



# ARDEA

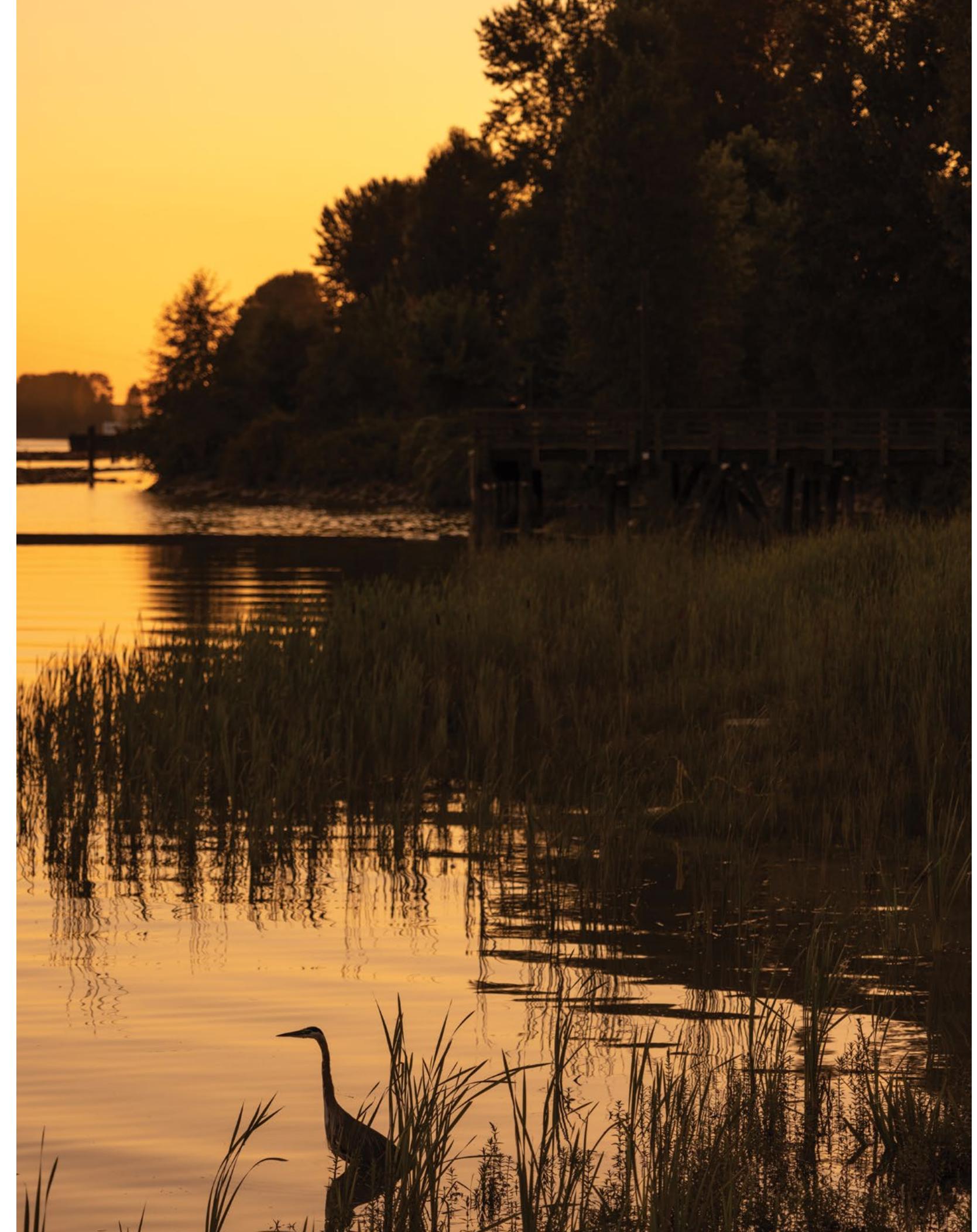
WATERFRONT HOMES





# AT HOME BY THE WATER.

Welcome to River District. A once forgotten stretch of industrial land that's been transformed into an active new community on the banks of the Fraser. Wesgroup's vision from the very beginning was to create a true neighbourhood that serves the people who live here. From a charming Town Centre bustling with activity, to 25 acres of scenic green space to connect with nature. For over five decades, Wesgroup has been creating places for people to call home. Places to live, explore, participate, and experience. We invite you to get to know us.



# DESIGN INSPIRED BY HISTORY.

The decades old industrial history of this location provides much of the inspiration behind the four buildings that comprise Ardea. With dark façades and varying heights, the architecture is bold, but undeniably timeless. Lush plantings and greenery weave throughout the buildings, seamlessly flowing into the new Kinross Park and the shoreline of the Fraser River.



# WATER. COMMUNITY. HOME.

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Now, over 3,500 residents call River District home with 16 shops, services and restaurants open and more to come including Bufala, Kokoro, Lucky Taco, Local and Boketto. River District will soon be home to a community centre, sports fields and an elementary school.





1. Run into old and new friends in a vibrant Town Centre.

2. The history of the river is ever present.

3. Staying fit is a scenic experience along the waterfront.

4. Keep your fridge and cabinets stocked with fresh groceries.

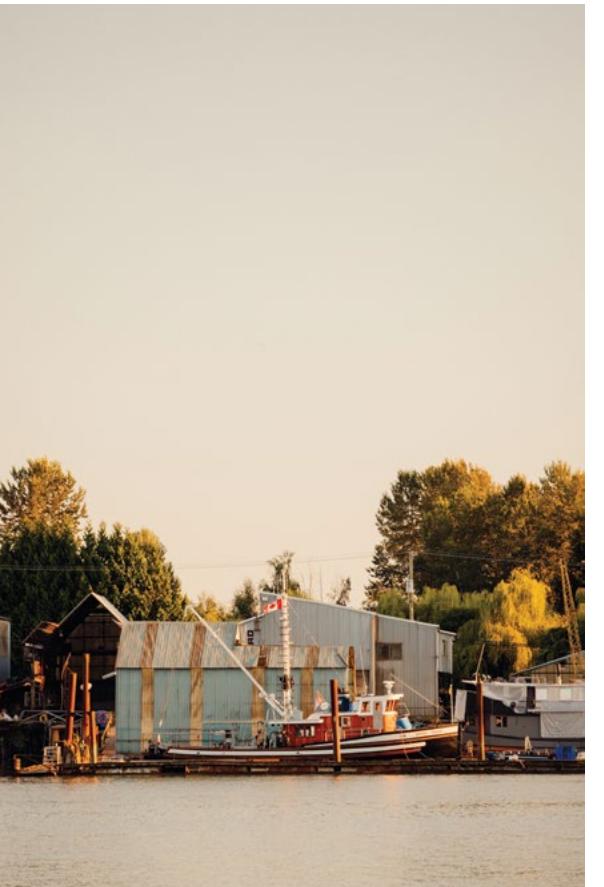
5. Bike or walk around the community on one of many trails.

6. Savour delicious meals and great company at local restaurants.

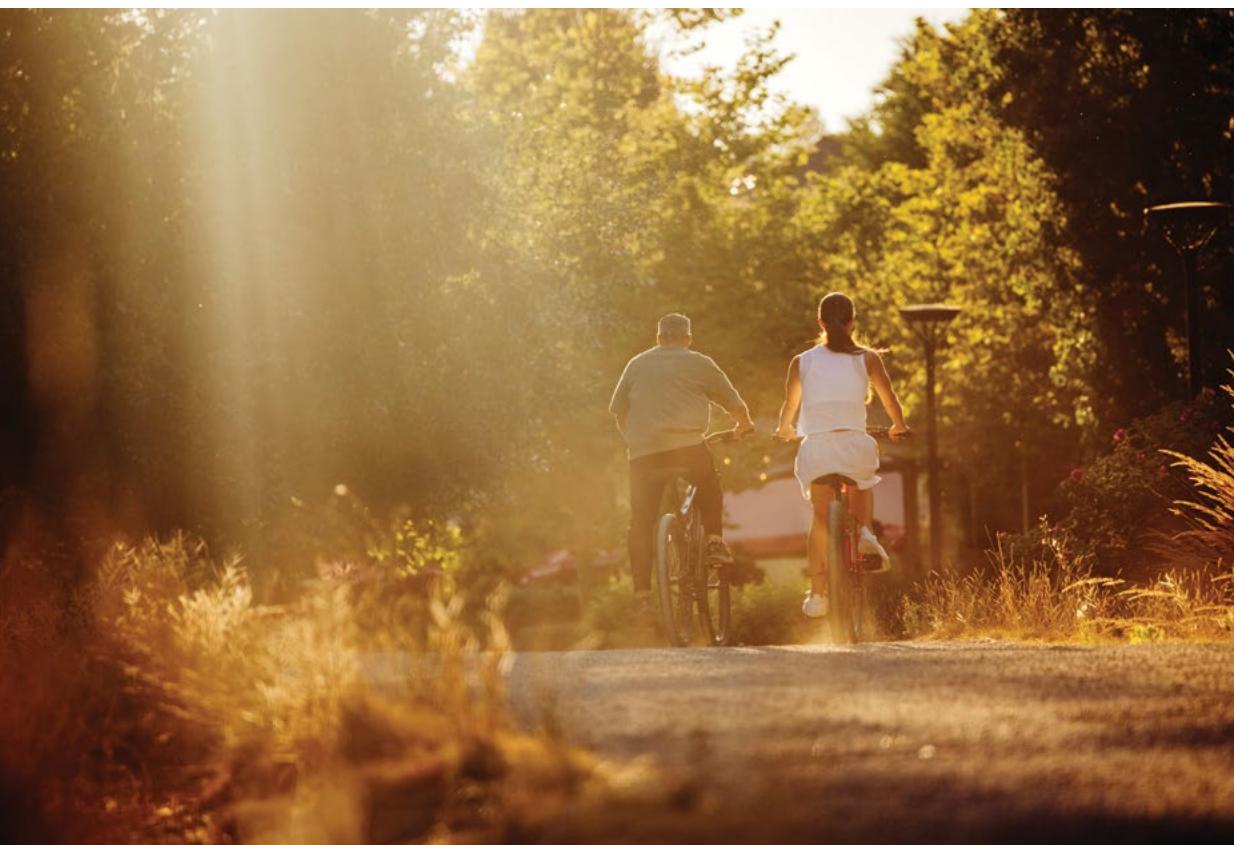
7. A selection of services makes everyday errands a breeze.



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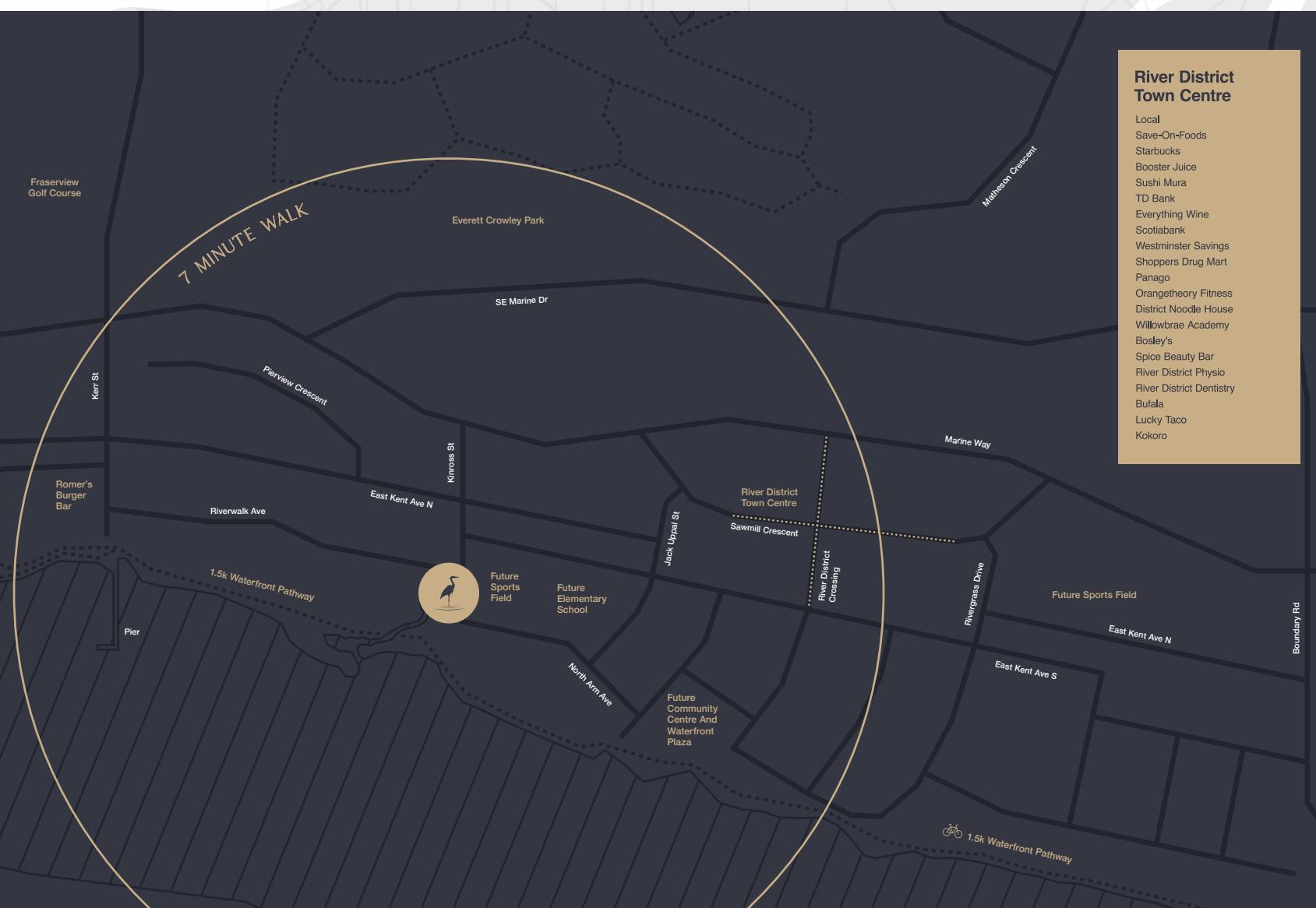
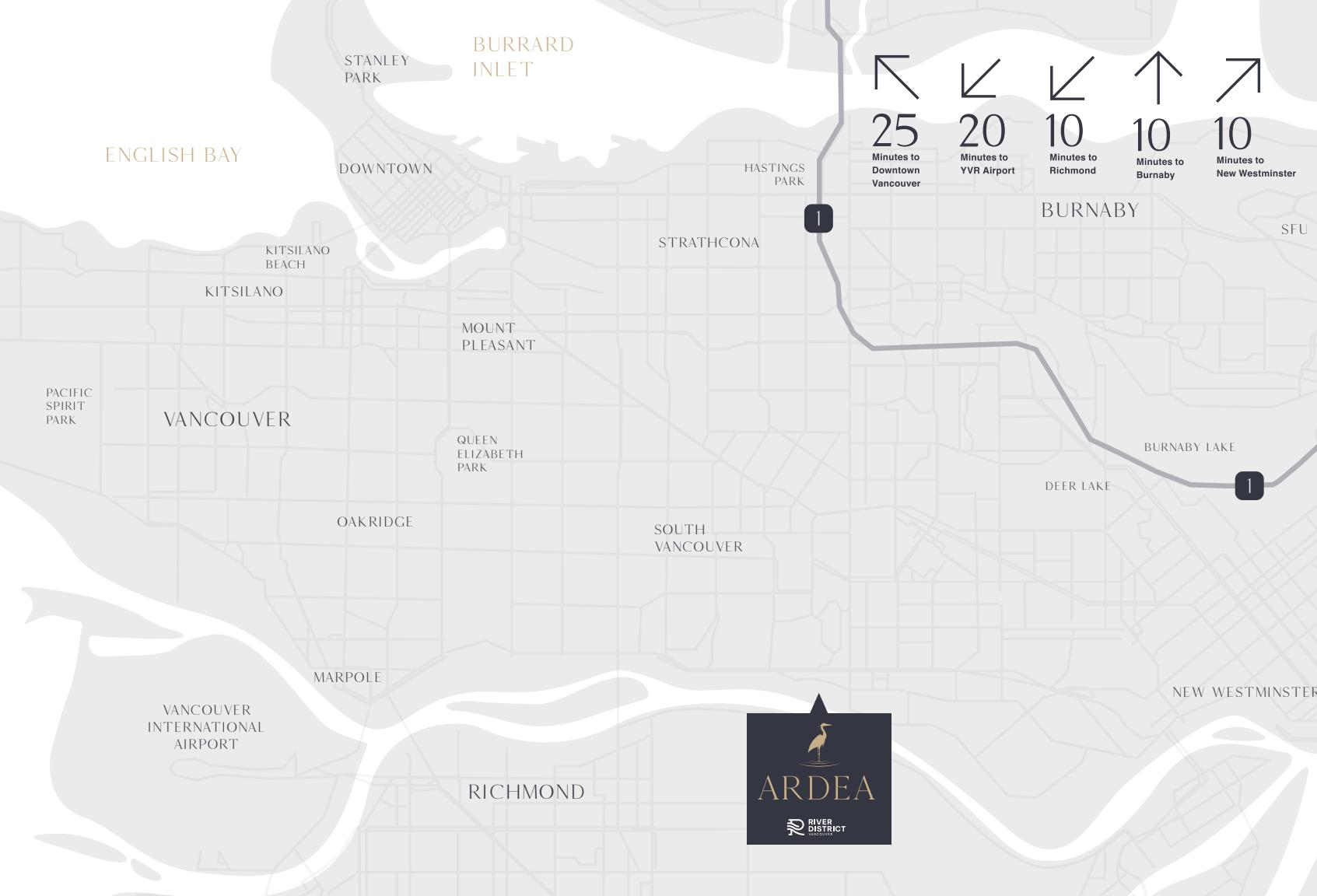


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## A RIVERFRONT LIFESTYLE.

River District has been in the making for over 10 years, and it is shaping into one of Vancouver's most diverse waterfront neighbourhoods. Located on the waterfront in South Vancouver, River District's central location provides easy access to neighbouring cities – just a short drive away. Through a network of trails, connect to a vibrant urban centre, lush parks, and a future community centre and school. Everyday conveniences located within the Town Centre, favourite restaurants, and a variety of shops are within walking distance from home. With 25 acres of greenery and 1.5 kilometres of riverfront paths only steps away, nature is a constant companion as you experience life at Ardea.



# MORE THAN A HOME. IT'S YOUR HABITAT.

With picturesque scenery in all directions, each building has been thoughtfully arranged so that homes frame beautiful views of the river, park, or River District community. Private outdoor spaces, in the form of balconies, patios, courtyards, or rooftops, offer a place where you can fully enjoy the nature surrounding Ardea.





With plenty of greenery and riverfront pathway at your doorstep, nature is part of daily life.





Receive a warm greeting from the concierge for every coming and going.





# INTRODUCING STIL HAUS.



Welcome to your very own private club, just a quick elevator ride away. At Stil Haus, Ardea's stand-alone amenity building, experience a Scandinavian spa-inspired lifestyle year-round in the steam room, sauna, hot tub, and cold plunge pool — a rejuvenating level that opens to a relaxing zen garden.

A fitness studio with an outdoor workout space with views of the river elevates your workout routine. Expansive floor-to-ceiling windows welcome you with natural light, river and park views in all directions.

There are plenty of outdoor spaces, including an outdoor BBQ kitchen, where you can lounge or dine with friends. A kids' play area keeps your little ones entertained, and garden plots give you a place to grow fresh herbs, vegetables, or flowers. The amenities at Stil Haus are designed to energize and inspire as you move through life.



Plunge into a cold pool or recline in a steaming hot tub — both will soothe your body.





A thoughtfully manicured Zen garden will help to untangle any knots in your mind.





Focus on the sky, trees and the river as you shape body, mind and soul.





Natural tones and textures add comfort to every workout in the fitness studio.





An idyllic terrace expands your entertaining space, with both covered and open zones making the outdoors enjoyable year-round.



# DESIGNED FOR A WATERFRONT LIFE.

Inspiration for interiors was drawn from the clean and simple exteriors, and the nature of Ardea's surroundings. Appeal to your unique style by selecting from a Classic or Contemporary design scheme – each exudes warmth and comfort with natural tones and textures. Functionality plays a major role in every home, with an emphasis on storage and flow. Details matter, from kitchens to bathrooms. Matte black fixtures, bespoke cabinetry hardware, integrated Bosch appliances, and a built-in bathroom niche stand out for their practicality and sophisticated look. There is a heightened sense of livability, whether you are working from home, enjoying a quiet weekend, or cooking dinner for friends.





Be struck by culinary inspiration in kitchens influenced by craftsmanship and style.





Ardea's waterfront and parkside homes are truly deserving of the highest end features at River District to date.

Gently ease into your day in a bathroom designed for complete relaxation.



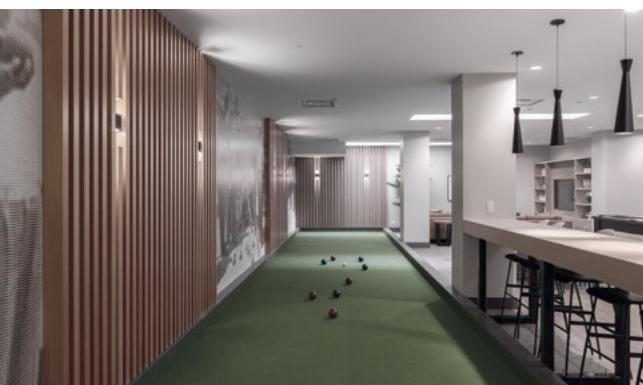
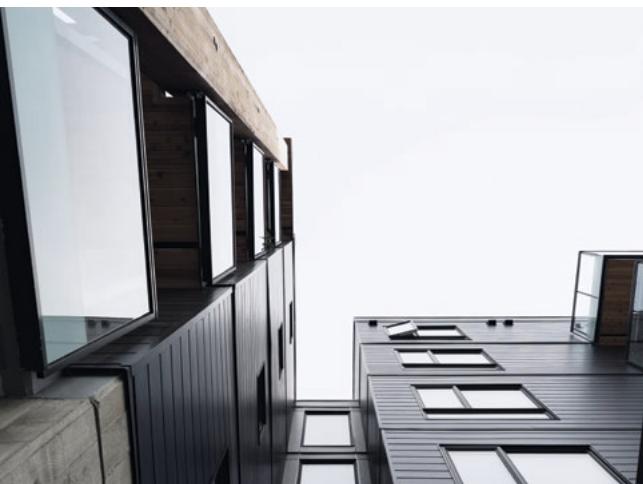


wesgroup

# WE BUILD MORE THAN SKYLINES.

What began as a local family business over 60 years ago has grown into one of Western Canada's most trusted companies. While we've built more than 7,000 homes in 100 communities and manage over 3 million square feet of commercial space, it's our reputation for fair play and adding value to people's lives that makes us most proud.

At Wesgroup, we do development differently. From planning and design to overseeing every facet of construction, and our extensive Customer Care program, each phase of a project is done in-house. This ensures reliability, consistency, and most importantly—accountability. When you choose a home from Wesgroup, it's with the knowledge and security that we stand behind the communities that we build. After all, we live here too.



# MAKE A HOUSE INTO A WATERFRONT HOME.

Slip into a routine that feels enlivening. A home that continually comforts and inspires.

A lifestyle that promotes wellness. A diverse community that nurtures time together. A natural river setting that calms. There's an undeniable ease to living at Ardea.



ARDEABYWESGROUP.CA

The developer reserves the right without notice to make modifications to floorplans, landscape design, project design, materials, and specifications to maintain the high standard of the development. Renderings are an artist's interpretation only. E.&O.E.

**wesgroup**  
we see potential.