



DESIGN FEATURES



# ARDEA

WATERFRONT HOMES

ARDEAByWESGROUP.CA



The developer reserves the right without notice to make modifications to floorplans, landscape design, project design, materials, and specifications to maintain the high standard of the development. Renderings are an artist's interpretation only. E.&O.E.

wesgroup





# DESIGNED FOR A WATERFRONT LIFESTYLE.

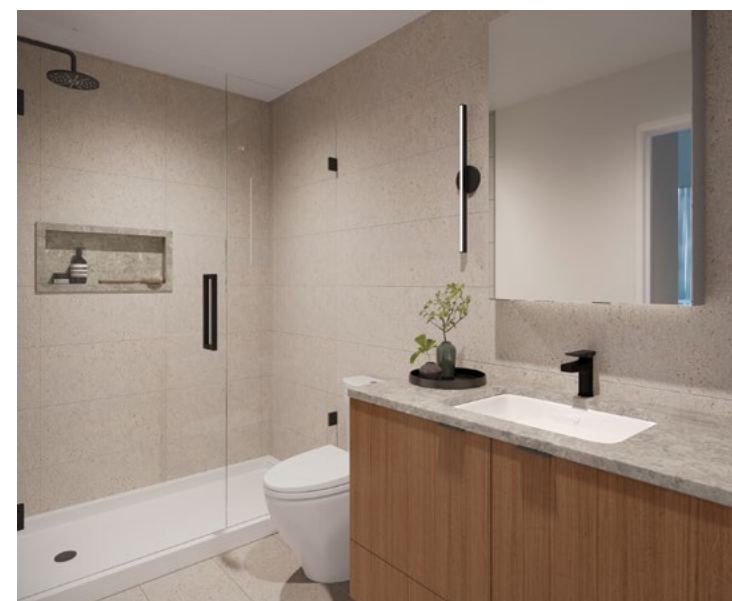
Ardea's waterfront and parkside homes are truly deserving of the highest end features at River District to date. Functionality and details matter in all aspects of the homes at Ardea. Whether you are working from home, enjoying a quiet weekend, or cooking dinner for friends, there is a heightened sense of livability with these upscale homes.

## TIMELESS LIVING

- Choice of two designer curated schemes: Classic and Contemporary
- Warm laminate flooring flows throughout
- Over 9' ceiling heights (with drops in some rooms)
- Solid core suite entry doors for added sound insulation
- Built-in shelving in master bedroom closets for well-organized belongings
- Energy-efficient low E glass windows
- Window coverings throughout, with black-out blinds in bedrooms
- WiFi-enabled heating and cooling system for year-round comfort
- Front-loading full sized Whirlpool washer and dryer

## REFINED KITCHEN

- Quartz countertops with complementing backsplash
- Modern shaker cabinets for Classic scheme
- Square-edge, flat-panel cabinets for Contemporary scheme, with walnut-coloured panels on kitchen island
- Integrated Bosch appliance package:
  - 24" refrigerator in 1 bedroom homes
  - 30" refrigerator in 2 and 3 bedroom homes
  - 30" gas range cooktop
  - 30" wall oven
  - Dishwasher
  - AEG slide-out range hood fan
- Panasonic built-in microwave with trim kit
- Drawer organizers keep cutlery and other accessories neatly arranged
- Stainless steel double-bowl sink in 2 & 3 bedroom homes
- Single-bowl stainless steel sink in 1 bedroom homes



## RELAXING BATHROOM

- Matte-black Kohler fixtures, including a rain showerhead and handheld showerhead in ensuites
- Frameless glass shower with porcelain tile surround in ensuites
- Quartz shower niche keeps toiletries handy in ensuites
- Framed vanity medicine cabinet with backlit mirrors in ensuites
- Heated large-tile flooring in ensuites
- Kohler bidet in ensuites
- Refined quartz countertops with tiled vanity walls
- Soaker tub with porcelain tile surround in main baths