

# Features

## Welcome Home

- Uniquely imagined 43 storey tower designed by award-winning DIALOG
- Certified LEED Gold building
- Open-air balconies in all homes perfect for entertaining friends and family
- High efficiency heating and cooling in all homes to regulate temperature year round
- 24 hr concierge service catering to your daily needs
- Private two car garages
- Double-glazed, Low-E windows with thermal and acoustic engineering, designed to reduce noise transfer while increasing UV protection and insulation
- Comprehensive 2-5-10 year National Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage and 10-year structural coverage

## Suite Finishes

- Warm and sophisticated designer colour schemes to personalize your home: David (Scheme A) and George (Scheme B)
- Premium wide plank, engineered oak hardwood flooring with resilient brushed finish throughout entry, kitchen, living and dining areas.
- Porcelain tile flooring in laundry closets
- 100% wool berber carpeting with cushioning underpad throughout bedrooms and walk-in closets
- Closets outfitted with built-in melamine closet organizers with optional upgrade to customized wood-look finish in master walk-in closet
- Whirlpool Energy Star rated full size high-efficiency front-loading stacking or side-by-side washer and dryer (refer to plan)
- Slim-line roller shades with 95% UV blocking white roller blinds on all exterior windows. Motorized in kitchen, living, dining, family and dens / flex
- Flat painted ceilings with recessed pot lighting in entry, kitchen and bathrooms
- Contemporary flat profile painted baseboards and door casings
- Painted solid wood interior doors with satin nickel door hardware
- Control4 automated lighting in living areas and sound control with built-in speakers in kitchen
- Walnut finish frameless entry closet doors

## Kitchens

- Top-of-the-line Appliance Package:
  - Sub-Zero 36" 19.7 cu.ft. wood-paneled integrated fridge and dual freezer drawers with soft-close mechanisms, automatic icemaker, water dispenser, and built-in antimicrobial air purification system (based on technology from NASA)
  - Wolf 36" or 30" gas cooktop with five or four dual-stacked sealed burners with up to 18,000 btu. Wolf's dual-stacked burner design, with two tiers of flame ports, bring the flame closer to (or further away from) the cooking vessel to deliver the right heat for the task at hand
  - Faber 36" or 30" brush aluminum sleek slide out range hood
  - Wolf 30" all-stainless single wall oven with touch control panel and dual convection
  - Asko 24" full size wood-paneled integrated dishwasher with 9 wash cycles
  - Panasonic 1.6 cu.ft. genius prestige plus inverter microwave with trim kit
  - Sub-Zero 24" under counter wood-paneled integrated wine fridge with 46 (750ml) bottle capacity
- Your choice of 3/4" thick polished marble or composite stone countertops with breakfast bar overhang and mitered waterfall stone side gable

- Full height stone backsplash to match countertops
- European-inspired custom flat panel walnut veneer cabinets featuring wood gables, breakfast bar backs and accent lacquer panel upper cabinetry
  - David scheme features a mocha walnut finish with almond lacquer uppers
  - George scheme features a natural walnut finish with white lacquer uppers
- Premium cabinet hardware including brushed nickel modern pulls and soft close mechanism on all drawers and doors
- Stainless steel under-mount offset double bowl sink with in-sink waste disposal and chopping board
- Dornbracht polished chrome faucet with separate extractable hand spray
- Under-cabinet lighting to illuminate workspace

## Bathrooms

- NuHeat electric floor heating system with thermostat
- WaterSense Certified Kohler polished chrome rain shower head, hand shower and faucets
- WaterSense Certified Kohler dual-flush toilets
- Floating wood cabinets with walnut veneer face, composite stone slab countertops and under mount wash basin
- 12"x24" porcelain tile on bathroom floors and matching 24"x48" wall tile on walls with matching 2"x2" shower floor tile
- Showers encased in frameless glass and floor-to-ceiling tile with a shower niche for convenient storage

## Designer Ensuites

- NuHeat electric floor heating system with thermostat
- WaterSense Certified Kohler polished chrome rain shower head, hand shower and faucets
- WaterSense Certified Kohler dual-flush toilets
- Generously sized floating wood cabinets with walnut veneer face, polished marble stone slab countertops and under mount wash basin
- 24"x24" polished marble (David) or honed marble (George) tile floor and walls in all ensuites with coordinating 1"x4" shower floor tile
- Soft close mechanisms and polished chrome hardware on cabinetry
- Oversized mirror with recessed medicine cabinet (excluding one bed plans)
- Linear-style soaker tub surrounded with polished marble tiled deck
- All one bathroom units to receive ensuite finishes and specifications

## Safety & Security

- Safety features incorporated through a comprehensive CPTED Analysis that identifies measures for Crime Prevention Through Environmental Design – some of which include:
  - Electronic key-fob controlled access at main building entry points
  - Controlled underground parkade with secured entry gates, ample lighting and closed-circuit camera
  - All homes pre-wired for in-suite security systems
  - Solid core suite entry door with anodized lock set and peephole
  - State-of-the-art fire protection including sprinklers and smoke detectors in every suite

The Developer reserves the right to make changes to the floor plans, project design, appliances, specification and features without notice, as deemed necessary. E.+0.E.