

**IMPRESSIVE BUILDING FEATURES**

With the **Huronario LRT** at your doorstep, go beyond condominium living with building features that set **Edge Tower 3** apart from the rest. Luxurious living is yours with a **24 hour concierge** service available to residents to assist with anything you may need. Within the building there are amenities that will fulfill any of your needs and desires, including **2 party rooms, 2 guest suites, games room, theater room, media lounge (wifi/tv lounge), rooftop terraces on 6th and 13th floor with outdoor designated barbecue areas, state of the art fitness centre, yoga room and sports lounge**, as well as an **elegant lobby** furnished with luxurious accents. All amenities walk out to a terrace finished with a fire pit and comfortable seating, as well as beautifully landscaped exteriors, lets you enjoy the outdoors with style and sophistication.

**1.0 REFINED SUITE INTERIORS**

To ensure that only the best goes into your home, each suite has been designed with you in mind, reflecting the high standards of Edge Tower 3 and its residents.

- 1.1. 9' ceiling heights on Floors 2 through 49
- 1.2. Soaring 10' ceiling heights in Penthouse units on 50th floor
- 1.3. Classic **smooth ceilings** painted with flat paint throughout
- 1.4. All Interior walls will be primed and painted with high quality latex paint
- 1.5. Kitchen, bathroom(s), laundry areas all elegantly trim painted with white semi-gloss paint
- 1.6. **7' paneled doors** complete with contemporary brushed nickel hardware
- 1.7. Contemporary baseboard and casing trim package for all typical suites throughout
- 1.8. **8' solid core paneled doors** on Penthouse Level with contemporary brushed nickel hardware
- 1.9. Contemporary upgraded baseboard and casing trim package for Penthouse Level Suites
- 1.10. Entry closet with single door or mirrored sliding doors (as indicated on plans)
- 1.11. Sliding doors to den in some units may be glass or be finished with a portion in glass as per code
- 1.12. Green friendly thermal insulated energy efficient double glazed tinted windows

**2.0 SIGNATURE KITCHEN**

**Edge Towers** offers state of the art, modern kitchens that come with only the highest quality enhancements. Take your kitchen to the upper echelon of style and functionality with our exclusive appliance package for everything you need in your kitchen.

- 2.1. High quality 4 piece 24" Appliance package:
  - 2.1.1. **Fully integrated refrigerator**
  - 2.1.2. **Electric cooktop with high performance European-style designer hood fan**
  - 2.1.3. **Built-in oven**
  - 2.1.4. **Fully integrated dishwasher**
- 2.2. European style cabinetry to be selected from Vendor's included selections
- 2.3. Kitchen under-cabinet lighting with valance
- 2.4. **Luxurious quartz** 2cm countertops with polished square edge selected from Vendor's included selections
- 2.5. Sleek single under-mount stainless steel sink with modern integrated pull-out spray faucet
- 2.6. Elegant **glazed porcelain** and/or **ceramic tile backsplash** selected from Vendor's included selections

**3.0 FLOOR FINISHINGS**

- 3.1. Premium laminate floating floor throughout living and dining rooms, breakfast area, den, bedrooms, hallways and foyer selected from Vendor's included selections
- 3.2. 12" by 12" or 12" by 24" timeless glazed **porcelain** and/or ceramic tiles to be included within the Vendor's included selections

**4.0 SPA-INSPIRED BATHROOMS**

- 4.1. European style vanity selected from Vendor's included selections
- 4.2. 2cm **elegant quartz** or **marble** countertop selected from Vendor's included selections
- 4.3. Frameless shower glass doors (where indicated on Schedule A)
- 4.4. Contemporary deep 5ft soaker tub with integrated shower head as per plan
- 4.5. Glazed **porcelain** and/or ceramic tile for tub enclosures and shower stalls selected from Vendor's included selections
- 4.6. Luxurious pressure balanced, temperature controlled shower faucet
- 4.7. Convenient exhaust fan vented to exterior
- 4.8. Flattering vanity chrome strip lighting
- 4.9. Designer vanity mirror

**5.0 LAUNDRY**

- 5.1. Convenient in-suite energy efficient stacked white washer/dryer vented to exterior
- 5.2. Quick water shut off valve
- 5.3. Easy Access Lint Trap

**6.0 ELECTRICAL SERVICE AND FIXTURES**

- 6.1. Individual 100 amp service panel with circuit breakers
- 6.2. Individually metered hydro service to each suite
- 6.3. White designer receptacles and switches throughout
- 6.4. Ceiling light fixtures in foyer, hallway(s), walk-in closet(s), kitchen, bedrooms, den and breakfast area as per plan
- 6.5. Capped ceiling light outlet in dining room as per buildings included location
- 6.6. Convenient switch controlled receptacle outlets in living room

**7.0 COMMUNICATION**

- 7.1. All residences are conveniently pre-wired for cable television, telephone and internet services
- 7.2. **Unlimited gigabyte fiber internet** to every suite included in your monthly maintenance fees
- 7.3. Pre-wired TV and telephone outlets in living room and bedroom(s)

**8.0 SAFETY AND SECURITY**

- 8.1. Well lit underground parking with security cameras
- 8.2. Personally encoded suite intrusion alarm with suite door contact and keypad, (monitoring to be arranged by purchaser)
- 8.3. Carbon monoxide and smoke detector(s) hard wired
- 8.4. Suite fire alarm connected to building fire panel

**9.0 PERSONAL COMFORT SYSTEM**

- 9.1. Separately metered suites for personal control of suite
- 9.2. Individually controlled vertical fan coil system providing seasonal heating and air conditioning

Specifications, terms and conditions are subject to change without notice. E. & O.E.