



## 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 27" Front-loading Energy Star washer and dryer
- Individually controlled centralized 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/sq.ft.  
(Hydro and water metered separately)

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

**Occupancy:** June 2023

**Parking:** \$55,000  
Maintenance: \$50.00/month

**Locker:** \$5,500