

# Features

## FIRST IMPRESSIONS

- 38 storeys of mid-century modern inspired design by award-winning IBI Group
- Extravagant entrance with a cascading water feature, lush landscaping, and a hotel-inspired auto court
- Grand, over-height lobby with luxurious fireside seating and a concierge to welcome you home
- Close proximity to SkyTrain, Lobley Park, Metropolis at Metrotown, Central Park, schools, and everyday conveniences

## YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by The Mill Design Group:
  - OPAL (warm and vibrant)
  - ONYX (cool and elegant)
- Up to 9' ceilings and LG integrated heating and air conditioning throughout
- Contemporary laminate flooring in kitchen and living areas with the option to upgrade to engineered hardwood in a classic herringbone or traditional straight lay\*
- Sleek roller-shade window coverings throughout living areas with blackout features in bedrooms
- Full-size, front-loading, energy-efficient washer and dryer
- Pre-wired for high-speed internet and digital cable access
- Generous balconies and garden patios with outdoor lighting and exterior outlets
- Conveniently located cable and data outlets in the living room and bedrooms

## CRAFTED KITCHENS

- Soft-close, full-height cabinetry
- Contemporary chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet task lighting
- Islands with stone waterfall edge detail and pantries in most homes
- Quartz composite countertops with seamless Carrara-inspired backsplash
- USB/USB-C outlet(s) for convenient charging

- Cook and entertain with full-size stainless steel and integrated appliances:
  - 5-burner gas cooktop with undermount 30" wall oven by Bosch
  - French-door style integrated refrigerator with bottom-mount freezer drawer by Fisher & Paykel
  - Modern chimney style stainless-steel hood fan by Broan
  - Sleek 24" integrated dishwasher by Bosch
  - Built-in microwave by Panasonic
- Premium Kohler 'Ludington' undermount double-basin sink
- Single-lever Kohler 'Purist' faucet with an integrated pull-down spray nozzle in polished chrome

## REST & RETREAT

- Spacious walk-in or walk-through closets in main bedrooms
- Bright and contemporary light fixtures
- USB/USB-C outlets in all bedrooms
- Large soaker tub with chrome Kohler bath and shower set with contemporary polished wall tile surround in main bathrooms
- Sleek, frameless-glass shower with polished chrome Kohler multifunctional handheld showerhead, built-in niche, and tile surround in two bedroom ensuites
- Full-wall vanity mirror with LED valance trim lighting in main bathrooms
- Custom mirrored medicine cabinets in ensuites
- Quartz composite vanity countertops with undermount sinks, polished chrome Kohler fixtures, and under-vanity accent lighting
- Soft-close cabinetry with contemporary chrome hardware
- Luxurious porcelain tile flooring

## PEACE OF MIND

- Entry phone with security cameras throughout the building common areas, parkade, and entry
- Two key fob entry devices provide access to the lobby, amenity spaces, storage locker rooms, and secure parkade\*\*
- All homes include energy-efficient, Low E, double-glazed windows and patio doors with thermally-broken aluminum frames
- Rough-in for a wireless security system

- Fire alarm, smoke and carbon monoxide detector, and sprinklers
- One personal storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
  - 2-year materials and labour
  - 5-year building envelope
  - 10-year structural
- Dedicated customer service team ensures that living in your home is worry-free

## EVERYDAY ESSENTIALS

- Dedicated concierge
- 8,000 sq.ft of indoor and outdoor amenity space
- Hospitality-inspired Social Club with a fireside lounge, ping pong table, impressive chef's kitchen and dining area
- Beautifully landscaped 7th floor terrace complete with an outdoor cooking and entertaining space, a fireside lounge, and a tranquility bench located in the lush garden area
- Fully equipped Fitness Centre with an outdoor cooldown area
- Guest suite for out-of-town visitors
- Secured parcel room for deliveries
- Secured visitor parking spots
- 2 car wash stalls
- Electric vehicle charging outlets in all residential parking stalls
- Visitor bicycle storage area
- Dedicated area for future car-share operators to provide vehicles on-site

## OPTIONAL UPGRADES

- Engineered hardwood flooring throughout (classic straight lay or stylish herringbone)
- Window screens

\* Optional upgrades - ask a Sales Associate for pricing and details

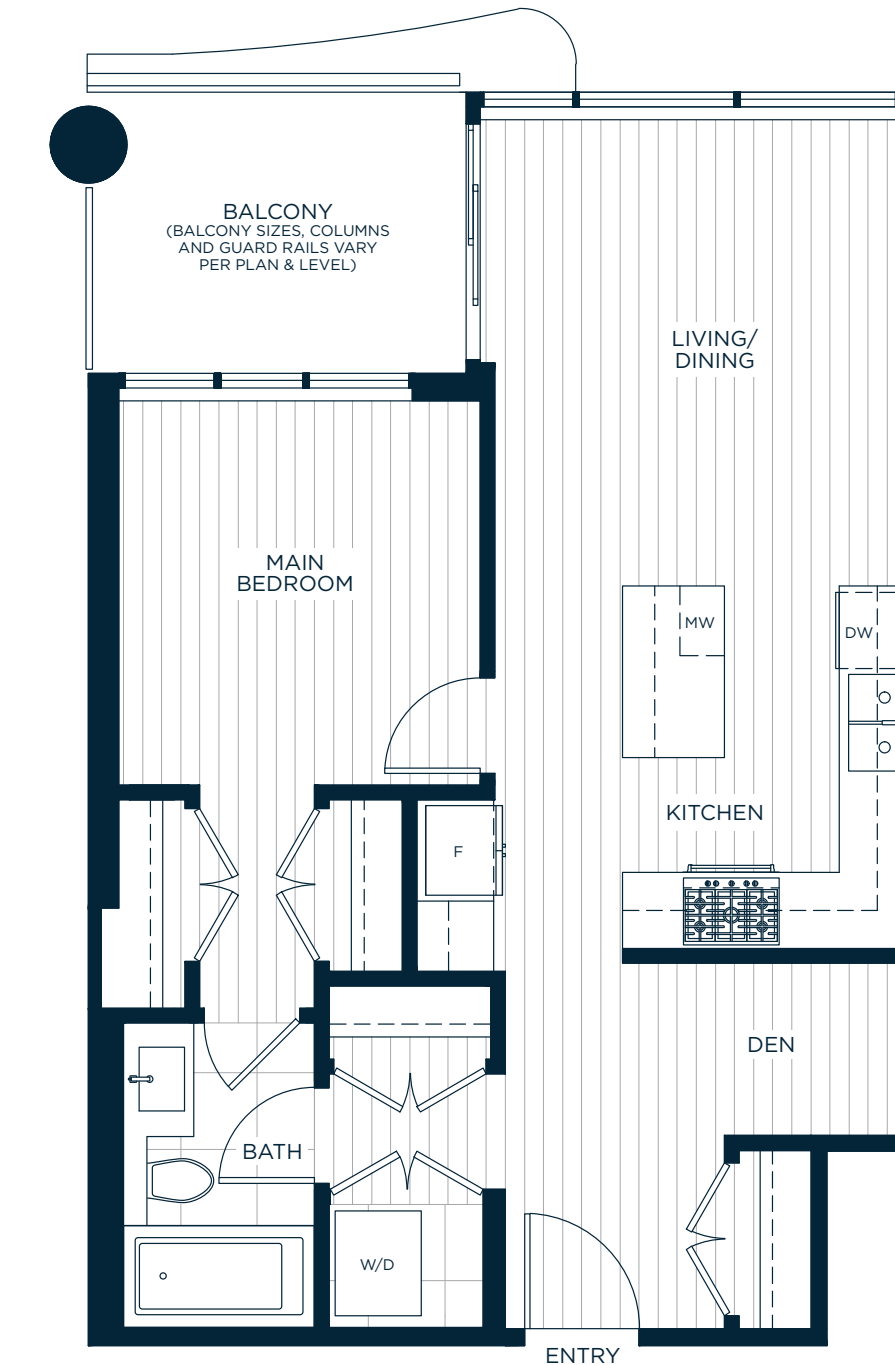
\*\* Additional key fobs available upon request through your dedicated strata management company

Riviera  
ON THE PARK, METROTOWN.

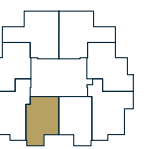
A

ONE BEDROOM & DEN  
ONE BATH

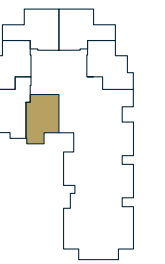
INDOOR LIVING: APPROX. 646 SQ. FT.  
OUTDOOR LIVING: APPROX. 75 SQ. FT.  
TOTAL: APPROX. 721 SQ. FT.



LEVELS 9-34



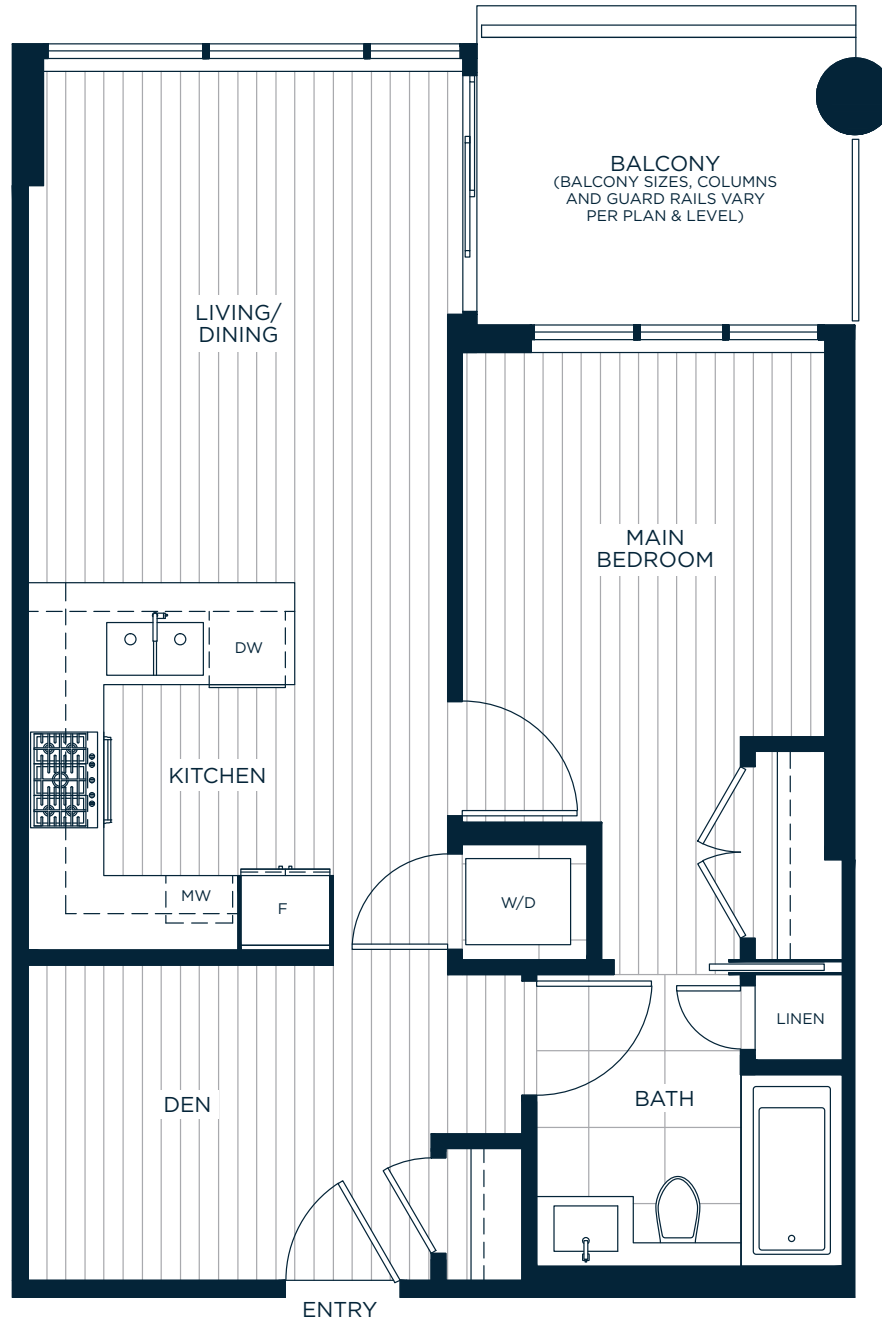
LEVELS 3-6



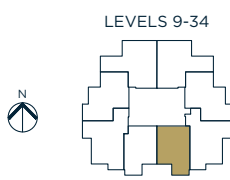
# A1

ADAPTABLE  
ONE BEDROOM & DEN  
ONE BATH

INDOOR LIVING: APPROX. 657 SQ. FT.  
OUTDOOR LIVING: APPROX. 75 SQ. FT.  
TOTAL: APPROX. 732 SQ. FT.



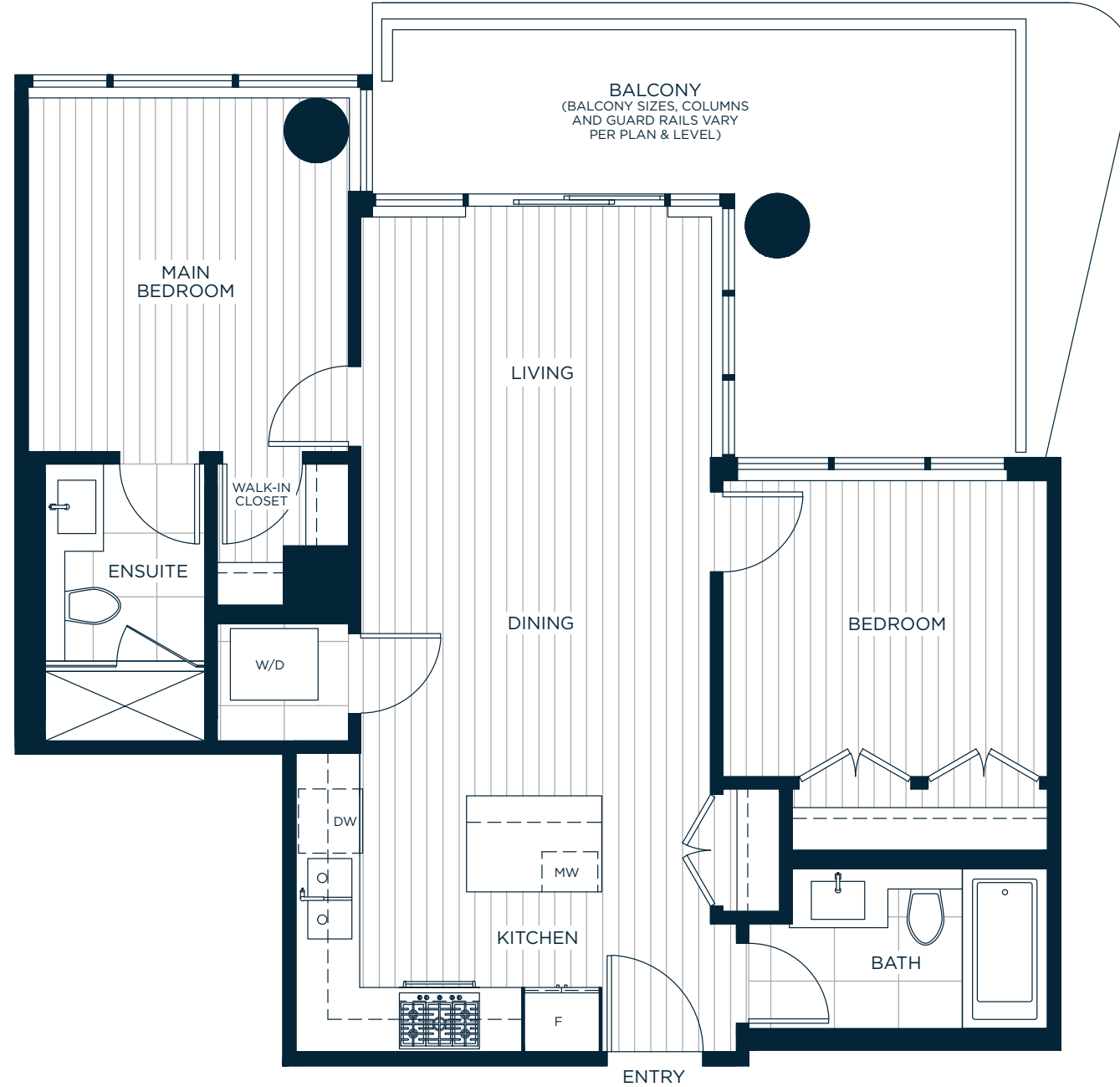
Riviera.  
ON THE PARK, METROTOWN.



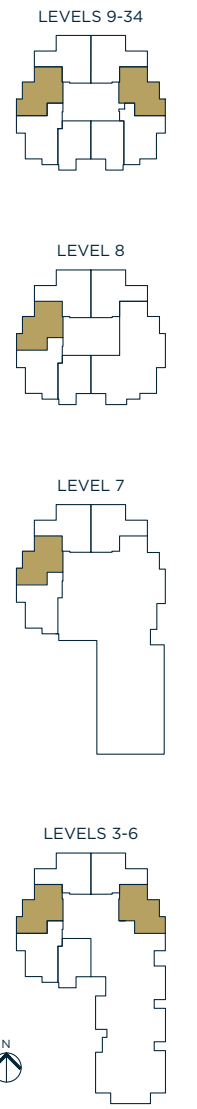
# B

TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 753 SQ. FT.  
OUTDOOR LIVING: APPROX. 180 SQ. FT.  
TOTAL: APPROX. 933 SQ. FT.



Riviera.  
ON THE PARK, METROTOWN.



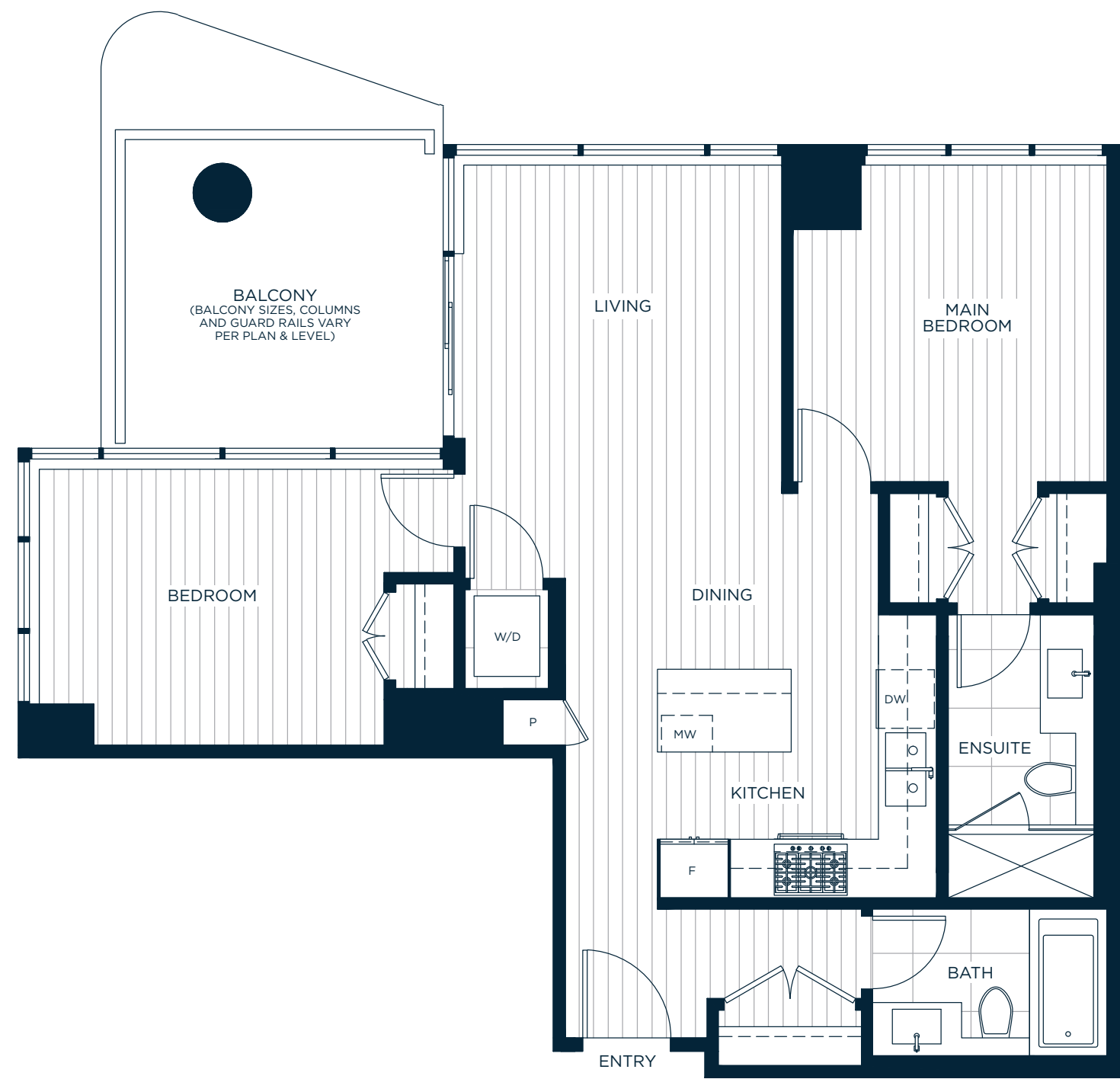
In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. All patio, terrace and balcony sizes may vary. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level. The quality homes at Riviera are built by LM Riviera Homes Limited Partnership. E. & O.E.

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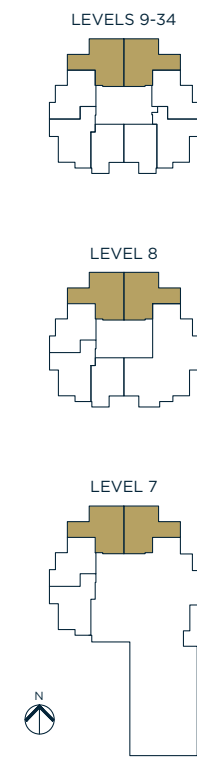
# B1

TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 850-861 SQ. FT.  
OUTDOOR LIVING: APPROX. 118 SQ. FT.  
TOTAL: APPROX. 968-979 SQ. FT.



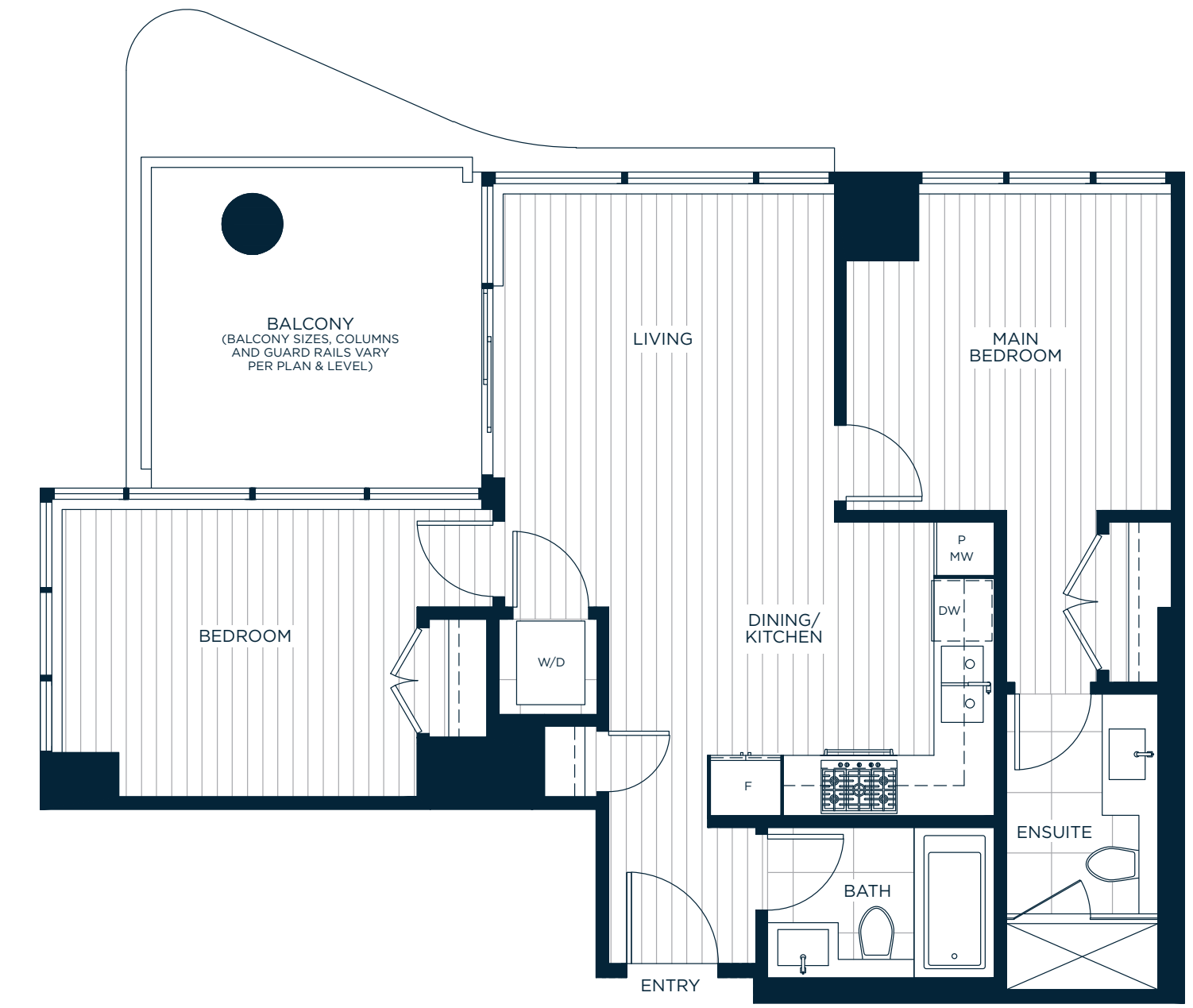
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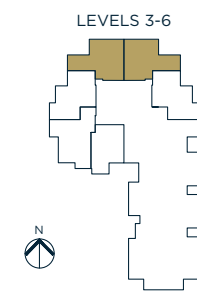
# B2

TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 753 SQ. FT.  
OUTDOOR LIVING: APPROX. 118 SQ. FT.  
TOTAL: APPROX. 871 SQ. FT.



Riviera.  
ON THE PARK, METROTOWN.



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# C

ADAPTABLE  
TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 840-850 SQ. FT.  
OUTDOOR LIVING: APPROX. 134 SQ. FT.  
TOTAL: APPROX. 974-984 SQ. FT.

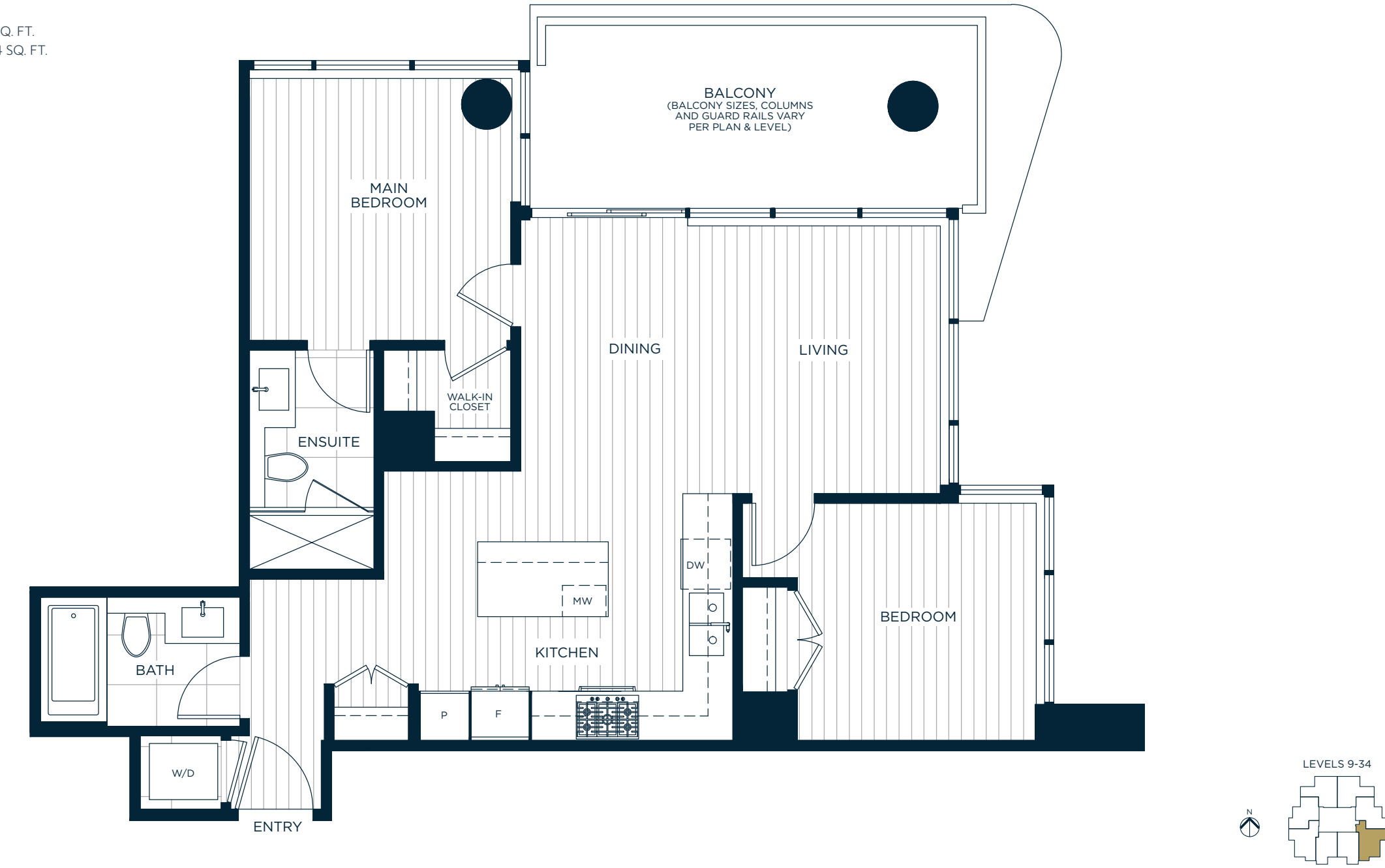


Riviera.  
ON THE PARK, METROTOWN.

# C1

TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 807 SQ. FT.  
OUTDOOR LIVING: APPROX. 134 SQ. FT.  
TOTAL: APPROX. 941 SQ. FT.



Riviera.  
ON THE PARK, METROTOWN.

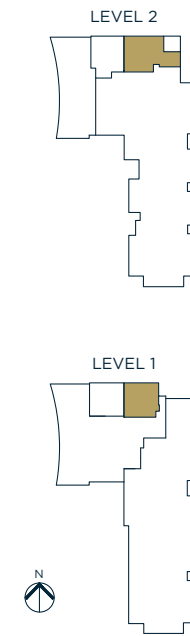
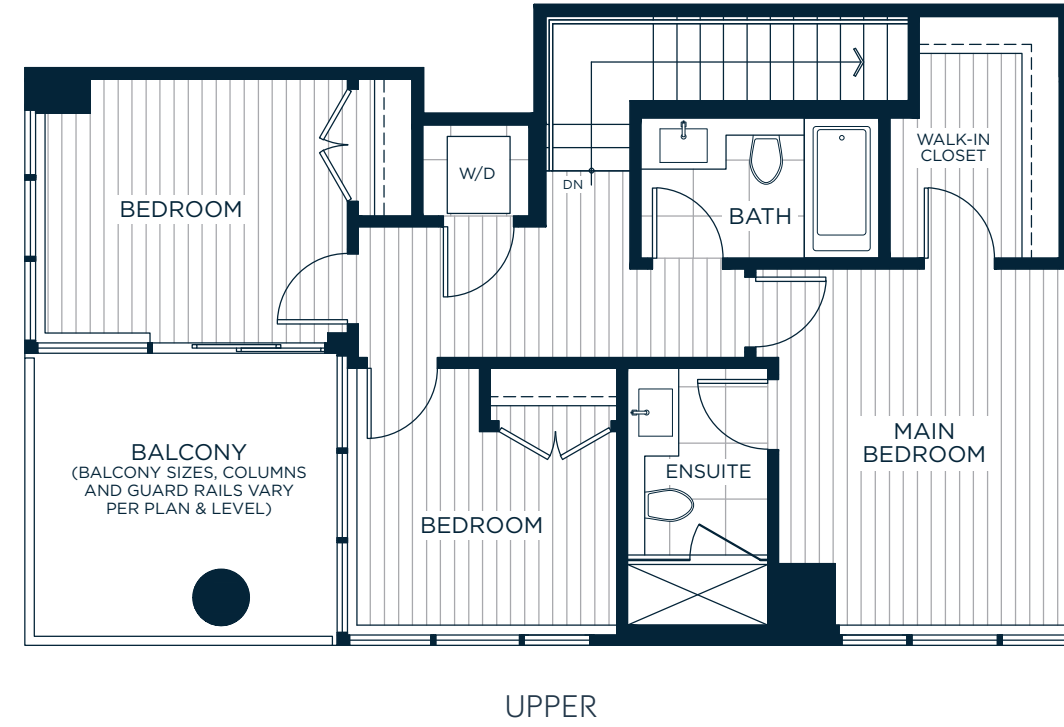
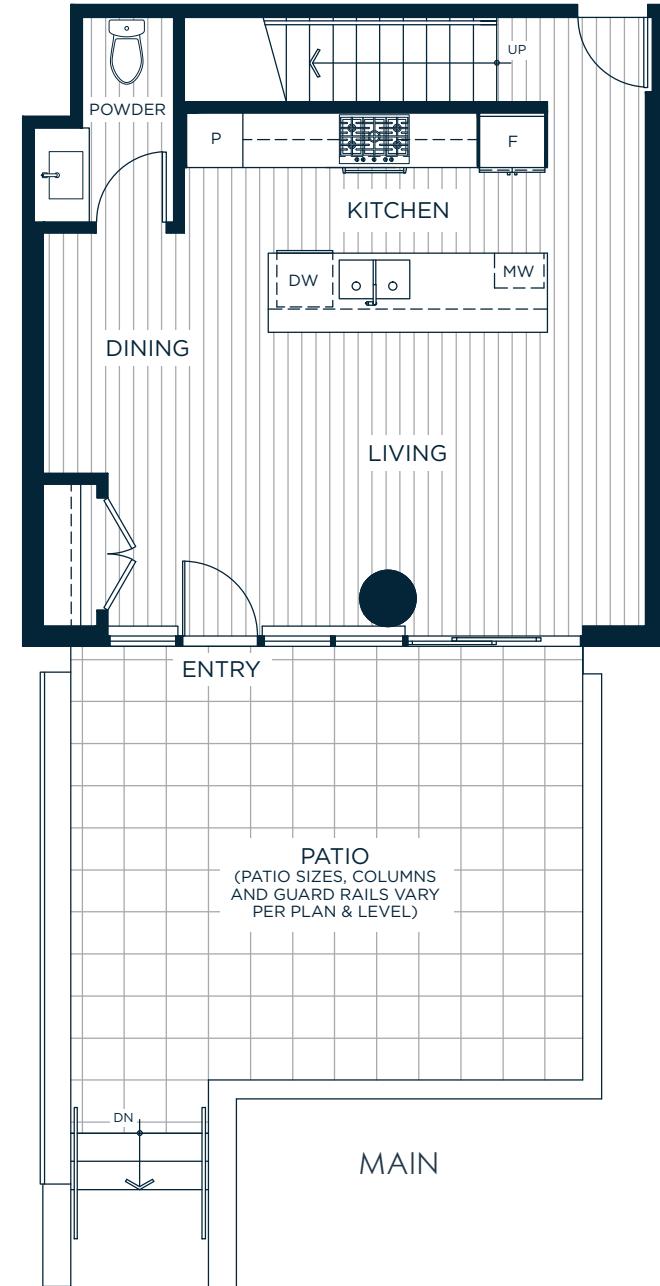
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# TH1

THREE BEDROOM  
TWO AND A HALF BATH

INDOOR LIVING: APPROX. 1,281 SQ. FT.  
OUTDOOR LIVING: APPROX. 396 SQ. FT.  
TOTAL: APPROX. 1,677 SQ. FT.

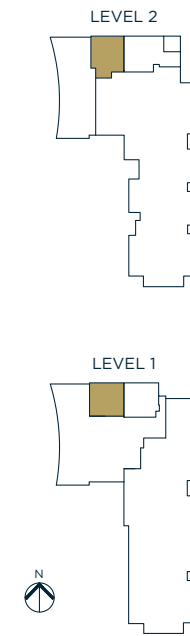
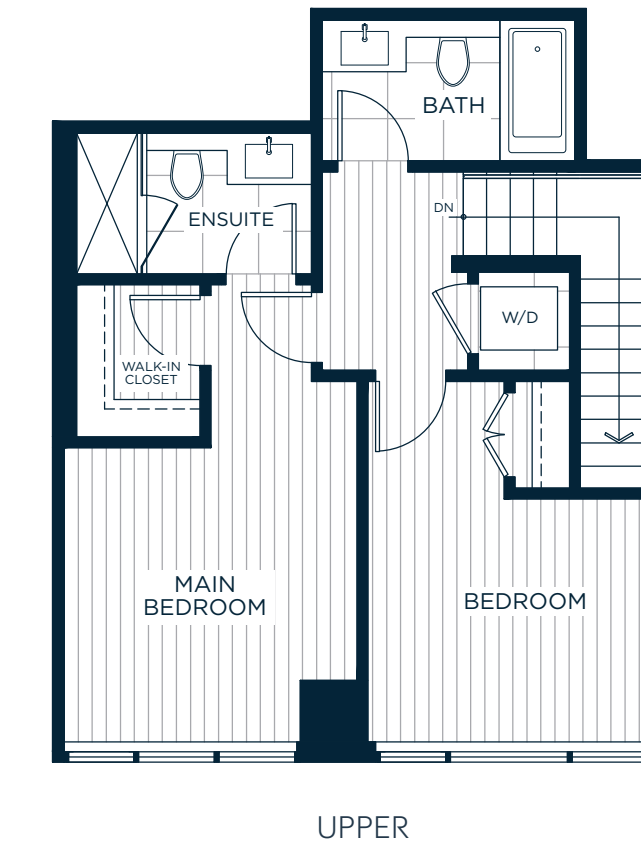
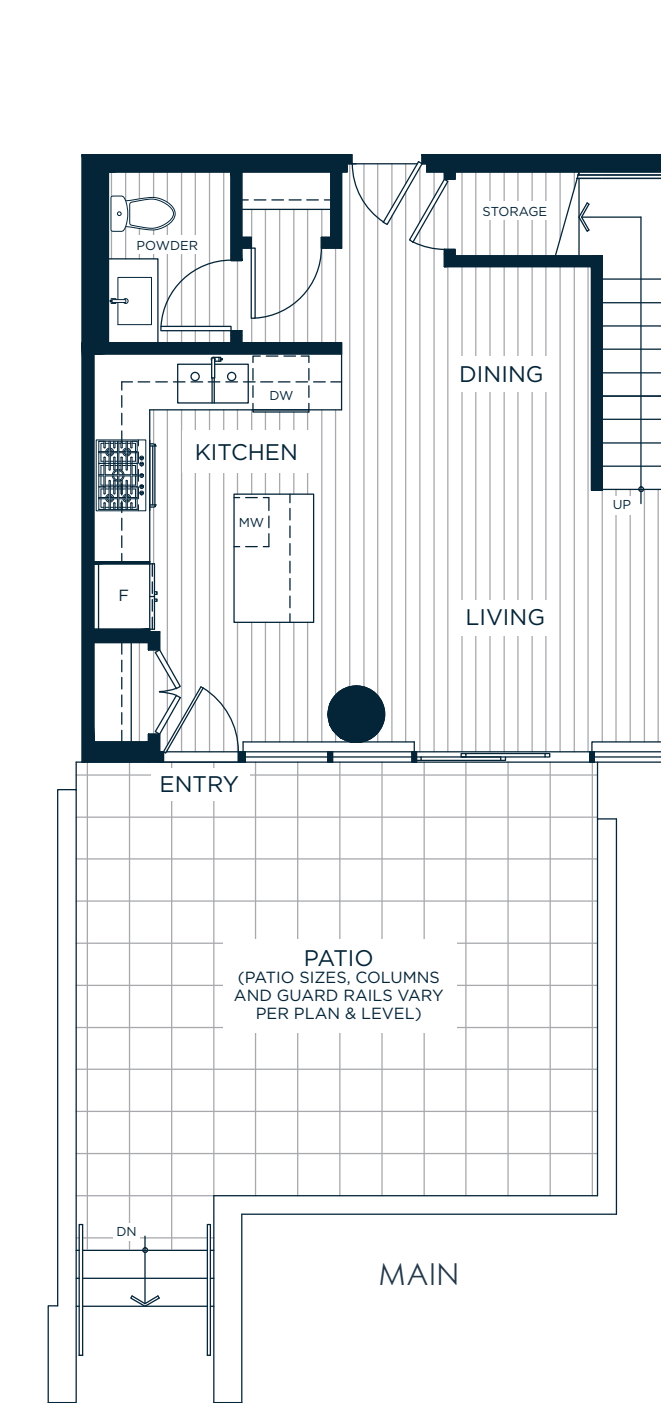


Riviera  
ON THE PARK, METROTOWN.

# TH2

TWO BEDROOM  
TWO AND A HALF BATH

INDOOR LIVING: APPROX. 1,066 SQ. FT.  
OUTDOOR LIVING: APPROX. 286 SQ. FT.  
TOTAL: APPROX. 1,352 SQ. FT.



Riviera  
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