

# NIVEN CONDOS



2 Bed | 2 Bath | 1030 sq. ft.

CONTEMPORARY DESIGN, QUALITY FINISHINGS, BEAUTIFUL LAKE VIEWS, CLOSE PROXIMITY TO LAKE AND SKI TRAILS AND WITH A HOST OF CUSTOM OPTIONS, CREATE A SPACE THAT'S TRULY YOUR OWN

STARTING AT \$386,900 + GST



## WELCOME TO 176 NIVEN CONDOS

176 Niven Condos are two bedroom, two bathroom homes offering a functional layout at over 1000 sq. ft., with thoughtful consideration to comfort, generous storage options, tonnes of natural light, and subtly contemporary finishings.

Located in the desirable Niven neighborhood, 176 Niven Condos are only steps away from ski trails and access to Great Slave Lake as well as just a short walk to downtown and all of the amenities Old Town has to offer including exercise facilities, restaurants and bars, art galleries, and boutique shopping.

The homes will be built with excellent insulation ratings and sound-proofing, feature in-floor heating with beautiful polished concrete floors, 9 ft. ceilings, high efficiency propane boiler, superior-quality and long-lasting siding and roofing, LED pot-lighting through-out the home and spacious decks off the living room with views of Great Slave Lake.

With an array of customization options, the home truly becomes your own, and a space you will love coming home to every day.

## ABOUT THE DEVELOPER

Redcliff Developments is a Yellowknife-based company owned by long-time northern residents. It is their mission to build comfortable and functional residential spaces influenced by contemporary design. They are committed to using innovative building materials and construction practices, creating design-driven homes that are built for our northern environment.



## Condominium Features:

- Open concept design & layout optimizing natural light flow throughout the day
- Polished concrete floors with in-floor heating
- High-end finishes throughout including quartz countertops, Samsung Kitchen Appliances and contemporary, soft-closing cabinetry
- Beautiful quartz kitchen island with overhead pendant lighting
- Recessed LED lighting with dimmers
- Large patio with beautiful views of Great Slave Lake
- On-site energized parking
- Tile options for kitchen backsplash and bathroom tub-surround
- Upgraded options to choose from: Samsung kitchen appliances in a beautiful black stainless steel including propane stove, Cambria quartz countertop, walk-in shower with fully tiled surround and glass panel, and additional storage space

## Building Features:

- Steel Pile Foundation
- Excellent sound proofing
- Designed to Energuide 80 standards
- Highly energy efficient homes, R32 Walls and R50 Roof
- Aluminum-clad triple glazed, Zone D, Low E argon filled windows
- Dual flush toilets and low flow shower heads
- Sprinkler system in every home
- Heat recovery ventilation system in every home for superior comfort
- High Efficiency Boiler
- Industrial-grade, long lasting roof and siding



## Customization Options:

- **Cabinets and drawers**- Contemporary flat-slab cabinets with soft-close function offered in 4 different colours.
- **Caeserstone quartz kitchen countertop**- Durable, easy to clean, heat and scratch-resistant and non-porous.
- **Bathroom Vanities**- Two large pullout drawers with soft-close function, offered in 5 different colours.
- **Kitchen Backsplash and Bathroom Tile**- A variety of colour options in porcelain and ceramic.
- **Kitchen Faucet**- Offered in Chrome, Matte Black and Bronze.
- **Kitchen Pendant Lights**- A variety of contemporary options will be offered.

## Additional Upgrades:

Samsung Kitchen Appliances with propane cooktop- \$4900

Cambria Quartz Countertop- \$3900

Walk-in Shower with fully tiled surround and glass panel- \$2900

Exterior storage locker, approximately 40 Sq. Ft- \$4900

APPLIANCES:





## Refrigerator- RF263BEASG French Door with Twin Cooling Plus, 24.6 cu.ft

- Twin Cooling Plus™ technology cools the fridge and freezer compartments separately, so food stays fresher and odors don't mix.
- High efficiency LED lighting is slimmer, cooler and more power-efficient than conventional lighting.
- The generous doors open out wide, so you can see everything that's inside the fridge at a glance.
- Ice and water dispenser
- Door alarm

## Stove- NE58K9500SG Electric Range with Slide-in Design, 5.8 cu.ft

- Massive 5.8 cu. ft. capacity oven lets you cook more and much larger dishes.
- Control the temperature and time, program recipes, select cooking functions and set cleaning options easily with an intuitive step-by-step display.
- A five burner cooktop, with a large oval burner, offers the ultimate flexibility and control. You can efficiently prepare multiple dishes using different sized pots and pans.
- The Perfect Cooking Probe keeps tabs on internal food temperature, indicating when meat is properly done and safe to eat.

## Dishwasher- DW80K7050 Black Stainless Third Rack and Stormwash

- AutoRelease™ Dry feature. Door opens automatically to allow steam to escape, while a fan creates a curtain of air to protect your counter.
- The StormWash™ heavy-duty wash system gets the messiest pots and pans perfectly clean without pre-washing.
- A 'FlexLoad™ Rack' makes it easy to fit in various shapes and sizes of dish.
- Noise insulation system, with the lowest noise level in its class at just 44 decibels.
- Save time and energy with the Lower Rack setting as you can fill and clean the bottom zone only.
- Energy Star certified, uses 11% less energy and water than the Energy Star requirements!

## Microwave- ME18H704SFB Over-the-Range Microwave with Simple Clean Filter, 1.8 cu.ft

- Ceramic enamel interior is scratch resistant and easy to clean
- Simple Clean Filter is easy to remove and clean.
- Powerful, and nearly silent ventilation system
- Sensor Cook technology senses the interior air humidity, so the cooking mode and time can be automatically adjusted to retain the natural texture and flavor of ingredients.
- Eco Mode button conserves power by turning off the display when not in use

## APPLIANCE UPGRADE:





### Fridge- RF23M8090SG French Door Refrigerator with FlexZone, 22.6 cu.ft

- FlexZone™ provides four pre-set temperature settings. With one touch it can be optimized for fresh meat, poultry and fish, chilled beverages, deli foods or wine.
- The 48 oz Auto Water Fill automatically refills, so you've always got a filtered and chilled bottle of water ready to serve. And with an Infuser you can add fruits or herbs to create a delicious, refreshing beverage.
- Twin Cooling Plus™ technology cools the fridge and freezer compartments independently. It maintains a high humidity level all over the fridge and prevents odors from mixing.
- The Slide & Fold shelf adds extra flexibility to your storage. It slides in and out and can be easily folded in half to fit in various sized items.

### Stove- to be confirmed

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### Dishwasher- DW80M996OUG Premium Plus Dishwasher with Waterwall Technology

- WaterWall™ Technology cleans every dish in every corner, without pre-rinsing
- AutoRelease™ Dry feature. Door opens automatically to allow steam to escape, while a fan creates a curtain of air to protect your counter.
- Wi-Fi Connectivity enables remote control and monitoring from anywhere at any time using a smartphone App\*.
- Virtually silent wash cycles with a special insulation system that significantly reduces noise to 38 dBA.
- ENERGY STAR® certified!

### Microwave- ME21M706BAG Microwave Oven with Glass Touch Bottom Control, 2.1 cu.ft

- Brilliant LED cooktop lighting evenly distributes light over the cooktop.
- Sensor Cook technology sensors adjusts cooking mode to retain the natural texture and flavor of ingredients.
- Powerful, and nearly silent ventilation system
- Ceramic enamel interior is scratch resistant and easy to clean.
- Eco Mode button conserves power by turning off the display when not in use.



## BATHROOM VANITIES:

DARK BROWN



GLOSS WHITE



WHITE



OAK



## KITCHEN FAUCETS

BLACK

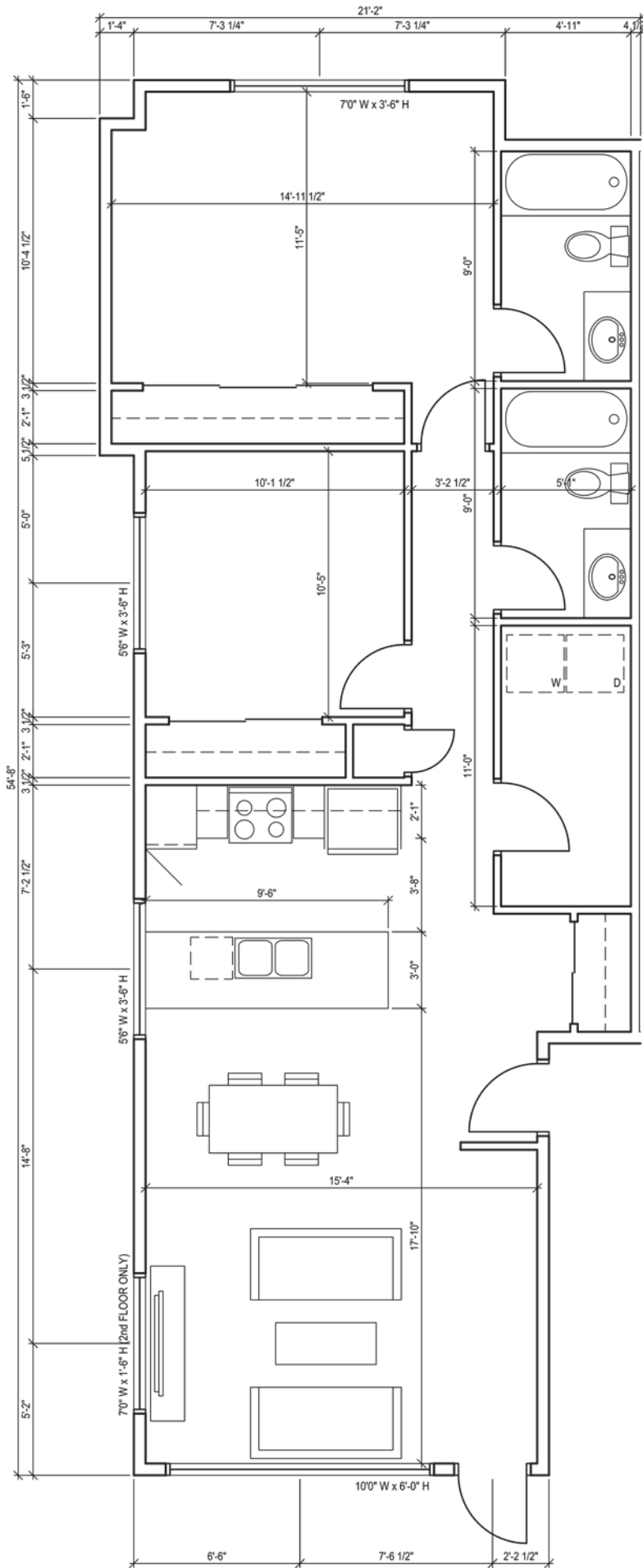


CHROME

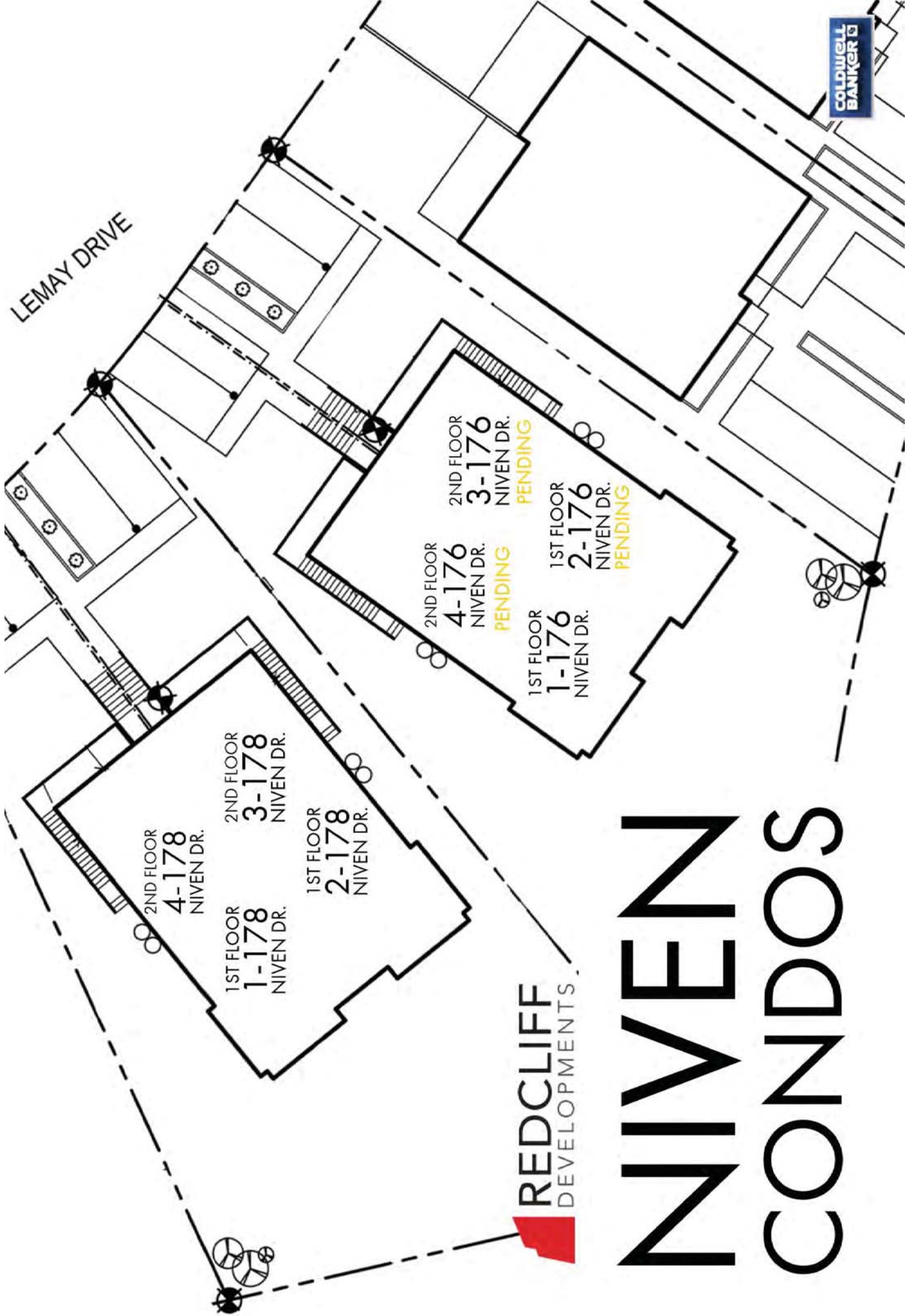


GOLD





LEMAY DRIVE



**REDCLIFF**  
DEVELOPMENTS

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