

GENERAL FEATURES

- Steel reinforced cast-in-place concrete construction and primary building envelope
- Extensive sound-deadening demising wall systems
- High-efficiency geothermal heating system
- Biometric fingerprint security and access system
- Rainwater recovery irrigation system
- Lush garden space with sculptural forms and water feature
- Comprehensive built-in video surveillance and recording system
- Full fire suppression sprinkler system
- Lavish meeting gallery
- Concierge
- Secure rooftop childrens' play area
- Spectacular indoor/outdoor lap pool
- Spa
- Sauna
- Fitness area opening onto rooftop sundeck
- Comprehensive third-party warranty coverage

GENERAL SUITE FEATURES

- 1 & 2 level plans
- Private balconies and terraces
- Ceilings typically near 10' height in living space
- Imported 16x16 limestone floors in living, dining, kitchen areas and bathrooms
- Integrated high-efficiency air conditioning with forced-air ventilation
- Multi-function programmable digital climate control
- High-efficiency gas fireplace(s)
- Ornate carved mahogany fireplace surround(s)
- Over-height solid core recessed panel door
- Comprehensive security system
- Designer electrical fixtures including recessed halogen lighting
- Large ornamental 1 baseboards, casings and crown details
- Ornate carved mahogany fireplace surrounds

KITCHEN AND APPLIANCES

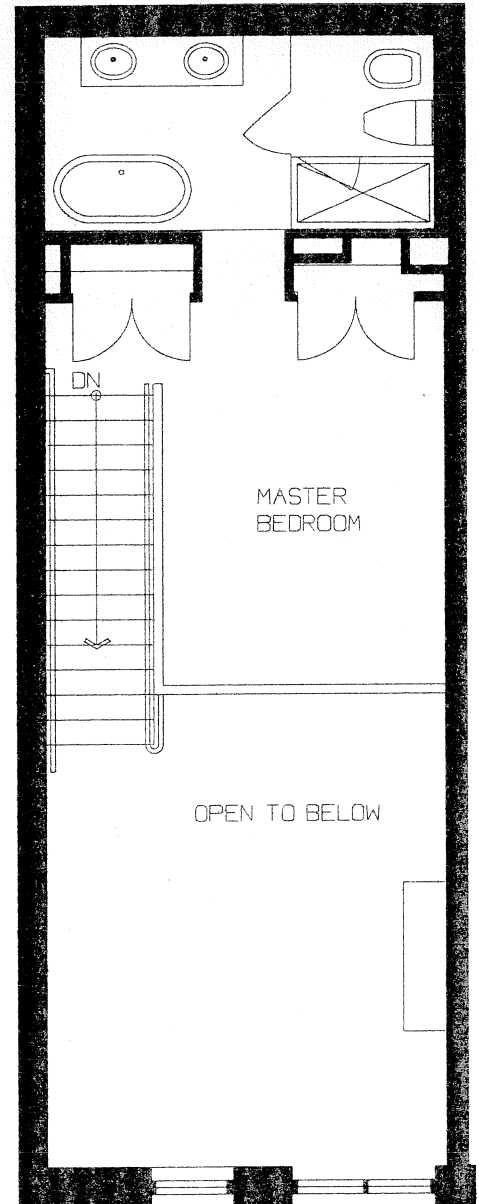
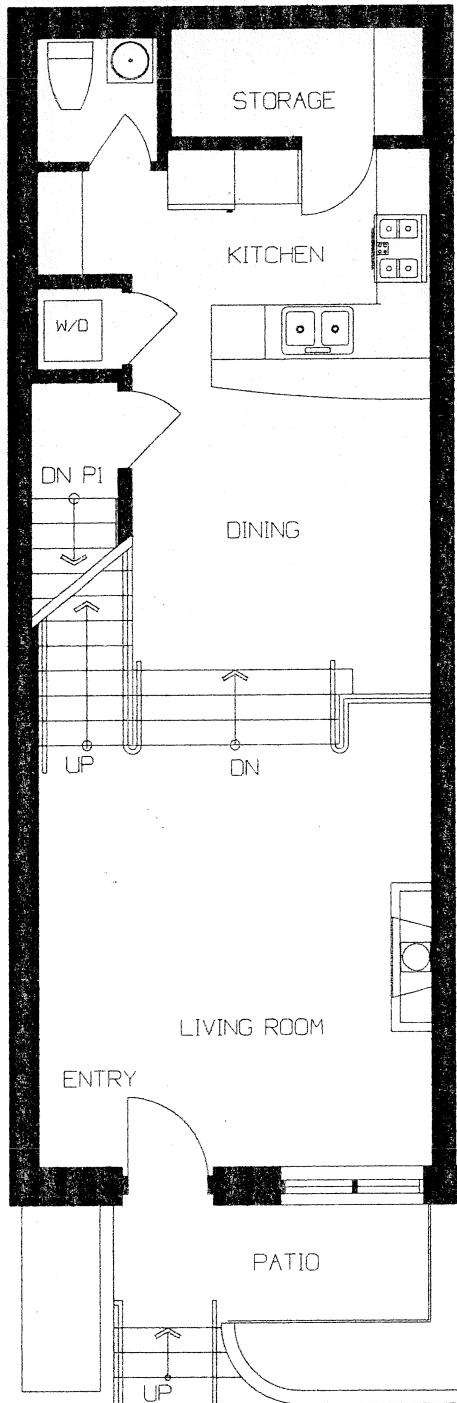
- Custom hardwood veneer kitchen cabinets with ornamental crown mouldings
- Architectural tile countertop detail
- Double Kindred under-mount kitchen sink
- La Torre Tower Tech mixer with lifetime warranty
- Stainless steel housing high-performance garburator
- Subzero stainless steel built-in refrigerator
- Fisher Paykel 36" stainless steel recessed gas cooktop with five burners
- Stainless steel commercial style ventilation hood
- Fisher Paykel Aeroflow stainless steel convection wall oven
- LG high-power stainless steel microwave oven
- Fisher Paykel double DishDrawer stainless steel dishwasher
- Samsung front loading washing machine and dryer

BATHROOMS

- Nuheat heated floor system with digital programmable digital controllers in main bathrooms
- Round Bathtub applications - Huge six foot diameter deck-mounted soaker tub in master ensuite
- Freestanding applications - Ornate roll-top freestanding iron bathtub
- Custom furniture vanities
- Ubatuba granite vanity countertops
- Kohler Caxton undermount and Caroma Inset bathroom basins
- Tebisa York f

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GRACE.
1250 RICHARDS ST.
2 LEVELS 1142 sq.ft.



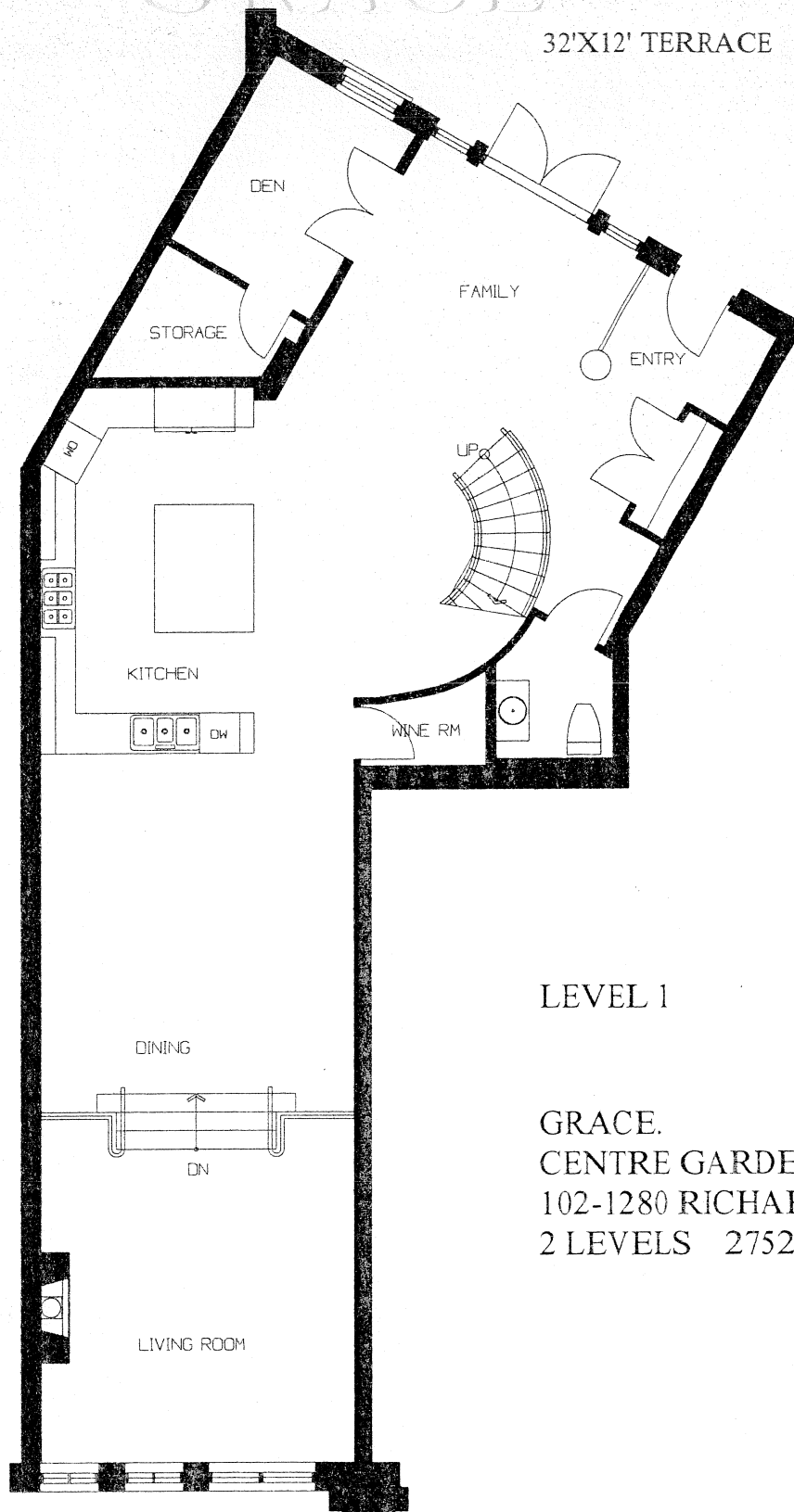
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32'X12' TERRACE



LEVEL 1

GRACE.
CENTRE GARDEN
102-1280 RICHARDS ST.
2 LEVELS 2752 sq.ft.

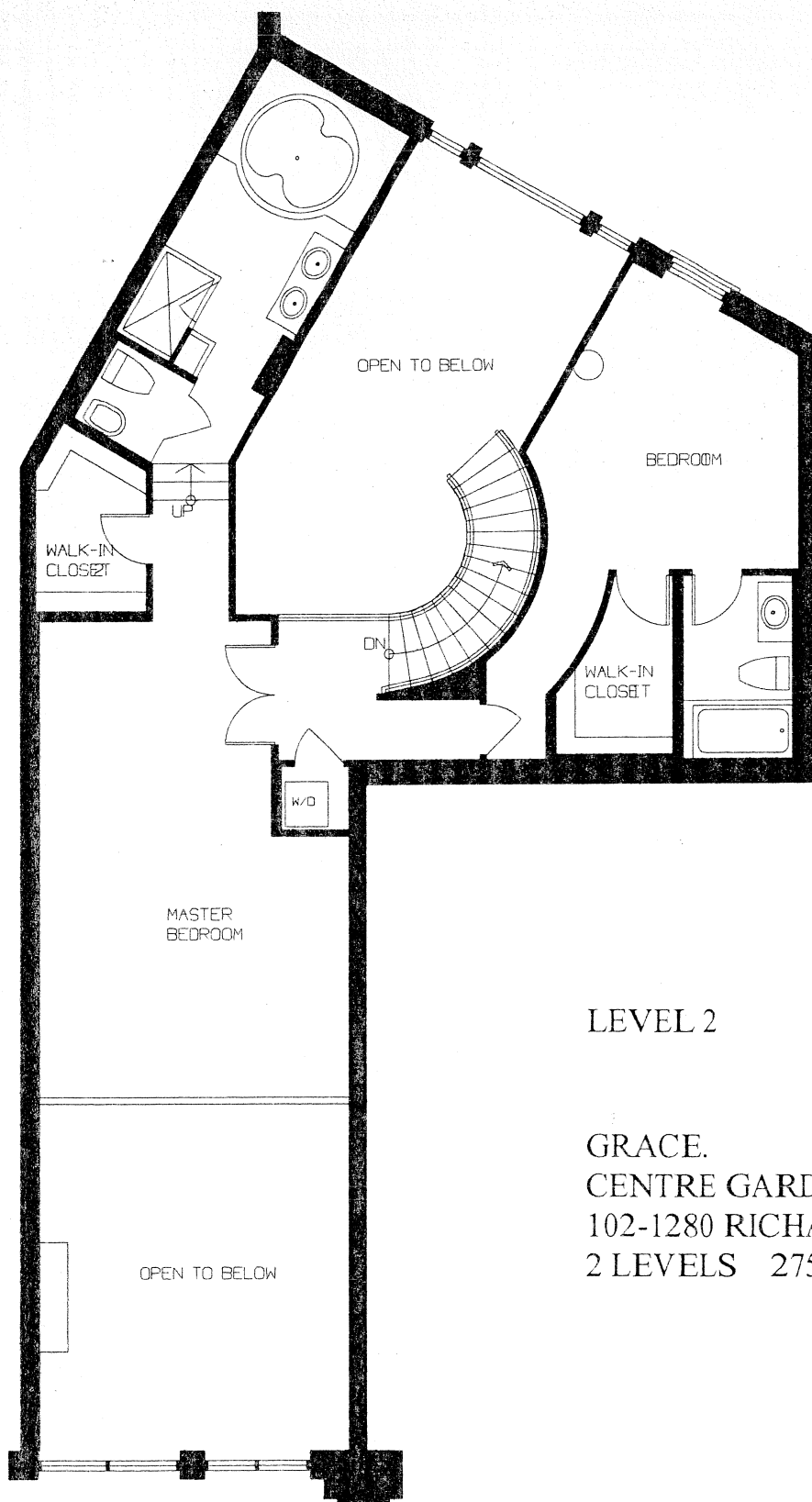


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LEVEL 2

GRACE.
CENTRE GARDEN
102-1280 RICHARDS ST.
2 LEVELS 2752 sq.ft.

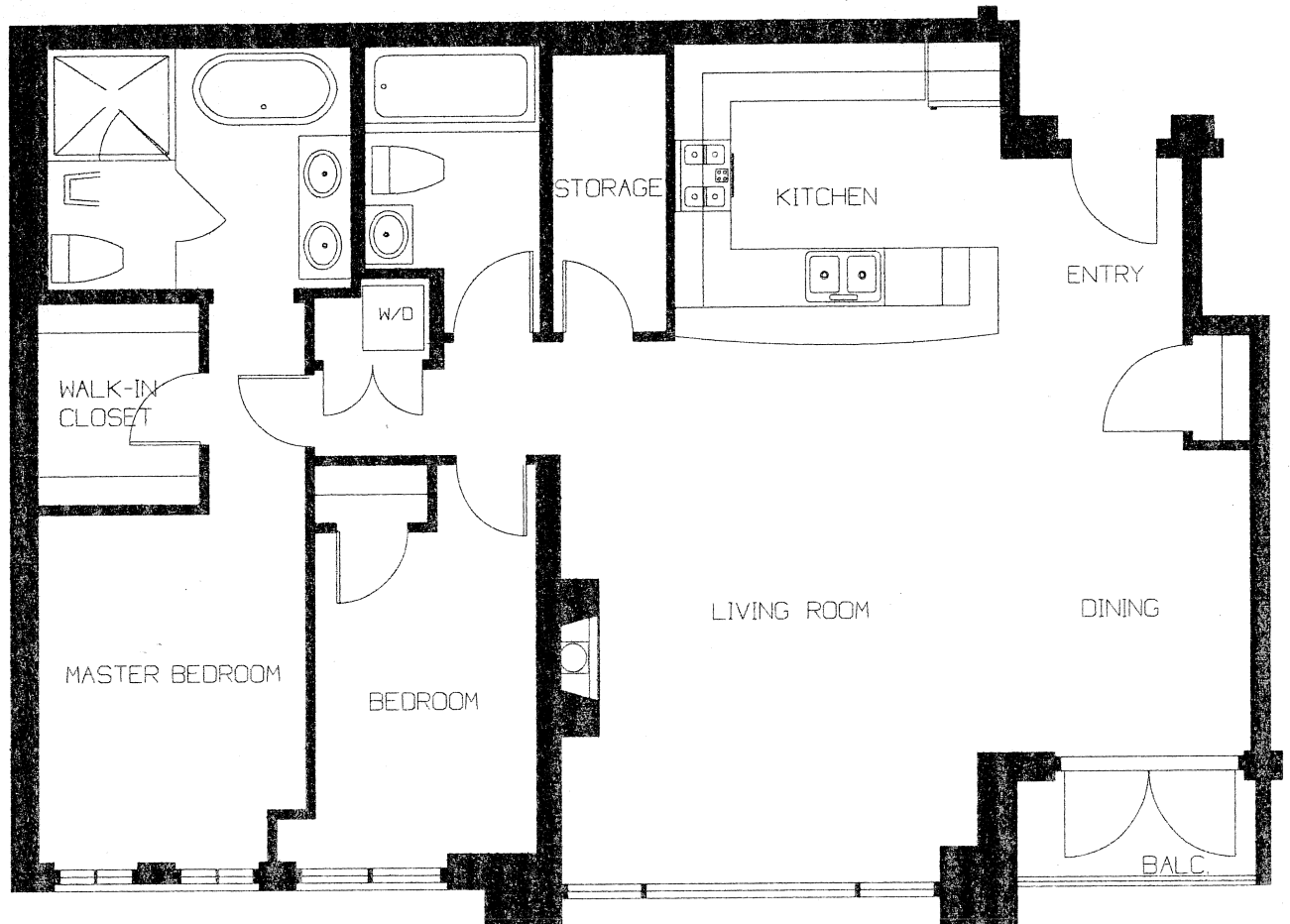


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3RD FLOOR

GRACE.

3 NORTH 303-1280 RICHARDS ST.

1 LEVEL 1252 sq.ft.

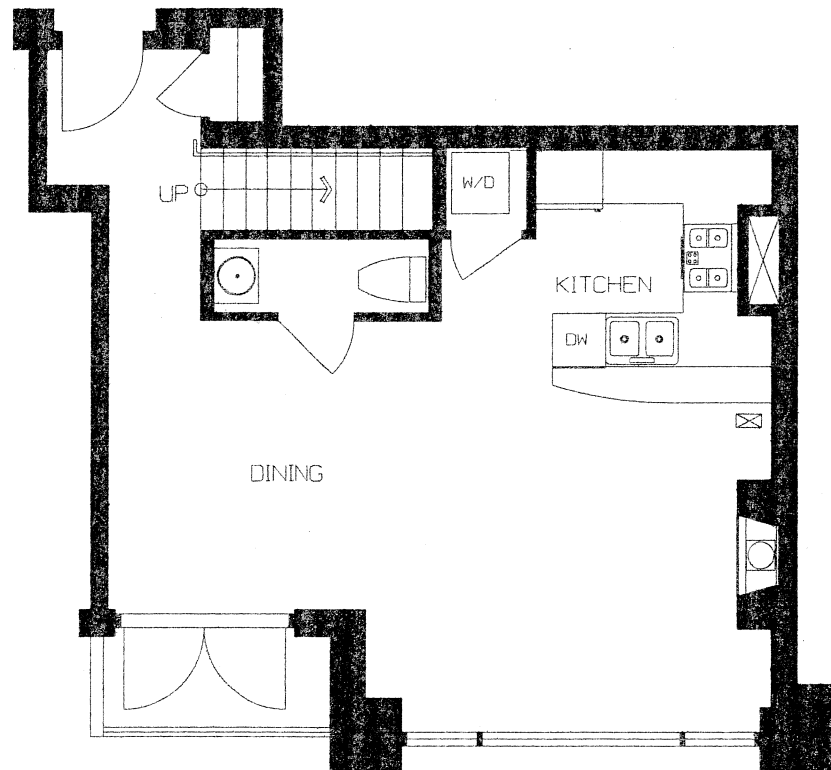
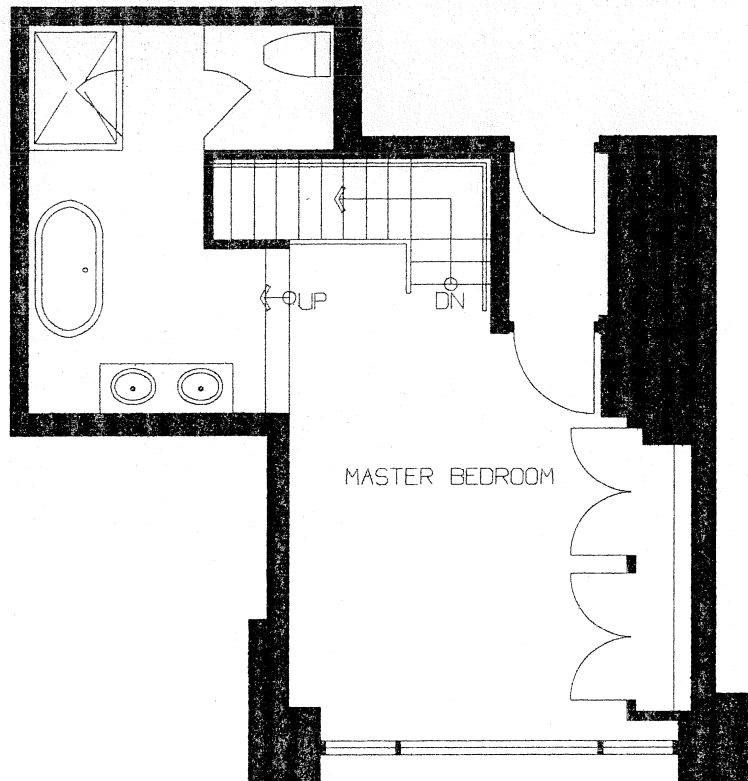


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3RD FLOOR
GRACE.

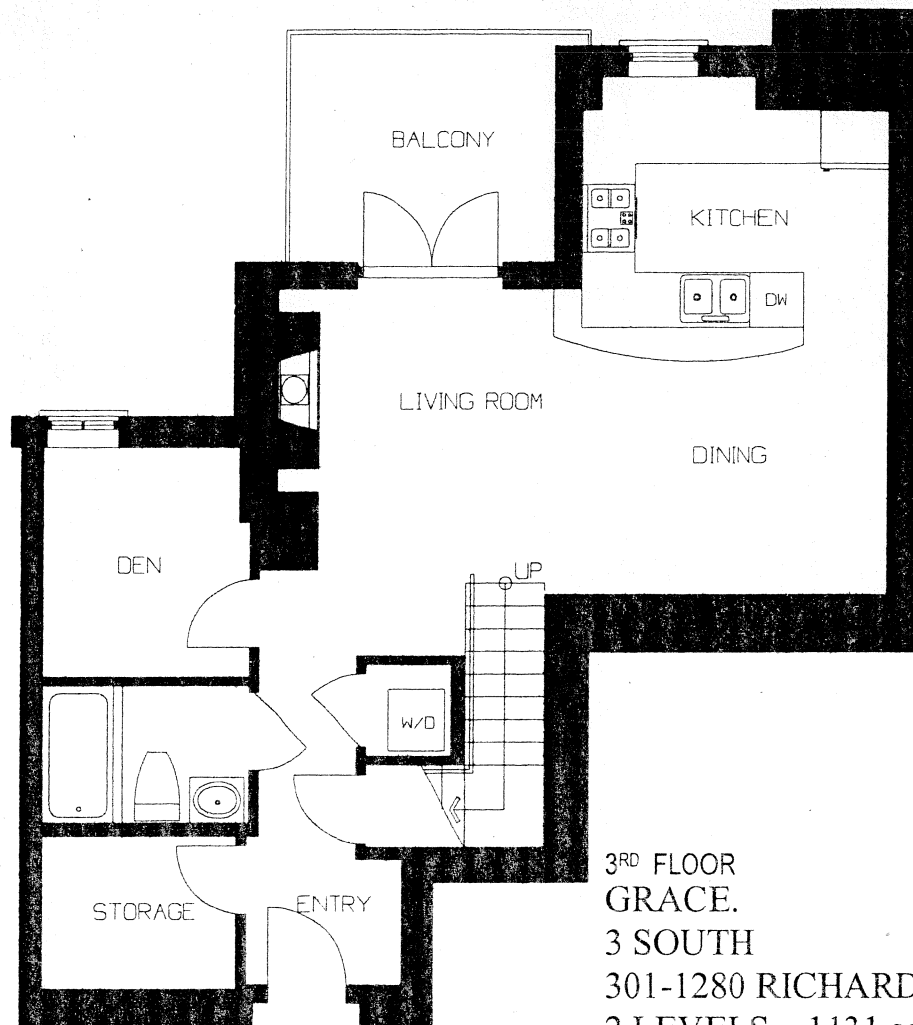
3 WEST 302-1280 RICHARDS ST

2 LEVELS 1117 sq. ft.

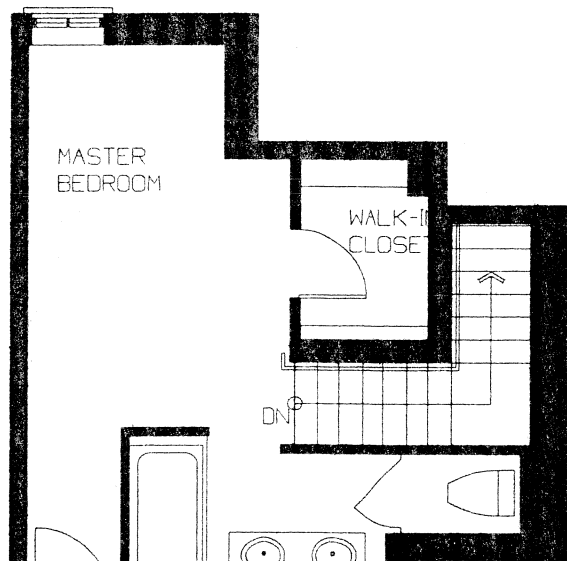
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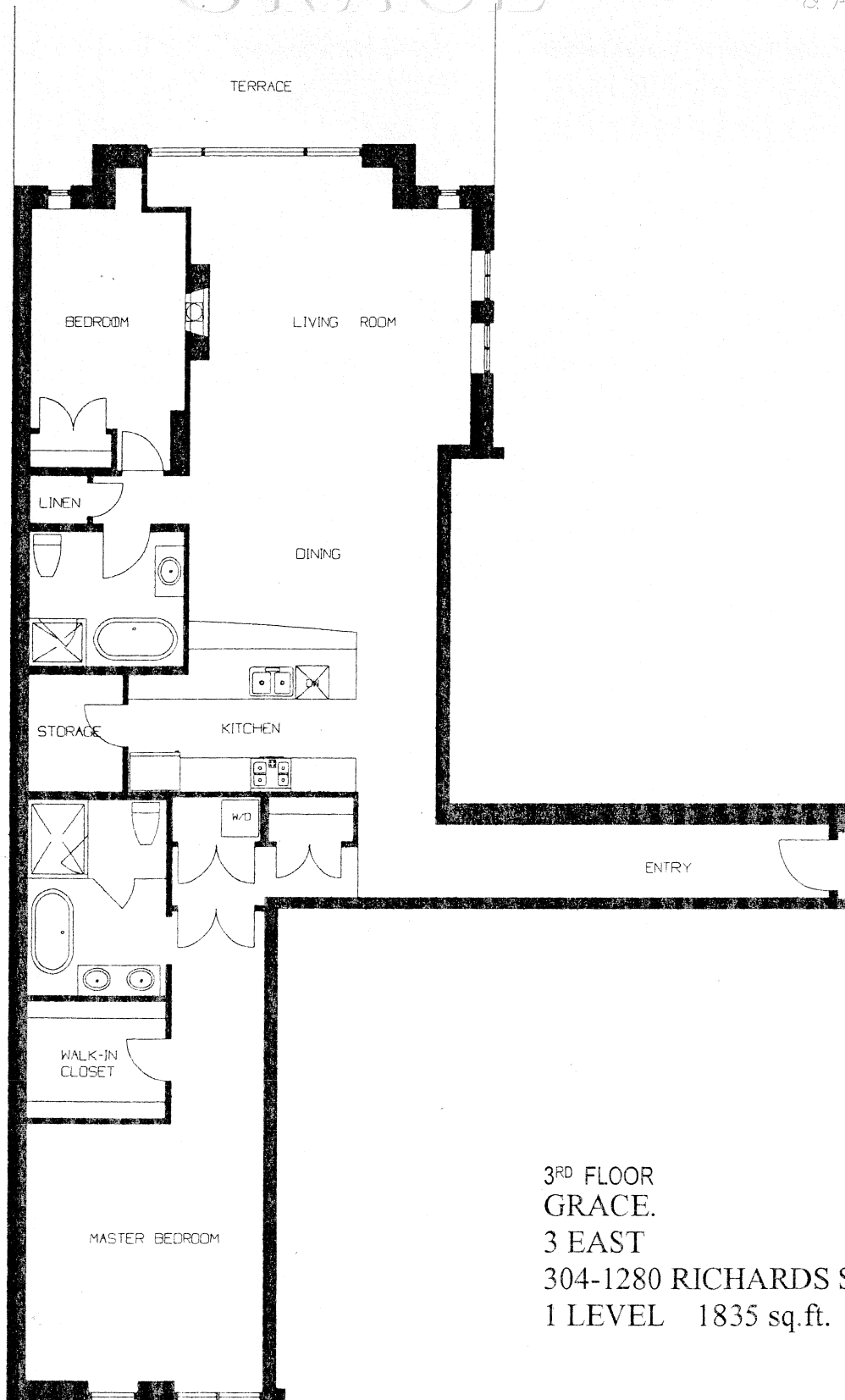


3RD FLOOR
GRACE.
3 SOUTH
301-1280 RICHARDS ST.
2 LEVELS 1131 sq.ft.



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3RD FLOOR
GRACE.
3 EAST
304-1280 RICHARDS ST.
1 LEVEL 1835 sq.ft.

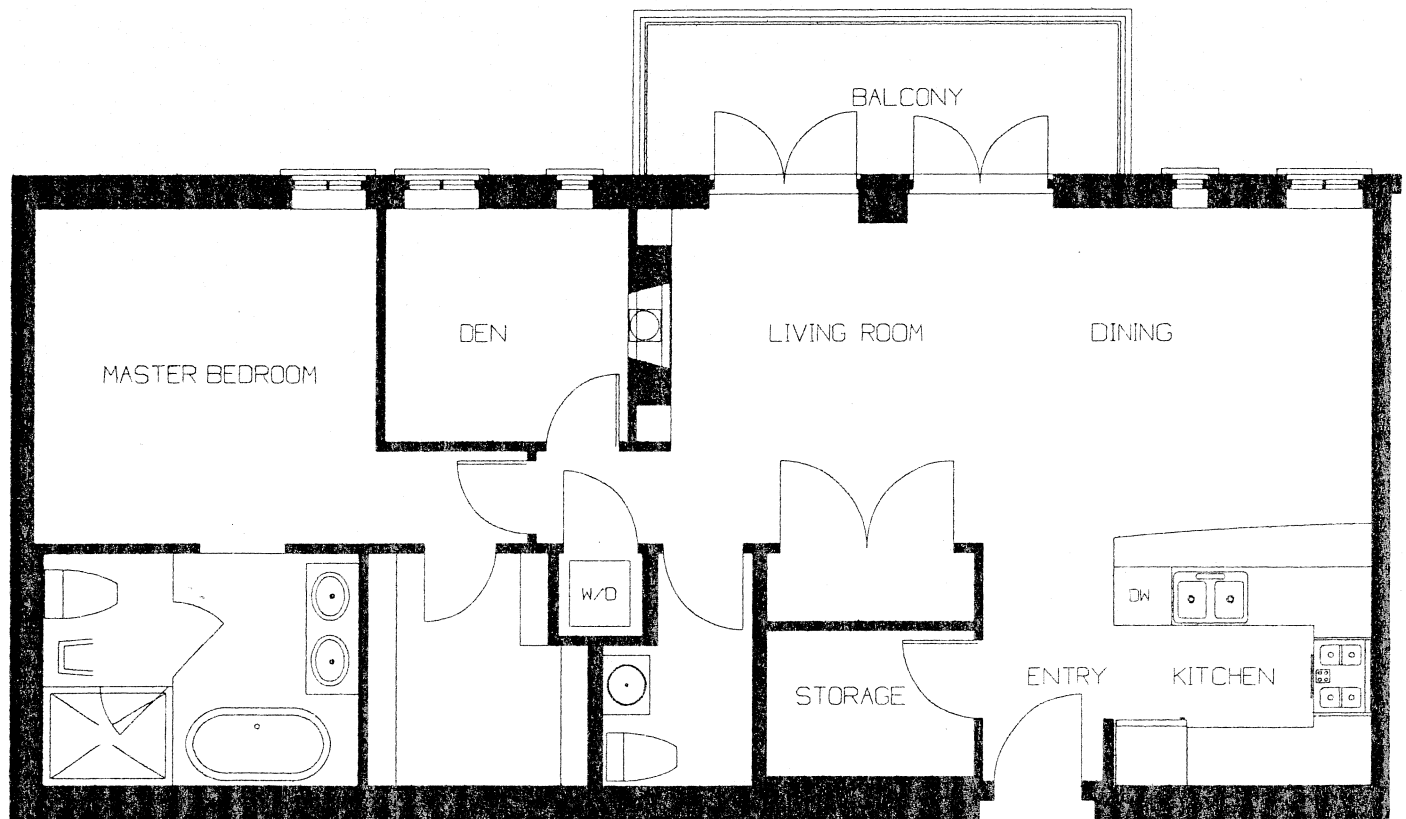


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4TH FLOOR
GRACE.

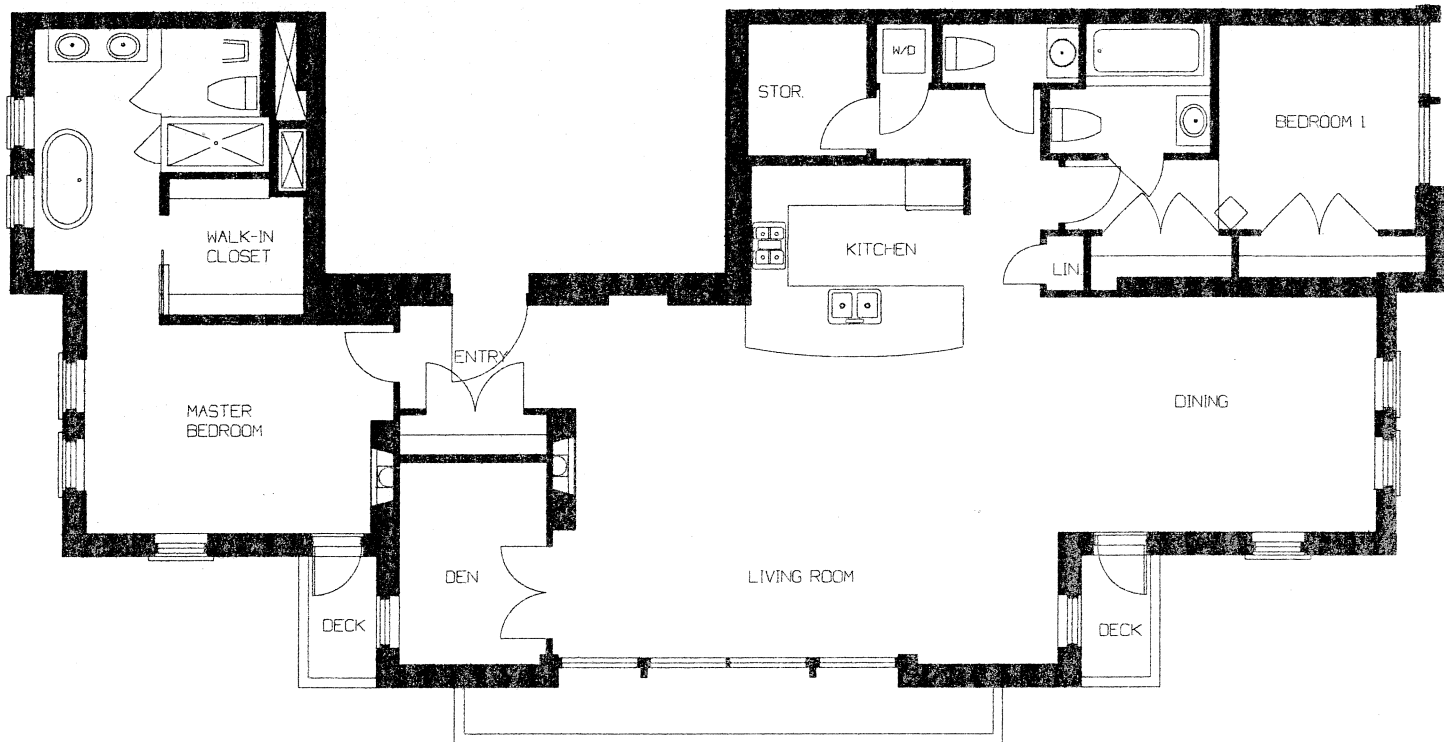
4 CENTRE 405-1280 RICHARDS ST.

1 LEVEL 1041

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10th FLOOR
GRACE.

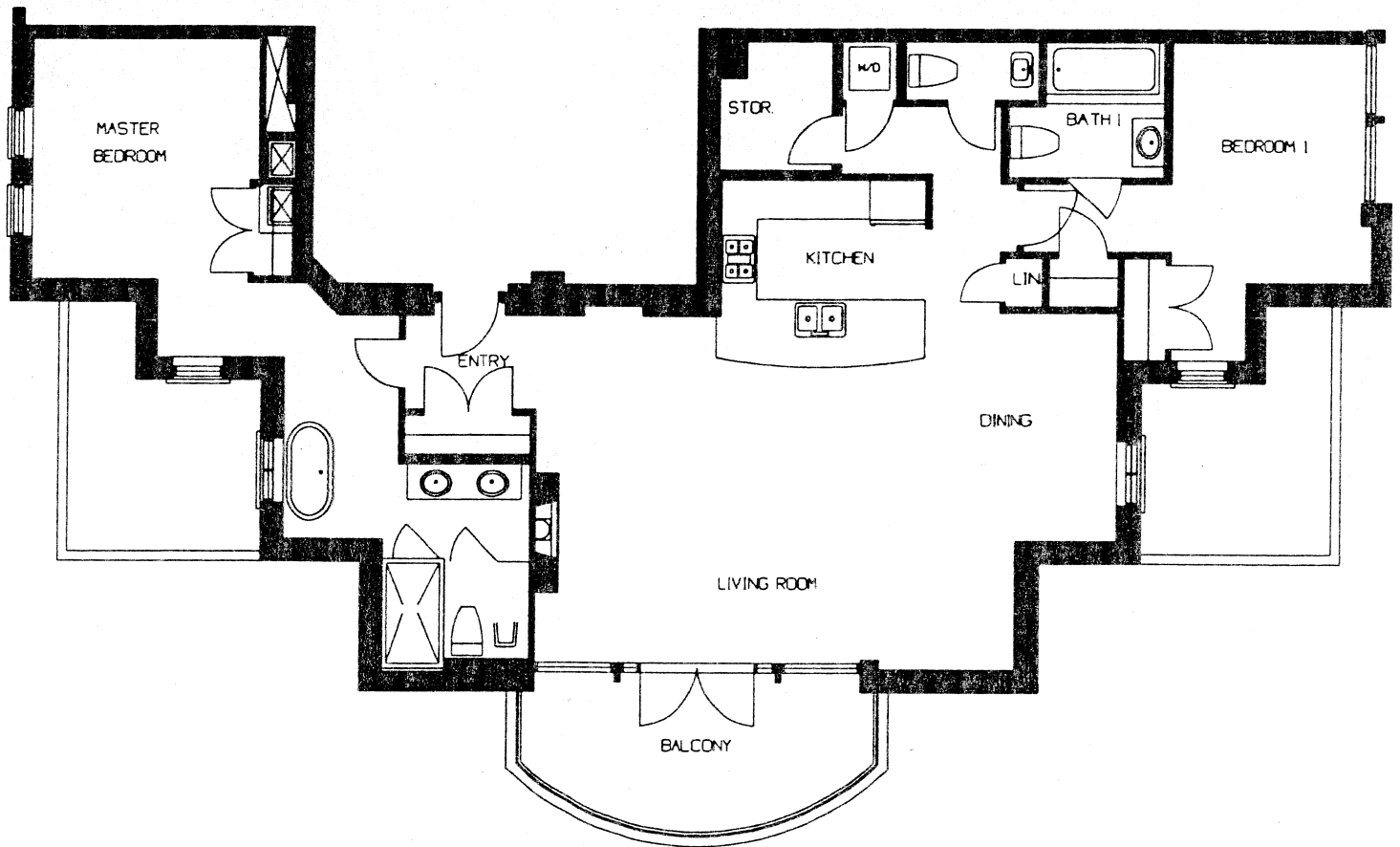
10 WEST 1002-1280 RICHARDS ST.

1 LEVEL 187

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17th FLOOR

GRACE.

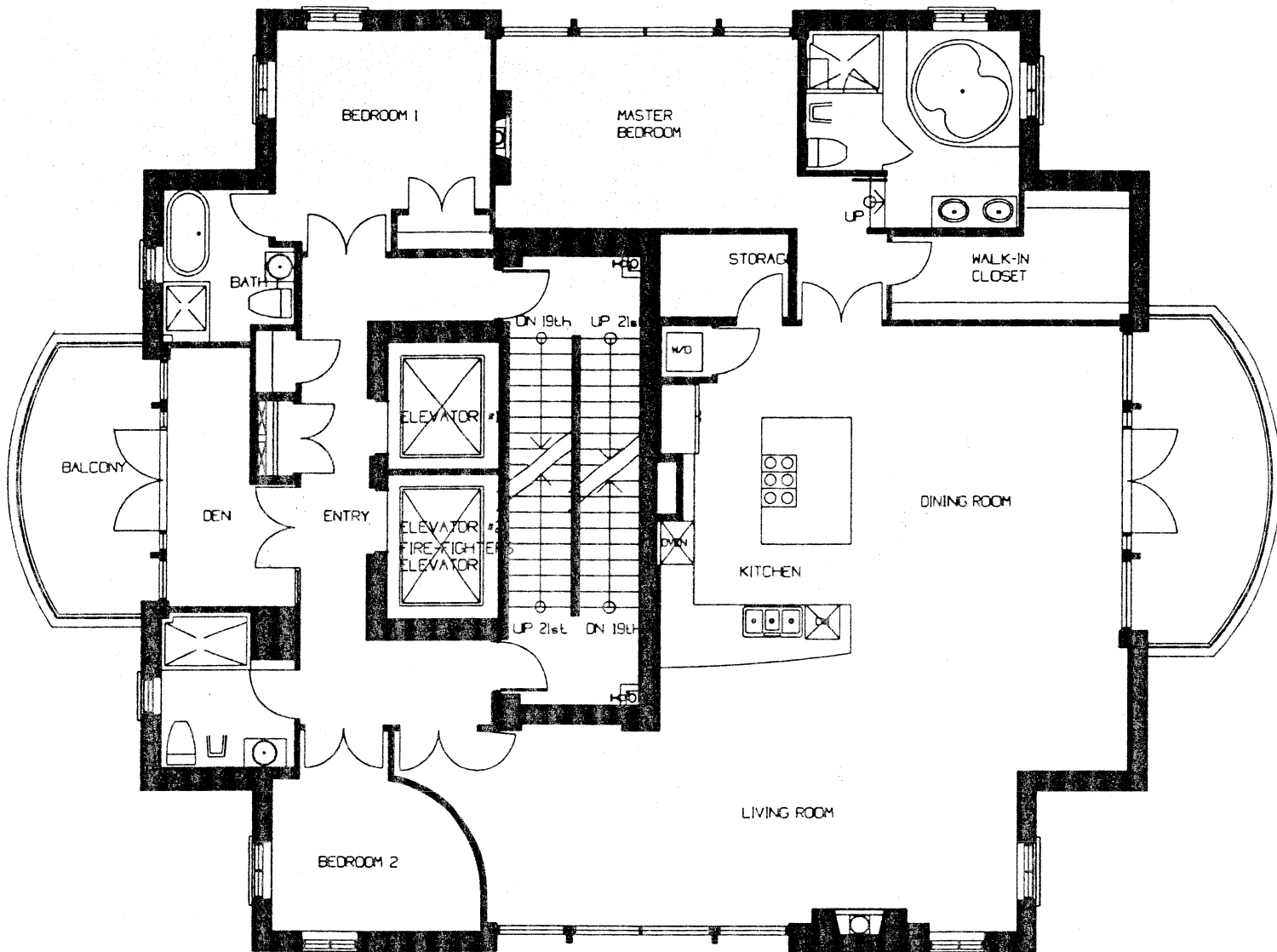
17 WEST 1702-1280 RICHARDS ST.

1 LEVEL 1724 sq ft

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20th FLOOR

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SUB PENTHOUSE 2000 1290 RICHARDS ST

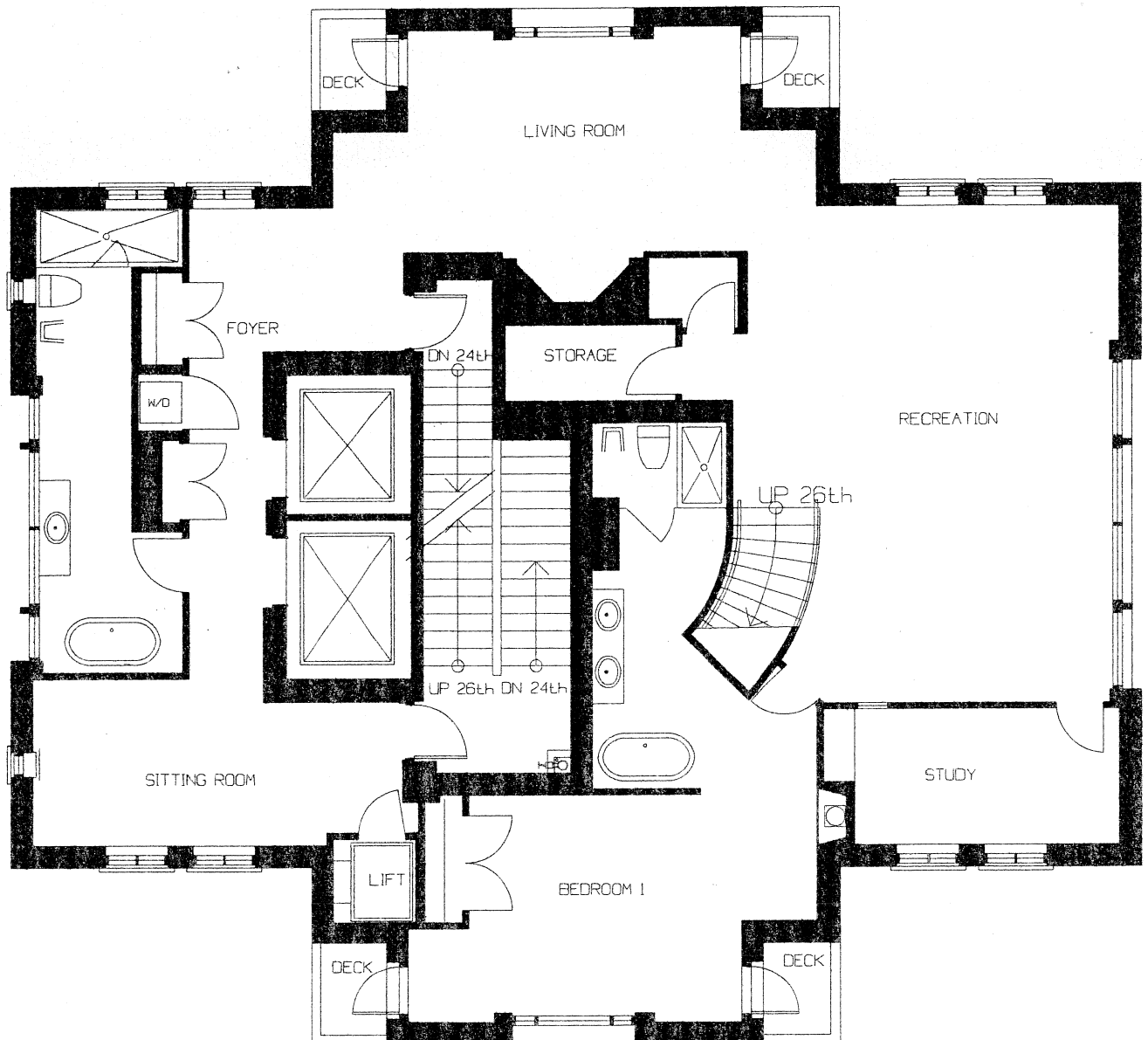
1 LEVEL 2600 sq.ft.

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25th FLOOR
GRACE.
PENTHOUSE 2500-1280 RICHARDS ST.
3 LEVELS 4675 sq.ft.

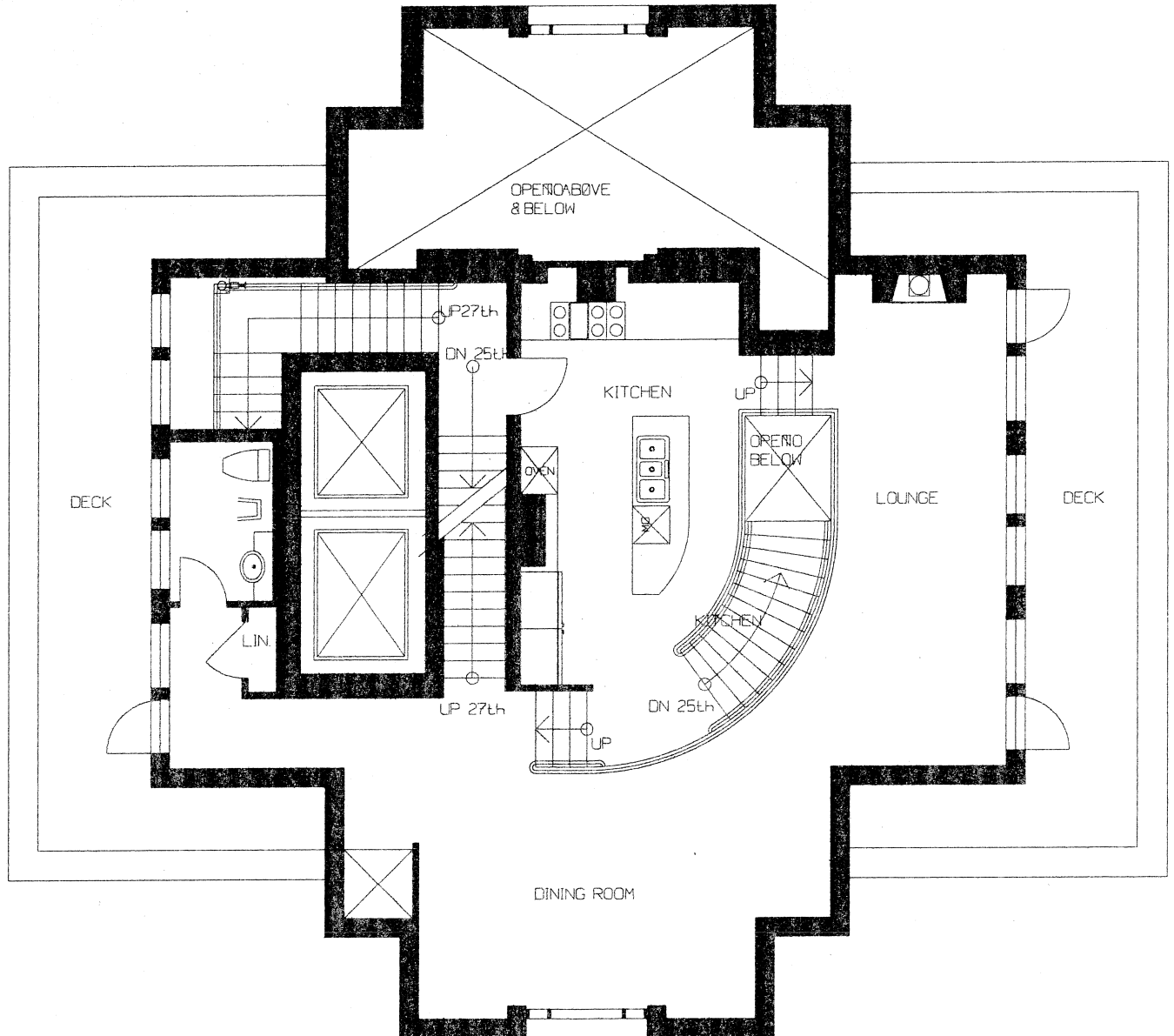


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26th FLOOR
GRACE.

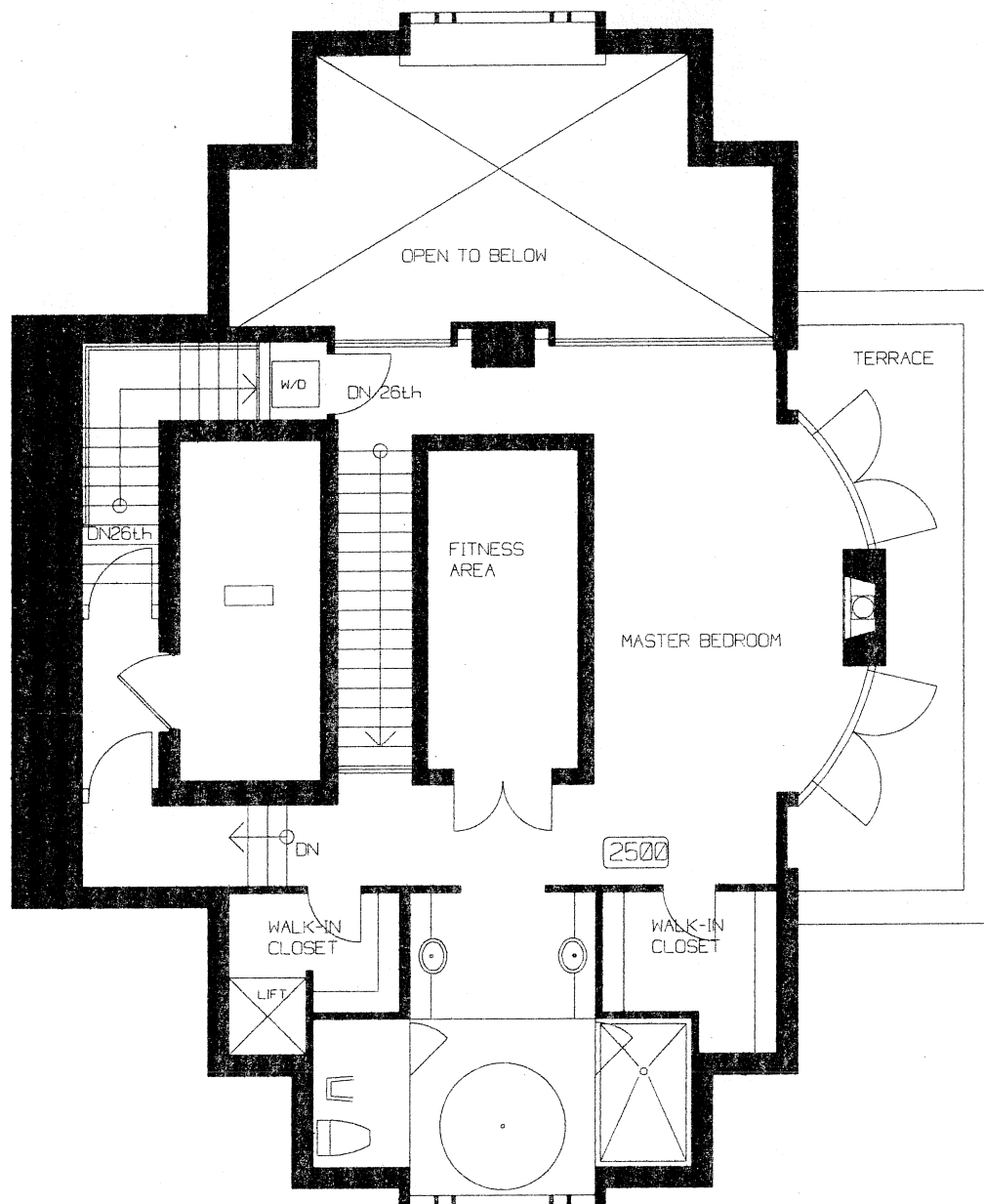
PENTHOUSE 2500-1280 RICHARDS ST.

3 LEVELS 46

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27th FLOOR
GRACE.
PENTHOUSE 2500-1280 RICHARDS ST.
3 LEVELS 4675 sq.ft.



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