

# **E** **EMPIRE** **PHOENIX**

## **A New Era of Condo Living**

With the modern resident in mind, Empire Phoenix was designed by Graziani + Corazza Architects Inc. and Figure 3 featuring thoughtful suite designs and functional floorplans. The amenities were conceived to reflect the vibrant personalities of those who call Phoenix home. Space for shared work, all Wi-Fi enabled along with an outdoor pool that overlooks park land with views to Lake Ontario, parcel storage, pet wash station and a communal coffeehouse-like lobby. Empire Phoenix will connect with the larger community through an inviting courtyard entrance.

### **STUNNING SUITE FINISHES**

- Choose from three colour schemes skillfully selected by our expert designer to personalize your home.
- Laminate flooring throughout your suite to complete your sophisticated look. Excludes bathroom and laundry, as per plan.
- White ceramic tile flooring, including ceramic base in laundry closet.
- White stippled ceilings throughout with smooth ceilings in the bathrooms and closets.
- 8' – 9' ceiling heights in all rooms. Excludes areas with drop ceilings and/or bulkheads, as per plan.
  - Building A: 8' ceiling height on level 2, 8'6" ceiling height on level 3, and 9' ceiling height on levels 1 and 4 to 11.
  - Building B: 8' ceiling height on level 2, 8'6" ceiling height on level 3 to 4, 6 to 10 and 9' ceiling height on levels 1 and 11 to 29.
- Carpeted stairs with painted stringers and natural finished oak handrails with metal pickets, as per plan.
- Vinyl coated wire closet shelving, as per plan, included to help organize your wardrobe.
- Walk-in closets, as per plan.
- Sliding doors and/or hinged doors on closets, as per plan.
- Designer-selected ceiling light fixtures in foyer, hallways, living/dining, bedroom(s), den and walk-in closet, as per plan.
- Individualized climate control centralized heating and cooling system.
- Front loading white stackable washer and dryer.
- Phone, cable and data wired to all suites.

- Energy efficient, aluminum frame thermal pane windows to keep out exterior temperatures and allow for a more balanced climate inside.
- White, flat panel interior doors with modern hardware.
- Individual metering of hydro and water.
- Balconies and/or terraces with sliding glass door(s) or swing door(s), as per plan.
- Electrical outlet on all balconies and/or terraces, as per plan.

### **GORGEOUS KITCHENS**

- 24" Stainless Steel refrigerator with bottom-mounted freezer.
- 24" Stainless Steel smooth top electric range.
- 18" Integrated paneled dishwasher.
- 24" Stainless Steel dishwasher, in Garden suites.
- 30" Stainless Steel OTR combination microwave hood fan.
- Composite stone countertops, with an undermount, single-bowl stainless steel sink and a single lever pull-down chrome faucet.
- Designer-selected ceramic tile backsplash to highlight your kitchen.
- Kitchen islands with composite stone countertops, as per plan.
- European style, flat-panel cabinets with open shelving and integrated pantry, as per plan.
- Accessible plug-in USB outlet included for convenient charging of your smartphone or electronic device.

### **ELEGANT + SOPHISTICATED BATHROOMS**

- Designer selected 12" x 24" porcelain tile flooring.
- One-piece composite countertops with integrated sink and single-lever chrome faucet.
- Designer-selected cabinets with vanity mirror and wall-mounted light fixture.
- White soaker tub, as per plan.
- Designer-selected ceramic tile on tub and shower walls, as per plan.
- Framed glass shower with one-piece shower pan, as per plan.
- Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan.
- Safety pressure balance valves for tub and shower.

### **STATE-OF-THE-ART AMENITIES**

- Stylish grand lobby with 24-hour Concierge, comfortable lounge seating and parcel storage room.
- Tranquil spa with sauna, oversized rain shower, relaxation room and his/her change rooms.
- Beautifully landscaped outdoor courtyard with BBQs, dining area and group seating.
- Luxurious outdoor pool overlooking Grand Avenue Park, with private cabanas and lounge seating.
- Professionally equipped fitness centre, with cardio, weights, yoga room, spin area, artificial fitness turf and refuelling zone.
- Wi-Fi enabled shared workspace with booth seating, group seating and custom bar.
- Games room equipped with billiards and poker table.
- Elegant private dining with direct access to servers area.
- Guest suite for friends and family.
- Pet wash station.

### **UNWAVERING SAFETY + SECURITY**

- 24-hour Concierge.
- Entrance, exits, elevators and selected exterior areas, monitored by closed circuit security system.
- Secure key-fob proximity reader.
- Conveniently located security entry system for visitor access.



- In-suite personally encoded security system, with keypad and door contacts.
- Well-lit underground parking with video surveillance and entry/exit overhead door and security gates.
- Secured bicycle storage and storage rooms.
- Fire sprinkler system, smoke and CO<sub>2</sub> detector in all suites and common areas.
- Solid core entry door with deadbolt and viewer.