

## **KTGY-Designed The Paseos at Magnolia in Riverside to Open**

*The first residents are expected to move in at The Paseos at Magnolia Luxury Apartment Community in Riverside in July. Completion is expected in autumn 2013. Located on 7.68 acres at 11520 Magnolia Avenue in Riverside, The Paseos at Magnolia Luxury Apartment Community will consist of 11 residential buildings plus a state-of-the-art resident recreation and leasing building.*

June 18, 2013 (FPRC) -- IRVINE, CALIF. - Award-winning national firm KTG Y Group, Inc., Architecture + Planning, is pleased to announce that Hutton Companies, one of Southern California's foremost developers, is nearing completion on The Paseos at Magnolia Luxury Apartment Community in Riverside, Calif., a \$30 million, 168-unit, 3-story, garden-style, walk-up apartment community located close to regional shopping, transportation, jobs, and restaurants. Residents will be moving in as buildings are completed with the first group of residents moving in next month, July 2013. Completion of The Paseos at Magnolia Luxury Apartment Community is expected in autumn 2013.

Located on 7.68 acres at 11520 Magnolia Avenue in Riverside, The Paseos at Magnolia Luxury Apartment Community will consist of 11 residential buildings plus a state-of-the-art resident recreation and leasing building. The well-appointed apartment homes offer one-, two- and three-bedroom apartment units with six different floor plan options and feature 9 ft. tall ceilings, gourmet kitchens, granite countertops, generous kitchen pantries, custom vertical blinds, ceiling fan, spacious walk-in-closets, ample storage areas, and large patios or balconies. Residents will also enjoy in-unit full size washer and dryer and a private garage at no additional charge.

Sustainable features for smart living include Energy Star appliances, energy-efficient lighting, dual-pane windows, water-saving fixtures and toilets, and high-efficiency central heating and air conditioning. The Paseos at Magnolia Luxury Apartment Community uses low-emitting materials for interior finishes to reduce air contaminants, which may be harmful to installers and occupants. The community has a recycling program and a low-flow irrigation system. The Paseos at Magnolia is a smoke-free community.

The Paseos at Magnolia Luxury Apartment Community offers a high level of community amenities such as resort-style swimming pool and spa with private cabanas, state-of-the-art fitness studio, clubhouse with a full kitchen, a theater with plush seating and surround sound, outdoor barbecue and picnic area, a children's play area and a private community pet park. The community also features a high-tech business center with printing, faxing, and copying services and gated-community access.

"In keeping with the architectural influences of the Mission Inn and the early settlements of Riverside, The Paseos at Magnolia's architectural elements incorporate the Spanish-Mission Revival architecture style with modern overtones to pay homage to Riverside's rich architectural heritage," said David Obitz, KTG Y principal and lead designer of The Paseos at Magnolia.

"Providing sophisticated residents with luxury rental options in Riverside and Corona was Hutton's original goal when we started the development process," said Scott Felix, executive vice president of Hutton Companies, which is developing The Paseos at Magnolia Luxury Apartment Community.

"Through exceptional planning and design, the Paseos at Magnolia represents the best of Southern California's new rental housing options within an established sub-market."

Located near the 91 Freeway at Magnolia, The Paseos at Magnolia Luxury Apartment Community offers the perfect blend of convenience and luxury. Residents are minutes from La Sierra University, The Galleria at Tyler, The Shoppes at Riverwalk, Kaiser Permanente, and the Riverside-La Sierra Metrolink Station.

Western National Property Management has been selected as the property management company. For leasing information, see [www.thepaseosatmagnolia.com](http://www.thepaseosatmagnolia.com) or call (866) 570-6217.

The Hutton Companies is also under construction on La Verne Village, a 172-unit mixed-use residential and retail community in La Verne, Calif., designed by KTGy. Situated on the site of a former automobile dealership on 7.69 acres, the La Verne Village luxury apartment homes are integrated within a village-center court, complete with more than 15,000 sq. ft. of integrated retail shopping and dining.

#### About Hutton Companies

Hutton Companies is one of Southern California's leading real estate developers. Based in Orange County, CA, and active in Los Angeles, Riverside, and San Bernardino counties, Hutton develops state-of-the-art mixed-use, government, apartment communities, office, retail and light industrial properties since 1977. Hutton Companies and its affiliates have owned, developed and managed a portfolio of more than 3.8 million square feet of commercial real estate and 2,400 units of multi-family residential in Southern California. Hutton currently has hundreds of luxury apartments under construction and hundreds of fully-entitled luxury apartments in Southern California, which will be constructed shortly.

As a long-term investment company, as well as a developer, Hutton takes a comprehensive approach to real estate development by acquiring the land, developing plans, securing entitlements, arranging financing and managing the construction of developments, primarily for the company's own account and at times in conjunction with select partners or institutions. Hutton serves companies or public agencies requiring build-to-suit commercial or industrial property and individual residential or commercial tenants. Hutton has built an industry-wide reputation for sustainable development, diverse product types, financial stability, and professionalism. For more information, see [www.huttoncompanies.com](http://www.huttoncompanies.com).

#### About KTGy Group

Celebrating 21 years in business, KTGy Group, Inc., Architecture and Planning, is a national award-winning firm providing comprehensive planning and award-winning architectural design services for residential communities, retail, hospitality, mixed-use and related specialty developments. KTGy delivers innovative solutions that reflect clear understanding of development, market trends and financial performance. Serving clients worldwide, KTGy maintains offices in Irvine, Oakland and Santa Monica, Calif., Denver, Colo., and Tysons, Va. See [www.KTGy.com](http://www.KTGy.com).

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