

Desolation Sound Land Corp presents:



River City

ESTATES

Quality Patio Home living in Willow Point...

- **2075 Arnason Road**
- 12 - 3 bedroom patio homes
- 11 - 2 bedroom patio homes
- RV parking
- Fully landscaped & fenced
- Tastefully appointed throughout
- Wider door and halls for wheelchair access

- Buy now - choose your colours, flooring and lighting.
- Strata fees will apply
- Realtors welcome!

Real estate is on the rise...

Property assessments are up 15%

Now is the time to buy!

Reserve your new home today!

Call 923-3748

River City Estates

DESOLATION SOUND LAND DEVELOPMENT LTD.

website: www.real-wise-investments.com

email: info@real-wise-investments.com

ph: 250-923-3748

River City ESTATES

Quality Patio Homes - Willow Point, Campbell River, BC, Canada

Our Patio Home offering:

2075 Arnason Road, Campbell River, BC
23 patio homes - 12 3-bedroom units and 11 2-bedroom units
To be fully landscaped and tastefully appointed throughout
Fully fenced
Wider doors and hallways for wheelchair access
RV parking
Buy now and choose colours, flooring and lighting.
Strata fees will apply

About Campbell River:

Campbell River real estate is on the rise; property assessments are up by 15%! Now is a great time to invest in real estate or purchase a home ideally suited to your needs. Our patio home development is located just 10 minutes from the centre of Campbell River and only two minutes from the oceanside community centre of Willow Point. A 5 minute walk takes you to the 8 km. Rotary Seawalk. The waterfront Island Highway running along the eastern edge of the community is currently being upgraded, improving vehicular access and enhancing the scenic quality of the area.

Campbell River is located on beautiful Vancouver Island in British Columbia, Canada's western-most province; just a half-hour flight from the city of Vancouver on the mainland. River City Estates is just 10 from the Campbell River airport and 30 minutes from the Comox Airport Highway access on Vancouver Island is excellent: a 4 lane highway connects Campbell River with Comox/Courtenay, Nanaimo and Victoria to the south and extends north to Port Hardy.

World-famous for salmon fishing, Campbell River is located on Discovery Passage on the inside passage to Alaska. The scenery is fabulous, wildlife spectacular and recreational activities numerous. Please visit the following websites for further information regarding our vibrant and growing community.

Tourism North Central Island - www.northcentralisland.com

District of Campbell River - www.dcr.ca

Campbell River's Economic Development Office - www.incampbellriver.com

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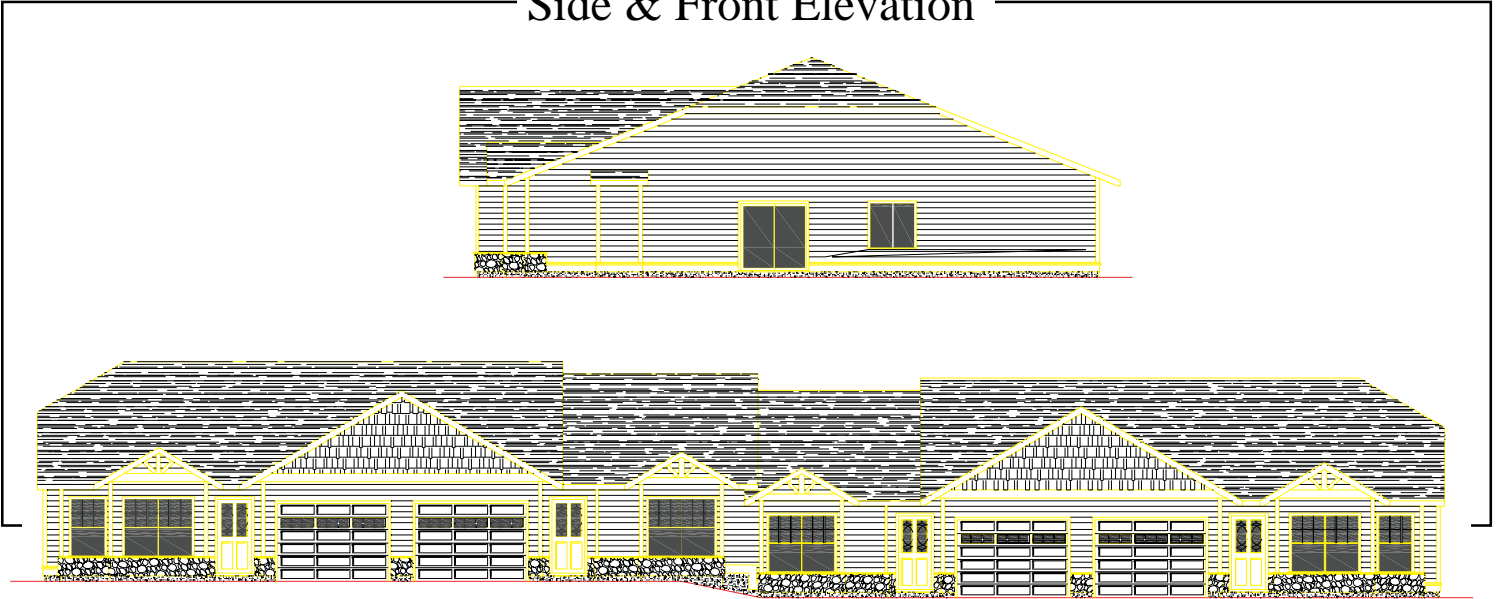
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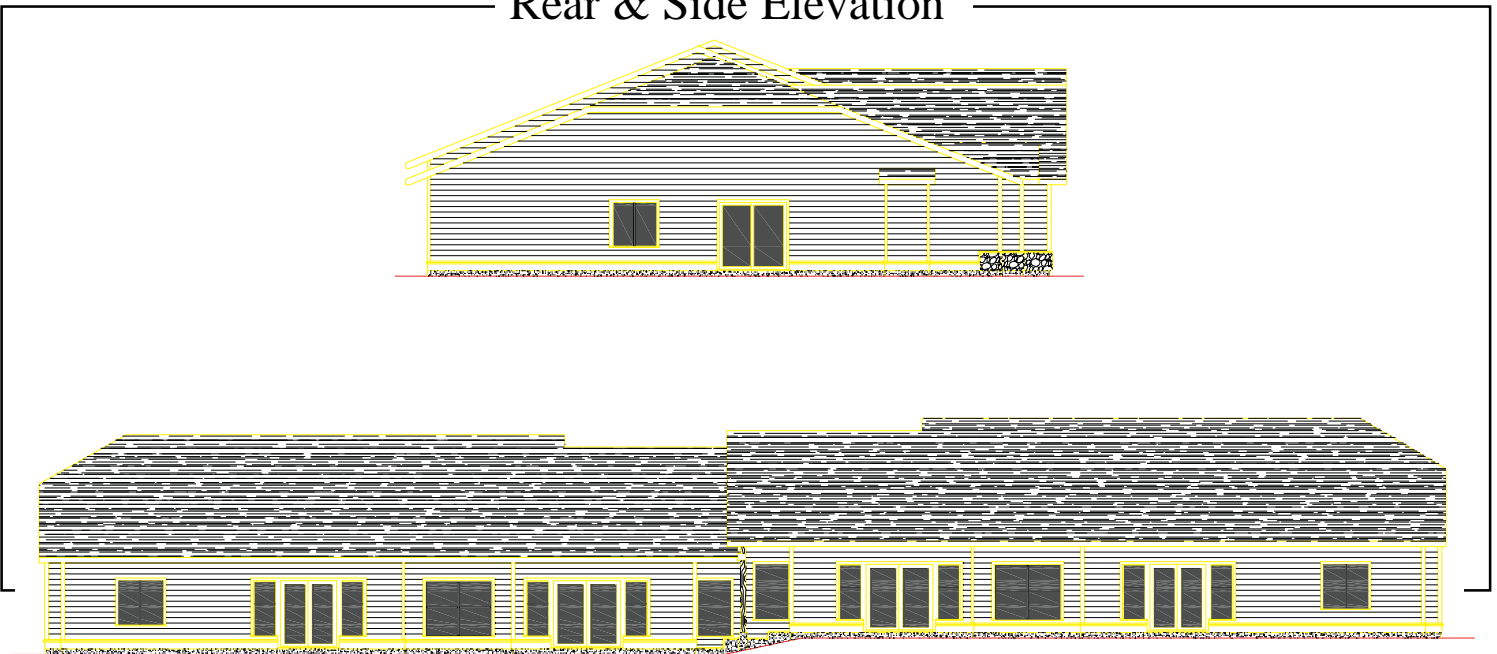
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Side & Front Elevation



Rear & Side Elevation



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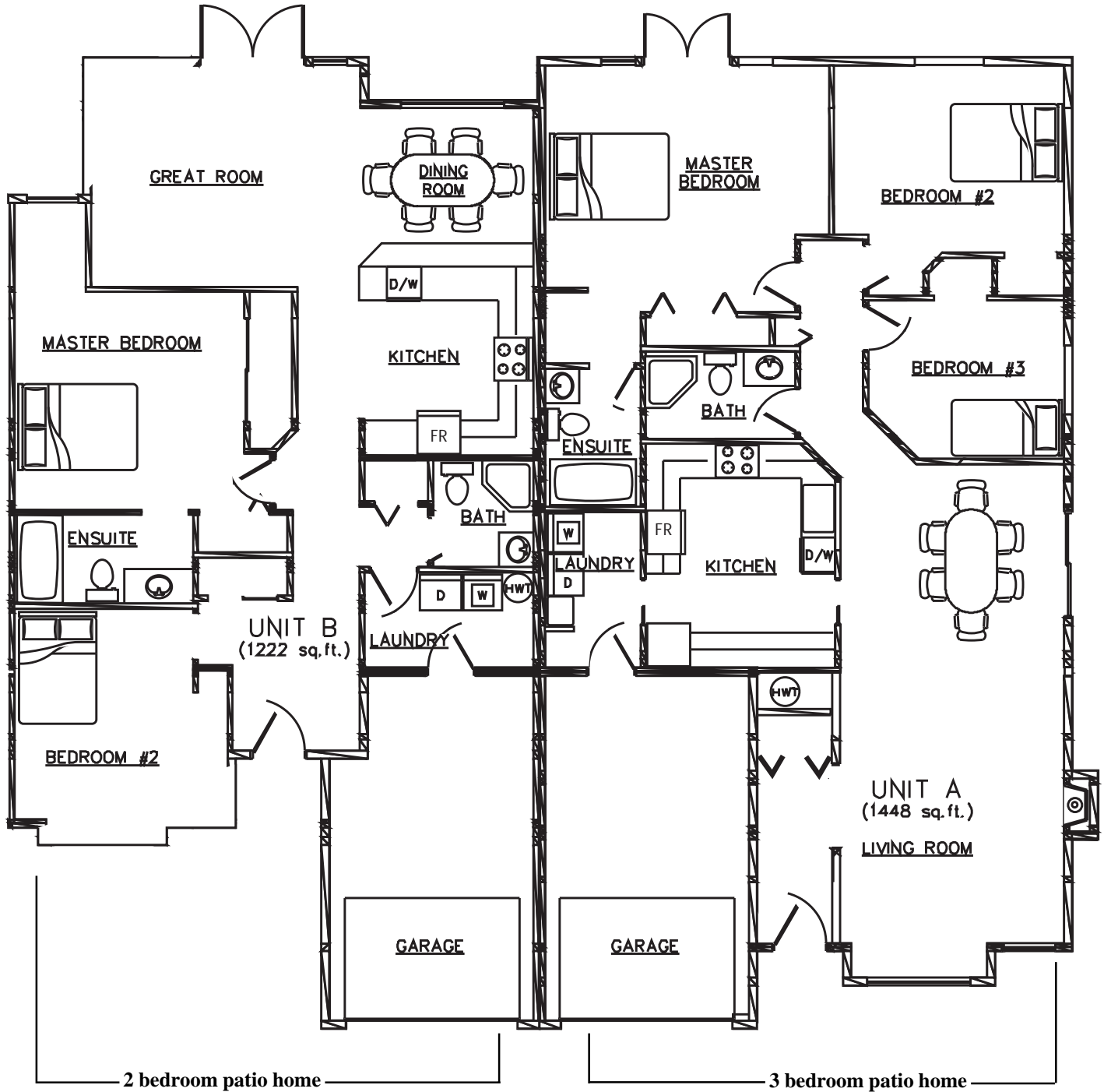
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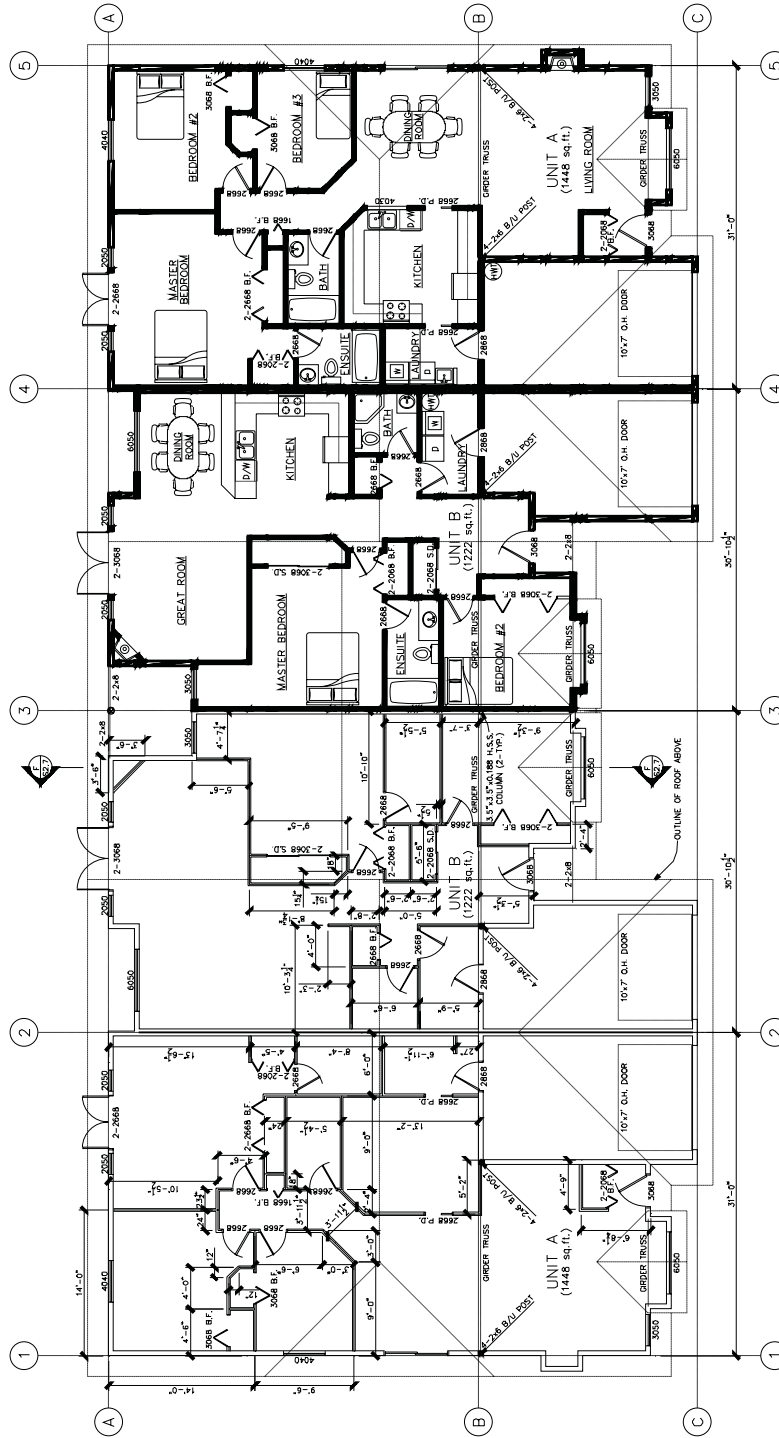
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Building C

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Site Plan

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Patio Homes Specifications

Outlined Specifications

Legal Description - 2075 Arnason Road
Size of area - approx 2.6 acres
Zoning - Ri-2 Low density Residential

23 Patio Homes
12 - 3 Bedroom 1448 Sq Ft
11 - 2 Bedroom 1222 Sq Ft
Revised March 5, 2005

1. CONCRETE :

- a) **Footings** - 16" wide * 6" deep.
- b) **Foundation Walls** - 8" wide * 36" high, rebar as required.
- c) **Slab** - no
- d) **Crawl Space** - yes
- e) **Bearing walls** - on 18" wide * 8" deep footing.
- f) **Weeping Tile** - perforated pipe around foundation, where applicable.
- g) **Damp Proofing** - asphalt emulsion sprayed on exterior foundation up to grade level (1 coat)

2. FRAMING MATERIALS :

- a) **Bearing System-under floor** - 2"x8" plate with 2"x8" spruce studs @ 16" on center
- b) **Floor Joists** - 2" x 10" floor joists
- c) **Sub-Floor** - 5/8" T & G
- d) **Exterior Walls** - 2" x 6" x 8' walls dry spruce studs at 24" on center.
- e) **Interior Walls** - 2" x 4" x 8' dry spruce studs at 24" on center.
- f) **Window and Door Headers** - #1 or #2 SPF as per plan.
- g) **Trusses** - engineered approved trusses and rafters as per plan 24" on center.
- h) **Roof Sheathing** - 1/2" standard plywood with "H" clips or 7/16" OSB.
- i) **Wall Sheathing** - 1/2" standard plywood or 7/16" OSB..
- j) **Stairs** - n/a

3. ROOFING :

- a) **Asphalt shingles** - 30 yr Highlander Weather Wood

4. WINDOWS & DOORS:

- a) **Windows** - as per plan, Allied windows (double-glazed sealed units) c/w screens. Sealed units carry manufacturer's limited warranty against faulty seal.
- b) **Blinds** - not included: must be neutral in colour
- c) **Skylights** - 2'*4' in kitchen.
- d) **Front Entrance Door** - Georgian style 106-515 3'0" x 6'8" insulated metal. Style per plan
- e) **Patio Door** - 2 bedroom - 1 3 bedroom - 2, 1 sliding and 1 Georgian style

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5. **EXTERIOR FINISH :(as per elevation)**

- a) **Siding** – Hardy plank as per plan
- b) **Brick** –
- c) **Stone**– in front of each unit
- d) **Eaves trough**– 3” or 3 ½” aluminum with baked enamel finish.
- e) **Downspouts**–3 ½” pre-finished aluminum. Extensions where required.
- f) **Fascia** – Comb face boards 1*6 painted.
- g) **Soffit** – colored soffit. Vented continuous.
- h) **Decks** – slab with exposed aggregate.
- i) **Banner Board** – yes
- j) **Electrical outlets**– 2 on 2 bedroom, 3 on 3 bedroom
- k) **Water tap**– 1 for 2 bedroom (off Great room), 2 for 3 bedroom (off dining room & master bedroom)

6. **GRADING :**

- a) **Landscaping** - as per plan
- b) **Sprinkler system** –yes
- c) **Fence** – around the project.

7. **SIDEWALKS AND STEPS :**

- a) **Front Step** –
- b) **Sidewalks** – Main entrance.
- c) **Level Entry** – yes
- d) **Driveway** – double driveway with exposed aggregate.

8. **INSULATION :**

- a) **Ceiling** – blown R 40 loose fill.
- b) **Exterior Walls** –R 20 batts, 6 ml poly over lapped. Poly pans on exterior wall electrical outlets, caulking around doors and window openings.
- c) **Heated crawl space** – yes
- d) **Party walls** – R12 value on both sides with 5/8” drywall on both sides.

9. **DRYWALL :**

- a) **Ceiling** – 5/8” type X board designed for ceilings nailed and screwed. Textured ceiling.
- b) **Exterior Walls** – 1/2” regular drywall glued and nailed.
- c) **Interior Walls** –1/2” regular drywall glued and nailed.
- d) **Angle corners** – yes
- e) **Cove ceilings** – yes

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10. **KITCHEN CABINETS:**

Kitchen and cabinets will be completed for each unit according to the plan for that unit. Any alternations must be at the discretion of the cabinetmaker and will be the sole responsibility of the buyer and will be paid for by the buyer to the cabinetmaker. There is adequate cupboard and drawer space, allowances for standard size appliances have been considered and a microwave shelf is included in the plan.

Please contact the Project manager to arrange for the selection of your Formica countertops. See Supplier List for more information

11. **BATH ROOMS:**

- a) **Vanity** – as per Plan.
- b) **Vanity top** – Formica or equal – flatlay with rolled edge.
- c) **Medicine cabinet** – (all mirror front) in Master bath
- d) **Mirror** – Wall mounted mirror for main bath
- e) **Towel bar** – one (1) per bath 3’
- f) **Toilet paper holder** – one (1) per toilet
- g) **Tub/Shower** – one piece 5’ fiberglass

12. **INTERIOR FINISH MATERIAL:**

- a) **Interior Doors** – Carmelle style
- b) **Closet Doors** – mirror by folds entrance and Master Bed
- c) **Baseboards** – Regal 310 11/16” x 4 ¼”
- d) **Doors & windows Casing** – Classic 433 11/16” x 3 ¼ “
- e) **Door Hardware** – yes
- f) **Built in Vacuum system** – yes
Note: buyer is responsible for providing actual system, prep work will be done by contractor
- h) **Shelves** –
 - a) **Front Entrance Closet** – to have (1)16”wired shelf & rod
 - b) **Master Bedroom Closet** – as per Plan
 - c) **Bedroom Closets** – to have(1)16”wire shelf & rod
 - d) **Linen** – to have (3)16”wire shelves
 - e) **Pantry** – n/a
 - f) **Laundry** – to have (1)16” wire shelf

13. **PAINTING :**

- a) **Exterior Woodwork** – where applicable, two coats of solid stain (1 color only)
- b) **Interior Walls** – 2 coats Latex eggshell finish paint or equal.

14. **FLOOR COVERINGS :**

- a) **Allowances**– A=\$6000.00 (gst inc.) B=\$5,000.00 (gst inc.)
Please see Supplier List for more information about floor coverings

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15. PLUMBING:

Natural gas line shall be located to meet local code requirements. Location of gas line and meter to be determined by local gas company/builder.

2 & 3 Bedroom units will include:

- 1 - white 5' tub and shower unit with Moen Posi Temp & Viletta single lever tub & shower trim.
- 1 - 36" Neo Angle shower with Moen Posi Temp & Viletta single lever shower trim.
- 1 - Shodor glass door for Neo Angle shower.
- 2 - white Marina toilets with Bemis seats
- 2 - white Regal basins with Moen Viletta single lever basin faucets & pop-up drains.
- 1 - RDL-2031 stainless steel kitchen sink with Moen deck faucet with spray
- 1 - Poly laundry tub and Moen laundry faucet.

16. ELECTRICAL:

- a) **Wiring**- Copper.
- b) **Circuit Panel**- 100 AMP circuit with automatic breakers.
- c) **Telephone**- three (3) outlets kitchen, living room and master bedroom. Locations as per plan.
- d) **Cable Television Rough-in** - three (3) outlets living room, both bedrooms
- e) **Bathroom Outlets** - GFI outlet in one bathroom. Standard electrical outlets on the same GFI circuit in other baths.
- f) **Range Outlet** - 220 volts for range.
- g) **Pot lights** - as per plan
- h) **All Laundry Areas** - one 110 volt outlet and one 220 volt outlet (dryer).
- i) **Switches** - toggle type installed with standard cover plate, white in color.
- j) **One Exterior Light per Exterior Door**
- k) **Smoke Detectors** - installed as per code.
- l) **Microwave Outlet** - on own circuit.
- m) **Wiring rough-in for Dishwasher** - yes

17. HEATING :

- a) **Electric baseboard** - yes
- b) **Gas fireplace** - yes, tile finish. Stone extra
- c) **Chimney** - class B, metal, size per plan.
- d) **Duct Work**
- e) **Humidifier** - evaporation type L - 40
- f) **Thermostat** - summer fan switch on furnace
- g) **Dryer Vent Hood** - supplied and installed
- h) **Fresh Air Intake Duct** - provided to return air
- i) **Combustion Air Intake** - with insulated duct
- j) **Fire Sprinklers** - yes

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18. LIGHTING:

- a) **All Light Fixtures** – builders standard package.
- b) **Allowances– A= \$1,000 (gst inc) B= \$800 (gst inc.)**
Please see Supplier List for more information

19. GARAGE:

- a) **Garage Door** – 10' x 7' Insulated
- b) **Garage opener** – yes
- c) **Complete finish** – yes
- d) **Painted floor** – yes

20. WARRANTIES :

- a) **Home** is registered under the “National Home Warranty Program” for ten (10) years from possession date.
- b) **Developer reserves the right** to alter plans & specifications as necessary.

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**RIVER CITY ESTATES
NEW BUYERS INFORMATION**

Congratulations on your purchase of a quality home from River City Estates!

Step 1. - meet **D'Arcy Franklin, Notary Public**

**440 - 10th. Ave.,
Campbell River, BC
V9W 4E3
Phone: 287 - 2364**

You will be working out the details of your contract and giving her 10% of the purchase price as a down payment on your new home.

Step 2. - Check with the electrician to make sure you have outlets and lighting fixtures where you want them. Please call Sean at: (250)287-0177. Please note: If you have special requests that are not a part of the general plan, you will be asked to pay the additional cost.

Step 3. - Contact Jim, the cabinetmaker to arrange to select your Formica colors. His number is: (250) 286-6910

Step 4. - Contact the suppliers for lighting and flooring to make your selections. Please make sure you get a copy of your order for yourself and a copy for Lia Grundle, the Project Manager so she can contact them when it is time for the installation.

Step 5. - Go to General Paint to pick out your colors. Please make sure you get a copy of your order and a copy for Lia so the painters can be contacted when it is time to do your unit.

If you have special needs or considerations, please contact the Project Manager early so they may be addressed during the building stage. Once the building is in the final stages, it is very difficult to make changes.

Please note: the cost of changes to the general plan will be allotted to the buyer.

We will do all we can to make this move a pleasant experience.
If you have any questions, please contact the Project Manager,
Lia Grundle at (250) 923-3748 or cell (250) 203-1039

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SUPPLIER LIST

March 4, 2005

The suppliers we have selected are well known in this community and have excellent reputations for quality and service. We have researched a number of sources for the finishing materials that you will be selecting and the suppliers we have chosen have provided us with the best product at the most reasonable cost. We can assure you that you will be able to select tasteful and quality products for your new home within the allowance budget listed in the specifications. **These suppliers will invoice River City Estates directly.** If you chose items that put you over the allowance amount, including the GST, you will be responsible for paying the supplier directly for the overage. **Only the allowed amount will be invoiced to River City Estates.**

We would appreciate your working with these suppliers. **If, however, you chose to use another supplier, the product you chose must meet the quality standard set by River City Estates.** Please check with the Project Manager before using other suppliers. Please ask other pre-approved suppliers to send invoices to River City Estates for reimbursement keeping in mind that only allowance amounts, GST included, will be honored. If materials are not pre-approved by the contractor, Craig Duncan or the Project Manager, Lia Grundle, the builder cannot guarantee the new home warranty.

***** Note:** Please identify yourself as an owner of a Patio Home at River City Estates and give them your Unit Number. Please ask them to contact Lia Grundle, the Project Manager, when you have made your selection and she will call them to arrange for the installation when your unit is near completion. To avoid any errors, please ask the supplier for a copy of your order and provide a copy to Lia so that when it is delivered and ready for installation, she can check to make sure you're getting what you ordered and that it is going in the right rooms.

Suppliers are listed on the following page.

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SUPPLIERS

CABINETS - Kitchen and bathrooms - Please contact Jim at (250) 286-6910 to arrange to select your Formica counter top colors. If you have any difficulty contacting Jim, please call the Project Manager, Lia Grundle at (250) 923-3748 or Cell (250)203-1039 for assistance.

LIGHTING - Please see Jan at Kenny's Lighting - 1300 Ironwood, Campbell River. Phone: 287-8361. They have a wonderful selection for all your needs!

FLOORING - Flooring is available at Bob's Carpet Max - 904 Ironwood St., Campbell River - Phone (250)287-3279. Bob's will be able to meet the budget and still offer you 12 choices in Laminates, 112 Tile choices, 75 Vinyl choices, 10 - 12 Berber carpet choices and 12 colors of Saxony trackless carpet. He also has window coverings if you would like to do a one-stop shop - however, he does not have drapes.

PAINT - General Paint - 1404 Island Highway, Campbell River. Phone: 286-1686

If you have any questions or special requests, please do not hesitate to contact:

Mrs. Lia Grundle, (BEd, MEd. - Retired)
Project Manager,
River City Estates
Phone: (250) 923-3748
Cell: (250) 203-1039

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