

Welcome Home

- o Designed by award winning Chris Dikeakos Architects Inc.
- o Advanced sustainable design
- o Heating and cooling in all homes
- o 16 hr concierge service and evening security in the Quebec Block
- o Concrete construction with modern Rainscreen building technology
- o High performance, acoustically engineered window system
- o Roof decks or open-air balconies in all homes
- o Over height 8'6" ceilings (in most homes) with drops throughout
- o Two high-speed elevators
- o Comprehensive 2-5-10 years National Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage and 10-years structural coverage

Suite Finishes

- o Warm and inviting designer colour schemes, Day and Night
- o Built-in workstation with countertop and wood gables to match kitchen countertop and cabinetry. In some homes only.
- o European made commercial-grade, wide-plank laminate flooring throughout entry, living, flex space and kitchen. Upgrade option: premium, engineered oak hardwood flooring.
- o Berber style stain-resistant carpeting with contemporary heathered pattern throughout bedrooms and walk-in closets
- o Porcelain tile in enclosed balconies and laundry closet
- o Contemporary, slim-line roller shades on all exterior windows
- o Flat painted ceilings
- o Sliding door system accessing enclosed balconies with aluminum frames and clear or frosted glass
- o Ample in-suite storage with multiple over-sized closets featuring contemporary flat-panel doors and wire shelving systems



- o Modern brushed chrome door hardware
- o Contemporary flat profile painted baseboards and door casings
- o High-efficiency, large capacity Energy Star rated front-loading washer and Energuide rated dryer
- o Multiple outlets for high-speed internet
- o Designer chosen, low VOC paints and sealants used throughout the development

Kitchen

- o Luxury brand Stainless steel appliances:
 - o KitchenAid cabinet depth French door fridge with internal ice maker and water dispenser and bottom-mount freezer
 - o KitchenAid high output, 5 burner gas cooktop
 - o Jenn-Air multi-mode convection wall oven with LCD display
 - o Jenn-Air Energy Star rated, 'Silent 6000' dishwasher with fully integrated controls
 - o KitchenAid 400 cfm, slide-out hoodfan
 - o KitchenAid 1.5 cu ft microwave with built-in trim kit
- o Composite countertops with breakfast bar overhang included in most homes. Upgrade option to honed marble.
- o Custom flat panel upper and lower extra-deep wood cabinets with rift-cut oak veneer face, featuring wood gables
- o Free standing islands, in most homes
- o White gloss backsplash cabinetry offers additional storage, with composite stone backsplash behind cooktop
- o Premium cabinet hardware including imported modern pulls and soft close mechanisms on all drawers and doors
- o Lower cabinets with pull out base, purpose built storage for cleaning supplies
- o Convenient sink-front tip out tray for storage
- o Stainless steel zero-radius under-mounted sink
- o Polished chrome Kohler kitchen faucet with extractable spray



- o In-sink disposal
- o Pot lighting throughout kitchen

Bathroom

- o 12" x 24" imported porcelain tile floor warmed with Nuheat, an electric radiant heat
- o Wood veneer cabinetry with brushed chrome door hardware
- o Solid composite stone countertops with matching 6" high backsplash
- o Oversized white gloss medicine cabinet included in each bathroom
- o Oversized mirror with contemporary light fixture
- o Under-mount wash basin to maximize counter space
- o WaterSense certified single handle chrome faucet
- o Convenient recessed tiled niche in shower
- o WaterSense certified tri-function Kohler shower head and pressure-balanced shower controls
- o Frameless glass shower and door with mosaic-tiled base and high gloss wall tile up to ceiling and/or a linear-style deep soaker tub with tiled front (as per plan)
- o Polished chrome bathroom accessories
- o WaterSense certified water conserving Kohler toilet

Club 100

- o Almost 5,000 sq.ft. of indoor and outdoor amenity space including:
- o Bicycle wash station and workshop with tools for tuning up and repairing
- o Solarium for residents to cultivate urban agriculture plots year round
- o Rooftop access for residents to gather for bbq's or to sit and relax
- o Club 100, a fully equipped fitness studio
- o Multi-purpose room with unique roll up garage door, leading into the outdoor amenity courtyard. Can be utilized for a range of activities from yoga to community meetings.



Safety & Security

- o Safety features incorporated through a comprehensive CPTED Analysis that identifies measure for Crime Prevention Through Environmental Design – some of which include:
- o Electronic key-fob controlled access at all building entry points
- o Controlled underground parkade with secured entry gates, ample lighting and closed circuit camera
- o Building entry equipped with enter phone and closed circuit camera
- o Restricted access to each floor allowing only residents of that floor, permitted guests and management to enter (with the exception of the amenity floors)
- o Solid suite entry door with anodized lock set and peep hole
- o State-of-the-art fire protection including sprinklers and smoke detectors in every suite

