

features+finishes



building

- industrially styled with a brick and glass facade
- sitting 10 storeys above carlaw avenue
- freight elevator
- 31 commercial studio lofts with 10 ft exposed concrete ceilings on levels one and two
- 129 live-work lofts with 9 ft exposed concrete ceilings are on levels three through ten
- amenity space includes two meeting rooms and a large multi-purpose room
- a hybrid car share vehicle is provided for residents
- ample bicycle/storage lockers are available

live-work lofts

- ceiling height in principal rooms is 9 ft clear †
- floor to ceiling windows
- sliding doors open onto the balcony and/or terrace, as per plan
- exposed concrete ceilings in all areas except the bathroom, powder room, washer/dryer room and foyer
- bathroom, powder room, washer/dryer room and foyer ceilings are smooth drywall painted white
- exposed concrete feature wall, as per plan
- white painted interior walls
- 4" baseboard and 2 1/2" door casing
- slab style bedroom, bathroom, closet and washer/dryer room doors with brushed chrome hardware
- sliding barn door style bedroom doors, as per plan
- vinyl coated wire shelving in all closets and storage areas
- full sized front loading stacked washer and dryer
- individually controlled heating and air conditioning system utilizing a heat pump system
- gas BBQ connection provided on all terraces and balconies, as per plan
- hose bib provided on all terraces

kitchen

- custom designed european style kitchen cabinetry from builder's samples
- kitchen island as per plan
- quartz or granite counter top from builder's samples
- glass mosaic tile backsplash from builder's samples
- single or double bowl under-mount stainless steel sink, as per plan
- single lever deck mounted faucet set
- frost free refrigerator (24" or 30" wide), self cleaning gas range, over the range built-in microwave with integrated exhaust and dishwasher (18" or 24" wide) all finished stainless steel, as per plan

bathrooms

- custom designed european style bathroom cabinetry from builder's samples
- basin integrated into solid surface counter top
- rain style shower head
- full width mirror
- ceramic wall tile to bathtub and shower surround walls from builder's samples
- white bathroom fixtures
- deep soaker bathtub
- pressure balanced mixing valve in the bathtub and shower, as per plan
- exhaust fan vented to the exterior

flooring

- pre-finished engineered wood floors throughout with the exception of the bathroom and washer/dryer room from builder's samples
- porcelain floor tile in bathroom from builder's samples
- white ceramic floor tile in washer/dryer room

safety + security

- pre-wired for a personally encoded suite intrusion alarm system
- electronic communication system located in the secure main entry vestibule. guests in the main entry vestibule can be viewed on the resident's television
- surveillance cameras in the lobby, main entry vestibule and garage
- key fob controlled access system at all main building entry points and parking garage
- smoke, carbon monoxide and heat detectors provided in all suites

electrical fixtures

- individual electrical panel with circuit breakers
- white 'decora style' receptacles and switches throughout
- ceiling mounted track lighting in kitchen
- ceiling mounted light fixtures in foyer and hallways as per plan
- pot lights in bathroom(s) and powder room, as per plan
- vapor proof ceiling mounted pot light over the bathtub and shower stall, as per plan
- capped ceiling light fixture outlet in dining room and den, as per plan
- switch-controlled split outlets in living room and bedroom(s)

multi-media technology

- structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- pre-wired telephone, cable television and communication outlets. category 5e telephone wiring to all telephone outlets. rg-6 coaxial cable to all cable television outlets. each cable television and telephone outlet connects directly to the network centre

† - lofts 508 & 808 have 8 ft 8 inch ceilings in the living room, balance of the living area is 9 ft clear.