



Foster Martin Condos Features

SERVICE & SECURITY

- Hard-wired smoke and carbon monoxide detectors.
- Full-time FirstService Residential concierge for your convenience and peace of mind.
- Entry system to provide secure access to entry lobby, elevators, amenities and individual residential floors.
- Heavy-duty deadbolt lock and viewer on-suite entry door.
- Four levels of secure underground parking.
- Well-lit and inviting pedestrian walkways and promenades in outdoor common areas.

FEATURES

- Durable wide-plank, Canadian premium-grade, engineered wood flooring throughout.
- Flat-painted ceilings.
- Integrated USB ports in the kitchen and master bedroom electrical outlets.
- Expansive UV-rated windows include discreet and stylish roller shades. • Laundry room with full sized LG front-loading washer and dryer featuring laundry sink, cabinetry and stone countertops (two bedrooms and larger). One-bedroom homes feature a laundry closet with a stacking LG front-loading washer and dryer.
- Water-source Variable Refrigerant Flow (VRF) system with fan coil unit providing heating and air-conditioning in homes.
- A sustainable heat recovery ventilator (HRV) unit effectively balances climate throughout each home.
- Over-height 7'6" front entry door and 7' interior doors.
- Master bedrooms and front entry closets feature walk-in closets with built-in closet organizers.
- Large residential storage for convenient organization.
- Natural gas connections on all decks for a barbeque and/or outdoor heaters.
- Some homes offer two or more outlets.
- Outdoor hose-bib connection for garden suites, sub-penthouse, and penthouse decks.
- Durable composite deck flooring is included in sub-penthouse and penthouse homes.

THE KITCHENS

- Solid wood doors with a high-gloss finish in the Seaside Contemporary Light Scheme and wood grain veneer finish in the Seaside Traditional Dark Scheme. Cabinets feature full-height uppers with soft-close doors, spacious lower drawers, hidden drawers with retractable drawer-slide mechanisms and polished chrome pull handles.
- Depending on your lifestyle colour scheme selection, either granite or marble countertops with contiguous slab backsplash.
- Undermount stainless steel sink paired with a Grohe faucet in polished chrome with integral toggle spray.
- Miele hood fan accented by stone slab backsplash matching the countertops.
- Premium Miele full-size appliance package: o Integrated 48" side-by-side refrigerator and freezers 36" gas cooktop and hood fano Convection wall oven Integrated 24" dishwasher
- For all One Bedroom homes
- Premium Miele full-size appliance package: o Integrated 30" refrigerator and freezer 30" gas cooktop and hood fano Convection wall oven Integrated 24" dishwasher
- Miele wall-mount or under-counter microwave in all homes (location varies by plan).
- Functional task lighting.

WELLNESS & LIFESTYLE AMENITIES*

- The menu of amenities at Foster Martin is intended to invigorate and enrich. At the heart of it all is a 10,000 square foot shore club.
- Indoor/outdoor heated pool and expansive deck with outdoor hot tub, furnished with lounge chairs and comfortable seating areas.
- Steam room and sauna.
- Health and fitness room includes yoga and stretching space plus a fully-equipped training gym.
- Men's and women's change rooms.
- A multi-purpose room is equipped with an entertainment kitchen with fridge, sink and microwave and table tennis.
- Games room complete with billiard table and large screen TV.
- Private shuttle, exclusive to residents.
- Each tower has its own grand entrance lobby with seating and mailroom.
- Personal residential services with the ability to send and receive packages and personal grocery deliveries.
- Retail shops and services at your doorstep.
- Electric vehicle charging stations.

MASTER BATHS

- Luxurious oval soaker tub with Kohler contemporary polished chrome fixtures.
- Floating vanity matched to kitchen cabinetry with two storage drawers, two undermount sinks with Kohler contemporary polished chrome faucets, and granite or marble countertops.
- Oversized wall-to-wall back-lit mirror with continuous built-in storage/medicine cabinets and integrated LED lighting below the vanity.
- Large format 24"×24" polished handset stone tile flooring.
- Porcelain or marble stone wet walls.
- Taymor polished chrome accessory package.
- Dual-flush Kohler water closet.
- Frameless glass oversized shower with two-piece Kohler contemporary polished chrome rain head and hand wand.
- Pot lighting above water closet, tub/shower, and vanity.
- Ground fault circuit interrupter plugs at all vanities.
- In-floor radiant heating for ensuites (offered in all bathrooms in sub-penthouse and penthouse homes).
- Electric receptacle at the water closet for the future.

SECONDARY BATHS

- Floating vanity matched to kitchen cabinetry with one storage drawer, undermount sink with Kohler contemporary polished chrome faucet, and granite or marble countertops.
- Oversized mirror with center-mount wall sconce.
- Large format 24"×24" polished handset stone tile flooring.
- Taymor polished chrome accessory package.
- Dual-flush Kohler water closet.
- Streamlined tub-shower combination with 12"×24" porcelain tile surround.
- Pot lighting above water closet, tub/shower, and vanity.
- Ground fault circuit interrupter plugs at all vanities.

CRAFTSMANSHIP & WARRANTY

- 2/5/10 home warranty coverage offers 2-years materials and labour; 5-years building envelope; 10-years structural. Landmark Premiere Homeowner Care is included with every home.