

## 999 NEED TO KNOW

- Developed by award-winning Townline
- Designed by one of North America's leading architects, Acton Ostry Architects
- Modern interiors by Trepp Design Inc.
- 134 smart urban homes, located at the corner of Nelson and Seymour
- Deep, wide balconies with interactive, moveable sun screens ☞ made of perforated, anodized aluminum and fixed vibrant blue or green translucent glass accent panels (most homes)\*\*
- One-of-a-kind, custom-designed sliding glass wall system and virtually seamless transitions between indoor and outdoor (most homes)\*\*
- Everything-you-need amenity floor includes:
  - Gym
  - Yoga room
  - Pool table
  - Social lounge with bar kitchen, dining area and flat screen TV
  - Meeting room
  - Landscaped outdoor terrace with open firepit, BBQ, and lounge seating

## INSIDE

- Your choice of two distinctive warm Westcoast colour palettes
- Rich 4¾" wide engineered hardwood floors throughout main living areas and kitchen
- Signature exposed concrete feature wall (most homes)\*\*
- Low VOC Paints used throughout ☞
- Decora style light switches throughout
- Low-E, energy-efficient window system ☞
- Smooth painted ceilings throughout
- Roller blinds on exterior windows\*

- ¾" thick granite suite entry threshold with bevelled edges
- Contemporary lever-style polished chrome door handles
- Force flow kickspace heaters (most homes)\*\*
- Energy efficient, GE™ front-loading stacking washer and dryer ☞
- Designer-framed frosted glass sliding bedroom doors (most homes)\*\*

## COOKING

- Linear kitchens with fully integrated appliances
- Solid ¾" thick eased square edge quartz countertops and full height backsplash
- Square-edge, flat-panel Greenlam laminate cabinetry with stainless steel cabinet pulls
- Soft-closing cabinet doors and drawers
- Square stainless steel single-bowl undermount sink with single lever, high-arc faucet and polished chrome pull-down sprayer
- Recessed under-cabinet lighting
- Contemporary track lighting
- Gourmet appliance package including:
  - Fagor™ 24" European convection wall oven
  - Fagor™ 24" bevelled ceramic glass radiant cooktop
  - Panasonic™ stainless steel over the range microwave and hood fan
  - Blomberg™ 24" fully-integrated frost free refrigerator, Energy Star™ with custom panel to match kitchen cabinetry ☞
  - Blomberg™ ultra-quiet, Energy Star™ multi-cycle dishwasher with fully-integrated custom panel to match kitchen cabinetry ☞

## PERSONAL SPACE & BATH

- Solid ¾" thick eased square edge quartz countertops and backsplash with under-mount basin and chrome, single-lever wall mounted European style faucet
- Square edge flat panel Greenlam laminate cabinetry with chrome cabinet pulls
- Signature exposed concrete feature wall (most homes)\*\*
- Elegant hand-set 12" x 24" polished porcelain floor tile and bathtub skirt
- Large format, full-height, white ceramic wall tiles on tub and shower surround
- Solid quartz shower ledge
- Deep soaker tub with chrome rain showerhead and faucet
- Dual flush European style toilet by Toto™
- Sliding translucent glass entry doors in bathroom (some homes)\*\*
- Recessed pot lighting

## PARK IT, CLEAN IT, SHARE IT, PLUG IT IN OR JUST PUT IT AWAY

- Gated, secured underground parking
- One year car share membership ☞
- Plug-ins for electric vehicles and bicycles ☞
- Out-of-suite storage lockers
- Secured bicycle storage areas ☞
- Dedicated visitor parking
- Bicycle, scooter and dog wash station

## TECHNOLOGY & PEACE OF MIND

- Multifunction media ports including connections for telephone, data and cable
- Personally encoded keyless access system (FOB) permits entry to building lobby, elevators, garage, common areas and individual residential floors

- Thermostat controlled baseboard heating system
- Touch screen lobby enterphone with security cameras and the option to pre-screen visitors via your TV
- State-of-the-art fire protection system, including in-suite smoke detector and centrally monitored sprinklers
- Comprehensive warranty protection by Travelers Guarantee Home Warranty Program of Canada providing coverage for:
  - 10-year structural defects coverage
  - 5-year envelope coverage
  - 2-year materials and labour coverage
- First 12 months – coverage for any defects in materials and labour
- First 15 months – coverage for any defects in materials and labour in the common property
- First 24 months – coverage for any defects in materials and labour supplied for the electrical, plumbing and HVAC systems

☞ Down-to-earth features with our community and planet in mind  
Excluding Nelson Street facing windows \*  
Nelson Street facing suites only \*\*

THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES, MODIFICATIONS OR SUBSTITUTIONS TO THE BUILDING DESIGN, SPECIFICATIONS, AND FLOOR PLANS SHOULD THEY BE NECESSARY. FINAL FLOOR PLANS MAY BE A MIRROR IMAGE OF THE FLOOR PLANS AS SHOWN. SQUARE FOOTAGE AND ROOM SIZES ARE BASED ON THE PRELIMINARY SURVEY MEASUREMENTS. SIZES ARE APPROXIMATE AND ACTUAL SQUARE FOOTAGE MAY VARY FROM THE FINAL SURVEY AND ARCHITECTURAL DRAWINGS. E.&D.E.

# FEATURES

