

FEATURES & FINISHES



BUILDING FEATURES

Wallman Architects designed 8-storey metal and glass building with masonry accents

Perched above the humber river valley, fronting Dundas St. W. in the heart of the Kingsway

Surrounded by extensive green space including a new municipal park, a parkette, and the river valley

137 Suites, all with oversized balconies or terraces as per plan

Approximately 15,000 square feet of retail space at ground floor

Two residential elevators servicing all levels including underground garage

Approximately 137 residential parking spaces and 20 guest parking spaces in two levels of underground garage

Approximately 100 bicycle parking spaces and 100 storage lockers in garage

BUILDING AMENITIES

Fitness centre with cardio, weights, and exercise machines

Formal dining room with kitchen

Multipurpose lounge and sitting room with bar

Outdoor amenity terrace with lounge seating, dining tables and BBQ station

Party room with casual dining and lounge seating

SUITE DETAILS

Custom designed suites with choice of finishes from curated selection

Ceiling height of approximately 9 feet in principal rooms excluding mechanical system bulkheads*

Smooth ceiling finish

White paint finish throughout

Wide plank laminate wood flooring in all living areas and bedrooms, from designer's curated selection

Solid core custom designed suite entry doors with entry privacy lock

Brushed aluminum contemporary hardware.

Stacked washer-dryer

Oversized balcony or terrace with every suite as per plan

KITCHENS

Custom designed kitchen cabinetry and backsplash from designer's curated selections

Stone countertop from designer's curated selections

Under-mount stainless steel sink with single lever pull out faucet

Stainless steel appliances including 30" fridge, 24" dishwasher, 30" slide-in range and 30" over-the-range microwave or; 24" fridge, 24" dishwasher, 24" range and microwave as per plan

BATHROOMS

Custom designed vanities with under-mount sinks, stone countertops, and contemporary single-lever faucets from designer's curated selections

Porcelain floor/wall tiles from designer's curated selections as per plans

Custom-designed vanity mirrors

Frameless glass enclosures for separate showers as per plans

Contemporary low flush toilets

Exterior vented exhaust fan

SAFETY AND SECURITY FEATURES

Entry phone system in lobby vestibule

Electric fob-based access system at main building entry points and amenity areas

Closed circuit cameras at strategically located entry points

Rough-in for in-suite security

Fully sprinklered for fire protection

Smoke detectors in every suite and all common areas

White painted and well lit garage

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, down lighting in foyer, track lighting in kitchen, and rough-in for overhead fixture in dining room

ENVIRONMENTAL FEATURES

Energy efficient in-suite HVAC system with energy recovery ventilator (ERV) reduces heating and cooling costs and brings fresh air directly into the suite

Individually controlled heating and cooling

Exterior glazing with Low E glass

Energy Star™ rated Appliances where applicable

Low flush toilets

Individual suite metering of utility consumption**

Systems commissioning to ensure building energy systems are properly installed and calibrated

HOMEOWNER WARRANTY PROTECTION

Tarion Warranty Corporation New Home Warranty Protection

One Year, Two Year and Seven Year warranty protection as per Tarion Construction Performance Guidelines

Manufacturer's warranty on appliances

Notes:

* Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams.

** Refer to Condominium Documents (Declaration) for further information about suite metering.

All Features and Finishes are subject to change without notice. E.&O.E. June 2017.