

# surprisingly bold features & finishes.



a breath of fresh design.

## building features

- Boutique style building
- Porte Cochere
- Two-storey lobby
- Full-time Service Professional
- Glassed-in suite corridors with floor to ceiling windows capturing the natural light
- Un-manned car elevator to access underground parking garage
- Wi-fi enabled common areas

## amenities

- 2nd floor Exercise Room – Professionally equipped exercise room
- 3rd floor Courtyard – seasonal courtyard of natural plantings, chic seating and BBQ areas accessible from 3rd floor lounge
- 3rd floor Lounge – lounge area with fireplace and kitchenette opening onto a seasonal courtyard

## suite features

- Private balcony or terrace as per plan\*
- Townhomes feature 9.5' ceilings on main level and 8.5' ceilings on upper level
- Flats feature 8.5' ceilings
- Maisonettes feature 9' ceilings on main level and 8.5' ceilings on upper level
- Ceilings are combination of exposed concrete (where applicable), and smooth finish
- Exposed concrete columns where applicable
- Floor-to-ceiling windows
- Maisonettes feature open-riser staircase with stone steps and plexi-glass inserts in railing
- Suite entry doors are solid core wood with contemporary hardware
- Suite interior doors are white lacquered with modern hardware (contemporary sliders as per plan\*)
- Main floor powder rooms as per plan\*
- Stacked washer and dryer in white as per plan\*
- Laminate wood flooring throughout with exception of laundry room and bathrooms
- Choice of ceramic floor tiles for laundry room and bathrooms
- White 3 ½" baseboards throughout
- Vinyl-coated wire closet shelving as per plan\*
- Conveniently located walk-in closets as per plan\*
- Walls painted with white latex paint; semi-gloss in kitchens, bathrooms and laundry
- Individual climate control centralized air conditioning and heating

## kitchens

- Contemporary cabinetry with soft self-closing mechanisms on all drawers
- Integrated fridge and dishwasher, built-in glass cook top with stainless steel wall oven, hood-fan and microwave
- ¾" polished granite countertop or White laminate countertop with 2 ¾" bevelled edge
- Glass tile backsplash
- Dual or single bowl under-mount stainless steel kitchen sink with single lever pull-out faucet as per plan\*

## bathrooms

- Contemporary vanity with designer surface-mount porcelain sink
- Master ensuite in Townhomes and Maisonettes feature extended vanities with dual surface-mount sinks as per plan\*
- European-designed faucets
- Full-height mirror
- Shower enclosures with frameless glass as per plan\*
- Shower enclosures include designer showerhead and thermostatic valves
- Deep soaker tub as per plan\*
- Choice of ceramic floor tiles

## electrical & communications

- Category 5 phone and data cable wired in all suites. All suite phone outlets are wired to a central in-suite junction box allowing in-suite networking capabilities
- Conveniently located phone outlets in kitchen, living room, bedrooms, and den as per plan
- Recessed halogen lighting in kitchen, bathrooms and powder rooms where applicable
- Light fixtures in foyer, walk-in closets and over staircase
- White "Decora" light switches
- Separately metered suites for personal control of in-suite hydro and water consumption

## building security and safety

- Entrances, exits and selected exterior areas monitored by closed circuit television system
- Key fob allows effortless access at selected secure building entrance points
- Main front entrance cameras allow you to view your visitors on a special channel on your own TV
- Personally-encoded security system, with keypad and door contact
- Elevators with numbered access system providing restricted access to visitors
- Heat/smoke and carbon monoxide detectors connected to building alarm as required by code
- Sprinkler systems in common areas and suites
- Well lit underground garage and exit stairwells

Note: All of the above specifications are from Vendor's standard samples. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. Engineered flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. The ceiling height of suites are approximate and are measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than the stated ceiling height for that floor. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms, and hallways, etc.), the ceiling height will also be less than the stated ceiling height for that floor. Prices, specifications and terms are subject to change without notice. E.&O.E. November 2012. \*Availability determined by suite design.