



FEATURES + FINISHES

BUILDING FEATURES

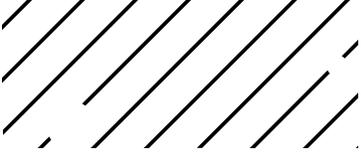
- Authentic industrial-inspired architectural design;
- Balconies and terraces with contemporary glass railing systems and industrial-inspired accents*;
- Premier executive concierge services;
- Convenient ground floor amenity spaces: party room with bar; dining room/meeting room; fitness & yoga studio and children's play room;
- Spacious ground floor exterior amenity: outdoor BBQ with dining area; fire pit with lounge seating; comfortable sun loungers; children's play space; and dog run area;
- Three elevators accessible from parking garage to residential floors;
- Conveniently located mail area near lobby featuring oversized parcel room;
- Bicycle parking available to building residents and visitors;
- Key FOB controlled access system at entry points and garage.
- Approximately 4" contemporary baseboards throughout with co-ordinating 2^{1/2}" door casings*;
- Solid core suite entry door with security view hole and suite entry door surround;
- Sliding door(s) and/or swing door(s) throughout*;
- Sleek black finish hardware on swing door(s)*;
- Wire shelving in all closets*;
- Off-white paint finish for walls throughout; semi gloss off white paint in bathrooms and trim and doors. Flat off-white paint finish for ceilings throughout*;
- Laundry area floor finished in tile*;
- Floor to ceiling glazing/window systems in accordance with building elevations*‡.

KITCHENS

- Contemporary kitchen cabinetry custom designed by U31*†‡;
- Quartz slab countertops*†;
- Kitchen backsplash*†;
- Single basin under mount stainless steel sink, with single-lever pull-down spray faucet in matte black finish*;

SUITE FEATURES

- Suite designs with approximately 9' smooth finish ceilings*‡;
- Wide plank laminate flooring throughout foyer, living/dining areas, kitchen, bedrooms, and den*†;



APPLIANCES

- Energy efficient kitchen appliances consisting of a 24" stainless steel refrigerator, 24" freestanding electric range, 24" integrated dishwasher, and 30" OTR microwave*;
- Larger suite appliance package to include: 30" refrigerator, 30" freestanding electric range, 24" integrated dishwasher, and 30" OTR microwave**;
- Stacked washer-dryer directly vented to the exterior*.

BATHROOMS

- Custom designed vanity by U31, with quartz slab countertop and undermount sink*†;
- Contemporary single-lever faucet in matte black finish*†‡;
- Modern frameless mirror with strip lighting above designed by U31*†‡;
- Dramatic full height ceramic wall tile in tub surround & shower stall*†;
- Sleek rainstyle showerhead in matte black finish in tub or in separate shower*;
- Chromed framed clear glass shower enclosure with door and shower pot light in separate shower stall*;
- Pressure balanced valve(s) for tub and/or shower*;

- White plumbing fixture(s)*;
- Contemporary white acrylic soaker tub*;
- Porcelain floor tile in bathroom(s)*†;
- Privacy lock on bathroom door(s)*.

MECHANICAL +

ELECTRICAL FEATURES

- Convenient individually controlled heating and cooling system;
- Individual suite electricity meter(s) and water meter(s)*;
- Pre-wired phone and cable outlets in den, master bedroom, and living area*;
- Switch controlled receptacles in living area, master bedroom, and secondary bedroom(s)*;
- Ceiling mounted light fixture(s) in den, and entry corridor*;
- Track lighting fixture in kitchen*;
- In-suite smoke detector;
- Capped ceiling outlet in dining area*.

* Where applicable and as per plan.

** Please see Sales Representative for more details.

† As per Vendor's preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

