



RIVA HARBOR CONDOMINIUM FEATURES & SPECIFICATIONS

The Community

Adriatica is a village-based community unlike any other in America. From the architecture of the buildings and the cobblestone streets, to the authentic bell tower, secluded island chapel, and unique shops, restaurants and flats, Adriatica is a place inspired by the design and enjoyable livability of some of the world's finest villages and communities. Our vision is not a new concept, but rather, the revival of community and family living that once enriched our world. The unique atmosphere in Adriatica is more than a great place to live; it is a great place to be alive!

Adriatica is nestled in the heart of Stonebridge, a master planned community located in McKinney, Texas. Ranked No. 2 on the *Best Places to Live in America* list by Money Magazine, McKinney benefits Adriatica with its rich heritage, historic downtown and *Unique by Nature* beauty.

The Structure

The Trogir building will be constructed with engineered steel framing and reinforced concrete floors. No expense will be spared in the design and construction of our new Harbor District condominiums. Our buildings are clad in natural stone masonry, masonry stucco and authentic clay tile roofs. Every door and window is constructed with thermal pane, high efficiency low E glass and our thermal envelope is secured with state-of-the-art foam insulation. This all adds up to secure and quiet living, high efficiency functionality and enduring value.

GENERAL FEATURES:

- Variable speed furnace A/C Systems
- Fire Sprinkler System
- *Intelligent* Alarm System with Entry Key Pad
- 65 Gallon High Efficiency Water Heater
- Solid Core 8' Two Panel Doors
- Pre-Wired for Cable and Cat-6
- Assigned Structured Garage Parking for Residents
- Limited Access Entrances with Voice Communication to each Resident

DECOR FEATURES:

- 3CM Granite and 2CM Marble Natural Stone Countertops Throughout with Under-mount Sinks
- Kohler Commodes, Moen Designer Series Lavatories and Shower Valves
- *Decora* Light Switches
- Bullnose Sheetrock Corners
- Family Room Surround Sound Wiring w/ 4 Station Home Sound Pre-Wire
- Sub Zero, Wolf and Dacor Appliance Package including State-of-the-Art Stainless Flat Glass Induction Heat Cook-top, Double Oven, Microwave and Dishwasher
- Warm, 4" Oak Hardwood and Premium Natural Stone and porcelain floors
- Plush Designer Carpet
- Designer Surface Mount and Architectural Recessed LED Lighting Package
- Elegant Finish Hardware
- Framed Mirrors at all Vanities
- Spacious Walk-in Closets
- Rich European Custom Style Hardwood Face Cabinetry
- Full Size Washer and Dryer Connections
- Individual Garage Storage Units for each Resident
- Two Stage Crown and Base Molding in Entry and Living Areas

For more information or to schedule an appointment, please contact:

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