



FEATURES

The third collection of residences at Avalon Park, Avalon 3 features luxurious one, two, and three bedroom homes in a 25-storey tower and 6-storey midrise, along with a collection of townhomes and live-work homes. Defined by clean, contemporary architecture, the community has enviable access to Town Centre and lush green space.

NEIGHBOURHOOD FEATURES

- Close access to two sports fields, a riverfront walking and cycling path and 25 acres of public green space throughout the neighbourhood
- Steps from everyday urban essentials at Town Centre—Everything Wine and Westminster Savings are open now, and Save-On-Foods, Starbucks, TD Canada Trust and more are coming soon
- Nearby River District Community Centre hosts a farmers' market, yoga, movie nights and more
- The neighbourhood is planned for maximum mobility for pedestrians and cyclists, with a network of interconnected streets, sidewalks and walking paths

ARCHITECTURE AND AMENITIES

- Clean contemporary architecture is complemented by contrasting white and dark grey brick and varied paneling
- A generous common courtyard of over 20,000 -square-feet includes ample green space, lush landscaping, plenty of seating and a water feature
- Over 10,000-square-feet of podium rooftop space, including an indoor entertainment lounge with kitchen that opens onto an expansive outdoor terrace, with a pool, hot tub, BBQ and lots of seating, as well as agricultural plots for urban gardeners
- Additional amenities include a fitness facility, meeting room, two guest suites, cold storage, daytime concierge, and electric vehicle parking

INTERIORS

LIVING

- Interiors are defined by sophisticated simplicity, with luxurious design features and careful attention to detail combining to create a cohesive and elegant living environment
- Choice of two designer colour palettes

- High-efficiency heating and cooling system controlled by a wifi-enabled thermostat offers optimal comfort all year round
- Laminate wood flooring throughout the entry, kitchen, living, and dining areas
- Lush carpeting in the bedrooms gives every day a comfortable start
- Sleek, modern roller shades throughout let you control the lighting
- Full-size, front-loading Whirlpool washer and dryer
- Private balconies or patios for outdoor entertaining, enjoying the sun and taking in the views
- Energy-efficient, low-E glass windows
- Soaring nine-foot ceilings in most homes contribute to the open, airy interiors
- Custom imagery applied to each suite entry door
- Fibre-ready homes conveniently pre-wired for internet and cable
- Complimentary internet and cable package for one year

KITCHEN

- Premium appliances, superior finishes and thoughtful design create the perfect backdrop for easy entertaining and culinary adventures
- Appliance package includes:
 - 24-inch KitchenAid refrigerator with bottom freezer fully integrated into cabinetry in one bedroom homes
 - 36-inch Jenn-Air refrigerator fully integrated into cabinetry in two or more bedroom homes and townhomes
 - 30-inch Jenn-Air gas cooktop
 - 30-inch Jenn-Air wall oven with dual fan
 - Jenn-Air dishwasher fully integrated into cabinetry
 - Built-in KitchenAid microwave
 - AEG-Electrolux Perfekt Glide 30-inch pull-out range hood

- Brizo pull-down faucet with matte finish pairs elegantly with a double-bowl, under-mounted stainless steel sink
- Modern square-edged cabinets and drawers with soft-close technology
- Sleek quartz countertops set the tone for the space
- Clutter-free, under-sink sliding waste/recycling bin
- Full-height, back-painted glass backsplash
- Electrical outlets with built-in USB port in bedrooms, kitchen and flex space
- Recessed, under-cabinet LED lights

BATHROOMS

- Spa-like bathrooms feature elegant touches and high-end fittings that maximize comfort and create a relaxing retreat
- Energy-efficient in-floor heating in the master ensuite
- Porcelain tile flooring suits the serene space
- Custom medicine cabinet with mirrored front in the master ensuite
- Contemporary designer accent wall in the master ensuite
- Frameless glass shower with built-in shower niche
- Luxurious soaker bathtub provides a private place to relax
- Sleek and tailored single-handle bath package by Kohler
- Water-saving, dual-flush toilet
- Motion-activated, under-mirror LED lighting
- Modern wall sconce in the master ensuite

SAFETY AND SECURITY

- Enterphone at lobby and parkade entrances with restricted elevator access
- Secured underground parking and bike storage
- Comprehensive, industry-leading 2-5-10 Year New Home Warranty by Travelers