

EXQUISITE BUILDING FEATURES

- Dramatic 10-storey building
- Grand entrance with dramatic 30' clerestorey roof
- Luxurious Lobby, Lounge and Party Room designed by a distinguished interior designer
- All suites are protected under Tarion Registration (Ontario New Home Warranty Program)
- Enterphone system for Garage and Lobby
- Camera surveillance in all common areas including underground parking garage
- Remote-controlled garage door opener (one per parking space)
- Double-glazed tinted windows and doors
- Balconies / terraces with aluminum railings and glazing as per architectural elevations
- Beautifully planned exterior garden landscaping
- Underground parking for residents and visitors
- On-grade visitor parking
- Barrier-free accessibility
- Drop-off and pick-up areas at entrance
- Convenient mail room located just off Lobby

EXCEPTIONAL INTERIOR SUITE FINISHES

- Solid-core suite entry door with high quality finish hardware
- Porcelain floor tiles in suite foyer, laundry and washrooms
- Engineered composite wood flooring in all bedrooms, living room, dining room and kitchen
- 5-1/2" shaker-style baseboard with matching shoe mould
- 2-3/4" shaker-style door casing
- 2-panel square wood doors
- Brushed nickel finishing hardware
- Walk-in closets in selected suites
- Sliding mirrored closet doors in selected bedrooms
- White shelving in closets
- Latex flat paint throughout, except bathrooms, kitchen and laundry, where eggshell finish will be used
- Baseboards, doors and trim to be painted with latex semi-gloss
- Sliding glazed door to balcony / terrace

EXCLUSIVE GOURMET KITCHENS

- Open concept kitchen layout with breakfast bars in selected suites
- High quality kitchen cabinetry with select hardware
- Polished granite countertops
- Ceramic tile backsplash
- Undermount stainless steel double-bowl sink with polished chrome faucet with pop-up drain
- Premium stainless steel appliance package (frost-free refrigerator, dishwasher, stove/oven, microwave/hood – exhaust vented to exterior)
- Undermount cabinet lighting
- Electrical outlets installed at counter level for countertop appliances

EXCLUSIVE LAUNDRY FACILITIES

- Stacked washer/dryer with exhaust vented to exterior

EXQUISITE BATHROOM FEATURES

- Imported porcelain floor tiles
- 5' soaker tub or shower as per plans
- Ceramic wall tiles at shower / tub surround
- Quality vanity cabinetry with undermount porcelain sink
- Polished marble countertop
- Walk-in shower with glass shower enclosure in select suites
- Exhaust fan in all bathrooms, vented to exterior
- Pressure-balanced shower control valves

EXPERT ELECTRICAL FEATURES

- Service panel with circuit breakers and copper wiring throughout
- White Decora switches and duplex outlets
- All suites pre-wired for cable television, telephone and internet
- Smoke detectors and/or heat/carbon monoxide detectors installed in each suite for safety
- Select light fixtures throughout

HEATING & AIR CONDITIONING

- Individual climate control of centralized heating and air conditioning in each suite for optimum occupant comfort and energy efficiency

EXCITING ADDITIONAL FEATURES

- Spacious Party Room with kitchenette and direct access to Lounge and rear courtyard
- Elegant Piano Lounge
- Fitness Centre with Men's and Women's Change Rooms and fitness equipment
- Beautifully landscaped rooftop garden / lounge
- Walking distance to VIVA transit
- Private locker facilities
- Approximately 95,000 sq.ft. of amenity spaces



PLEASE NOTE:

The Vendor shall have the exclusive right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials.

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