

# RIVERVIEW

A FAMILY-FOCUSED COMMUNITY BY THE GRAND RIVER

[RIVERVIEWLIFE.CA](http://RIVERVIEWLIFE.CA)

# NATURALLY BEAUTIFUL



## YOUR RIVERVIEW COMMUNITY

## NATURALLY **BEAUTIFUL**

Welcome to Riverview. An affordable community featuring singles and towns, set amidst the tranquil and picturesque countryside. The best foundation to raise your family is with love, security, peace & serenity. The community at Riverview, provides that foundation with a charming location, functional floorplans, and affordable homes to flourish in. Explore Riverview and discover why life is simply better in the country.



## DISCOVER CALEDONIA

## CONNECTED COMMUNITY

Caledonia is located only fifteen minutes to Hamilton, minutes to Highway 6, with easy access to Highway 403 and the QEW. This beautiful location is connected by convenience and nature, with small-town community values and big-town charm. Caledonia offers residents a culture deep rooted in heritage, arts, festivals, and events. Right outside your doorstep is an abundance of outdoor amenities, with endless activities to experience and explore throughout all seasons. Including, an array of parks, campgrounds, hiking and riding trails. Haldimand Country is a vibrant community awaiting to welcome you home to a lifestyle of leisure.



THE GRAND RIVER  
**SEE WHAT'S AT THE WATER'S EDGE**

Located next to the Grand River, your new home community offers your family the perfect natural backdrop for exploring the outdoors. From canoeing and fishing to hiking and nature watching Riverview has it all.



GRAND RIVER MILLS  
**HISTORICAL LANDMARKS**

Built in 1846, The Caledonia Mill is a designated heritage property. It was the last timber-frame water-powered mill along the Grand River in Ontario. In 2018 it was rebuilt and refurbished as offices but retains its original aesthetic.



KINSMEN PARK TRAIL  
**TALK A WALK ON THE RIVER-SIDE**

Take a stroll along the meandering paved and well-lit pedestrian trails along the Grand River. Here there are endless opportunities to explore the scenic beauty and peacefulness of nature.



CALEDONIA FAIRGROUNDS  
**FESTIVE FUN FOR THE WHOLE FAMILY**

Caledonia brings the community together with an array of annual festivals that enhance quality of life. Caledonia Fairgrounds is home to the ever popular fall fair plus a variety of exciting events and private functions.



FARMERS' MARKET  
**FRESH IS ALWAYS BEST**

Every Thursday you will find fresh and flavourful local-fare at the Caledonia Farmers' Market. Enjoy delicious treats, quality local produce and artisan crafts that you won't find anywhere else.



JONES BAKERY  
**PURE INGREDIENTS FOR PURE INDULGENCE**

A local favourite, Jones Bakery is family owned and operated dating back to 1904. Delectable treats are made in their century old brick oven using many of the original recipes along with new favourites.



DOWNTOWN CALEDONIA  
**HERITAGE STREETSCAPES**

Completely revitalized in 2013, the streets of Downtown Caledonia are lined with lovely century old buildings that are rich in character and now home to unique shops, boutiques, cafes, eateries and more.



OASIS RESTAURANT  
**A TRADITION IN TASTE**

The Oasis restaurant is Ontario's oldest drive-in and has been serving generations since 1927. Famous for foot-long hot dogs, Fresh-cut Fries, burgers and shakes. All food is fresh and made to order.

# NATURALLY PEACEFUL



## DISCOVER COUNTRYSIDE LIVING

### PEACEFUL **LOCATION**

Located alongside the Grand River, Riverview in Caledonia will offers residents access to endless parks, trails and conservation areas. Explore hiking with your family and your four-legged friend at the Seneca, Kinsmen and McKinnon Parks. Immerse yourself in nature, while keeping healthy and fit.

Where your kids go to daycare or school is always an important aspect to consider when moving to a new neighbourhood or town. Riverview in Caledonia offers public and separate elementary schools and has a secondary school right in town. Smaller schools offer students a better learning environment and more access to extra curricular activities.

Enjoy the many lifestyle benefits of small town living at home in Riverview.

**TOWNHOMES:**

- A - RIVERSIDE INTERIOR END
- A - RIVERSIDE INTERIOR
- A - RIVERSIDE EXTERIOR END
- B - RIVERSTONE INTERIOR END
- B - RIVERSTONE INTERIOR
- B - RIVERSTONE EXTERIOR END
- C - RIVERBANK INTERIOR
- C - RIVERBANK EXTERIOR END
- D - RIVERROCK INTERIOR
- D - RIVERROCK EXTERIOR END
- E - RIVERRIDGE EXTERIOR END

**SINGLES:**

- THE BROOK EXTERIOR END
- THE GRAND EXTERIOR END
- THE SHORE OR THE RIDGE INTERIORS



# COLOUR PACKAGE A



# COLOUR PACKAGE B

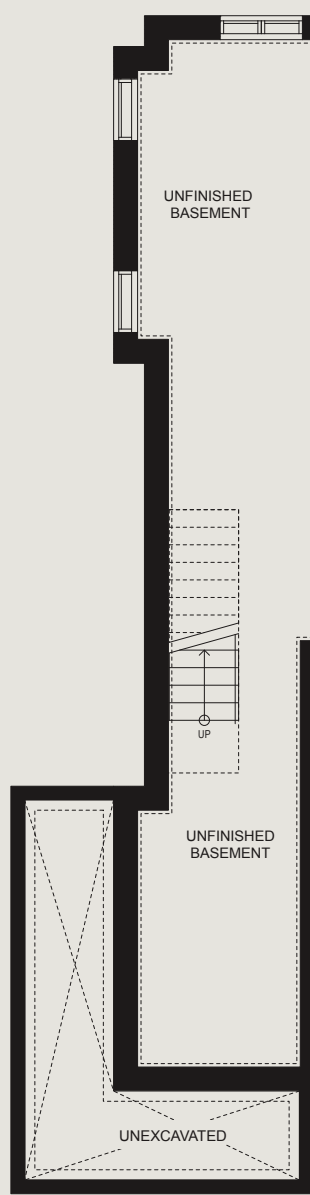


PLAN A THE RIVERSIDE

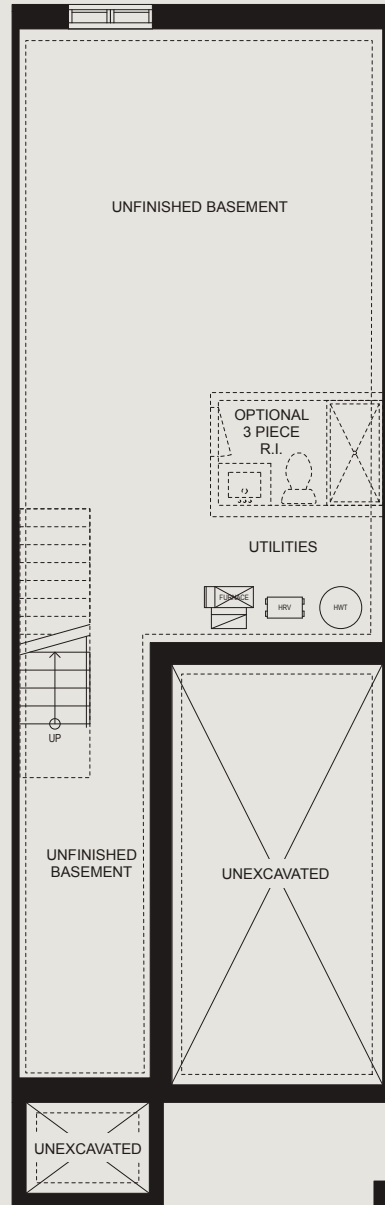
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1677 SQUARE FEET

INTERIOR END UNIT  
1720 SQUARE FEET

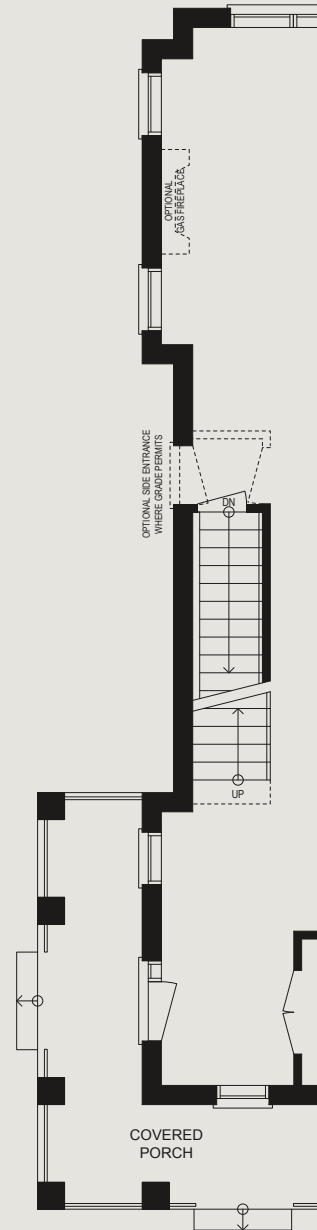
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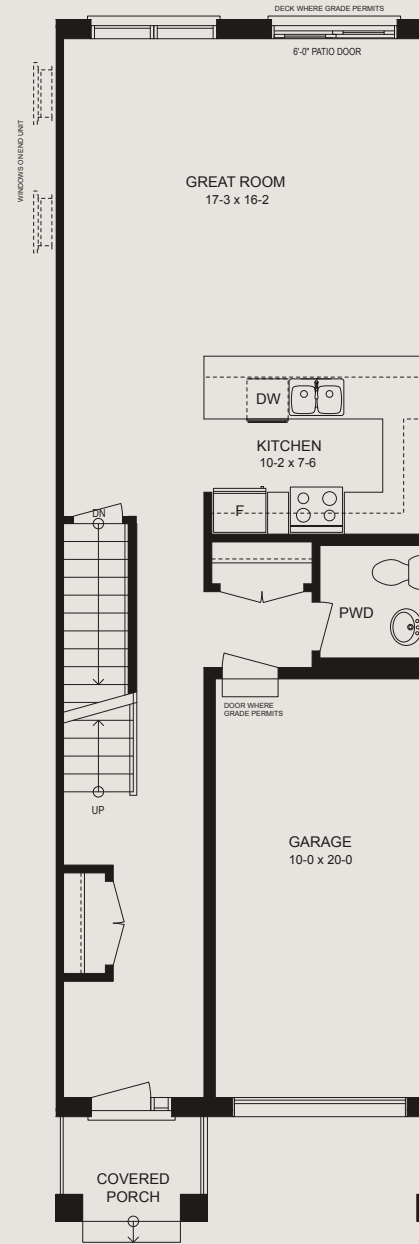
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BASEMENT LEVEL



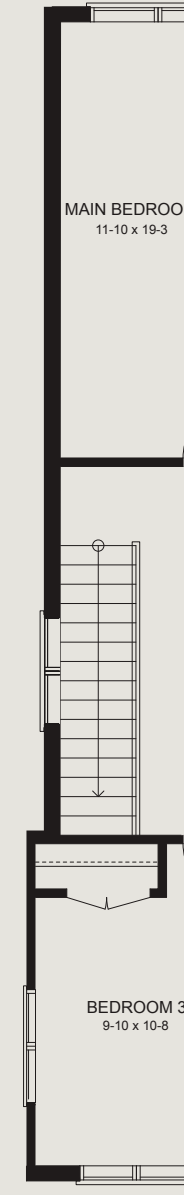
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BASEMENT LEVEL



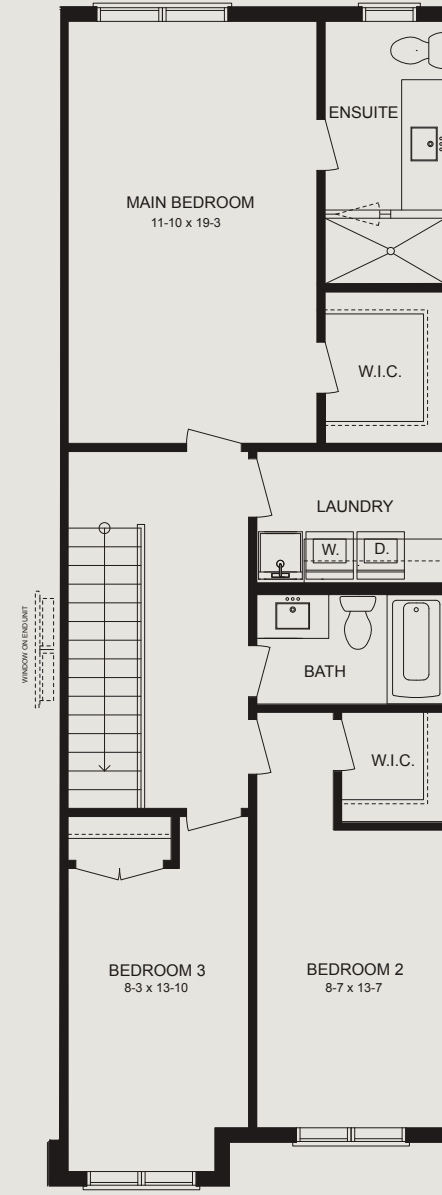
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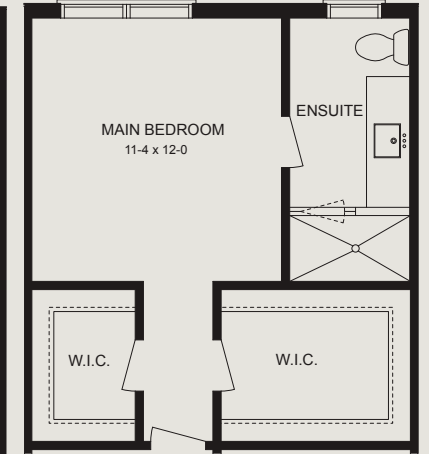
INTERIOR UNIT  
MAIN FLOOR



EXTERIOR UNIT  
SECOND FLOOR



INTERIOR UNIT  
SECOND FLOOR

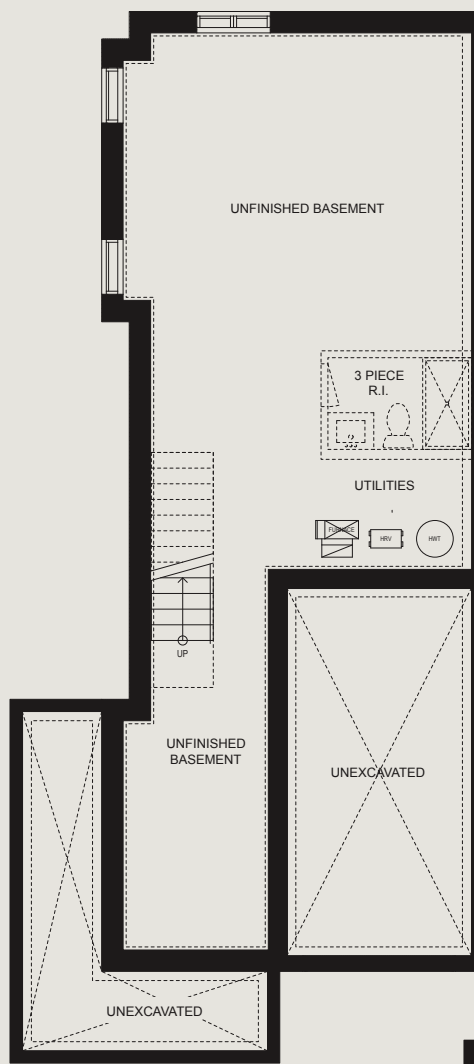


INTERIOR & EXTERIOR UNITS  
SECOND FLOOR  
OPTIONAL MAIN BEDROOM

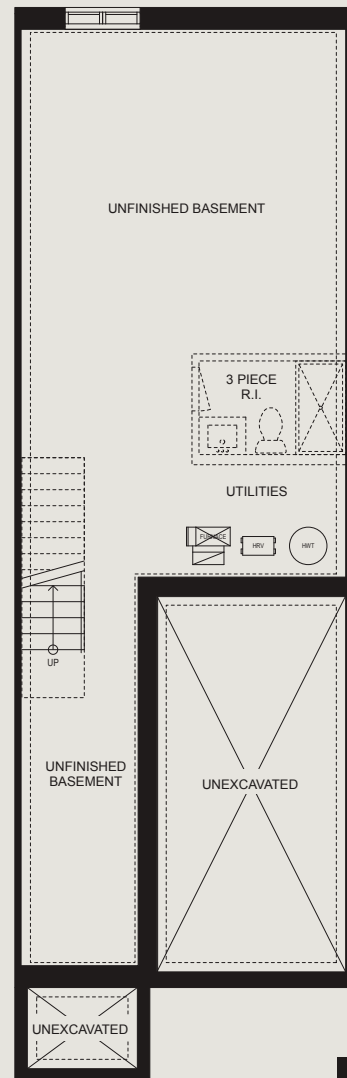
Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. See sales representative for further information. E. & O. E.



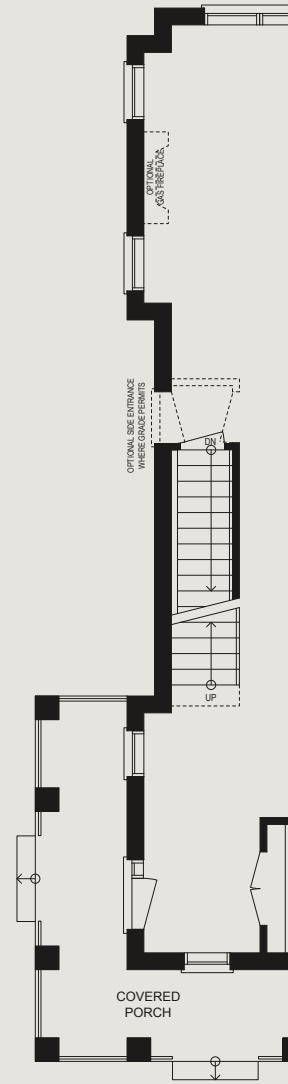
PLAN B THE RIVERSTONE



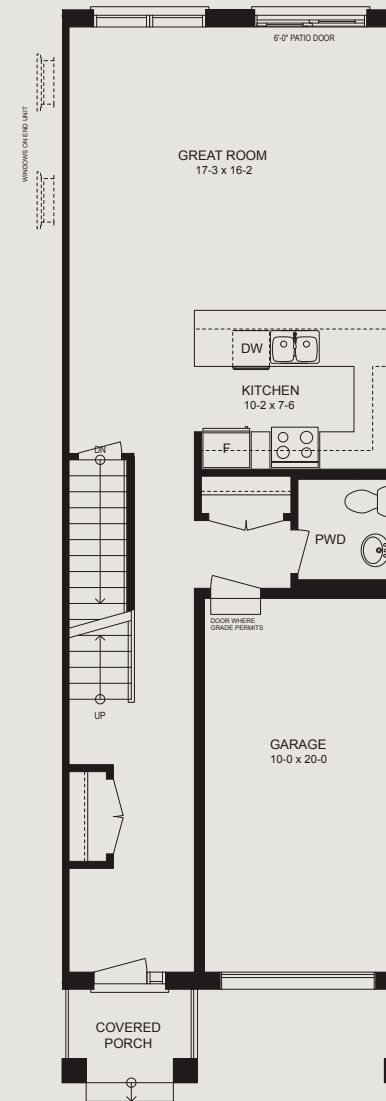
EXTERIOR END UNIT  
BASEMENT LEVEL



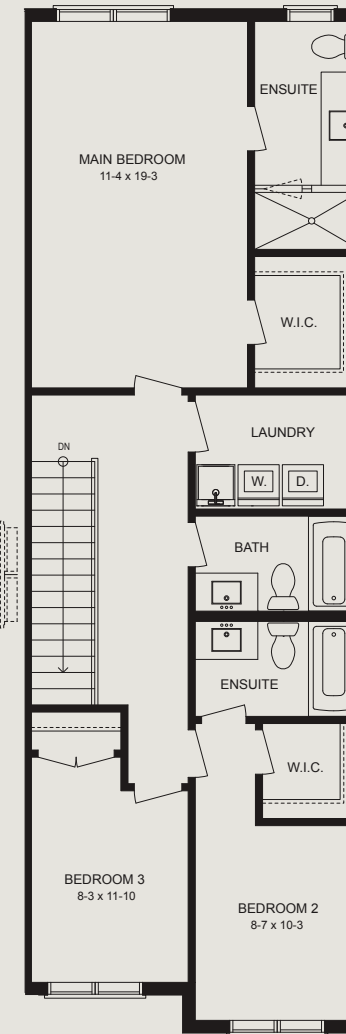
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BASEMENT LEVEL



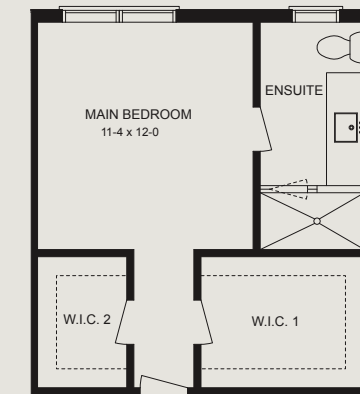
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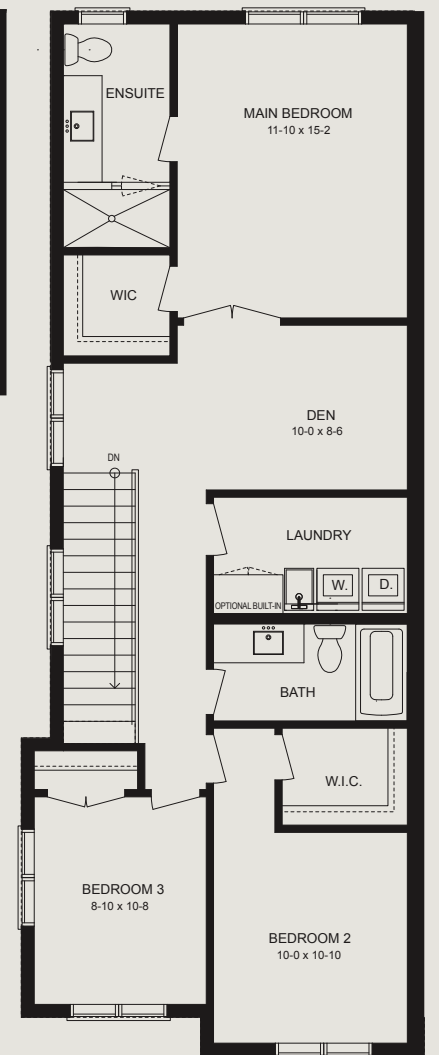
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MAIN FLOOR



INTERIOR UNIT  
SECOND FLOOR



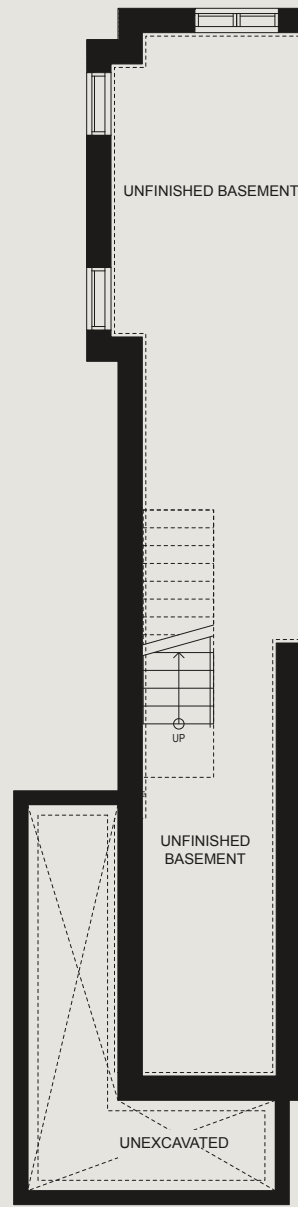
INTERIOR UNIT  
SECOND FLOOR  
OPTIONAL MAIN BEDROOM



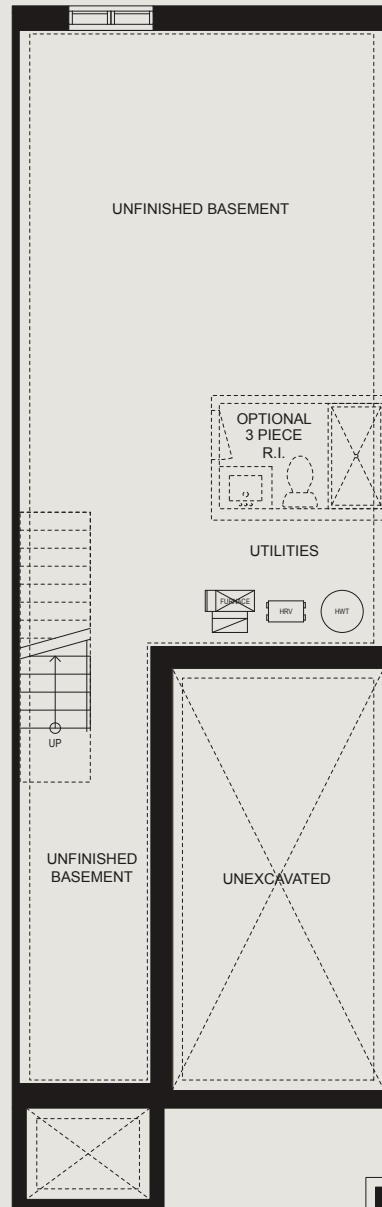
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SECOND FLOOR

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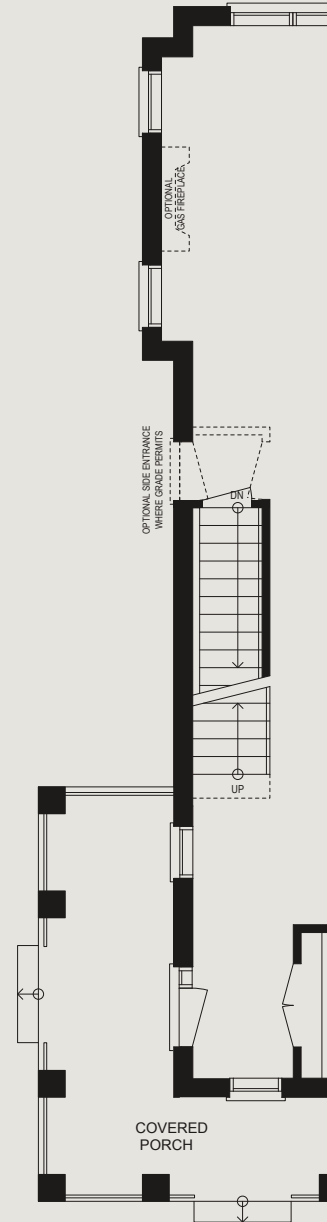
PLAN C THE RIVERBANK



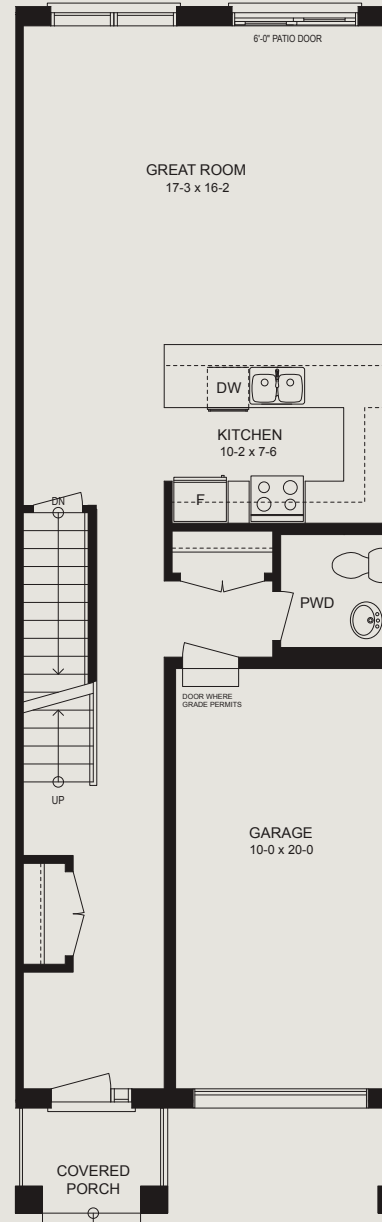
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BASEMENT LEVEL



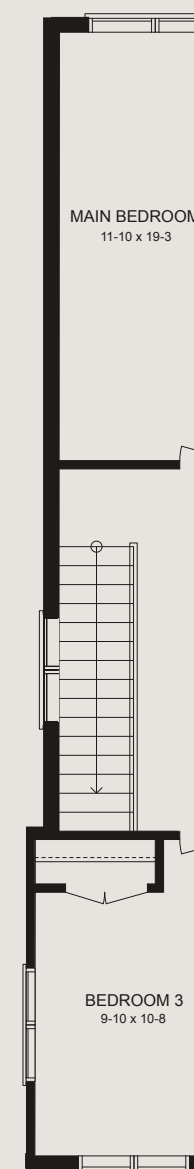
INTERIOR UNIT  
BASEMENT LEVEL



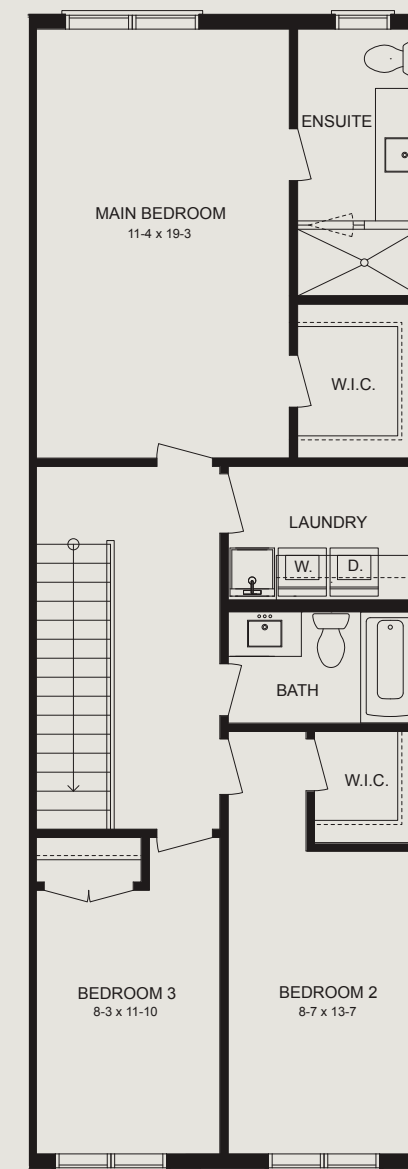
EXTERIOR END UNIT  
MAIN FLOOR



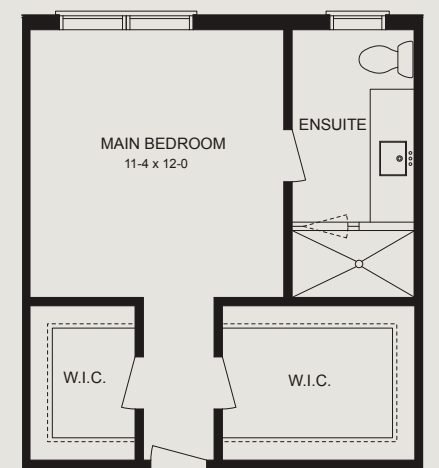
INTERIOR UNIT  
MAIN FLOOR



EXTERIOR END UNIT  
SECOND FLOOR



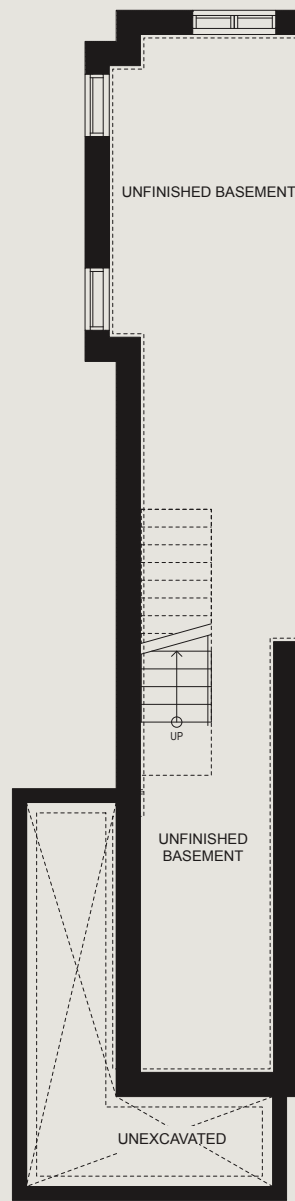
INTERIOR UNIT  
SECOND FLOOR



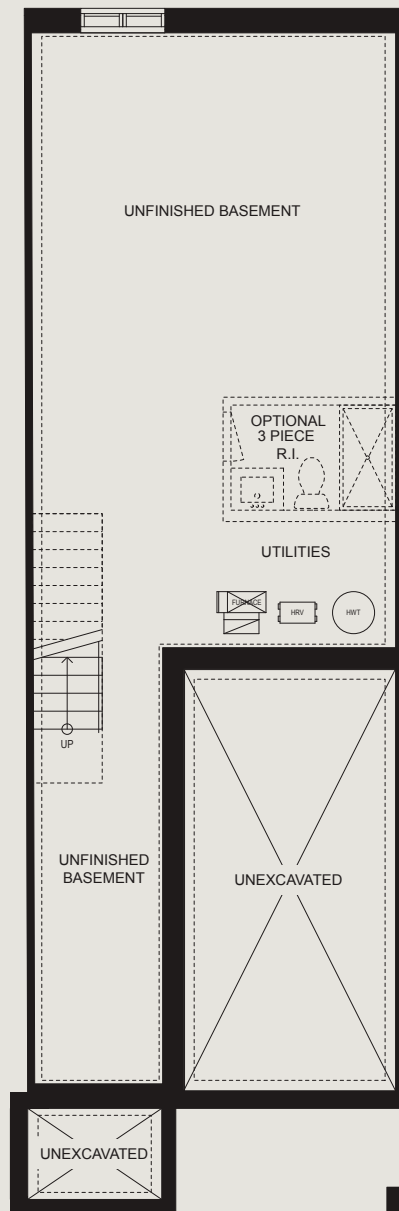
INTERIOR & EXTERIOR UNITS  
SECOND FLOOR  
OPTIONAL MAIN BEDROOM

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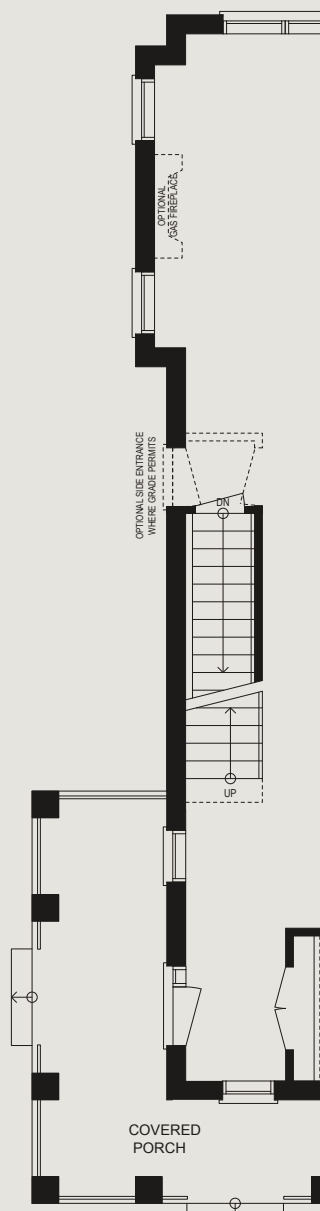
PLAN D THE RIVERROCK



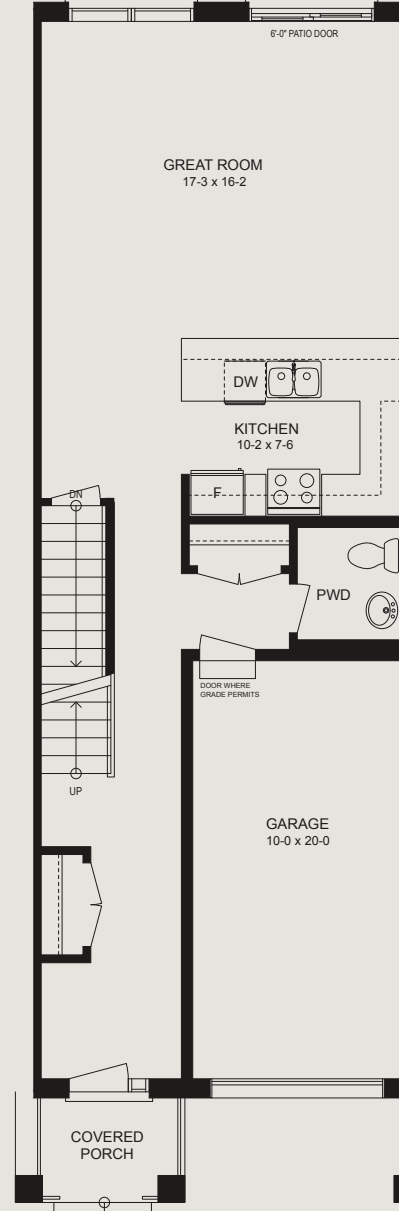
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BASEMENT LEVEL



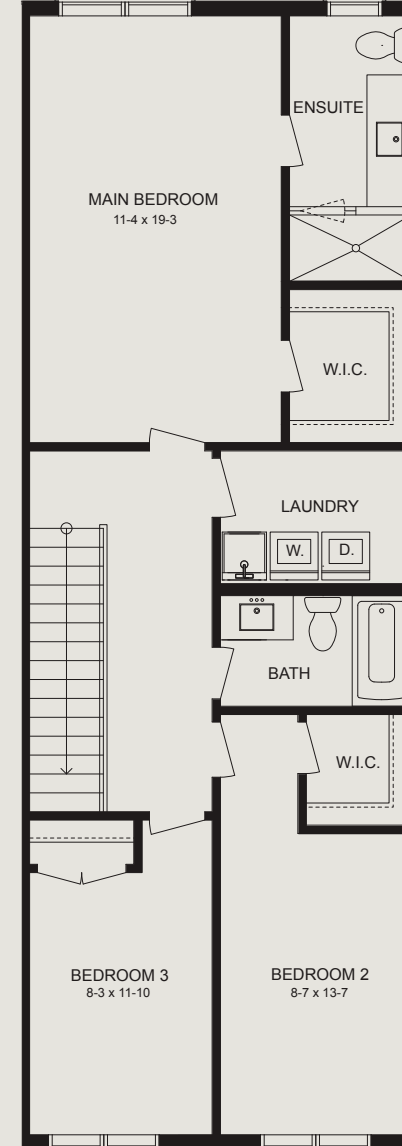
INTERIOR UNIT  
BASEMENT LEVEL



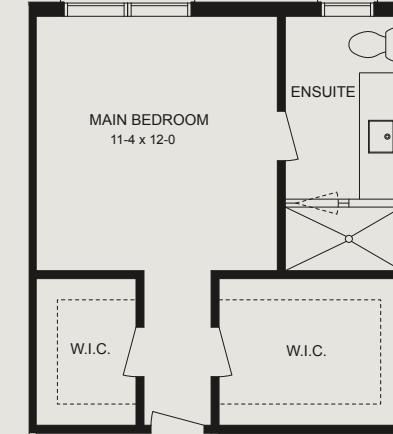
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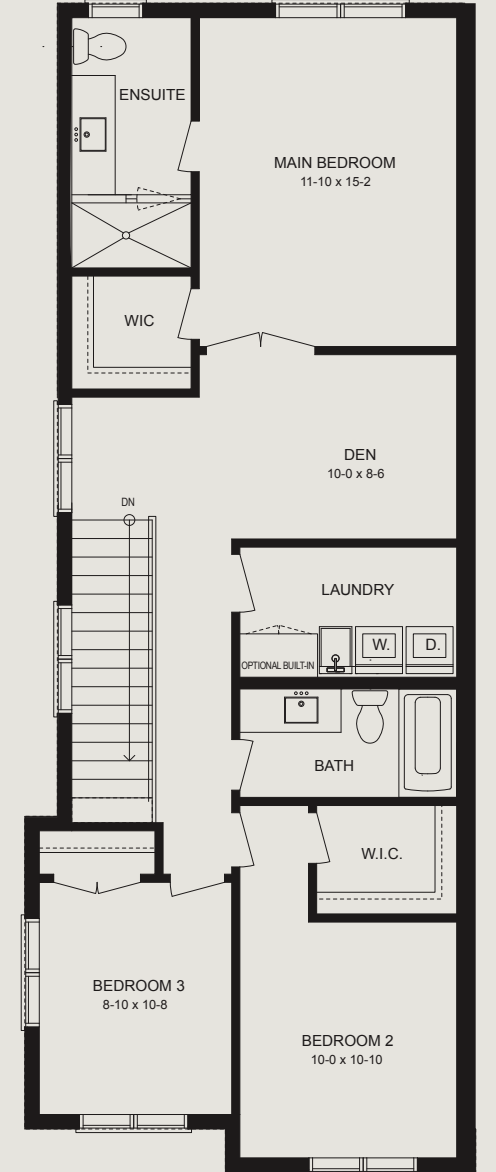
INTERIOR UNIT  
MAIN FLOOR



INTERIOR UNIT  
SECOND FLOOR



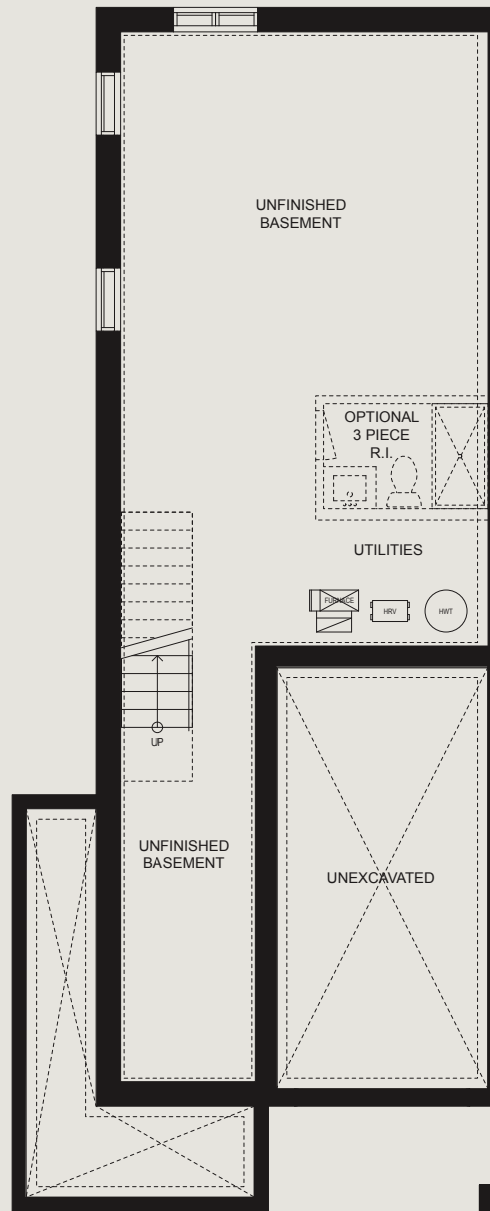
INTERIOR UNIT  
SECOND FLOOR  
OPTIONAL MAIN BEDROOM



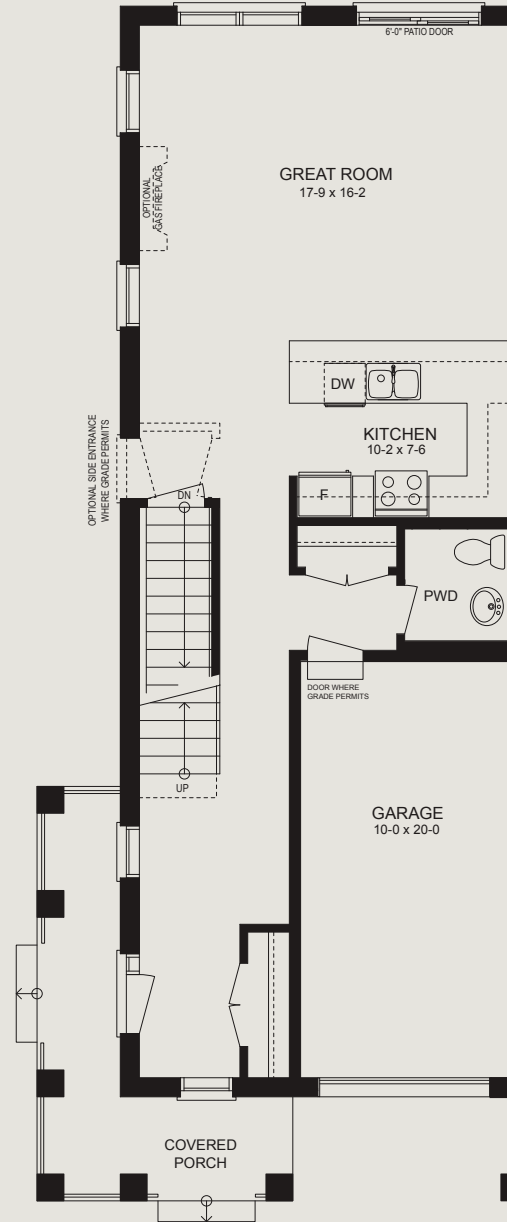
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SECOND FLOOR

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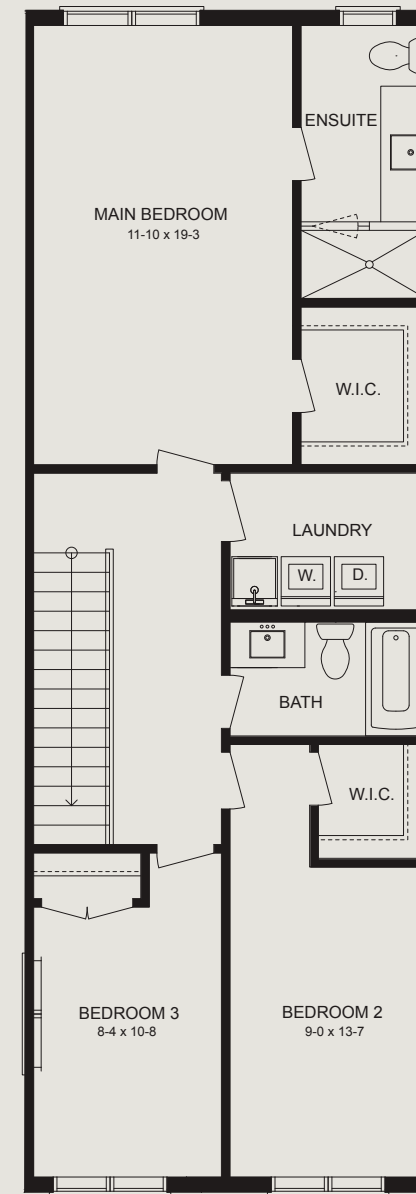
PLAN E THE RIVERRIDGE



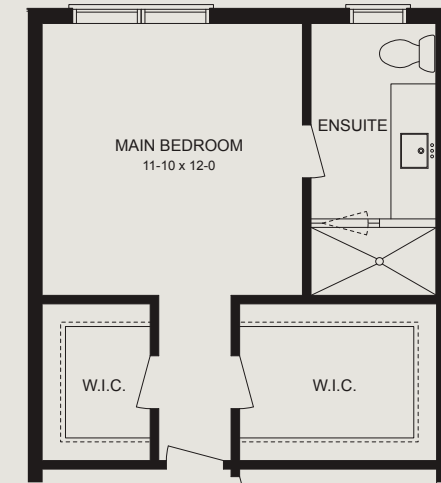
EXTERIOR END UNIT  
BASEMENT LEVEL



EXTERIOR END UNIT  
MAIN FLOOR



EXTERIOR END UNIT  
SECOND FLOOR



EXTERIOR END UNIT  
SECOND FLOOR  
OPTIONAL MAIN BEDROOM

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# IN EVERY HOME

## CONSTRUCTION AND EXTERIOR:

- Exterior colour packages are Architecturally controlled and cannot be modified by the purchaser
- Brick veneer, siding, stucco or other accents as per plans and elevations
- All windows except basement to be vinyl clad casement windows with pre-finished sealed decorative grills on front elevation only (as per plan and elevation)
- Basement windows to be vinyl sliders
- Pre-finished maintenance-free aluminum soffits, fascia, downspouts and vinyl siding as per elevation
- Self-sealing 25-year manufacturers limited warranty roof shingles from vendors pre-determined colour packages
- Front entry door(s) may include side-lights as per plan will be insulated fiberglass and to be painted as per exterior colour package
- Front entry door to feature a satin nickel grip set and deadbolt
- Front elevation coach lights as per plan (style may vary)
- Pre-finished insulated steel sectional garage doors, as per plan
- Garage to be fully drywalled with first coat rough tape and electrical receptacles for future garage door opener
- Garage entry door included as shown on plan where grading permits
- Interior walls of garage to be fully insulated

- Poured concrete garage floors with steel reinforcement
- Two exterior hose bibs, one at rear elevation and one in garage (location determined by vendor)
- Two exterior weatherproof outlets connected to a safety ground fault circuit, one at front of home and one in rear
- Pre-finished vinyl sliding patio door as per plan
- Address stone with municipal address location to be determined by vendor
- Lots to be sodded and graded to the requirements of municipality, where applicable side yards to be sod or gravel as identified by vendor
- 2 stage asphalt driveways
- Drainage system includes damp proofing spray, drainage membrane and drain tile
- Poured concrete foundation
- Walkway from driveway to front door concrete pre-cast step(s) as determined by grading

## INTERIOR FEATURES:

- 9' ceilings on main floor and 8' ceilings on second floor (excluding bulkheads as required)
- Finished areas to have carpeted treads and risers and natural with varnish oak stringers, railings and spindles
- Basement stairs in paint grade finish
- Interior trim includes colonial 2 3/4" casings and 4 1/4" baseboards painted white

- Trim and doors to be painted with semi-gloss paint
- Molded 2-panel smooth interior passage door
- Satin nickel finish, straight interior door levers and hinges
- Interior walls to be finished with quality flat paint
- One paint colour choice throughout
- Ceilings in all rooms will be California knockdown texture finish, except kitchen, bathrooms, and finished laundry area which will be smooth finish
- 35 oz. broadloom carpet with 3/8" chip foam under pad in finished areas as per plans
- Premium grade ceramic floor tile in foyer, powder room, kitchen, breakfast room, laundry room and all bathrooms, as per plans
- Metal strip thresholds where ceramic floorings abuts other flooring
- All sub-floors to be nailed, screwed, and glued down
- Wire closet shelving throughout including linen closet(s)

## KITCHEN FEATURES:

- Variable speed stainless steel exhaust hood fan over stove area with 6" vent to outside
- Extended height upper cabinets
- Cabinet doors and drawer fronts available in maple, oak or other materials as per Vendor's standard selection
- Choice of hard surface counter top from vendors standard sections

- Double stainless-steel undermount sink with chrome single lever kitchen faucet
- Open undercounter area for future dishwasher (cabinet not provided) including electrical and plumbing rough in
- All electrical receptacles in the kitchen counter area are on dedicated circuits
- Heavy duty receptacle for stove
- Dedicated electrical outlet for refrigerator
- Outlet on island provided when plumbing, electrical, or HVAC components are located within
- Walk-in pantry with melamine shelves as per plan

## BATHROOM FEATURES:

- Master Ensuite and Main bathroom as per plan include Quality finish cabinets with laminate countertop
- Cabinets available in Maple, Oak, MDF and other materials as per Vendor's standard selection
- Mirror installed above vanity with wall mounted light fixtures(s)
- Single level chrome faucets with pop-up drains in all vanities
- Premium China sinks used in all bathrooms
- White bath fixtures throughout
- Tub/shower enclosure to include ceramic wall tile to ceiling (not including ceiling)
- Soaker tub in Master Ensuite as per plan
- Master Ensuite shower to have

- acrylic base, tiled walls and ceiling with recessed light and framed glass door, as per plan
- Powder room includes white pedestal basin and single hole bathroom faucet
- Premium elongated low consumption toilets
- All plumbing fixtures are fitted with shut-off valves
- Towel bars and toilet paper holders for each bath are provided, but not installed
- All bathrooms fitted with privacy locks

## ELECTRICAL AND MECHANICAL:

- 100-amp breaker panel and service installed, location may vary
- Electrical receptacle with integrated USB port in kitchen
- Two (2) telephone outlets
- Three (3) RG6 coaxial cable outlets
- Two (2) set up for CAT 5
- Homes are roughed in for security systems
- Rough-In central vacuum piping to basement for future central vacuum system installation
- Early warning smoke detectors including a visual component
- Carbon monoxide detector directly connected to electrical panel
- Heavy duty wiring and receptacle/outlet for stove and dryer
- All utility rooms are unfinished
- White Decora-style switches throughout the home

- Electric door chime for front entry
- High efficiency furnace installed
- Rental water heaters are high efficiency direct vent water heaters
- Exhaust fans in all bathrooms and laundry room areas as required
- Efficient programmable thermostats to be installed

## LAUNDRY FEATURES:

- Single laundry tub with faucet as per plan
- Heavy duty electrical outlet for dryer and electrical outlet for washer
- Dryer vented to exterior
- Hot and cold-water faucet niche with drain pipe for automatic washer (Main and Second floor laundry only)

## GENERAL:

- Elite Development homes will be enrolled with the Tarion Warranty Corporation which assures you that the home is free from defects in Workmanship and Materials for (1) One full year. Free of defects in workmanship on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows, doors the building envelope and basement remain free from water penetration for (2) two years. Warranty against major structural defects for (7) seven years.

Subject to change without notice. See sales representative for further information. E. & O. E.

# IMPORTANCE OF HOME



Our passion in real estate is evident, delivering superior quality, leading edge designs, curated technology, and wellness derived homes.

We understand the importance of a home and look forward to building you a community of excellence, with convenient amenities, surrounded by nature.

Thank you for entrusting us as your preferred homebuilder.

**Elite Developments, the pursuit of building excellence.**

Sincerely,

**Hamid Hakimi**  
CEO

A handwritten signature in white ink, appearing to read 'Hamid Hakimi'.

**Sam Sakhi**  
President

A handwritten signature in white ink, appearing to read 'Sam Sakhi'.



# RIVERVIEW

 ELITE  
DEVELOPMENTS

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