

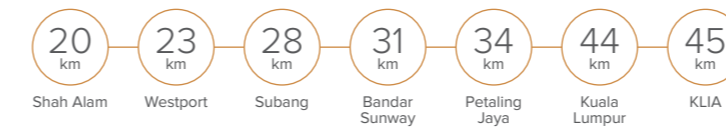
SERENE LIFESTYLE

With every aspect of this riverside township meticulously designed to offer luxury and comfort, residents are set to enjoy benefits of city life but with a soothing and serene environment that comes with riverside living.

Anything that you can think of to make your living and leisure experience more pleasurable and memorable can be found within Canary Garden, Klang.

EXCELLENT ACCESSIBILITY

Enjoy better accessibility at Ridgewood by Canary Garden as the proposed LRT3 system gives Klang Valley's public transportation a swift, much-needed boost. Opt for a stress-free journey with various public transport alternatives available within the vicinity. Taxis, buses network and LRT are all conveniently accessible.



Another prestigious project by



KHOO SOON LEE REALTY SDN. BHD. (66384-P)
 (A wholly-owned subsidiary of KSL Holdings Berhad 511433-P)
 No. 2, Jalan Langat KS9, Bandar Bestari,
 41200 Klang, Selangor, Malaysia.

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RIDGEWOOD
 PHASE 2C

DOUBLE STOREY
 SEMI DETACHED

Developer License No.: 3390-70/12-2022/0861(L) (Validity: 24-12-2020 to 23-12-2022) • Advertisement Permit No.: 3390-70/12-2022/0861(P) (Validity: 24-12-2020 to 23-12-2022) • Developer: Khoo Soon Lee Realty Sdn. Bhd. (66384-P), No. 2, Jalan Langat KS9, Bandar Bestari, 41200 Klang, Selangor, Malaysia. Telephone: 03-3122 8268 • Land Encumbrances: Nil • Approval Authority: Majlis Perbandaran Klang • Building Plan Approval No.: (29) dim MPK/BGN-600-4/1/092(2012)-P-P • Completion Date: April 2023 • Type of Property: (2) Storey Semi-Detached - SD5, 86 units, RM2,546,200.00 (Max), RM2,098,800.00 (Min) • Land Tenure: Freehold. DISCLAIMER: All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



SUBLIME MODERN LIVING

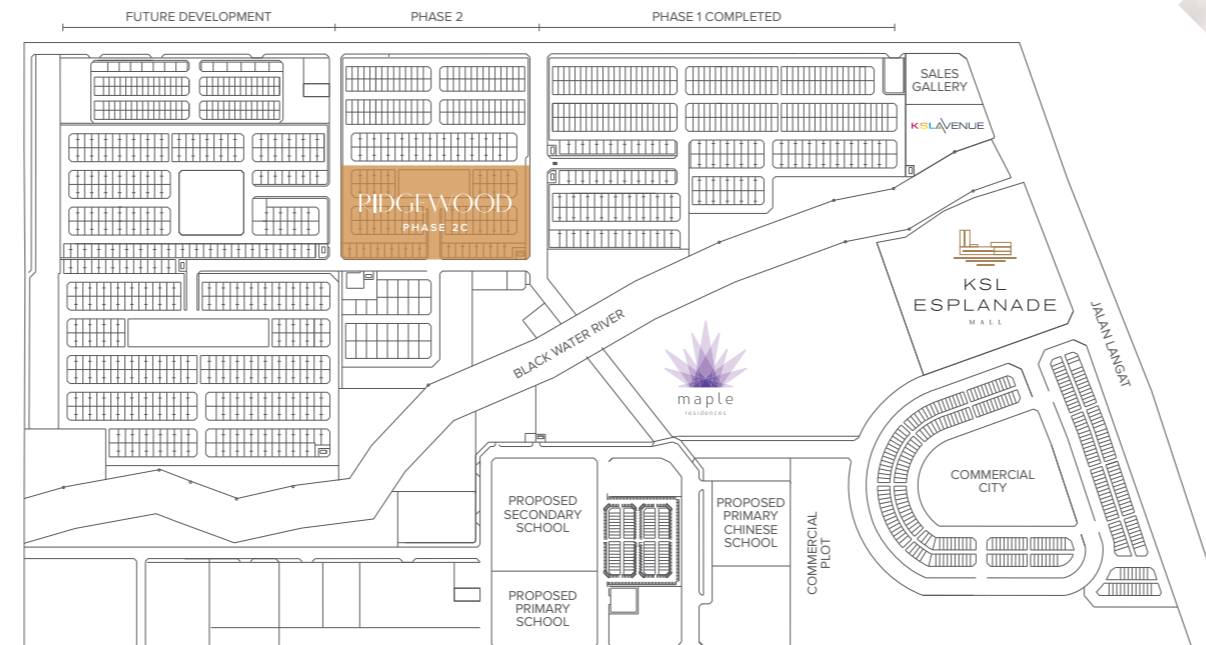
Welcome to Ridgewood, where a beautiful and limited collection of semi detached homes co-exist in perfect harmony with nature. Set amidst extraordinary landscapes, Ridgewood is an endearing blend of modern architecture, soothing foliage and brilliant location for a truly remarkable living experience.

Life at Canary Garden is further enhanced by a top-notch security system that covers the township as a whole and the individual precincts, and houses. Experience an added sense of calm with security features that include a panic button and intercom system.

IMPECCABLE SETTING

A wondrous collection of brilliantly designed modern semi-detached homes that seamlessly integrate nature and scenic view into its tranquil setting. Spacious and flexible, Ridgewood homes are perfect for multi-generation families that seek the calming comforts of nature.

A pulsating lifestyle in the splendid gym where you can unwind and reinvigorate your body, mind and soul. Rest your mind in these tranquil surrounding and enrich your soul with refreshing social activity all within the comfort from your doorsteps.



Link bridge to landscape



Relaxing riverside living



Lifestyle facilities



Easy accessibility via 4 major highways



1.5 km to LRT station



Top notch security



FLOOR PLAN



40' x 80'



3,034 sq. ft.



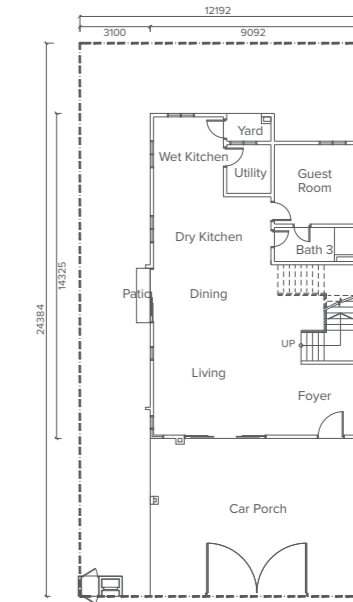
5+1 Bedrooms



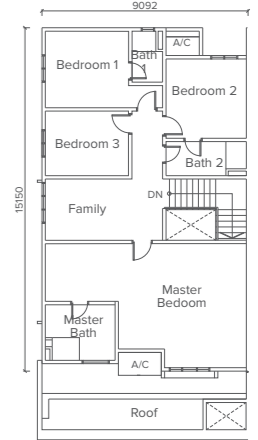
4 Bathrooms



Wet & Dry Kitchen



Ground Floor



First Floor

SPECIFICATIONS

Structure	Reinforced concrete	
Wall	Brick wall	
Roof covering	Metal roof / RC flat roof	
Roof framing	Metal frame	
Ceiling finishes	Plaster ceiling / skim coat & paint	
Windows	Powder coated aluminium framed glass window	
Doors	Timber flush door / aluminium frame sliding glass door (where applicable)	
Ironmongery	Quality lockset	
Wall finishes	Kitchen	- Selected tiles (up to ceiling height) / plaster with paint
	Bathrooms	- Selected tiles (up to ceiling height) / plaster with paint
	Others	- Plaster with paint
Floor finishes	Living, dining, foyer	- Selected tiles
	Kitchen, bedrooms, family	- Selected tiles
	Bathrooms & utility	- Selected tiles
	Patio, yard & refuse	- Selected tiles
	Staircase	- Selected tiles
	Car porch	- Selected tiles
	Others	- Cement render
Sanitary & plumbing fittings	Kitchen sink & tap	- 2 nos.
	Shower rose	- 4 nos.
	Wash basin & basin tap	- 4 nos.
	Water closet	- 4 nos.
	Water tap	- 6 nos.
Electrical installation	Lighting point	- 32 nos.
	13A switch socket point	- 22 nos.
	A/C point	- 7 nos.
	Ceiling fan point	- 7 nos.
	Internet FWS	- 1 nos.
	TV point	- 2 nos.
	Intercom	- 1 nos.
	Telephone point	- 1 nos.
	Door bell point	- 1 nos.
	Water heater point	- 3 nos.
Internal telephone trunking & cabling	Provided	
Fencing	Brick wall / metal fencing / cement board	