



LA RIVIERE

MAPLE RIDGE

An aerial photograph of a wide, light-colored river meandering through a vast, dense forest of evergreen trees. In the background, a range of rugged mountains is visible, with the highest peaks covered in snow and partially illuminated by a soft, golden light, suggesting either sunrise or sunset. The overall scene is serene and majestic.

LUXURY LIVING BY THE RIVER





LA RIVIERE
MAPLE RIDGE

La Riviere will be one of the city's most remarkable condos conveniently located in downtown Maple Ridge. The six-story mix-use condo project will include residential and ground-level commercial space. Inspired by modern French interior design, this boutique collection of studio, 1, 2, & 3 bedroom homes will boast an extensive range of exclusive indoor and outdoor features including an exercise room, meeting room, courtyard, underground parking, electric car charging stations, and many more.

Residents can take advantage of the rooftop garden lounge with its unobstructed view of the Fraser River or enjoy a quiet stroll along the Port Haney Historical Walk. Built by Pacific Visions Development, La Riviere represents the essence of peaceful living.





LA RIVIERE
MAPLE RIDGE



BUILDING FEATURES

La Riviere is truly one of the most prestigious condos in the area.

Focused on green initiatives, La Riviere is a home designed for today's innovations and prepared for tomorrow's advancements.

With EV ready parking stalls, a green roof to aid in the insulation of the building, and a rain garden that naturally collects and filters runoff before it enters the storm drain, residents will have the peace of mind that their home was consciously built.







HOME FEATURES

Open floor plans are bright and inviting, with full-height windows that maximize views.

High-performance appliances, including a natural gas range, and elegant, easy-to-clean cabinets with clever storage solutions make the kitchen an impressive feature. Two designer color schemes offer timeless beauty with the fresh, bright white of La Lumiere or the contemporary dark gray hue of Le Fantome.





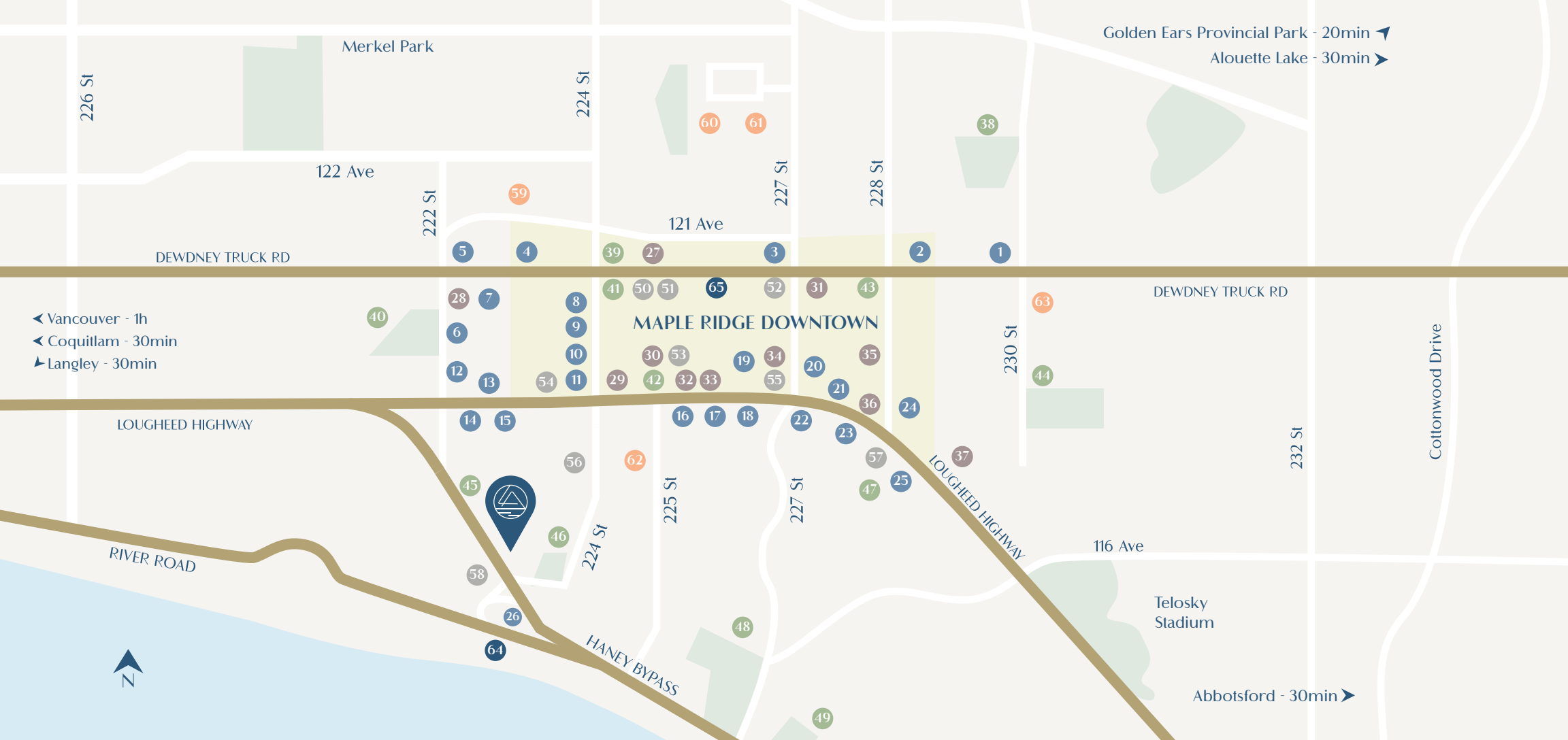


AMENITIES

Residents are invited to take advantage of an array of premier on-site amenities including secure underground parking, an EV charging station, meeting rooms, and a fitness studio. You can spend time outside in the beautiful ground-level courtyard or hang out in the rooftop garden lounge; the choice is yours at La Riviere.







Restaurants & Cafes ●

1. Tim Hortons
2. Brownies Chicken & Seafood
3. Starbucks
4. Blenz Coffee
5. Gratia Bakery & Café
6. La Trattoria Restaurant
7. Maple Sushi
8. Il Corsaro Bar
9. Taco Fan
10. Chamaleon Restaurant
11. Express Pizza
12. KFC
13. Quan's Kitchen

14. Pho Song

15. Don Fito's Mexican
16. Jimmy's Lunch Box
17. Bobby Sox 50's Diner
18. Smile Thai Cuisine
19. Sammy J's Grill & Bar
20. Big Feast Bistro
21. Quesada Burritos & Tacos
22. The Well Maple Ridge
23. McDonald's
24. A&W Burger
25. Subway
26. Billy Miner Ale House

Parks & Recreation ●

38. Fletcher Park
39. Maple Ridge Public Library
40. Raymond Park
41. Leisure Centre
42. Champion Fitness
43. Revs Bowling
44. Pioneer Park
45. Beckett Park
46. Callaghan Park
47. Epic Yoga & Fitness Studio
48. Brickwood Park
49. Maple Ridge Museum

Shopping ●

27. Maple Ridge square
28. Root's Organic Foods
29. Walmart Supercentre
30. Haney Place Mall
31. Meridian Farm Market
32. Dollarama
33. Langley Farm Market
34. Save-On-Foods
35. Valley Fair Mall
36. London Drugs
37. Lougheed Plaza

Services ●

50. Maple Ridge Public Library
51. Bc Centre
52. Capital West Insurance
53. Scotiabank
54. Rbc Royal Bank
55. Telus Store
56. Lifelabs Medical
57. Vancity
58. Maple Ridge Treatment Centre

Transit ●

64. West Coast Express Station (Port Haney)
65. Haney Place Transit Loop

Schools ●

59. District 42 Alternative Secondary
60. Eric Langton Elementary
61. St Patrick's School
62. Wonder World Play School
63. Golden Ears Elementary

LIFESTYLE

Nestled amongst an array of scenic landscapes, including majestic mountains, verdant forests, and winding rivers, Maple Ridge is home to a vibrant and diverse community that values local events and cultural celebrations creating a perfect blend of rural and urban living.



FEATURES

SERENE LOCATION

- A residential community featuring a total of 111 condominium units consisting of studio, one, two and three bedroom homes and 6000 square feet of commercial space.
- Maple Ridge is known for its picturesque landscape, magnificent views, and its abundance of recreational activities.
- The area is home to numerous parks, trails, and lakes, making it a popular destination for outdoor activities like camping, fishing, and hiking.
- Maple Ridge is also host to a variety of restaurants, bars, cultural attractions, from museums and art galleries to theater performances.
- Easy access to Haney Bypass and Lougheed Highway.

ALLURING RESIDENCES

- Every stylish and sophisticated home is thoughtfully designed with functionality and comfort for residents.
- Residents have the option of two beautifully curated colour schemes.
“La lumière” (light) or
“Le fantôme” (dark)
- Main living areas feature aesthetic and durable laminate flooring in oak birch or sandy oak.
- Large energy efficient windows to maximize natural sunlight and beautiful nature views.
- Every home offers a spacious patio for relaxing and entertaining.

PREMIUM COMFORTS INCLUDED:

- Every home comes with air conditioning for those warmer months.
- Integrated smart stainless steel appliances offer an elevated lifestyle.
- Choice of electric stovetop or full size stainless steel gas range cooktop.

BATHROOM & ENSUITES:

- Bathrooms features contemporary flat panel high gloss cabinets with white and gray carrera quartz.
- Spacious shower featuring porcelain european style tiles and glass doors accented with matte black frame.
- Dual flush white ceramic toilet.
- Ceramic white sink with single handle black faucet.

MODERN KITCHENS

- Modern and thoughtfully designed kitchens that are fully equipped for every day living.
- Flat panel soft close cabinets accented by matte black hardware.
- Timeless white and gray carrera quartz countertops.
- Under-cabinet task lighting that is sleek and contemporary in design.
- Breakfast bar with spacious stainless steel sink and matte black single handle pullout faucet.
- Stainless steel appliance package features: Gas Range or Electric Range Oven with Convection, 18 cu. ft. Smart Counter Depth 3-Door Refrigerator.

PEACE OF MIND

- Electric baseboard heating and air conditioning in every unit.
- Recessed LED pot lights throughout living space.
- 9' ceilings throughout living area.
- Energy efficient double glazed windows.
- All homes fully pre wired for in home security system.
- Secure underground parking.
- EV chargers roughed in for every stall.
- Comprehensive warranty provided by Pacific Home Warranty including:
 - 2 Years Workmanship and Materials.
 - 5 Years Water Penetration.
 - 10 Years Structural Defects.

AMENITIES

- Expansive rooftop lounge featuring garden, seating areas, gas bbq, firepit and gas heaters.
- Ground level courtyard featuring community garden. Bbq, firepit and gas heaters and landscaping.
- Fully equipped fitness studio.
- Meeting lounge featuring entertainment space, work station, games room and wet bar.

Disclosure: *In our continuing effort to improve and maintain the high standard of La Riviere, the Developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As reverse, flipped, and/or mirrored plans occur throughout the development please see the architectural plans for unit layout if material to your decision to purchase. Illustrations, renderings, vignettes, and marketing materials provided are an artist's concept and are intended as a general reference only, not to be relied upon as they are subject to change without prior notice. Please ask one of the sales staff to reference the most recent set of architectural construction drawings for the most up to date dimensions, layouts, and other details. Please refer to disclosure statement for specific offering details. E. & O. E. Sales and Marketing provided by Red Diamond Real Estate Group. www.reddiamondrealestategroup.ca



TEAM APPROACH



PVD PACIFIC VISION DEVELOPMENT | Building Development

Rooted in Vancouver, British Columbia, we have amassed over two decades of experience in developing properties across the Lower Mainland. Providing excellent service is our top priority, and we take great care in ensuring that our clients are well-informed throughout the development process. We are committed to realizing or exceeding their vision with meticulous attention to detail and care.



RED DIAMOND REAL ESTATE GROUP | Marketing & Sales

The Red Diamond Real Estate Group is a highly regarded full-service real estate company offering a comprehensive range of services to its clients. The company specializes in the acquisition and disposition of residential homes, with a particular emphasis on project marketing and land development. The Red Diamond Real Estate Group is a team of experienced and knowledgeable real estate professionals who use their expertise to help clients navigate the complex world of real estate transactions.



PROPERTY CAKE | Branding, Rendering, Web Design and SEO

At Property Cake, we have over 20 years of experience in the digital marketing space. Our clients include property developers, realtors, property management companies, interior design firms, and media agencies. We are privileged to work with forward-thinking, impressive businesses, including many of Canada's top brokerages and developers. Quality and satisfaction are our top priorities in any project we undertake, whether it involves web design, rebranding, or architectural renderings. Our designers maintain only the highest standards in our work.



F. ADAB ARCHITECTS | Architecture & Planning

Established in 1988, F. Adab Architects has evolved into one of Vancouver's leading architectural firms, specializing in urban design, multi-family residential, commercial, and mixed-use projects. Our commitment to our clients is equally implemented for projects at all scales of complexity. We strive for the highest level of service, delivered in a timely and cost-effective manner. We are committed to providing innovative and professionally responsible design solutions. Our repeat clients are evidence of this commitment.



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