

INTRACORP EXTRAORDINARY

At Intracorp we believe in “Building the Extraordinary.” This philosophy is our daily reminder to create homes that are “beyond what is ordinary.” It’s our promise to give Homeowners the features that make life more comfortable, more beautiful, and offer lasting quality. Look for the Intracorp Extraordinary logo 📌 highlighting extraordinary features you won’t easily find elsewhere.

COMMUNITY

- Part of the River Park Place master plan at the Oval Village
- Close to major transportation hubs including the Canada Line and Highway 99
- Part of a quiet residential neighbourhood near parks, trails, and schools

FIRST IMPRESSIONS

- Built by reputable Intracorp, homes are created with care, attention to detail, and high quality construction and building technology

INTERIORS

- SMART technologies throughout the home use WiFi to control your Nest thermostat, lighting, and security systems
- 📌 Wireless dimmers let you launch lighting sequences from your smartphone before you arrive home
- Oversized windows frame river, park, and city views, while maximizing natural light
- Laminate flooring throughout main living area, with soft carpeting in bedrooms
- Sheersshade roller blinds throughout your home
- Blackout roller shades in bedrooms
- Recessed ceiling lights throughout kitchen, dining, and bathrooms
- Sliding mirrored doors on bedroom closets
- Air conditioning throughout your home
- A minimum of 1 parking stall per home

KITCHENS

- White polished Caesarstone countertops with painted glass backsplash
- 📌 La Scala LED Ribbon Light under cabinet illuminates your kitchen backsplash with different colours. Choose from 16 hues to suit your mood and create a new look
- Counter-top appliance garage
- Undermount stainless steel sink with Grohe single-lever chrome faucet
- Integrated Bosch appliance package, including fridge, dishwasher, wall oven, stainless steel microwave, and 5-burner gas cooktop

BATHROOMS

- Glass-encased showers with Grohe chrome rainshower fixture
- White polished Caesarstone countertops with white undermount basin
- Under-cabinet vanity lighting
- 📌 Mirrored medicine cabinets in master ensuite
- White porcelain tile flooring and walls
- Polished chrome fixtures throughout
- Recessed in-shower lighting

📌 ENERGETIC AMENITIES

- The lounge features large windows and a double-storey, double-sided fireplace with comfortable sofas and a long dining table
- Karaoke player with large screens, speakers, and mixer

- The Ultimate Games Room features a design-forward basketball court; 2 digital dartboards; 2 motorized mahjong tables; 1 poker table; 1 billiard table
- Third floor relaxation courtyard with landscaped garden lounge
- Ultimate Car Wash Wet Bay features a high-pressure spray hose, and the separate Dry Bay has a vacuum cleaner and other cleaning supplies stored in custom stainless steel cabinets
- Optional electric car charging parking stations
- Two guest suites to make your overnight visitors feel at home
- Recital room for music lessons, with state-of-the-art recording studio
- Quiet, comfortable study room
- Large, elegant boardroom for meetings
- Secure storage lockers



CONTROLLED COMFORT

State-of-the-art technology works with your smartphone to automatically launch a prearranged sequence whenever you're on your way home. Use wireless controls to dim a room's lighting without leaving the dinner table. And your kitchen's programmed LED ribbon lets you customize and control colours that will illuminate your backsplash.

The base package for RPP includes the following:

- WiFi Thermostat
- Wireless Lighting and control
- LED Ribbon Light

NETWORK

The network is the backbone of a successful system today. We all use wireless devices and the demand for these devices will only increase. Having a reliable and robust network is the key to these devices staying connected. Each suite will have a network router installed.

- RPP to be a 'Smart Home' building
- With no additional infrastructure, the Lutron Caseta app will wirelessly control shades, thermostat and lighting

THERMOSTAT

- Located off the living room, each 1 and 2 bedroom suite will have a programmable Nest thermostat
- Adjust your heating and air-conditioning
- Controlled simultaneously with your lighting through the Lutron Caseta smartphone app

WIRELESS LIGHTING

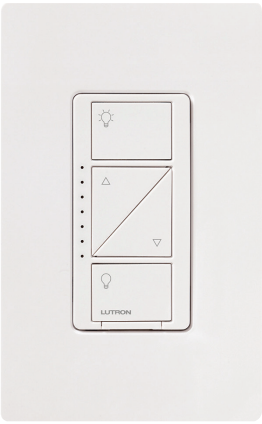
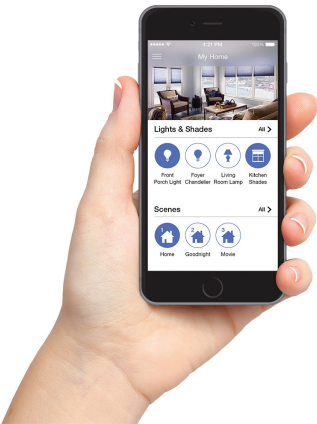
- Lighting is controlled with Lutron Caseta Dimmers; includes Smart Bridge Pro and 4 dimmers
- Smart Bridge Pro is installed in a storage room and connected to the internet
- This unit manages the lighting commands and allows additional items to run on the app

Definition of a Scene:

- Also used through the Lutron Caseta app, all commands are controlled through your smartphone
- With a single button push, turn on or off a series of lighting schemes
- The app recognizes when you are approaching home and automatically initiates the preprogrammed sequence

Colour LED Ribbon light

- Base package includes approx. 8 ft of LED colour ribbon lighting installed under kitchen cabinets
- Controlled with a remote, choose from 16 different colours
- One Caseta dimmer is connected to the LED strip, controlling brightness



RPP|III

3 BED + DEN

PLAN E2

INDOOR SPACE

OUTDOOR SPACE

1,202 SQ FT

133 SQ FT

