



FEATURES & FINISHES

Building Features & Amenities

- Stylish glass and pre-cast building
- Wi-Fi in all amenity areas and lobby
- Grand 2-storey lobby with two seating lounges
- 24-hour concierge with on-site management office
- 24-hour state-of-the-art Fitness Centre including: Separate Weight area and Yoga/Aerobics Studios
- Co-Working lounge and Private Meeting Room
- Modern Library with relaxing banquet seating areas and study areas
- Separate Kids Play Room
- Modern chill out lounge
- Party Room with catering kitchen, bar area, and a formal dining area
- Private music rehearsal rooms
- Expansive outdoor landscaped terrace with BBQ and dining areas
- Secure bicycle parking areas
- Convenient Digital Parcel Storage Lockers, 24/7 Access
- Two luxurious hotel-styled guest suites

General Suite Finishes

- 8'6" ceilings, smooth surface finished, in all Principal Rooms with lower bulkheads in some areas to accommodate mechanical and electrical distribution systems*
- Thermally-insulated energy efficient windows
- Awning-style* operable windows
- Solid core entry door with designer hardware
- Interior hollow core swing doors and sliding glass doors*
- Contemporary baseboards and coordinated door casings
- Laminate wood flooring** in foyer, living room, dining room*, kitchen, den* and bedroom(s)*
- Porcelain** or ceramic** tile flooring in bathroom
- Ceramic tiled flooring in laundry area* Seven (7) brand name appliances, including in-suite laundry with stacked 24" Front-loading Energy Star washer and dryer
- 'On-Demand' digital in-suite control for centralized year-round heating and cooling comfort system

Kitchen

- Custom-designed kitchen cabinetry**, engineered quartz** countertop and porcelain** backsplash
- Stainless steel under-mount sink with single lever faucet
- Decorative lighting fixtures where applicable
- European style appliances, including:
 - Refrigerator with bottom-mount freezer
 - Built-in cooktop
 - Built-in stainless steel wall oven
 - Integrated panelled dishwasher
 - Stainless steel microwave with over-the-range exhaust hood fan

Bathrooms

- Custom-designed comfort height vanity** with designer European vanity top**, under-mount sink basin and single lever faucet
- Mirrored medicine cabinet with ceiling light
- Large format porcelain or ceramic floor tiles
- Soaker tub with full height ceramic** or porcelain** wall tiles
- Shower with frameless glass enclosure where applicable
- Temperature-controlled pressure balance shower faucet
- White elongated toilet
- Exhaust fan vented to exterior

Life Safety and Monitoring Systems

- 24 Hour Concierge monitoring system includes strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Controlled access to the amenity areas
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

Electrical and Multi-Media Features

- White Decora designer series receptacles and switches throughout
- Individual service panel with circuit breakers
- Pre-wired for cable T.V., high-speed internet and telephone
- Capped ceiling outlet in living room*

Green Features Suites

- Individually metered and separately billed for water, electricity
- Energy saving construction materials
- Low flush toilets for water efficiency in bathrooms
- Premium quality Energy Star appliances, including front-loading washing machine designed to conserve water and detergent, energy-efficient dryer, refrigerator, dishwasher

Maintenance: Estimated at \$0.58
(Hydro and water metered separately)

Taxes: Estimated at approx. 1% of Purchase Price
(Market value assessment as per City of Toronto)

Occupancy: Fall 2022

Parking: \$45,000
Maintenance: \$50.00

Locker: \$5,500 2B or Larger only
Maintenance: \$11.95

* As per plan. * Colours and/or materials to be selected from Vendor's standard sample packages. Principle Rooms consist of the Living Room, Dining Room, Den and Bedrooms. Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E.