

# features & finishes

## TORONTO'S ARCHITECTURAL LANDMARK

- Canada's tallest condominium offers unparalleled panoramic views of the entire city
- Beautifully designed and appointed, the stunning lobby overlooks a 3 acre park
- 24-hour concierge and security service controlling building access and surveillance of the building
- Elegant finishing details in corridors and in entrance doorways to each suite
- Individually controlled in-suite heat pump system offering on-demand central heating and air conditioning
- Individual suite metering for hydro consumption ( subject to Hydro protocols )
- Architecturally designed, expansive double-glazed windows throughout exterior and pre-finished aluminum window frames
- Inviting landscaped entrance and welcoming arrival area
- Bicycle storage room with convenient air pump
- Three beautifully appointed suites for your out-of-town guests
- Lush, landscaped roof top garden over the podium
- State-of-the-art, high speed elevators
- Controlled elevator access to individual floors where applicable
- World class recreational centre with state-of-the-art equipment
- Sprinkler system in building to be one of the first in Ontario

## EXTRAORDINARY LIVING SPACE FLOORS 5 - 55

- Private balconies and terraces with breathtaking views as per plan
- All ceilings to be white stippled, except in kitchen, bathrooms and laundry/storage area (where applicable)
- Kitchen, laundry area and bathroom ceilings are to be smooth, painted flat white
- Interior walls painted white in quality latex paint in all rooms, woodwork and trim in semi-gloss
- Sculpted 4" baseboards and 2" matching trim throughout
- Contemporary style swing interior doors with metal lever hardware
- Personally encoded in-suite intrusion alarm monitored by concierge
- In-suite smoke and heat detector and emergency button with intrusion alarm
- Decora switches and receptacles
- Capped ceiling outlet in living room, dining room and den

## FOYER FEATURES

- Solid core suite entry door with elegant brushed metal lever hardware
- Mirrored sliding closet door or wood swing closet door as per plan

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## DREAM KITCHENS FLOORS 5 - 55

- Contemporary design highlights these unique gourmet kitchens
- Choose from sophisticated cabinetry packages, in a range of appealing colours from builder's samples
- Sleek, stainless steel refrigerator with tempered glass front panel, stainless steel self cleaning oven, dishwasher and space-maker microwave
- Countertops and backsplash are a precision crafted, durable solid surface selected from an expressive grouping of samples and colours
- Halogen track lighting
- Durable stainless steel sink complemented by a single lever chrome faucet and integrated drain board

## LUXURIOUS BATHROOMS FLOORS 5 - 55

- Contemporary lines accent the unique vanity design for the main or ensuite bathroom. The builders package includes a range of fashionable vanity colours to choose from.
- Relaxing deep soaker tub in ensuite or main bathroom (as per plan)
- Overmount sink in main or ensuite bathroom
- Fashionable single lever faucets on all vanity sinks
- Full height porcelain and ceramic tiles create a gracious look on bathtub walls in main or ensuite bathroom. Builder's packages include exciting samples and colour choices.
- Porcelain tile bathtub skirt in main or ensuite bathroom. Fashionable samples and colours from builder's packages
- Porcelain tile flooring in main or ensuite bathroom. Contemporary colours and samples from builder's packages
- Ceramic tile flooring in second bathroom. Builder's packages provide a selection of samples and colour choices
- Separate shower stall features frameless glass door as per plan
- Exterior vented exhaust fan in all bathrooms
- Privacy locks on all bathroom doors
- Pressure balanced tub and shower faucets provide total temperature control
- Designer bathroom fixtures complete the look
- Dual flush toilet in main or ensuite bathroom

## BEDROOM RETREATS FLOORS 5 - 55

- Mirrored sliding closet doors, or wood swing closet doors as per plan
- Easy sliding, glass panel, bedroom doors for a more spacious, open concept layout as per plan

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## SOPHISTICATED FLOOR COVERINGS FLOORS 5 - 55

- Engineered wood flooring in all rooms except bathroom and laundry rooms. The builder's package includes enough samples and colours to express your lifestyle

## LAUNDRY FLOORS 5 - 55

- Easy care, white ceramic tile flooring in laundry closet
- Convenient front loading stacked washer and dryer combination

## SAFE AND SEURE PARKING GARAGE

- Residents' underground parking accessed via a secure garage door operated by personal remote control
- The garage is painted white and brightly lit for convenience and security
- The garage is well ventilated and protected by fire sprinklers for added safety and protection
- Strategically located parabolic mirrors provide visibility to assist traffic flow
- Closed circuit cameras with two-way voice communication monitored by 24-hour concierge are provided in the garage for surveillance and access monitoring

## VIGILANT ACCESS CONTROL

- Uniformed concierge and security stationed in the main lobby and on duty lobby 24/7
- On site management
- State-of-the-art enterphone system in the lobby vestibule allows visitors to contact residents directly to gain admittance complete with in-suite monitoring facility through TV cable
- Personally encoded suite security access system monitored by the 24-hour concierge
- Hand held personal emergency alert device to activate alarm
- Exterior doors from common areas and amenities monitored at concierge desk
- Underground security system complete with security keyfob

## ELECTRICAL FEATURES AND INTERCONNECTIVITY

- 100 amp electrical service with circuit breakers and copper wiring throughout suite (110/208 volt)
- Pre-wired cable TV outlets in living/dining, kitchen, bedrooms and den if applicable
- Pre-wired telephone jacks in living/dining, kitchen, bedrooms and den if applicable
- Wiring for high speed Internet
- All balconies and terraces to have electrical outlets.

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided. Floor and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. All floor numbers listed above are designated as marketing description.