

TOWNHOMES FEATURES & FINISHES

BUILDING FEATURES

Wallman Architects designed 80 unit modern townhome development

Concrete structure improves sound transmission, insulation value, fire resistance, insurance costs, maintenance costs and building lifespan (in comparison to wood frame construction)

Located in the heart of the Kingsway, surrounded by extensive green space including a new municipal park, river valley and parkette

80 suites, all with private balconies or terraces as per plan

Interiors by award winning Bryon Patton Interior Design

Approximately 80 residential parking spaces and 12 guest parking spaces in two level underground garage

Approximately 54 bicycle parking spaces in garage

SUITE DETAILS

Bryon Patton custom designed suites with choice of finishes from curated selection

Floor to ceiling height of approximately 9 feet in principal rooms excluding mechanical system bulkheads*

Top floor of all TH3A and TH3B units have a floor to ceiling height of approximately 8'6" excluding mechanical system bulkheads*

Smooth ceiling finish

High-performance wide plank laminate wood flooring in all living areas and bedrooms, from builder's curated selection

Brushed aluminum contemporary hardware

Stacked washer-dryer

KITCHENS

Custom Bryon Patton designed kitchen cabinetry and backsplash from designer curated selections

Stone countertop from builder'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 range hood

BATHROOMS

Bryon Patton custom designed vanities with under-mount sinks, stone countertops, and contemporary single-lever faucets from builder's curated selections

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

Vanity mirrors

Frameless glass shower enclosures

for separate showers as per plans

Contemporary low flush toilets

Exterior vented exhaust fan

Entry privacy lock

SAFETY AND SECURITY FEATURES

Electric fob-based access system at main building garage entry points

Closed circuit cameras at strategically located garage entry points

Smoke and heat detectors in every suite

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, light fixture(s) in foyer, track lighting in kitchen, and rough-in for overhead fixture in dining room

ENVIRONMENTAL FEATURES

Energy efficient in-suite HVAC system

Individually controlled year round heating or cooling**

Exterior glazing with Low E glass

Energy Star™ rated Appliances where applicable

Low flush toilets

Individual suite metering of utility consumption**

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. November 2016