

FEATURES & FINISHES

BUILDING FEATURES & FINISHES

- Stunning architecture by Quadrangle and interior designs by award-winning Figure3.
- Modern podium building design with flowing-curved 30 and 22-storey towers, including elegant interior design features and finishes, spacious balconies with either glass/aluminum or perforated-metal railings and floor-to-ceiling windows.
- Incredible interior and exterior amenities consisting of a private exterior amenity on the podium roof with a stunning water feature, a splash pad, semi-private lounge areas, BBQ and outdoor dining stations; fully-equipped fitness facilities; games and party rooms; social lounges; communal and private workspaces and “zoom” hubs; and access to a shared linear park with a children’s play area, basketball half-court and a bocce ball court.
- Rush hour bus shuttle service to TTC
- Three elevators in tower 1 and Two elevators in tower 2
- Energy efficient LED lighting
- Three chute waste and recycling system (for each tower) with access at each floor, except for ground floor.

SUITE FEATURES AND FINISHES

- 9’ ceilings throughout except where required bulkheads and dropped ceilings are installed, including a drop ceiling in foyer and kitchen/dining areas as may be required.
- 8’ ceilings in laundry and bathrooms, except where required to accommodate mechanical.
- Classic smooth ceilings throughout with flat latex paint finish
- Elegantly designed suite entry featuring 7’ high solid core door with dead bolt, satin nickel finish lever hardware and security viewer.
- Stylish interior suite doors with satin nickel finish lever hardware.
- Modern flat-stock 4” baseboards and 2” door casing.
- All interior suite doors, baseboards and trim to be complete with white latex semi-gloss paint finish. White latex eggshell paint finish on walls throughout.
- 7’ high white framed sliding closet doors in the foyer and bedrooms, as per plan.
- Wire closet shelving in all closets, as per plan.
- Separate laundry closet featuring white stacked ENERGY STAR rated front loading washer and dryer units with quick water shut off, vented to the exterior.
- Sliding balcony glass door in the living room and operable windows in bedrooms, as per plan.

KITCHEN FEATURES

- Designer kitchen cabinetry with extended uppers, a designer floating shelf and a knife-block feature.
- Luxurious ¾” quartz countertop with 2” built-out edge.
- Elegant tile backsplash above kitchen counters.
- Sleek single under mount stainless steel sink with modern single lever pull-down faucet.
- Premium stainless-steel appliances including:
 - ENERGY STAR rated frost-free refrigerator
 - ENERGY STAR rated built-in dishwasher
- Smooth top self-cleaning range.

BATHROOM FEATURES

- Designer vanities with ¾” quartz countertop with 6” apron and white ceramic under mount sink.

- Designer vanity medicine cabinet with mirror and a designer light fixture.
- Contemporary framed shower stalls with tempered glass shower door, as per plan.
- Combination acrylic soaker tub/shower and/or acrylic shower base with single lever controls and pressure balance valve in all tubs and showers, as per plan.
- Modern single lever faucets in all bathrooms.
- Porcelain/ceramic wall tile for tub and shower enclosures.

SUITE FLOOR COVERINGS

- Designer laminate floating floor throughout living and dining room, kitchen, foyer, den, hallways and bedrooms.
- Porcelain/ceramic floor tiles in bathroom(s) and laundry.

ELECTRICAL FEATURES

- Individually sub-metered hydro service to each suite.
- Individual service panels in all suites.
- Pre-wired cable outlet in the living room.
- High-speed internet connections available at all cable outlets.
- White designer style switches and receptacles throughout.
- Track Light in kitchen and white recessed pot lights in shower stall, as per plan.
- Designer light fixture in the bedrooms, as per plan.
- Distinctive light fixtures in foyer, hallway, den and walk-in closets where applicable, as per plan.
- Pre-wired capped ceiling outlet in the dining area.
- Convenient switch-controlled receptacle in living room and each bedroom.

PERSONAL COMFORT SYSTEM

- Individually controlled vertical fan coil system providing seasonal heating and air conditioning.

SECURITY & SAFETY FEATURES

- 24-hour Concierge at the main lobby entrance.
- Security system with enterphone facility at main building entrance.
- Computerized proximity access system for resident controlled building and common area access.
- Emergency panic alarms in underground parking garage access.
- Personalized key fob for garage access.
- Smoke, heat and carbon monoxide detectors in all suites.
- Strategically located video surveillance cameras in select amenities, main lobby and underground parking garage.
- Fully sprinkled building including suites.

RESIDENT PARKING AND LOCKERS

- Walls and ceilings of underground parking painted bright white with high-level lighting.
- Full ventilation and sprinkler system throughout parking garage.
- Short-term and long-term bicycle storage and lockers located in podium levels and in underground parking.

WARRANTY

- All suites registered with TARION Warranty Corporation New Home Warranty Program.