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WATERLOO REGION RECORD

Saturday, January 30, 2010

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A Special Advertising Feature



Aberdeen Homes – The Enclave at Riverwood

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BUILDER OF THE WEEK – ABERDEEN HOMES – THE ENCLAVE AT RIVERWOOD

Stylish freehold town collection enters its second phase

Curb appeal, quality construction, affordability and great location all played a part in the success of The Enclave at Riverwood's first phase of development and will undoubtedly do the same for phase two, set to break ground soon.

Crafted by family-based builder, Aberdeen Homes, The Enclave at Riverwood is a limited collection of freehold townhomes – also referred to as town villas – nestled within Kitchener-based Riverwood, an up-and-coming community with a scenic setting and strict architectural standards.

"This is a great area," observes Aberdeen's managing partner, Nathan Hallman.

"It's steps away from the Grand River and the Walter Bean Trail. It's close to area malls. Lackner Woods Public School is right down the road and a new Catholic School in the works. The amenities – both man-made and natural – are excellent," he says of the location.

"And the exterior finishes of these units (featuring brick, stone, siding, covered porches with pillars, single-car garages, steeply pitched roofs and box-out windows) are outstanding. We've gone to great lengths to ensure their style and consistency with the rest of the neighbourhood (which consists) of larger, single-detached homes."

First up in phase two at The Enclave at Riverwood is a block of five townhomes, each to be based on the popular Saugeen model as featured in the accompanying photos.

"Because of the huge backyards – they're all 55-feet deep from the back of the home to the property line – we're making the

houses in this block a little bit bigger. We're using the Saugeen as the basis but these homes will be about 70 square feet larger so we renamed the plan 'Saugeen II'. It has 1,300 square feet."

A tour of the original Saugeen – in which both standards and the builder's most popular upgrades are demonstrated – commences via a front door with sidelight that opens to reveal a ceramic-tiled foyer featuring a closet, two-piece powder room with pedestal sink as well as access to basement and garage. The smooth-face, two-panel doors with brushed nickel hardware present a modern touch and are standard with every home.

For the kitchen, Aberdeen opted for the U-shaped design with the alternate being a galley-style set up, both of which offer plenty of cabinetry and counterspace, a double stainless steel sink and a pass-through into the dining area.

"This is Raywal cabinetry in maple," says Hallman who also points out the kitchen's undercabinet lighting, potlights, the pass-through's breakfast bar and four free appliances: refrigerator, stove, dishwasher and over-the-range microwave.

"These appliances are included in every new home."

In the open concept great room and dining area, in addition to hardwood, the model offers a triple casement window and sliders to the rear yard.

An oak railing defines the stairway going up where three bedrooms, a linen closet and a four-piece bathroom – accessed by both the second floor landing and master bedroom – await.

"The master bedroom is huge. There's enough space for a queen or king size bed ... and there are two closets – one double



DAINA FEICK
HOME OF THE WEEK



Location, quality and great pricing – discover firsthand the amazing amenities offered by The Enclave at Riverwood.

and a good size walk-in."

Hallman also highlights the master's two large windows (one slider and one with a bench seat) and the ensuing natural light. He also affirms the plan's ability to accommodate a private ensuite for the master and a second family bathroom.

"Reaction to our first phase was excellent. It attracted empty-nesters and downsizers, young families, newly married couples young families and singles; we're almost sold out. I think phase two will do just as well. We'll be breaking ground in late winter and are planning for early summer closing dates. Once people realize we're here – it's a private area and quite secluded – they're pleasantly surprised. We're the only set of townhomes within this subdivision."

For more information about The Enclave at Riverwood by Aberdeen Homes including two remaining townhomes in phase one and other available floorplans, call David Gardner of Re/Max Twin City Realty Inc., Brokerage, at 519-885-0200 or Denise Braun of Re/Max Real Estate Centre, Inc., Brokerage, at 519-741-0950, visit www.aberdeenhomes.ca or stop by the model home at 914 Zeller Crescent (off Zeller Drive), Kitchener. Prices start at \$229,900. At The Enclave at Riverwood, homebuyers also enjoy one year of free Rogers phone, television and hi-speed internet services valued at approximately \$2,000 plus no-charge installation.

Open house hours: Saturday and Sunday, 1 to 5 p.m.