Champlain Discovery Public School
6. Fellowes High School

PLACES OF WORSHIP

1. St. John's Lutheran Church
2. St. Columbkille's Cathedral
3. Our Lady of Lourdes Church
4. Calvary Baptist Church
5. Zion Christian Reformed Church
6. Pembroke Seventh-Day Adventist Church



River Pointe location

Illustration is artist's concept only and not to scale. Map is not intended to be a directional map and is only a sampling of the amenities available. E. & O. E.

Located at the centre of it all

FOUR MAGICAL SEASONS OF EXCITING LIVING

The charm of every season is showcased in an active and fulfilling lifestyle at River Pointe.

FESTIVALS, EVENTS AND THINGS TO DO:

Outdoor Activities

Golf, hiking, biking, ATV trails, fishing, boating, canoeing, swimming, camping, skiing, snowmobiling and much more.

Nearby Parks

Algonquin Provincial Park

Nearby Golf

Pembroke Golf Club
Island Brae Golf Club
Petawawa Golf Club
Roanoke Golf Club

Nearby Ski Hills

Alice Hill Park – Pembroke
Calabogie Peaks Resort
Mount Pakenham Ski Resort

Festivals/Events

Pembroke Old Time Fiddling and Step Dancing Championships
Pembroke Waterfront Park and Marina
Pembroke Winter Carnival
Pembroke Rotary Ribfest
Pembroke Artscape
Canada Day Celebrations
Pembroke Oktoberfest
Pembroke Christmas Market
Pembroke Kiwanis Club Carnival
Pembroke Farmers Market
Petawawa Civic Centre SummerFest
Petawawa Ramble
Petawawa Agricultural Fair
Renfrew Fair
Renfrew Santa Claus Parade
Renfrew Craft Beer, Food Truck and Wine Festival



River Pointe

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On the cusp of something extraordinary

➤ Now is the perfect time to invest in Pembroke and the community of River Pointe. The location boasts a lower cost of entry and lower cost of living, little consistent inventory to answer to demand, and offers exceptional connectivity to the Ottawa River and a wealth of natural attractions.

Ranked
"Top place to live in the Ottawa Valley"
by MacLean's magazine in 2021

1

AFFORDABILITY

More affordable than major urban centers, ideal for retirees and young families alike.

2

SEPARATE ENTRANCES

3-bedroom homes with separate basement entrances for those seeking extra living space or potential investment opportunities.

3

MASTER-PLANNED COMMUNITY

Designed within a central hub to foster community engagement and easy access to amenities in conjunction with ample green spaces.

4

LOW EXTENDED DEPOSITS/CAPPED LEVIES

Benefit from low extended deposits and capped levies at \$4,500, making homeownership more accessible and financially manageable.

5

OTTAWA RIVER RECREATION/LIFESTYLE

Where a recreation-focused lifestyle offers endless opportunities for outdoor activities and serene nature-inspired living.



A value buy for those who value their time



Proximity to Ottawa and Gatineau

► 1.5-hour drive

- Substantial growth initiatives in Ottawa and Gatineau, coupled with rising housing prices and living costs, are pushing residents to seek more affordable living options.
- Pembroke offers significantly lower housing costs while offering easy proximity to these important economic hubs.
- The affordability of Pembroke makes it a strategic choice for individuals and families looking to capitalize on higher-paying jobs while maintaining a reasonable cost of living.
- This dynamic is likely to drive population growth and economic activity in Pembroke, benefiting both the local community and its new residents.

Other major destinations

Algonquin Provincial Park
1.5 hours

North Bay
2.5 hours

Kingston
3 hours

Montreal
3 hours

Muskoka
3.25 hours

Barrie
4 hours

Sudbury
4 hours

Toronto
4 hours

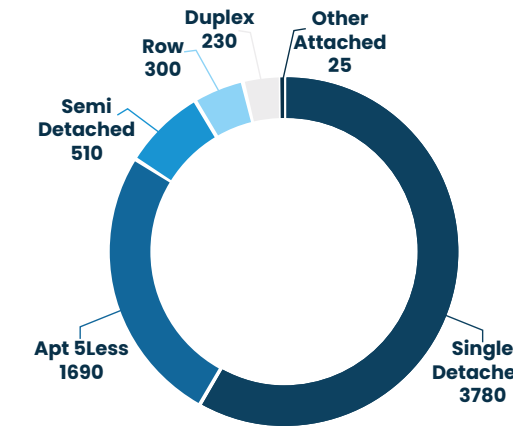
Syracuse, New York
4.5 hours

Why Pembroke & River Pointe?

Pembroke housing market

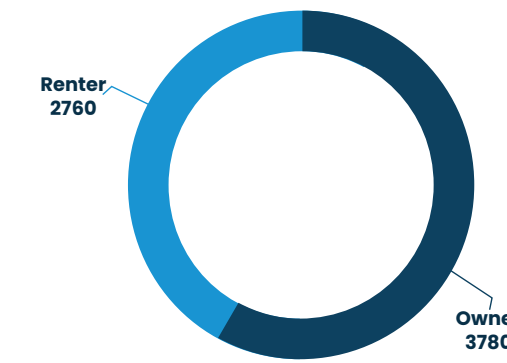
➔ River Pointe's product mix answers to local demand while offering exceptional value.

Housing Type by Structure



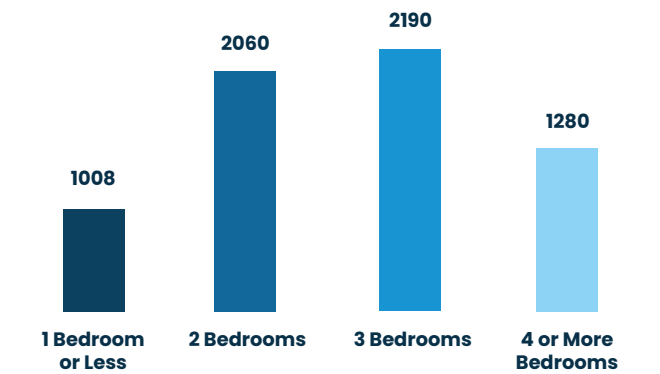
Statistic Canada, last updated: April 2022 -

Home Ownership



The Canadian Real Estate Association

Dwellings by Bedrooms



The Canadian Real Estate Association

What's Driving People Out of GTA to Pembroke?



High Housing Costs



High Cost of Living



Quality of Life / Desire for Simplicity



Stagnant Wage Growth



Traffic and Commute Times



Remote Work Opportunities

Pembroke Quality of Life



High-quality Medical Facilities.



Reputable Schools and Colleges.



Low Crime Rates and Family-friendly Communities.



Access to Parks and Outdoor Activities.



Strong Sense of Belonging and Support.

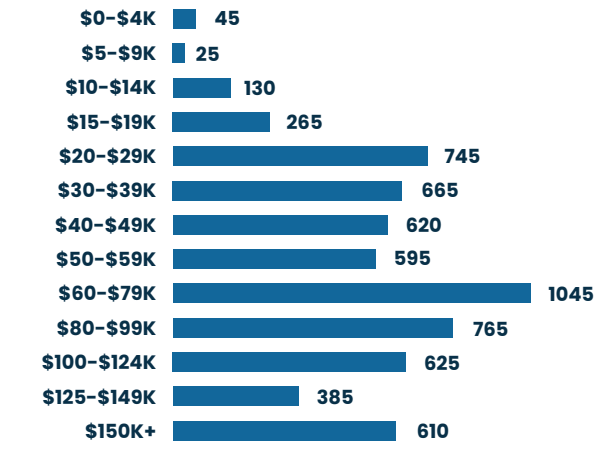
Source: www.point2homes.com/CA/Demographics/ON/Petawawa-Demographics

Why Pembroke & River Pointe?

Pembroke demographics

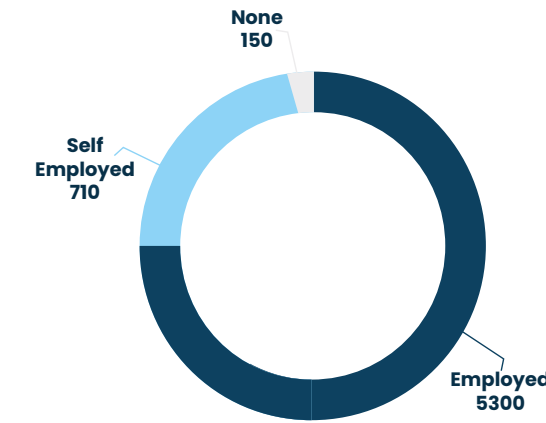
➔ 33% of families in Pembroke have young children living at home, which means they are looking for long-term residences to raise their children.

Household Income



The Canadian Real Estate Association

Worker Classes



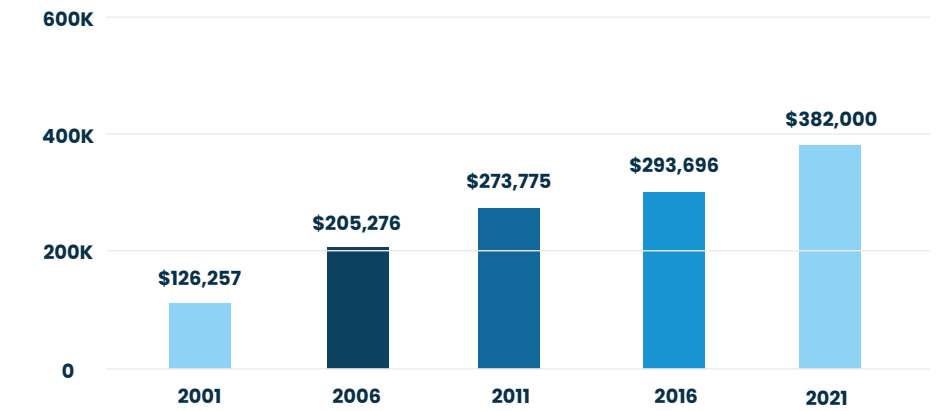
Source: Statistics Canada, Census. Last Updated: December 2022

Pembroke Housing Information

INDEX	PEMBROKE	ONTARIO	NATIONAL
Owner occupied households	57.8%	69.3%	67.6%
Renter occupied households	42.2%	30.5%	32.0%

Source: www.areavibes.com/Pembroke-On/Housing/

Housing Prices



Source: Statistics Canada, Census. Last Updated: December 2022

Population

Pembroke Population (2021): **16,571**

Source: Statistics Canada, Census, 2021

Petawawa Population: **19,195**

Source: Statistics Canada, Census, 2021

Gender



The Canadian Real Estate Association - Gender

Family Status



15 Married with Children
13%

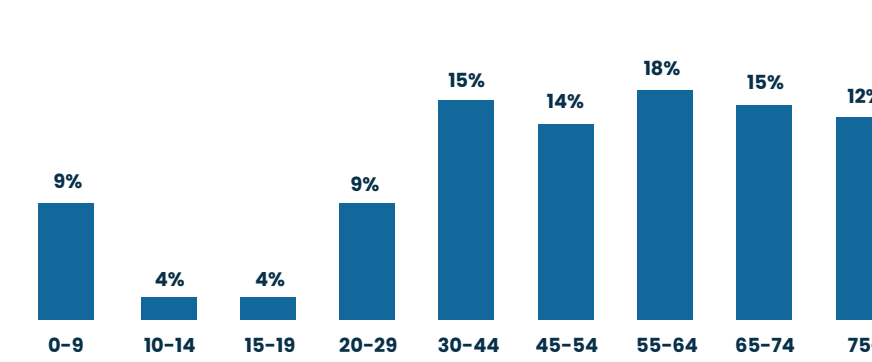
15 Single with Children
4%

Why Pembroke & River Pointe?

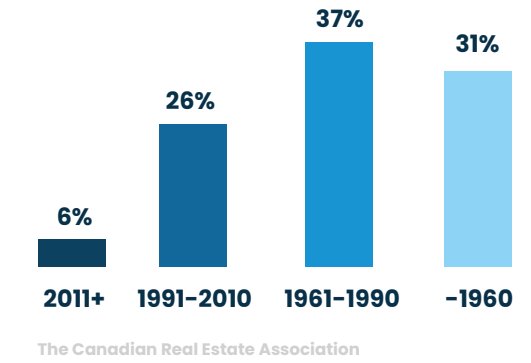
Neighbourhood demographics



Age Distribution



Age of Home (Years)



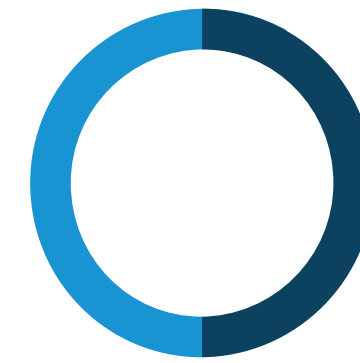
Socio-Economic

Average Household Income

Neighbourhood
\$122,222

Community
\$97,404

City
\$114,618

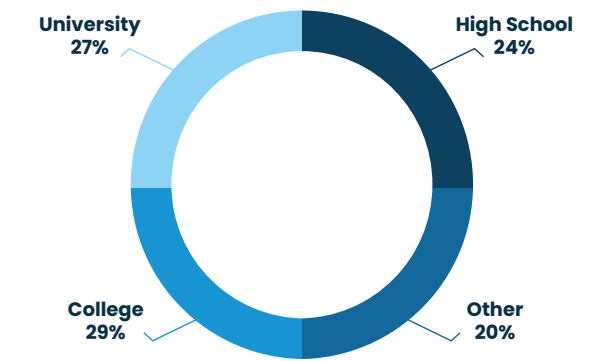


Dominant Profession #1
Business Finance
Administration

Dominant Profession #2
Occupations in Sales
and Service

The Canadian Real Estate Association

Highest Level of Education



Why Pembroke & River Pointe?

Detached & semi-detached from the mid \$300s!



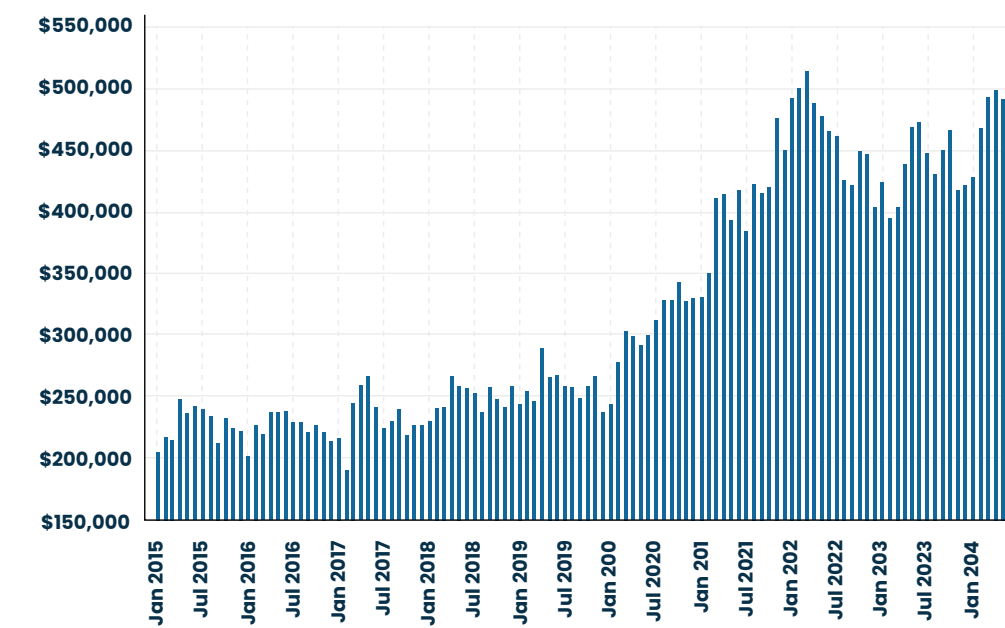
River Pointe is the Solution to Ontario's Affordability Crisis

The average price of homes sold in July 2024 was **\$454,211** a gain of **1.6%** from July 2023. (Even with this high interest rate environment)

The year-to-date average price was **\$482,816**, increasing by **8.2%** from the first seven months of 2023.

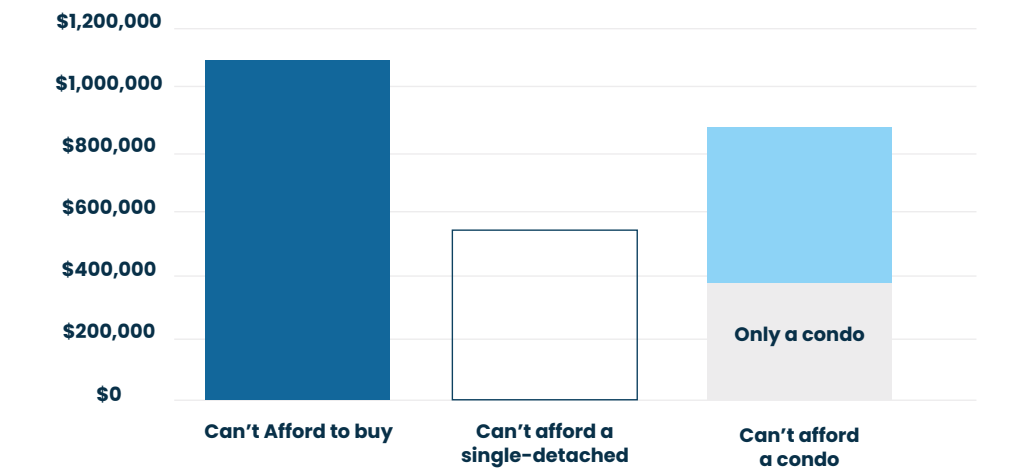
New listings were **2.1%** above the five-year average and **7.9%** below the 10-year average for the month of July.

Residential average price Renfrew County



Affordability constraints to limit potential pool of buyers

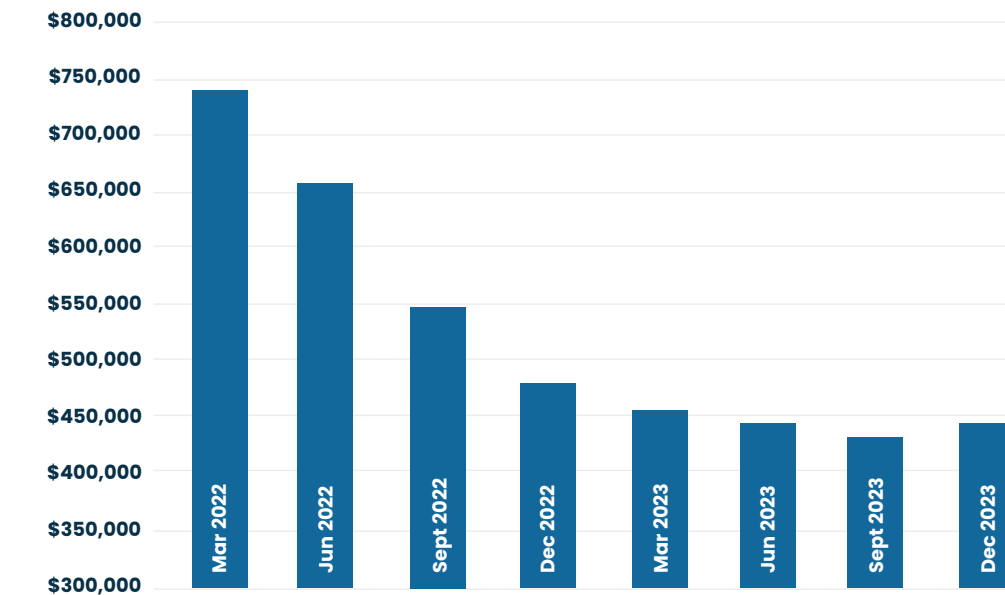
Projected number of households 2023-2030 if current affordability conditions hold, Canada



Source: Statistics Canada RBC Economics

Rate hikes have seriously compressed buyer's budget

Maximum home purchasing budget* for a median-income household, in \$

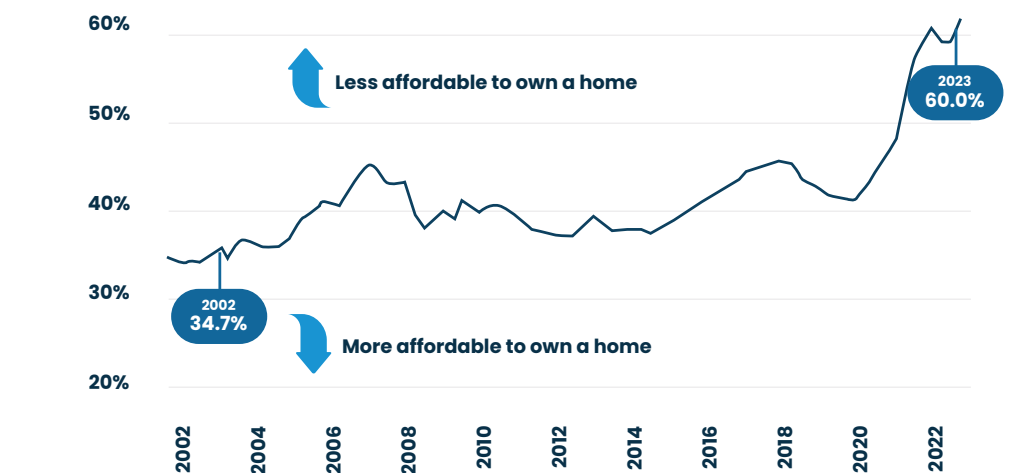


*Based on 20% down payment, 25 years amortization, 39% GDS ratio, variable mortgage rate

Source: Statistics Canada, Bank of Canada, RBC Economics

Owning a home has never been so unaffordable in Canada

Ownership costs of an average home as % of median household income



Source: RPS, Statistics Canada, Bank of Canada, RBC Economics

Why Pembroke & River Pointe?

Ontario's three-year population boom demands more homes



► Population Growth

200,000 Population Increase:
Ontario's population grew by nearly 200,000 people in just the last six months.

1.2 Million Population Growth:
In the last 36 months, Ontario's population increased by 1.2 million people, equating to a decade's worth of growth in three years.

► Housing Starts

37,245 Housing Starts:
Ontario recorded 37,245 housing starts in the first six months of 2024.

6,000 Fewer Housing Starts:
There were over 6,000 fewer housing starts in Ontario in the first half of 2024 compared to the same period in 2023.

Two-Thirds Apartments:
Two-thirds of the housing starts in 2024 were for apartments, mainly consisting of one-bedroom or studio units.

125,000 Housing Target:
Ontario set a target to start 125,000 homes in 2024.

30% Target Achievement:
By mid-2024, Ontario had achieved less than 30% of its annual housing target.

Comparison with the Rest of Canada

14,000 More Housing Starts:
The rest of Canada saw an increase of over 14,000 housing starts year-over-year, in contrast to Ontario's decrease.

► Housing Shortage

3-4 People per Bedroom:
Ontario is adding roughly three to four people to its population for every bedroom that is built.

\$2,000 Rent:
The average rent for a one-bedroom apartment in the Greater Toronto Area (GTA) has surpassed \$2,000.

Historic Low Vacancy Rates:
The housing shortage has led to historically low vacancy rates in Ontario.

► Overcrowding:

Instances of overcrowded living conditions, such as 25 international students living in a single basement apartment, have been reported.

► Policy and Planning

28 of 74 Recommendations Implemented:
Ontario has implemented only 28 out of the 74 recommendations from its 2022 Housing Affordability Task Force report.

Increased Development Charges:
Municipalities in Ontario have increased development charges, raising the costs for new renters and homebuyers.

Source: https://www.thestar.com/opinion/contributors/ontario-experienced-a-decades-worth-of-population-growth-in-just-three-years-we-cant-support/article_88bc8f4c-53f9-11ef-9cd7-f393809d2fb1.html

Why Pembroke & River Pointe?

Addressing the housing crisis: discover an affordable, investor-friendly solution



► Federal Population Control Efforts

5% Non-Permanent Resident Target:

The federal government aims to reduce the proportion of non-permanent residents to under 5% of Canada's total population over the next three years.

Nearly 1 Million Reduction:

This federal target represents a reduction of nearly one million non-permanent residents in Canada.

Below is a source article
https://www.thestar.com/opinion/contributors/ontario-experienced-a-decades-worth-of-population-growth-in-just-three-years-we-cant-support/article_88bc8f4c-53f9-11ef-9cd7-f393809d2fb1.html

► Mortgage Delinquency Rates

0.14% Delinquency Rate:

Toronto's mortgage delinquency rate increased to 0.14% in Q1 2024.

100% Increase Over the Past Year:

The delinquency rate has doubled over the past year.

Highest Rate Since **2016**:

The delinquency rate is at its highest level since 2016.

► Mortgage Debt and Loan Volume

41.4% Increase in Mortgage Debt:

From Q1 2019 to the end of 2023, Toronto's mortgage debt reported to Equifax increased by 41.4%.

\$421.6 Billion in Mortgage Debt:

By the end of 2023, the total mortgage debt in Toronto was \$421.6 billion.

Source: <https://betterdwelling.com/toronto-mortgage-delinquency-rate-doubles-hits-8-year-high/>

Why Pembroke & River Pointe?

Top employers

- Pembroke and the surrounding regions boast a healthy mix of public sector, healthcare, education and manufacturing employment sectors.

➤ Pembroke

Pembroke Regional Hospital: **1,000**
Renfrew County District School Board: **500**
County of Renfrew: **400**
City of Pembroke: **250**
Care for Health & Community Services: **200**
Eastway Tank, Pump & Meter Ltd.: **150**
Canadian Nuclear Laboratories: **100**

➤ Petawawa Region

CFB Petawawa: **6,000**
Canadian Nuclear Laboratories (Chalk River): **3,000**
Garrison Petawawa: **1,000+**
Petawawa National Forestry Institute: **200**
Canadian Armed Forces Morale and Welfare Services: **150**
Town of Petawawa: **100**

➤ Renfrew County

County of Renfrew: **700**
Renfrew County District School Board: **1,100**
Renfrew County Catholic District School Board: **650**
Nordion: **400**
Magellan Aerospace, Haley: **300**
Scapa Tapes North America: **250**

Why Pembroke & River Pointe?

Things to do

► Luxury living surrounded by nature

Located within the heart of the Ottawa Valley on the cusp of the Ottawa River and within easy proximity to Algonquin Provincial Park, River Pointe locates residents within a limitless world of outdoor adventure.



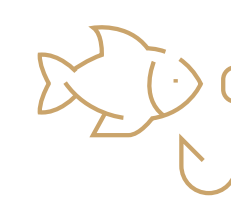
Hiking



Canoeing



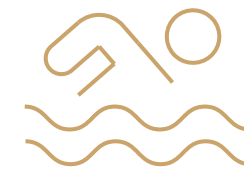
Kayaking



Fishing



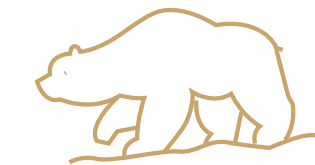
Camping



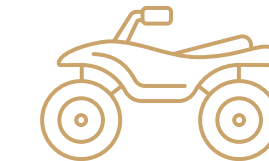
Swimming



Cycling



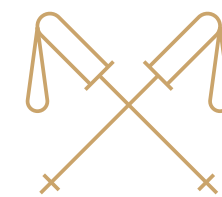
Wildlife Watching



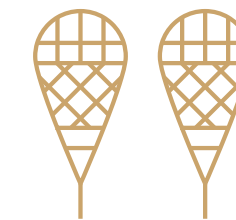
ATV & Off-Roading



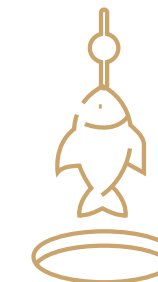
Snowmobiling



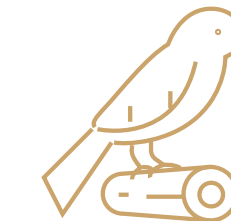
Cross-Country Skiing



Snowshoeing



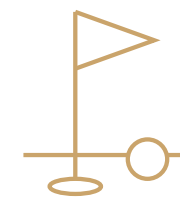
Ice Fishing



Birdwatching



Rock Climbing



Golfing



Photography



Boating



Geocaching



Stargazing

A tale of two Algonquins

► Algonquin Provincial Park

7,653.45 km²

1900+ Campsites

68 km Longest Backpacking Trail

2,400+ Lakes

2,000 km of Canoe Routes

1,200 km of Streams and Rivers

272 Species of Birds

54 Species of Fish



ALGONQUIN
COLLEGE

► Algonquin College Pembroke

100,000 sq.ft. Campus

300+ Full-time Students

TOP 50 Research College in Canada

97% Employment Rate

0 Residential Facilities

(Therefore hundreds of students in need of rental accommodations)

Top 10 reasons to invest in Pembroke, Ontario

➤ There is an infinite number of reasons to invest in Pembroke. Here are some reasons that rise to the top.

1 Affordable Real Estate

LOWER PROPERTY PRICES:

Significantly cheaper than major urban centres.

HIGH RENTAL YIELDS:

\$1,800 to \$2,200/month average rent.

INVESTMENT OPPORTUNITIES:

Attractive for real estate investors.

COST OF LIVING:

Overall affordability extends to housing and daily expenses.

MARKET STABILITY:

Steady demand for affordable housing options.

2 Demand for Housing Outpacing Supply

POPULATION GROWTH:

Increasing demand for housing.

AFFORDABILITY:

Lower housing costs compared to urban centers.

QUALITY OF LIFE:

Attractive living conditions drawing new residents.

INVESTMENT OPPORTUNITIES:

High rental yields and property value appreciation.

NEW DEVELOPMENTS:

Continuous need for residential projects.

3 Population Growth and Demographic Shifts

YOUNG FAMILIES:

Increasing number of young families moving in.

RETIREEES:

Attractive to retirees seeking affordable living.

STEADY GROWTH:

Consistent population increase.

HOUSING DEVELOPMENTS:

New residential projects underway.

COMMUNITY APPEAL:

Safe, family-friendly environment.

4 Economic Growth and Diversification

HEALTHCARE:

Major employer with Pembroke Regional Hospital.

EDUCATION:

Algonquin College provides jobs and skilled graduates.

RETAIL:

Growing local businesses and shopping facilities.

MANUFACTURING:

Diverse industrial base supporting the local economy.

EMERGING INDUSTRIES:

Potential growth in tourism, technology, and green energy.

5 Convenient Location

PROXIMITY TO OTTAWA:

Short drive to Canada's capital.

RURAL CHARM:

Peaceful living with urban accessibility.

TRANSPORT LINKS:

Improved connectivity with infrastructure projects.

REGIONAL ACCESS:

Strategic location for commuting and trade.

SCENIC DRIVES:

Beautiful routes and easy access to nature.

7 Technological Advancements

BROADBAND EXPANSION:

Improved internet connectivity.

REMOTE WORK:

Supports modern work arrangements.

SMART TECHNOLOGIES:

Enhancing public services and infrastructure.

TECH STARTUPS:

Encouraging innovation and new businesses.

EDUCATIONAL PROGRAMS:

Training for a tech-savvy workforce.

9 Government Spending

INFRASTRUCTURE IMPROVEMENTS:

\$50 million for road and transit upgrades.

HEALTHCARE EXPANSION:

\$10 million for healthcare facility upgrades.

EDUCATION INVESTMENTS:

Funding for local schools and programs.

COMMUNITY DEVELOPMENT:

Enhancing quality of life and services.

ECONOMIC STIMULUS:

Supporting growth and attracting new residents.

6 Revitalization Projects

DOWNTOWN REVITALIZATION:

\$14 million infrastructure improvements.

NEW BUSINESSES:

15% increase in local business openings.

PROPERTY VALUE INCREASE:

10% rise in downtown property values.

COMMUNITY SUPPORT:

Positive feedback from residents and businesses.

ECONOMIC BOOST:

Enhanced connectivity and commercial activity.

8 Skilled Workforce

ALGONQUIN COLLEGE:

Continuous supply of skilled graduates.

LOCAL TRAINING PROGRAMS:

Enhance workforce skills.

EDUCATIONAL INSTITUTIONS:

Strong emphasis on lifelong learning.

TALENT POOL:

Diverse and growing talent available for businesses.

WORKFORCE DEVELOPMENT:

Programs tailored to emerging industry needs.

10 Military Presence

CFB PETAWAWA:

Stability from a large military base.

ECONOMIC ACTIVITY:

Significant local economic contribution.

EMPLOYMENT OPPORTUNITIES:

Jobs for military and civilian personnel.

COMMUNITY STRENGTH:

Strong sense of community among military families.

RELATED INDUSTRIES:

Growth in military and defence-related businesses.

FELLOWES HIGH SCHOOL

BELL ST
O'BRIEN ST
SYDENHAM ST
ANGUS CAMPBELL DR

ANGUS CAMPBELL DR
COCKBURN CRES

STREET K
STREET B
STREET H
STREET B
STREET B

FUTURE RESIDENTIAL
FUTURE RESIDENTIAL
FUTURE RESIDENTIAL
FUTURE RESIDENTIAL

FUTURE MEDIUM DENSITY BLOCK
STREET C
STREET D
PARK

FUTURE RESIDENTIAL
STREET E
STREET E
PARK

STREET L
STREET K
STREET J
STREET I
STREET H
STREET G
STREET F
STREET A

FUTURE HIGH DENSITY BLOCK
FUTURE SWM POND
SWM POND

PEMBROKE MALL

OTTAWA RIVER

650m TO THE WATER



FUTURE HIGH DENSITY BLOCK

WALKING TRAIL

WALKING TRAIL

WALKING TRAIL

RESIDENTIAL RESERVE BLOCK

FUTURE SWM POND

LEGEND

Semi-Detached Bungalow	38' Bungalow	44' Bungalow	50' Bungalow	Future Residential	Future Residential
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Site Plan

Illustration is artist's concept and not drawn to scale. Specifications are subject to change without notice. E. & O. E.



Ottawa River

Illustration is artist's concept and not drawn to scale. Specifications are subject to change without notice. E. & O. E.



Floorplans

The Riverstone



3 Bedrooms



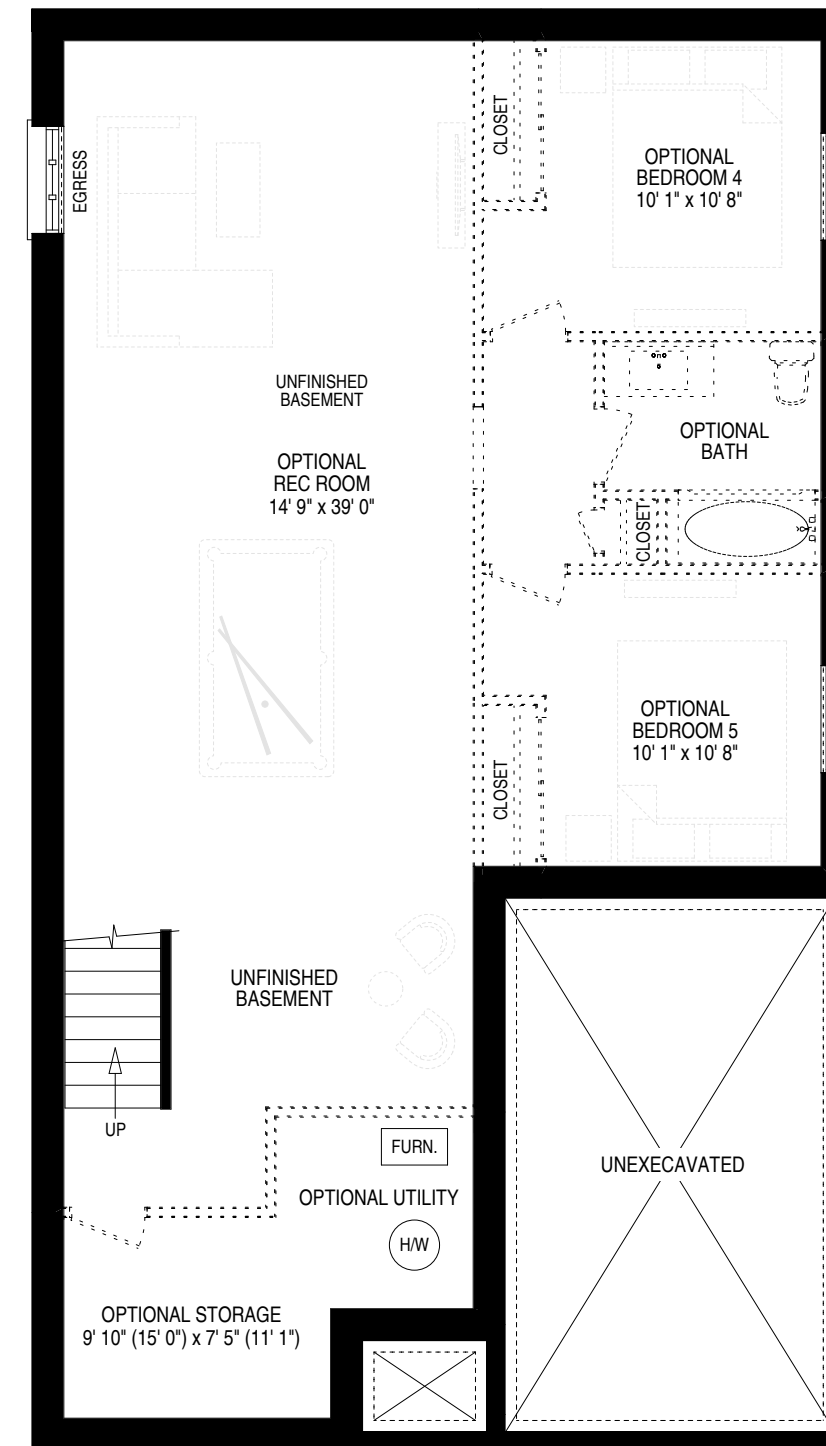
1,273 sq.ft.



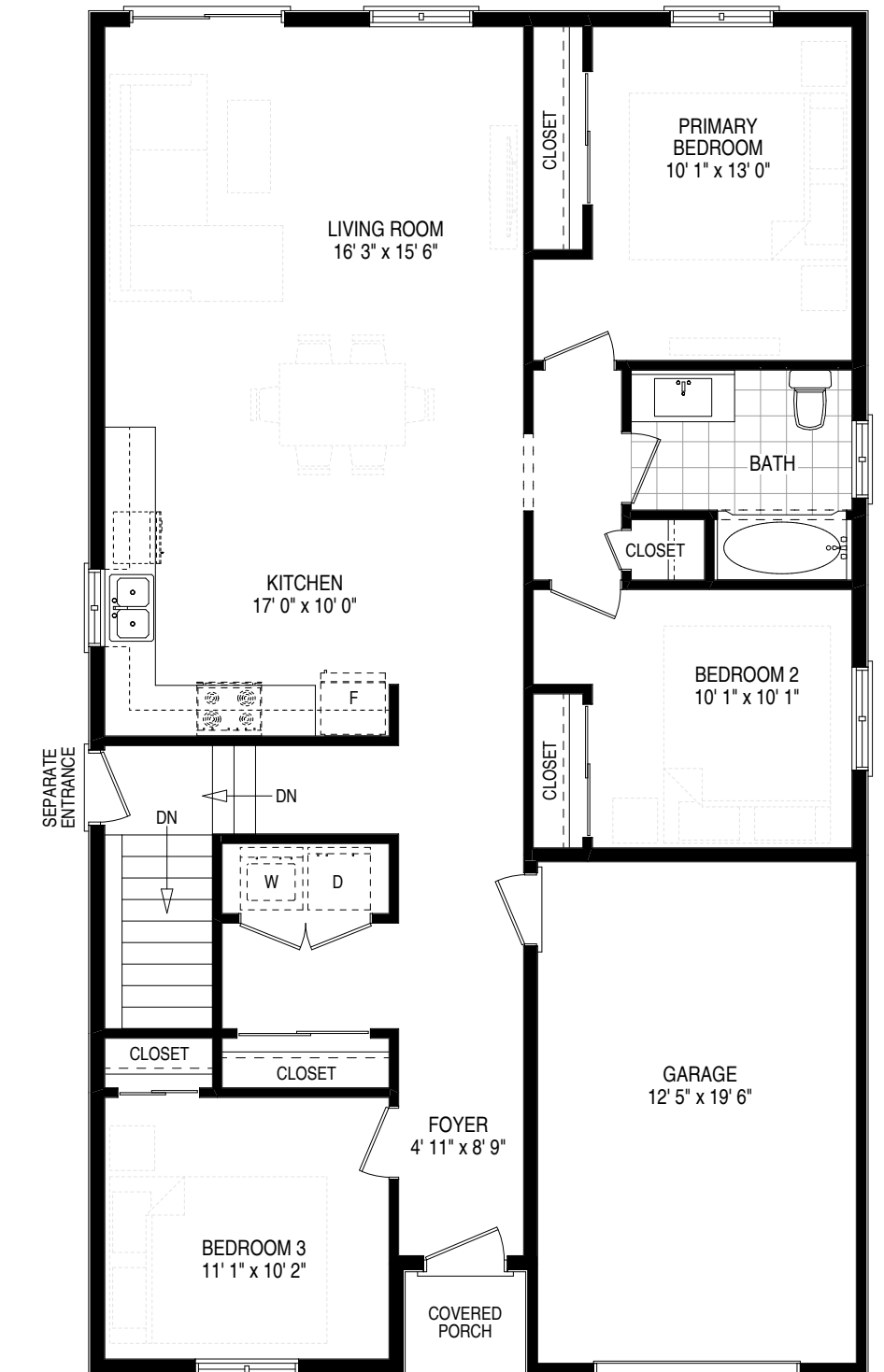
Separate Entrance to Basement



Artist's Concept



Basement



Main Floor

River Pointe

All details and stated room dimensions are approximate and subject to change without notice. The size, location and /or configuration of the windows and glass shown may be changed, varied, or mirrored. Floor area is approximate. Furniture, appliances, kitchen islands and dashed walls are representational only and do not form any part of any contract document. Pricing and availability are subject to change without notice. Please see a sales representative and refer to the agreement of purchase and sale. All renderings are artists concept. E.& O.E. 2024

The Brookside



3 Bedrooms



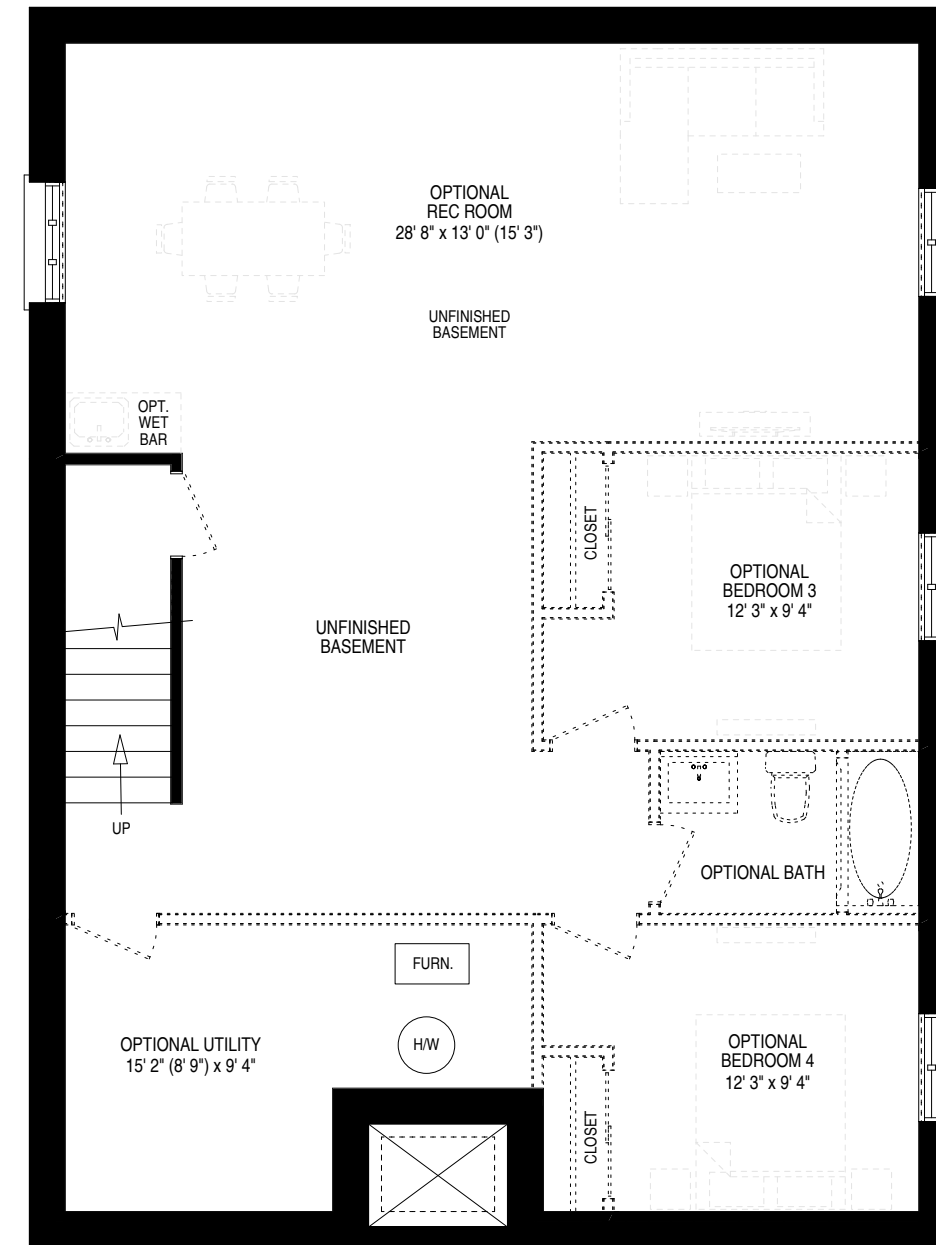
1,199 sq.ft.



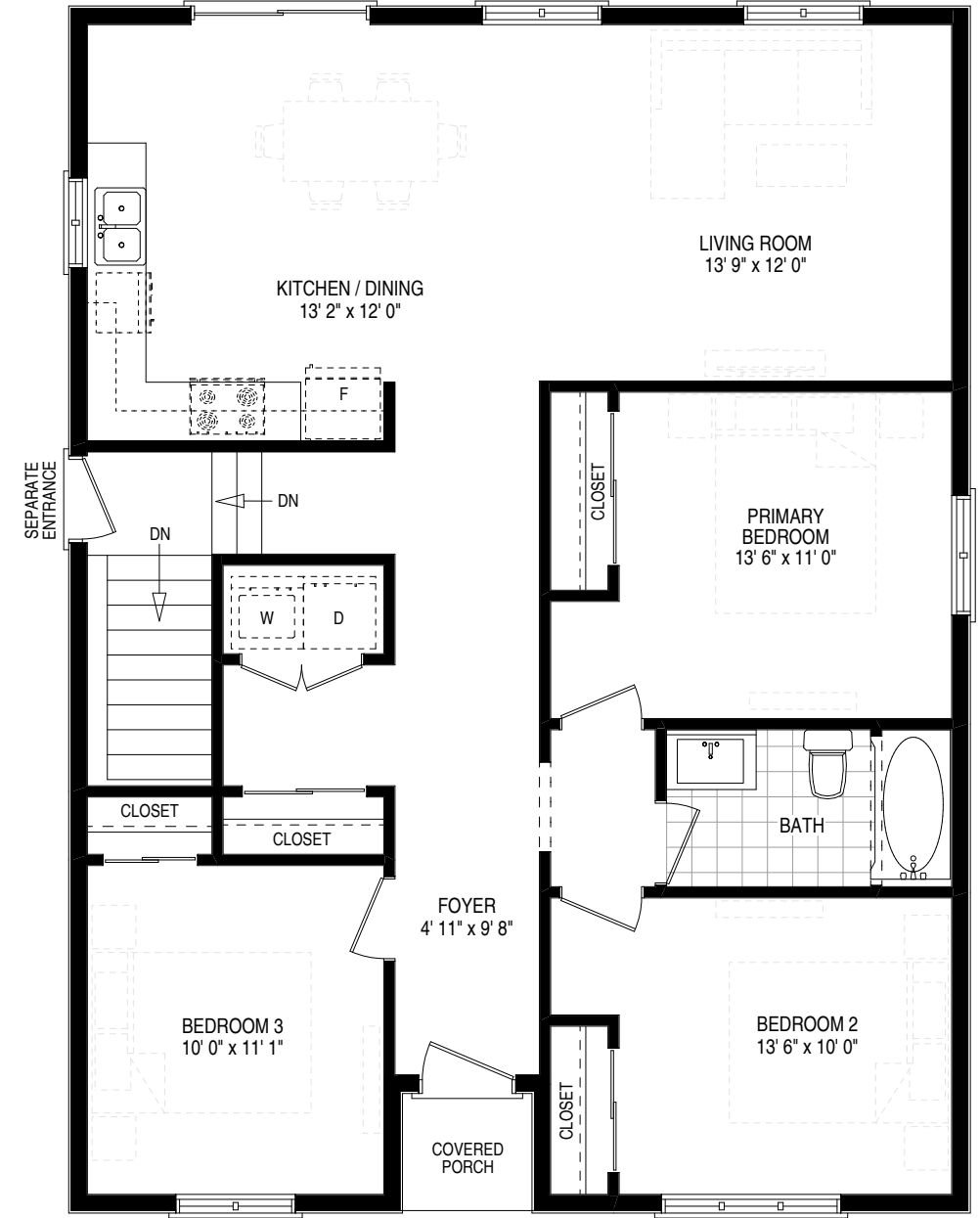
Separate Entrance to Basement



Artist's Concept



Basement



Main Floor

River Pointe

All details and stated room dimensions are approximate and subject to change without notice. The size, location and /or configuration of the windows and glass shown may be changed, varied, or mirrored. Floor area is approximate. Furniture, appliances, kitchen islands and dashed walls are representational only and do not form any part of any contract document. Pricing and availability are subject to change without notice. Please see a sales representative and refer to the agreement of purchase and sale. All renderings are artist's concept. E.& O.E. 2024

The Cedarview



3 Bedrooms



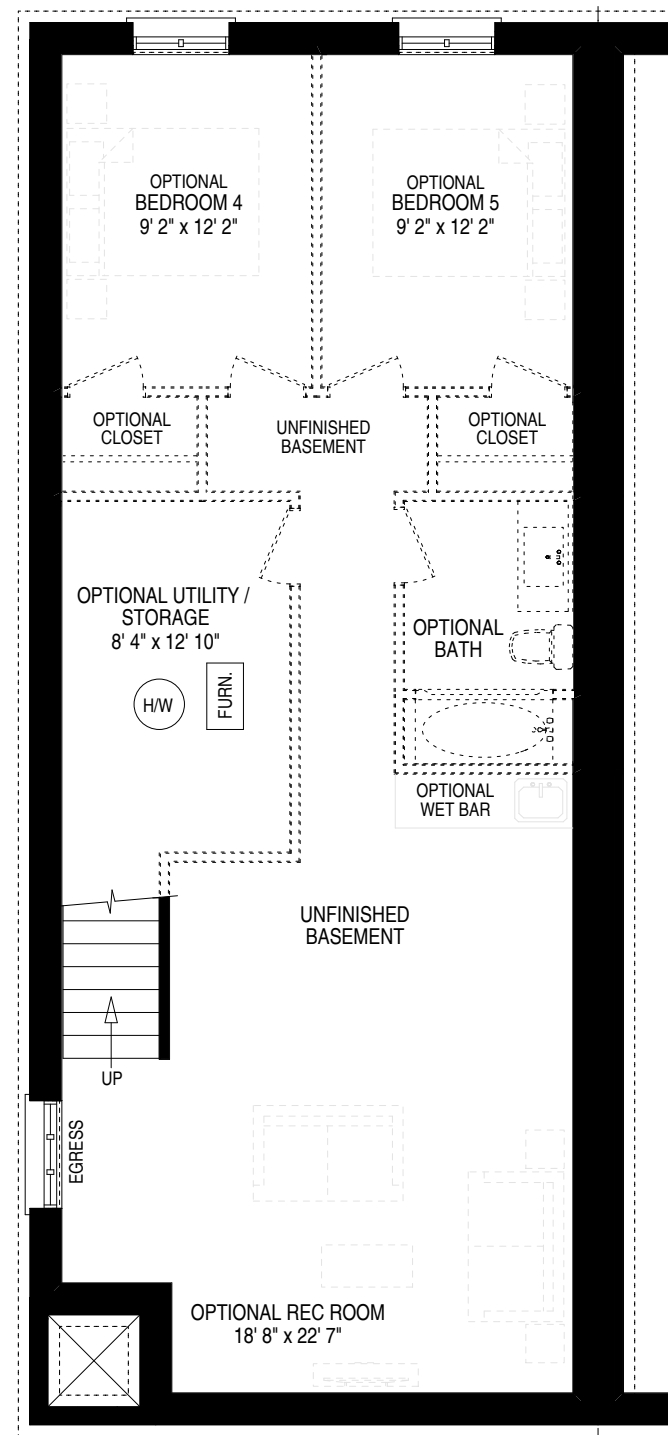
1,048 sq.ft.



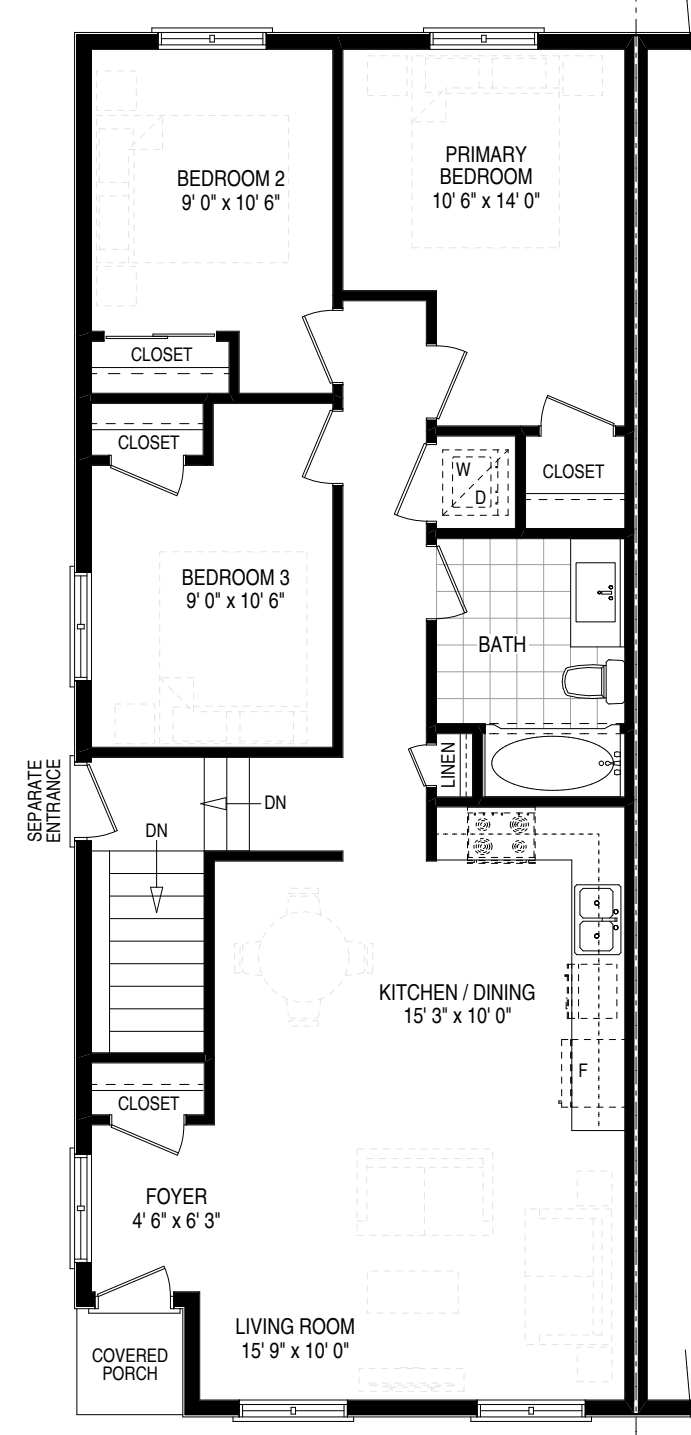
Separate Entrance to Basement



Artist's Concept



Basement



Main Floor

River Pointe

All details and stated room dimensions are approximate and subject to change without notice. The size, location and /or configuration of the windows and glass shown may be changed, varied, or mirrored. Floor area is approximate. Furniture, appliances, kitchen islands and dashed walls are representational only and do not form any part of any contract document. Pricing and availability are subject to change without notice. Please see a sales representative and refer to the agreement of purchase and sale. All renderings are artists concept. E.& O.E. 2024

Features & Finishes

► Structure & Exterior

- 4" thick concrete floor with super 6 mil vapour barrier on 6" min. 3/4" clear stone
- 8" thick cast in place concrete walls with R12 blanket insulation
- Exterior foundation walls treated with an asphalt emulsion (full foundations only)
- Kaycan Davinci D4 Dutch Lap vinyl siding + exterior trim for low maintenance and durability
- Pre-finished, maintenance free aluminium soffit, fascia, eavestroughs and downspouts
- Timberline HDZ asphalt high-definition shingles with a min. 25 year manufacturer warranty
- All windows, apart from the basement are to be vinyl clad slider windows in a white finish with removable screens on all operable windows
- Driveway stone base
- Sawcut garage & basement floors where applicable
- Concrete porch with precast concrete steps at front entrances. Rear entrance with precast steps or railing, as per grade and OBC requirements
- Optional stacked stone veneer upgrade (as per plan)

► Garage Door & Structure

- 4" min. concrete with rebar grid garage floor supported on native substrate
- 8' wide pre-finished insulated steel overhead garage door with transom lites
- Garages separation walls to be drywalled, with first-coat rough tape with electrical receptacle for future garage door opener

► Framing

- Pre-engineered roof trusses
- Engineered subfloors with 5/8" tongue and groove or better OSB sub-flooring, glued and screwed to TGI floor joists.
- 2"x6" exterior walls (as per plan)
- 2"x4" interior partition walls (as per plan)
- 2"x4" exterior garage walls (as per plan)
- 7/16" OSB plywood sheathing, synthetic vapour barrier on exterior walls
- All interior walls that adjoin the garage to be insulated
- 9'-1"h main floor ceiling height, 8'-0"h basement ceiling height (as per plan)
- Washrooms to receive rough ins for future grab bars, as per OBC

► Energy Efficiency

- PVC double glazed, Low-E argon filled windows for efficiency & comfort in a white finish
- High efficiency forced air gas furnace and outdoor condensing unit (air conditioning)
- Energy Star qualified rental gas hot water heater
- Programmable thermostat(s)
- Light fixture package with LED bulbs for electricity savings & less maintenance
- Insulated metal or fibreglass front, side & rear doors for durability, thermal efficiency & paintable
- R-60 blown attic insulation and R-22 rim joist insulation to increase your home's comfort, while lowering your utility bill

► Electrical

- 100 AMP service panel with capacity for additional circuits (location as per plan)
- Dedicated 220-volt outlets for stove & dryer
- 2 weatherproof exterior outlets, 1 at the front and 1 at the rear
- Decora light switches and plugs throughout home, with a USB outlet in the kitchen
- Two CAT 6 connection ports
- Outlets in washrooms and above kitchen countertops to be on ground fault interruption (GFI) circuits
- Combination smoke/carbon monoxide detectors and smoke detectors in bedrooms as per OBC
- Contemporary lighting package inclusive of matte black bedroom surface mount fixtures, exterior wall sconces and vanity lights
- Lighting package includes 4" LED disk recessed downlights throughout home

► Plumbing

- Kindred 7" deep drop in stainless steel 31.5"w three hole double bowl sink with Glacier Bay 3000 series single handle kitchen faucet with side sprayer
- Water line rough into dishwasher location
- Glacier Bay Arnette single basin tap & shower control in a matte black finish in washrooms
- Cove two-piece, elongated bowl, comfort height toilet with soft close lid
- Maax Essence fibreglass 4-piece shower kit with tub surround
- Sump pump with discharge as required
- Three-piece rough in basement (as per plan)
- 1 exterior hose bib, at rear or side entry

► Interior Finishings

- Low VOC paint on interior walls in an eggshell finish, 1 coat primer with 2 coats finish colour
- Low VOC paint on interior trim & doors in a satin finish, 1 coat primer with 2 coats finish colour
- Low VOC pain on interior ceilings in a flat finish, 1 coat primer with 2 coats finish colour
- Interior passage doors are two panel hollow core smooth finish interior doors
- Interior doors to receive lever handles in a matte black finish, with privacy locks on primary bedroom and washroom doors

- Exterior doors to receive Weiser elements security deadbolt with separate lever handle in a matte black finish
- Closets will receive mirrored sliding closet doors in bedrooms and foyers (as per plan)
- Baseboards are 4 1/8" high in a transitional style
- Door & window casings are 2 3/4" wide MDF in a transitional style
- Closets will receive 12" deep free slide wire shelves, finished in white
- Steps to landing at side entry will be finished to match Luxury Vinyl Plank throughout, inclusive of treads & nosing materials
- Basement stairs are included in wood finish
- White PVC floor registers throughout
- Ceilings to receive stipple texture throughout home
- Kitchen cabinet profile to be standard shaker style thermo-foil doors & drawers with standard hardware selections with a 1 1/2" WilsonArt laminate countertop and a square edge profile or similar
- Washroom to receive a freestanding vanity in a contemporary style (as per plan)
- 7" wide Luxury Vinyl Plank (LVP) click flooring throughout main floor. Washroom to receive 12"x24" LVT flooring in comparison
- Washrooms to receive matte black hardware throughout, with a straight shower rod for all 5' tub surrounds

► Appliances

- Standard appliance size openings:
 - Fridge: 30"w x 72"h x 30"d, Range: 30"w x 36"h x 26"d
 - Dishwasher: 24"w x 34"h x 24"d,
 - Microwave where applicable (OTR): 30"w x 17"h x 15"d

THE TARION WARRANTY PROGRAM OFFERS:

- Seven (7) Year protection on structural defects*
- Two (2) Year protection on mechanical and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows, and doors*
- One (1) Year protection on workmanship and material defects*

DISCLAIMER:

The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, facilities, dimensions and amenities depicted or otherwise described, are based upon current development plans, which are subject to change or abandonment without notice. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions or amenities depicted by artists' or architectural renderings, or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. Any dimensions reflected herein will vary with actual construction. Any stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centreline of interior demising walls between dwellings and will vary from the dimensions of the dwelling that would be determined by using other methods of measurement (including methods that only include the interior airspace between the perimeter walls and excludes all interior structural components and other common areas).

Who we are

How it all Started

- Riverview Homes was founded in 1987 by Vincent D'Amelio. As the referrals and the demand for Mr. D'Amelio's work increased, he decided to open a family business so he could offer his services and skills to new home buyers.

Riverview Homes specializes in building unique, custom homes from design to completion. It also offers spec homes (1000-5000 square feet and up), renovations and additions, light commercial construction, agricultural construction and complete general contracting including the options of project management or turn-key operations.

Riverview
HOMES



Our Mission, Mandate and the Art of Affordable Luxury

- Riverview is dedicated to offering affordable homes that stand the test of time. Their homes are custom built with superior quality craftsmanship and materials. There is a lot of emphasis on attention to detail as well as considering how the new homeowners will live in their new home and become part of their new neighbourhood. Special architectural details, quality interior finishes and careful workmanship are combined with care and concern for long term customer satisfaction.

Riverview homes stand apart by virtue of their originality, distinctive qualities, value and tradition. We also work hard and help you in every way possible to build the luxuries you want out of your new home at a price that meets your budget. That's why our motto is 'The Art of Affordable Luxury'.

As for quality, the Ontario New Home Warranty Program has recognized the exceptional work offered by Riverview Homes and has awarded them an "Excellent", the highest rating possible and since we have been in business, Riverview has never had a warranty claim!

We believe that a home should be built to serve the needs of its owners. We offer the option of choosing your own unique plan or modifying one of ours.

Together we can create the home you have always dreamed of owning.