

# FEATURES AND FINISHES

## BUILDING FEATURES

- Architecture by Core Architects
- Interiors by Cecconi Simone Interior Design Consultants
- 29 storey glass and aluminum tower with two storey brick podium
- 1880s reconstructed three storey façade on St. Nicholas Street
- Three elevators servicing all levels including four level underground garage
- Two-storey lobby with winding sectional sofa sitting in front of a sixties-inspired metal sculpture. A large etched spherical light fixture hangs in the two story space and sits directly over the coffee table. Flag stone floors and walnut wall paneling will create a palette of natural materials. The second floor lounge overlooks the lobby with floor to ceiling glass.
- Second floor amenity space including gym, screening room, lounge and multi-purpose room with billiards table
- Fourth floor party room and landscaped roof terrace with outdoor gas BBQ and spectacular views of downtown Toronto. Large south-facing glass doors slide open for an indoor/outdoor experience. Interior spaces include a dining room, a cocktail bar and lounge with a two sided fireplace that is shared with an outdoor lounge. Roof terrace has trellised area for shade, a reflecting pool that runs along the width of the space and areas for lounging, tanning and dining.
- Every suite has a balcony, French balcony or terrace as per plan
- Two dedicated parking stalls for auto sharing

## PRINCIPAL LIVING AREA FEATURES

- Floor to ceiling height of approximately 9 feet (10 feet in penthouses and podium) in principal rooms excluding mechanical system bulkheads
- Smooth ceiling finish
- Pre-finished engineered wood flooring or German engineered, high performance wide-plank laminate flooring\*
- Custom designed suite entry doors

## CHEF'S KITCHEN FEATURES

- Custom Cecconi Simone design kitchen cabinetry and backsplash in choice of finishes\*
- Choice of Stone counter top\*
- Undermount sink with single lever pull out faucet as per plan
- Valance lighting
- Pre-finished engineered wood flooring or German engineered, high performance wide-plank laminate flooring\*

## APPLIANCE PACKAGE

European styled kitchen appliances in black, white or stainless steel (Penthouse kitchen appliances in black, white, stainless steel or fully integrated):

- 24" refrigerator
- 18 or 24" dishwasher as per plan
- 24" cook top
- 24" oven
- microwave
- range hood
- Stacked washer/dryer

## BATHROOMS

- Custom Cecconi Simone design bathroom cabinetry in imported Italian wood laminate in choice of finishes\*
- Choice of floor and bathtub porcelain tiles\*
- Vanity mirror and recessed overhead light
- Choice of Stone counter top with porcelain sink
- Single lever deck mounted faucet
- Under sink storage cabinet
- Medicine cabinet with adjustable shelves
- White bathroom fixtures

## COMFORT FEATURES

- Enterphone system in lobby vestibule
- Strategically located cameras
- Concierge service
- Card access system at all main building entry points
- Rough-in for in-suite entry system
- Fully sprinklered
- Smoke and heat detectors in every suite and all common areas
- Garage is painted white and brightly lit

## ELECTRICAL AND COMMUNICATION FEATURES

- Pre-wired for telephone and cable outlets in living areas and bedrooms with high speed internet access available
- Electrical service panel with breakers
- Switch controlled receptacles in living areas and bedrooms
- Track lighting in kitchen
- Recessed overhead lighting in bathrooms

## ENVIRONMENTAL FEATURES

- Energy efficient in-suite HVAC system with energy recovery ventilator (ERV) permits individually controlled year round heating or cooling
- Exterior glazing with Low E glass
- Most appliances Energy Star™ rated
- Low flush toilets
- Individual suite hydro metering
- Rain water harvested for irrigation
- System's commissioning to ensure building energy systems are properly installed and calibrated

## HOMEOWNER WARRANTY PROTECTION

- Tarion Warranty Corporation New Home Warranty Protection (formerly called the Ontario New Home Warranty Program)
- One Year, Two Year and Seven Year warranty protection as per Tarion Construction Performance Guidelines
- Manufacturer's warranty on appliances



\*From Builder's samples. The Builder has the right to substitute materials from various suppliers of equal or better value. A wide variety of upgrades and options are available. Specifications, terms and conditions may be subject to change without notice. E. & O.E. 2010.