

Features:

Designed For You

- Open concept floor plan
- Custom, maple, shaker-style kitchen
- Excellent sound proofing between homes with a Sound Transmission Class well in excess of Building Code requirements
- Washer, dryer, dishwasher, fridge and stove included with every home
- Whirlpool Stainless Steel kitchen appliances
- Ceramic Tile
- Upgrade to wood laminate flooring available
- Upgrade to front loading side by side duet Whirlpool washer and dryer available

Condos

- In-floor heating throughout the home
- Ensuite washroom in the 2 bathroom floor plan
- Underground parking stall available for many of the homes
- Extra-long surface parking stalls available, where two cars can be parked in tandem, or a truck and a skidoo
- Storage available in the underground parkade
- Stainless steel Fridge, Stove, and Dishwasher.

Villas

- In-floor heating throughout the home
- Ensuite washroom and walk-in closet in the 2 bedroom Villas
- Some Villas will have extra long parking stalls to accommodate snowmobile / motorbike parking in addition to a vehicle
- Upgraded Luxury stainless steel Fridge, Stove, Dishwasher and Microwave Hood Fan with every home.

Townhomes

- A deck off the main level. Some decks will be elevated over a walk-out basement
- Single car garage (12' wide x 21' long or 23' long)
- Ensuite washroom and walk-in closet in the Master Bedroom
- The 3 bedroom Townhome floor plan includes a larger ensuite washroom, with a shower and a tub.
- Exclusive use backyard
- Townhome Lot sizes range from 1,921 to 10,970 sq. ft. Perfect for a deck, box gardens, patios, BBQ pits, a dog run, a shed, a workshop or a gazebo.
- The Townhomes have a range of basement options, ranging from no basement to a 671 sq. ft. walk out basement with 10' ceilings.
- The basements can be designed to suit your needs, with two bedrooms, one bedroom, a games room, or left unfinished.

- Upgraded Luxury stainless steel Fridge, Stove, Dishwasher and Microwave Hood Fan with every home.

[Upgrades Pricing List](#)

[Appliance specifications for Niven Heights Phase 1](#)

[Appliance Specifications for Niven Phase 2](#)

Designed for Recreation

- Bike Racks
- Adjacent to walking / biking / snowmobile trails



Designed for Affordability

- Ownership is cheaper than renting!
- Your mortgage fees and condo fees combined are less than your rent!
- Using a 2 bedroom Condo at \$210,000 plus GST as an example:
 - Mortgage: \$970 / month
 - Condo Fees: \$350 / month
 - Total: \$1,320 per month
 - Rent for a 2 Bedroom Condo: \$1,630
 - Savings of \$310 per month, and you are building equity in your home!
 - Deposits / Down-payments of as little as \$11,000 (5%)
 - Deposits / Down-payments can be borrowed. Contact us or Julie at RBC for more details (julie.kilbride@rbc.com)

Built to Last

- 1 year comprehensive warranty

- Foundations on bedrock
- Sprinkler system in every home
- Hardiplank and hardie shake exterior
- Builder has supervised the construction of over 1,400 multi-family homes, many in northern climates

Eco-Friendly and Energy Efficient

- Will be a highly energy efficient home that meets the Energuide 80 status, with R28 walls and R52 ceilings
- Triple glazed, Low E argon filled windows for energy savings
- Low flow toilets and low flow shower heads and faucets for water savings

Landscaping

- The landscaping is extensive and involves retaining well over an acre of natural forest and adding significant additional landscaping to the site