

# FEATURES & FINISHES

## BUILDING OVERVIEW & FEATURES

- 24/7 concierge
- Security code access for residents
- Smoke detectors & sprinkler system
- Rooftop terrace for entertaining and BBQ space
- Yoga & meditation space, fitness centre
- Pet wash
- Play area
- Mail & parcel room
- Bicycle storage
- Party room
- Lockers
- Fully secured by cameras

## STANDARD SUITE FEATURES

- Approximately 9' ceilings painted in flat white
- Individual suite control for heating and air conditioning
- Flat-off white paint throughout
- All trim painted in off-white semi-gloss
- Contemporary baseboards with coordinating door casing
- Laminate flooring throughout
- Exterior solid core front door with viewer
- Interior sliding & swing doors as per plan with contemporary hardware
- White contemporary light switches & electrical receptacles throughout
- Ceiling mounted light fixtures in foyer, hallway, den, bedroom(s), & walk-in closets
- Double-glazed, low emission, insulated glass window
- Balconies or Juliet balconies as per plan

## SUSTAINABILITY FEATURES

- Sustainable green roof
- High-efficiency toilets & water saver low-flow faucets
- High-efficiency boilers for heating & domestic hot water
- Energy Recovery Ventilators (ERVs) in each suite to reduce energy demands and enhance air quality.
- Water efficient landscaping
- Energy efficient appliances, E-Star rated where applicable.

## KITCHEN

- Contemporary cabinetry with soft close drawers and cabinets
- Laminate flooring
- Quartz countertops
- Top mount stainless steel sinks
- Single lever pull down faucets
- 30" stainless steel appliances in all units including dishwasher, microwave hood fan combination located above range, fridge and stove

## BATHROOM

- Modern cabinets
- Mirror
- Ceramic flooring
- Integrated countertop/sink
- Vapour resistant pot light in shower
- Tubs or walk-in shower as per plan
- Contemporary chrome faucets

## SUITE ELECTRICAL FEATURES

- Cable TV rough-in wiring for living room and master bedroom
- Telephone rough-in wiring for living room, master bedroom, and den
- Fibre-optic service to the suite providing phone, internet, and cable

## LAUNDRY ROOM & CLOSETS

- Energy Star frontload stacked washer & dryer with wall mounted safety valve
- White ceramic floor tile in laundry areas
- Heavy duty wiring & receptacle for dryer
- White vinyl coated wire shelving for closets