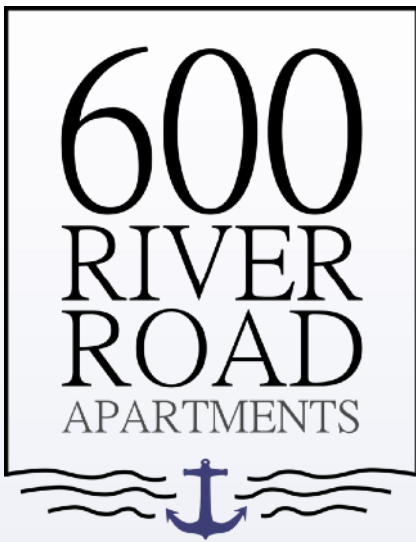


622 RIVER ROAD | 205



**NEW CONSTRUCTION
JANUARY 2023**



**Welcome to
Life on the Water
at 622 River Road**

1 Bed 1 Bath

940 sq ft

Price \$2,025

Located in North Tonawanda, this spacious apartment offers open floor plan with lots of natural lighting, plenty of storage space, modern fixtures, features and some of the best amenities for luxurious living on water.

622 River Road is a dwelling that intends on providing its occupants with a higher than average amount of comfort, convenience, and quality.

FIXTURES AND FEATURES

Water Views and Spacious Floor Plan

Premium Stainless Steel Appliances
gas stove/oven range, microwave,
refrigerator and dishwasher

Granite Countertops and Custom
Hardwood Cabinetry

Luxury Plank Flooring

One-Piece Tile Textured Showers

Walk-In Closets

In-Suite Washer & Dryer Laundry room

Private Terraces/Balconies

High Efficiency Furnace and Appliances

High Efficiency L.E.D. Lighting

Triple Glazed - U.V. Resistant - Double
Hung - Tilt Latch Windows & Patio Doors

Electric Car Charging Stations

18 Gauge Stainless Steel Sinks

Grohe Designer Plumbing Fixtures

European Designer Lighting Fixtures

AMENITIES, TO NAME A FEW

Exclusive Clubhouse w/ 50ft Heated
Saltwater Swimming Pool

24-Hour Fitness Center

Theatre Room seating for 12

Gathering Room with Kitchen and wide
screen Smart TV and seating for up to 20
people overlooking the Niagara River

Pickelball Court and Putting Green

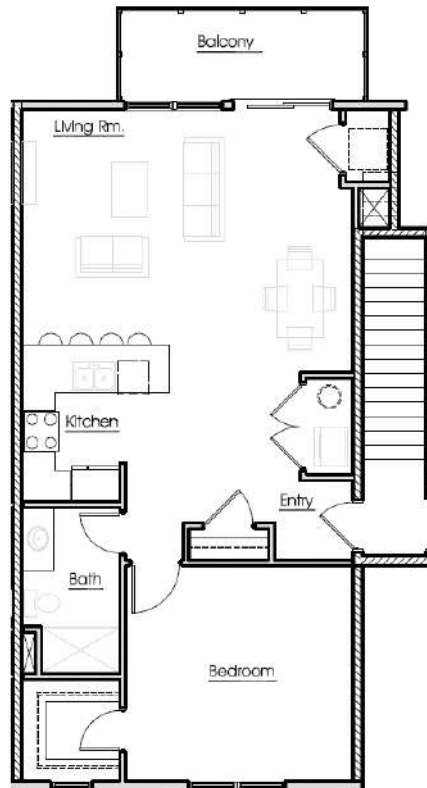
Fire Pit, BBQ Stations, Boat Dock and
Kayak Launch Site

Pet Friendly Community

ALSO INCLUDED IN THE RENT

400 Mbps Ultra Speed Internet

Premium HD 125+ Channel Cable



Marcell Taylor
Leasing Consultant

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01/2023