

Features and Finishes

Gourmet Kitchen Features

- Designer-selected European-style cabinetry with soft-close doors and drawers
- Quartz countertops
- Ceramic tile backsplash
- Energy-efficient 24”or 30” stainless steel refrigerator (as per plan), 24” stainless steel slide-in range, 24” hood fan, energy-efficient 24” panelled dishwasher, 24” built-in microwave
- Undermount stainless steel single sink with pull-out lever faucet
- Contemporary ceiling-mounted track light fixture

Main Bathroom Features

- Custom-designed cabinetry from standard designer selected colour and finish packages
- Solid surface countertop with sink and single lever faucet
- Frameless vanity mirror and wall sconce above
- Porcelain tile flooring
- Deep soaker bathtub as per plan
- Porcelain tile on tub/shower walls as per plan
- Water efficient shower head and faucets as per plan

Building Features

- Innovative architecture
- Elegantly appointed lobby with 24-hour concierge
- Connected coworking lounge
- Wet room (pet/bike washing station)
- Secured mail deliveries & parcel storage system
- ~30,000 sf of indoor and outdoor amenity areas
- Retail at grade

Main Ensuite Features

- Custom-designed cabinetry from standard designer-selected colour and finish packages
- Solid surface countertop with sink and single lever faucet
- Frameless vanity mirror and wall sconce above
- Porcelain tile flooring & shower enclosure
- Glass shower panel (with water efficient shower head as per plan)

General Suite Features

- Suite entrance with solid core entry door with guest viewer
- Smooth 9’ ceiling height in living areas except where bulkheads are required
- Private Juliet, terrace and/or balcony as per plan
- Laminate or vinyl flooring in main living areas
- Individually controlled HVAC for year-round heating/cooling
- Decorative flat panel interior doors with designer-selected lever hardware
- In-suite white stacked washer and dryer

Electrical Features

- Capped ceiling outlet in dining area
- Smoke detectors as per code
- Suite is pre-wired for access to high-speed internet
- Individual and separately metered service panel
- White Decora-style light switches and plates

Safety & Security Features

- Controlled access from parking to elevator lobby
- Surveillance cameras at building entrances
- Smart entry system at main entrance(s)
- Controlled access to amenities, amenity areas, entrance doors, and elevator lobbies
- Sprinkler system throughout

LiveWell Features

- Geoexchange system
- Low-VOC paints throughout
- Energy-efficient lighting in corridors, and locker areas
- Tri-sorter single chute recycling
- Bicycle storage areas
- Bird-friendly glazing in accordance with the City of Toronto Green Standard Requirements
- Smart home technology
- Smart thermostats
- Resident App

NOTE: Features and finishes as per Vendor's standard samples. Some features and finishes listed are determined by suite design. The Vendor shall have the right at any time and without prior notice to the Purchaser to substitute for materials that are of equal or better quality than those provided herein. Colour, texture, appearance, dye-lot, etc. of features and finishes installed in the suite may vary from Vendor's standard samples as a result of normal manufacturing and installation processes. The determination of whether substituted materials and products are of equal or better quality shall be made by the Vendor's designer.