



Artist's Impression (Suite E6 - upgraded suite)

Features & Finishes



PREMIUM BUILDING AMENITIES

- Luxurious furnished lobby with 15’ Ceilings
- Residents’ party room, with full kitchen and bar area on main level
- Lounge area and co-working stations
- Exercise room
- Exclusive park-like landscaped courtyard with BBQ and seating area
- Doggie wash station
- Bicycle storage
- Individual Hydro metering, including 2 water meters (hot and cold) per suite
- Availability for EV Car charging stations
- Smart locker system for parcel delivery

PEACE OF MIND FEATURES

- Virtual concierge
- Controlled entryways
- Smoke and carbon monoxide detectors in suites and common areas
- In-suite monitoring at main entrances and exists
- Keyless suite entry
- Parcel delivery notifications

SUITE FEATURES

- Ground floor – 2 storey units have 9’ ceiling on main level and 8’ ceiling on mezzanine level
- 3rd and 4th floors have 9’ ceiling heights
- 5th floor – 2 storey units have 10’ ceiling height on first level and 9’ ceiling height on second level
- Smooth finish ceilings throughout
- High quality laminate flooring throughout, except bathrooms and laundry
- Choice of 12” x 24” porcelain tile flooring in bathroom (including shower/tub wall tile) and in laundry
- 5¼” baseboards and 3 ½” casings throughout
- Extended height entry door, security privacy viewer and quality finished hardware
- All interior doors to have satin nickel finish lever hardware
- All closets complete with laminate shelf, per plan
- Decora style light switches and outlets throughout
- All laundry rooms will contain white stacked washer and dryer
- All windows are double-glazed and thermally insulated
- All interior walls and ceilings painted with flat latex off-white paint
- Carpet covered stairs in 2-floor suites
- Semi-gloss paint in kitchen, bathrooms, laundry and all wood trim

GOURMET KITCHEN FEATURES

- Choice of designer selected cabinets from Vendor’s samples
- Extended upper cabinets
- Under cabinet LED lighting
- High quality laminate flooring
- Stainless steel appliances including fridge, slide in range, over-the-range microwave and dishwasher
- Choice of quartz countertops
- Choice of ceramic backsplash per builder’s samples
- Under-mount stainless steel double sink
- Deluxe pullout chrome faucet
- Track lighting

INSPIRED BATHROOM FEATURES

- Designer appointed vanity cabinets from Vendor’s samples
- Full width vanity mirror with beveled edge
- Choice of quartz countertops
- Master ensuite will feature shower with frameless glass door and glass enclosure, as per plan
- Wall mounted rain head shower in master ensuite from Vendor’s sample
- 2nd ensuite will feature a deep soaker tub, where available per plan
- Under-mount sinks in all bathrooms
- Double sink, where available per plan
- Polished chrome single-lever faucets in all bathrooms and powder rooms
- Wall-mounted lights in all bathrooms

LIGHTING & HVAC

- Individually controlled centralized heating and cooling system
- Designer appointed ceiling light fixtures in all, foyer, hallways and walk-in closets. Dining room and Den to have capped ceiling outlets
- Living room and bedrooms will have switched wall outlets
- All suites wired with CAT6 cable outlets to enable connection to internet and communications

PENTHOUSE FEATURES

- Extended height 10’ ceilings on 7th floor
- 5 ¼” engineered hardwood throughout, except bathroom and laundry
- Premium views
- Upgraded stainless steel appliance package in kitchens, including counter depth fridge, built-in oven and microwave, electric cooktop, under-cabinet hood fan and dishwasher
- White front load washer and dryer
- Free-standing soaker tub, as per plan

Please note: Prices and specifications are subject to change without notice. Vendor shall have the right to substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plan and specifications. Color, texture, appearance, etc. of feature and finishes installed in the unit may vary from vendor’s samples as a result of normal manufacturing and installation processes. References to model types or model numbers refer to current manufacturer’s models. If these types or models shall change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. Decorative and upgrade items displayed in the furnished model suite. Vignette and sales office are for display purpose only. Floors and specific finishes will depend on vendor’s décor packages as selected. Natural Products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor’s samples as a result of normal manufacturing and installation processes. The Purchasers acknowledges that any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist’s concept and are not included in the purchase price. Purchaser acknowledges and accepts that ceilings and walls may be modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements. E & O. E.