

## **EXHILARATING BUILDING FEATURES**

- Dramatic 37 storey building
- All suites are protected under Tarion (Ontario New Home Warranty Program)
- Predominately floor to ceiling glass windows
- Lobby and Lounge with Waiting Area appointed by a renowned interior designer
- Convenient mail room located just off lobby
- Professional garden landscaping for the grounds as well as amenity areas
- Locker facilities
- Underground parking for residents and visitors
- Direct and secured access to lobby elevators and parking garage
- Three custom-designed high-speed elevators servicing all levels
- Tri-sort Recycling Depot and garbage disposal
- Pet Friendly \*Please refer to condo documents for outlined information
- Wheelchair accessible
- Walking distance to future TTC Subway and VIVA Transit
- 24 Hour Concierge

## **EXTRAORDINARY SUITE FINISHES**

- All suites have approximately 9' ceilings
- Individual climate control of centralized heating and air-conditioning in each suite
- Double glazed windows throughout (with operators)
- Solid core entry door with quality finish hardware
- Classic interior doors with casing and baseboards
- All trim painted in off-white semi-gloss
- Semi-gloss off-white paint throughout Kitchen, Laundry, Powder Room and Bathrooms
- Contemporary brushed hardware on interior doors
- Optional choice of 32oz broadloom with foam under-pad in Bedroom(s) and Den areas
- Option for laminate flooring with acoustic under-pad layer for Bedrooms, Living Room and Den
- Various choices of ceramic tile from builder's samples for Foyer, Kitchen, Laundry and Bathrooms
- Smooth ceilings in all areas
- Sliding/Swing glass doors to terraces or balcony as per plans
- Terraces and Patios finished in both hard and soft landscaping per plans
- Balcony and Terrace railings are composed of glass with aluminum railings/guards.  
(Glass will by-pass slab)

## **EXCLUSIVE KITCHEN & LAUNDRY FEATURES**

- Contemporary Kitchen cabinetry in a variety of builders samples
- Soft close drawers
- Brushed finished hardware
- Stainless steel sink with chrome finish and contemporary single lever faucet as per plan
- Premium stainless steel standard appliance builder package (dishwasher, microwave/hood, fridge, stove)
- Stacked washer and dryer in suite (white) complete with braided hose vented to exterior
- Exterior vented exhaust hood
- Choice of a variety of designer granite Kitchen countertop finishes
- Ceramic backsplash
- Electrical outlets installed at counter level for countertop appliances

## **EXQUISITE BATHROOM FEATURES**

- Vanity mirror with contemporary finished faucet set
- Choice of quality cabinets and latest decor
- Granite countertops from builder's samples
- Choice of ceramic tiles from builder's samples
- Accessory package includes towel bar, toilet paper holder and soap dish where possible

- 5 foot, deep soaker tub or shower as per plan
- Ceramic tile to ceiling in tub enclosure/ shower stall as per plan
- Temperature controlled pressure balance valve in all showers
- Privacy lock
- White bathroom fixtures throughout
- Exterior vented exhaust fans

#### **EXPERT ELECTRICAL FEATURES**

- Service panel with circuit breakers and copper wiring throughout
- Prewired for cable television in Living Room, Master Bedroom and Second Bedroom or den as per plan
- Smoke and carbon monoxide detectors as per code
- Decora-style switches and receptacles
- Provision for high speed internet access available
- Telephone outlets in Living Room, Bedroom(s) and Dens as per plan
- Enterphone system for Garage and Lobby
- Controlled access security system with enterphone facilities at the Building Entrance and Parking Lobby, with in-suite monitoring capabilities
- 24-hour video surveillance (DVR) monitoring system for Lobby
- Pre-wired for coded suite intrusion alarm system (ground floor units only)

#### **EXCITING ADDITIONAL FEATURES**

- Green products used in the building structure, including recycled materials
- Accessibility to public transit means a lesser need for cars
- Efficient usage of lighter materials (within building codes and guidelines)
- Amenity and Terrace
- Lush green landscaping
- A tri-sorter recycling depot on-site
- Approximately 20,000 sq. ft. of amenities space
- An Exercise Complex with equipment, aerobics center and yoga/pilates
- An Indoor Pool
- Men and Women's change rooms equipped with sauna, steam room, showers and lockers
- A Game/Multi-Purpose Room
- A Media Room
- Party Room with full working kitchen
- 1 furnished Guest Suite
- BBQ Area

#### **Notes**

- Finishing specifications are from the vendor's samples
- Floors and specific finishes will depend on vendor's packages as selected.  
The purchaser shall be requested to meet with the vendor or its representative to select certain colours and materials that the purchaser agrees to meet with the vendor for such purpose in accordance with the terms of the agreement
- Colour, texture and appearance of features and finishes installed in the suite may vary from vendor's samples as a result of normal manufacturing and installation processes
- All feature and finishes subject to change without notice E&O