

Overview

Mahogany offers traditional, authentic luxury featuring top quality finishings and exceptional attention to detail.

Every home includes many environmentally friendly features such as geothermal heating/cooling and energy efficient glazing.

With Mill Lake Park at your doorstep, you can leave the car behind and enjoy easy access to bike routes and hiking trails.

Mahogany's lush landscaping, with its meandering pathways and serene garden sanctuaries, provides the perfect opportunity for taking time to smell the roses.

Oh... and did we mention the views? ...Amazing!



Kitchen

* Floors 2-22 & Townhomes:

- o All appliances are Maytag brand and feature stainless steel finishes

- o 4 burner gas range with 5 cu.ft. self-cleaning oven

- o 18 cu.ft. refrigerator

- o Tall tub dishwasher, controls on top

- o Built in over-the-range microwave/hood fan

- o Upgrade options:

- 5 burner gas range (including removable griddle), full convection and auto-convection conversion

- 5 burner gas range with 2 ovens: 6 cu.ft. lower convection oven and 2.1 cu.ft. upper oven

- 20 cu.ft. French door side/side fridge with water and ice dispenser; freezer on bottom; E-Star rated

* Floors 23-25:

- o All appliances are Fisher & Paykel brand and feature stainless steel finishes

- o 5 burner gas range with full convection oven

- o 21.6 cu.ft. SxS refrigerator with water and ice dispenser

- o Two drawer dishwasher with separate cycle controls

- o Stainless steel hood fan or built-in hood fan (depending on cabinet selection)

- o Upgrade options:

- Package A - Jenn-Air: 24.5 cu.ft. French door fridge, counter-depth with water and ice; 5 burner dual fuel gas range with true convection oven slide in Pro-Line



Package B - Wolf/Subzero: Subzero 36" stainless steel built-in bottom freezer fridge; Wolf 30" stainless steel four burner convection gas range; Asko 4 wash cycle stainless steel dishwasher

Built-in wine fridge - 15" (holds 27 bottles)

Warming drawer - Jenn-Air or Wolf

Built-in microwave

Cabinets:

* Floors 2-22 & Townhomes:

- o Maple shaker style cabinets
- o 3 colour choices: Cream, Espresso, or Cream & Espresso combination
- o Under-cabinet puck lighting
- o Built-in wine rack
- o Full depth cabinets over fridge
- o Metabox drawers
- o Soft close systems
- o Floors 2-22: Granite countertops with eating bar square edge profile; Townhomes: Quartz countertops with eating bar square edge profile
- o Kohler Simplice chrome kitchen faucet with soap dispenser

Upgrade options:

Kitchen Cabinet Upgrade Package: Lazy Susan in select units (those with corner cabinets); one or more wire rack pull-out drawers in base cabinets; pull out cereal drawer over fridge

* Floors 23-25:

- o Maple cabinetry with 3 design choices: Traditional Luxury, Classic or Contemporary
- o 3 colour choices: Cream, Espresso, or Cream & Espresso combination
- o Under-cabinet puck lighting
- o Built-in wine rack
- o Full depth cabinets over fridge
- o Metabox drawers
- o Soft close systems
- o Granite countertops with eating bar sculpted edge profile
- o Kohler Simplice chrome kitchen faucet with soap dispenser
- o Lazy Susan in select units (those with corner cabinets)
- o One or more wire rack pull-out drawers in base cabinets
- o Pull out cereal drawer over fridge



Bath



* Floors 2-25 & Townhomes:

- o Maple cabinetry with granite countertops (Quartz countertops in townhomes)
- o White porcelain rectangular undermount sink
- o Hytec 5' soaker tub - acrylic with tile surround
- o Kohler Forte fixtures
- o Low flush toilets
- o Floors 23-25 only: choice of two vanity styles in the main bathroom
- o Upgrade options (all floors):
 - + No cost upgrade to shower stall in ensuite only
 - + Step-in tub in ensuite only (except Townhomes)
 - + Accessibility options are available



Flooring

* Townhomes:

- o Acid-stained concrete throughout the first floor
- o Carpet on stairs and the second floor
- o Porcelain tile in bathrooms
- o Upgrade option:
 - +Canadian-made (Mirage) engineered hardwood throughout except bathrooms and laundry room

* Floors 2-22:

- o Laminate flooring except bedrooms, bathrooms and laundry room
- o Porcelain tile in bathrooms and laundry room; carpet throughout bedrooms
- o Upgrade options:
 - +Canadian-made (Mirage) engineered hardwood except bedrooms, bathrooms and laundry room
 - +Canadian-made (Mirage) engineered hardwood throughout except bathrooms and laundry room

* Floors 23-25:

- o Canadian-made (Mirage) engineered hardwood flooring except bathrooms, laundry room and



bedrooms o Bathrooms: natural stone tile; radiant in-floor heating o Laundry room: natural stone tile o Bedrooms and landings: carpet o Upgrade option: +Canadian-made (Mirage) engineered hardwood throughout except bathrooms and laundry room	
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General



- Gorgeous designer-inspired decorating packages
- Extensive list of standard options and upgrade options to choose from to personalize your new home
- Floor to ceiling energy efficient windows
- Secured underground parking including separate 2, 3 or 4 car garages for select units
- Extensive landscaping, pathways, benches and gardens
- Fully fenced property with stone and decorative wrought iron fencing
- Geothermal heating/cooling
- FOB secured high-speed elevators

Amenities



- Resort style 2-storey, detached clubhouse includes:
 - o Indoor exercise pool – enjoy a refreshing dip in any season
 - o Well appointed fitness/yoga facility – an invigorating workout... a great way to start your day!
 - o Great room – meet and mingle with your neighbours in the inviting great room featuring a welcoming fireplace
 - o Large outdoor patio with picnic tables and a relaxing water feature



- Indoor, secure bicycle lockers (optional upgrade) with exterior access door – hop on and pedal across the street to Mill Lake Park
- Hobby room – a great space for working on your craft projects... or maybe that challenging jigsaw puzzle... or perfecting your fly tying skills... or somewhere to just share time with other hobby lovers
- Guest suites – get your overnight visitors off your couch and into the cozy guest suites
- Library – a peaceful sanctuary highlighted by a graceful floor-to-ceiling glass wall overlooking the lobby and featuring indirect lighting, built-in bookshelves and comfortable seating conducive to quiet reflection and reading
- Workshop – designed and ventilated to allow for all types of workshop projects
- Storage lockers – conveniently located in various areas of the tower

Environment

- **Geothermal heating/cooling** – Mahogany at Mill Lake selected a Geothermal heating and cooling system to provide not only a sustainable energy source for the community, but also because we felt that it was the right thing to do for the environment. Geothermal energy does not use traditional energy sources such as fossil fuels or coal. It works by using the constant temperature of the earth to heat the building in the winter and cool it in the summer, thereby creating an efficient sustainable energy source.
- **Exterior Building Design** – The exterior building envelope of the high-rise has been carefully designed to create a building skin which will minimize air leakage as much as possible. The design utilizes the applied sciences of Window Wall and Curtain Wall systems to achieve the best possible result.
- **Bird Science** – Careful consideration is being given in the process of both lighting and exterior glazing design to minimize the environmental impact on our flying friends. The team at Quantum placed considerable effort into researching the effect on high-rise buildings and the bird's natural habitat. By doing so, we are working to minimize light pollution and the position of reflecting glass to provide a safe airborne environment.
- **Constructing with Care** – The construction team at Quantum Properties Construction makes every effort to care for the environment during the construction process. We strive to minimize waste, carefully select our product and contractors based on their Green Building practices, and work to conserve energy wherever possible.

