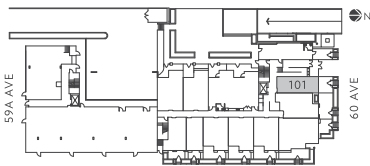
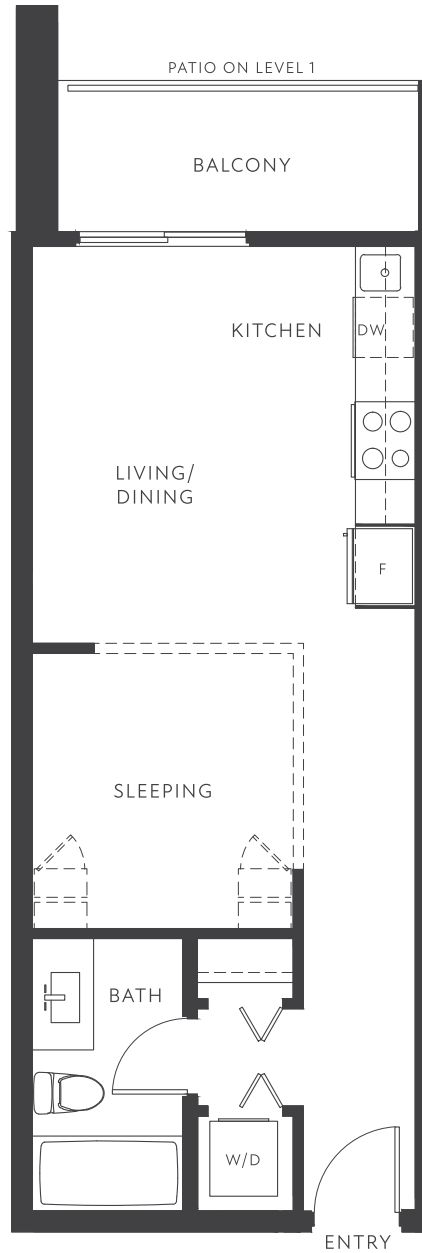


## E

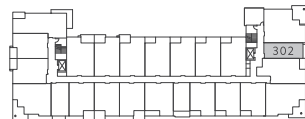
STUDIO, 1 BATH  
 INTERIOR 462-474 SQ FT



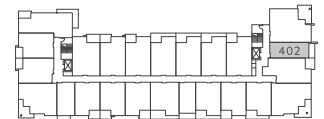
144 ST  
 LEVEL 1



LEVEL 2



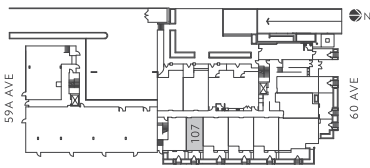
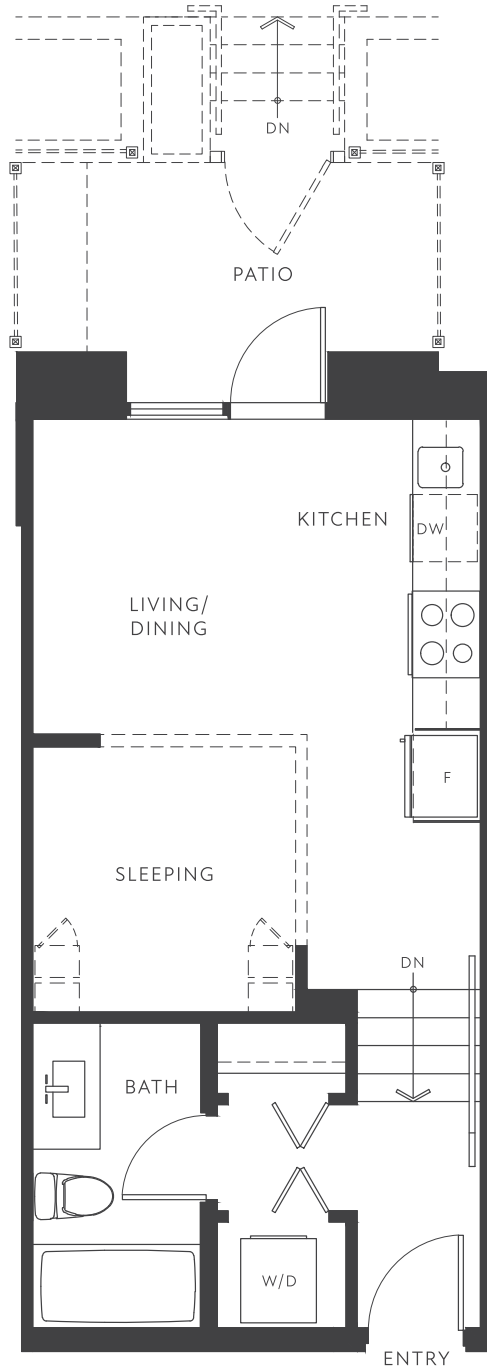
LEVEL 3



LEVEL 4

# F

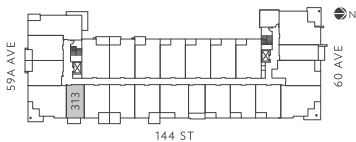
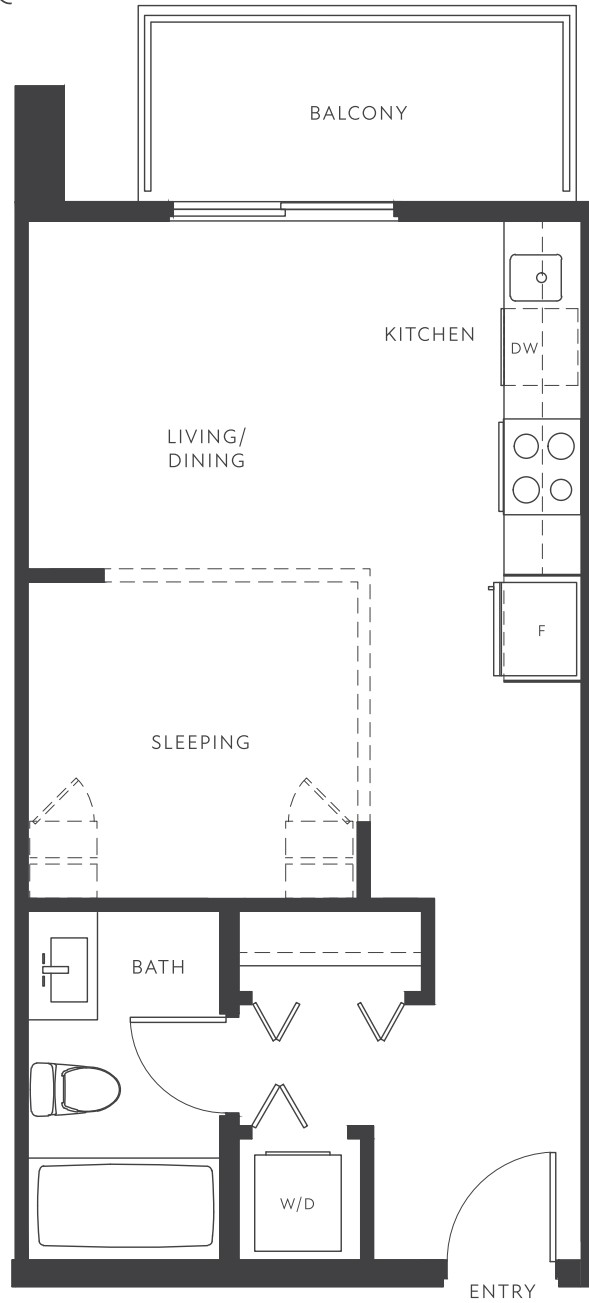
STUDIO, 1 BATH  
INTERIOR 392 SQ FT



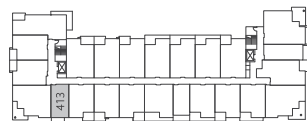
144 ST  
LEVEL 1

## F1

STUDIO, 1 BATH  
INTERIOR 421 SQ FT



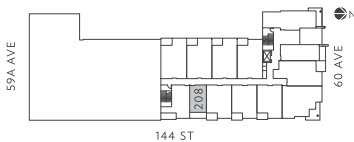
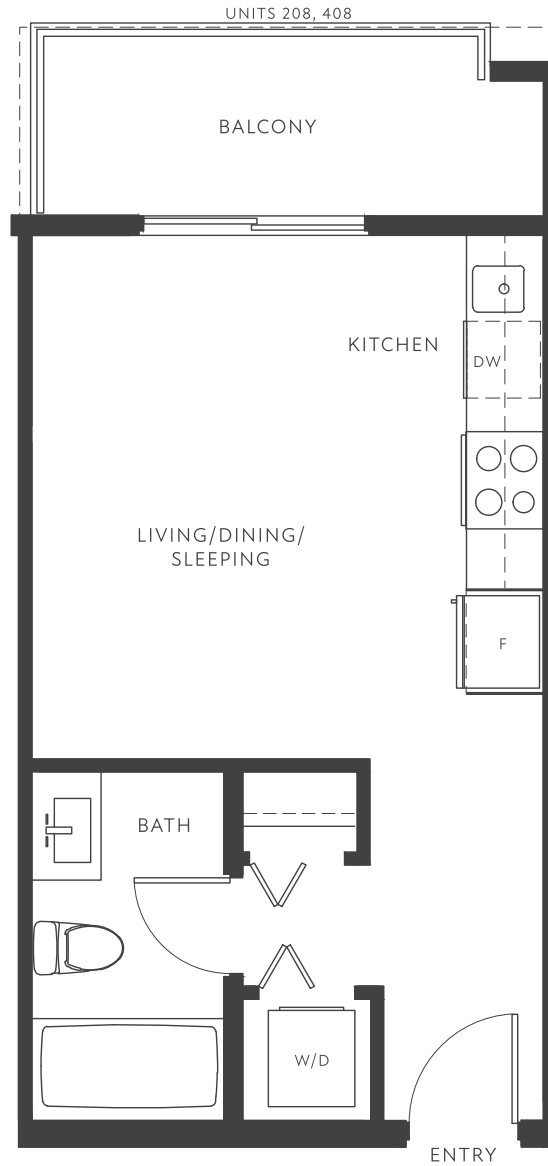
LEVEL 3



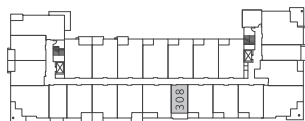
LEVEL 4

## F3

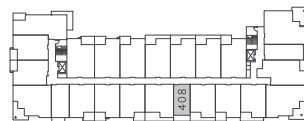
STUDIO, 1 BATH  
INTERIOR 392 SQ FT



LEVEL 2

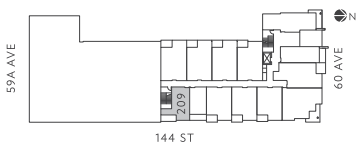
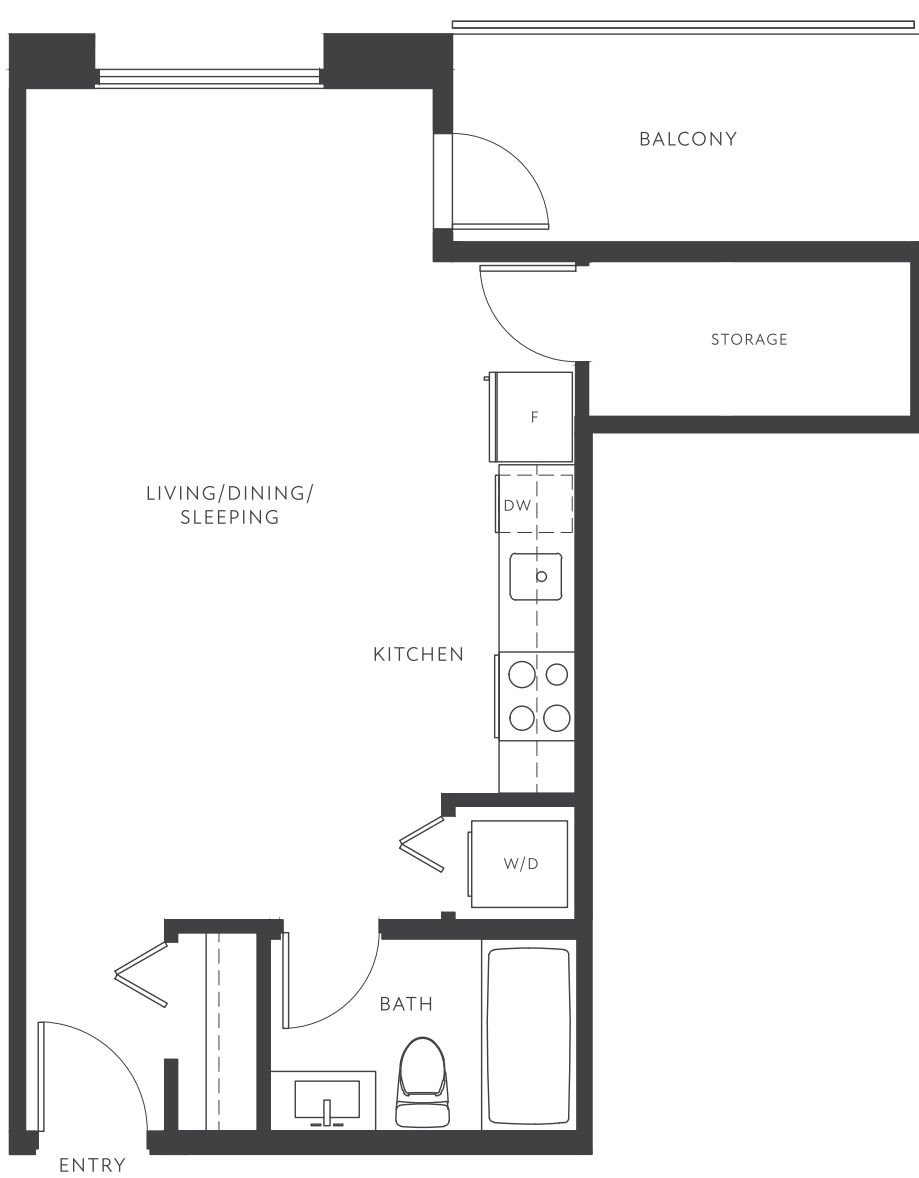


LEVEL 3



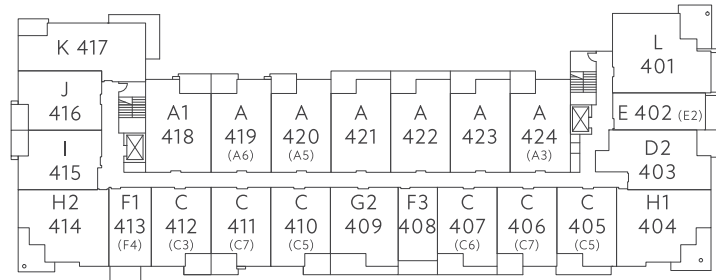
LEVEL 4

## G1 STUDIO, 1 BATH INTERIOR 454 SQ FT

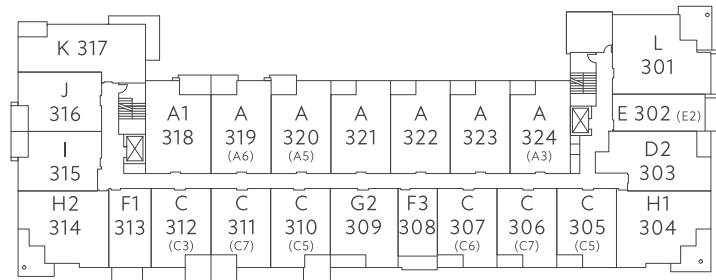


LEVEL 2

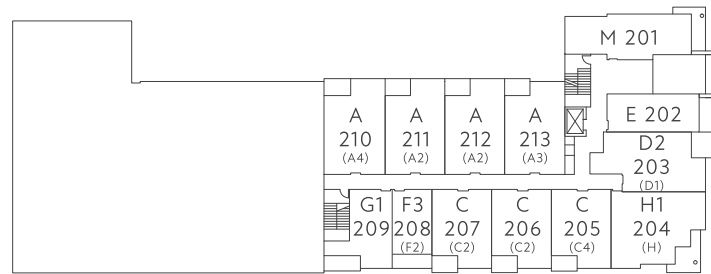
# SITE PLAN



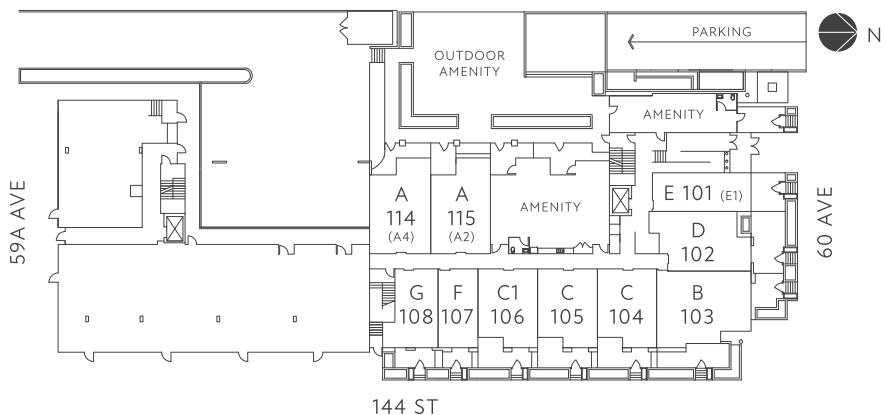
**LEVEL 4**



**LEVEL 3**



**LEVEL 2**



**LEVEL 1**



# FEATURES

## HOMES

- Spacious homes that put the fun in functional. VIVA is located in the thriving Sullivan Ridge neighbourhood.
- Parks, schools, restaurants, shopping and all the modern conveniences within reach
- Sophisticated architecture designed by DF Architecture Inc.
- Expansive and beautifully landscaped courtyard designed by PMG Landscape Architects with outdoor amenities including serene walking paths and garden
- Over height 9' ceilings in all homes (select homes feature grand 11.5' ceilings)
- Rough-in air conditioning in all homes for comfortable climate control

## ELEGANT INTERIORS

- Thoughtfully designed and spacious floor plans with large terraces in select homes
- Interior design by The Collaborative Design Studio
- Premium low maintenance and durable laminate flooring throughout all homes
- Plush and premium carpet in all bedrooms
- Expansive windows to allow natural light in homes
- Contemporary shades on all windows for additional privacy
- Convenient in-suite front-loading washer and dryer

## GOURMET KITCHENS

- High performance kitchen appliance package:
  - Stainless steel range
  - Stainless steel dishwasher
  - Stainless steel over the range microwave/hood fan
  - Stainless steel refrigerator
- Custom designed kitchen cabinetry with soft close details and wood accent details
- Stunning quartz countertops and kitchen islands for entertaining with family and guests
- Sleek large format polished porcelain tile backsplashes for easy maintenance
- Large stainless steel sink with convenient pull down faucet

## HOTEL-INSPIRED BATHROOMS

- Hotel-inspired bathrooms featuring luxurious details including wood accent finishing
- Designer-selected large format porcelain bathroom floor tiles and exquisite shower wall tiles
- Luxurious quartz countertops designed for easy maintenance
- Low consumption toilets
- Minimalist matte black faucet and shower/tub fixtures
- Sleek glass shower door enclosure

## CLUB AMENITIES

- Residents have access to the approximately 2,500 sq ft of outdoor and 2,000 sq ft of indoor amenities including landscaped areas
- Residents' lounge with kitchen and dining area, facing intimate garden views
- Co-work stations
- Specialized parcel boxes storage area

## PEACE OF MIND

- Secure residential underground parking and bike storage
- Comprehensive warranty protection:
  - 2-year warranty for materials and labour
  - 5-year warranty for building envelope
  - 10-year warranty for structural defects