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

safety + security

- rough-in provided 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

commercial studio lofts

- ceiling height is 10'
- floor to ceiling windows
- sliding doors open onto the balcony* and terrace*
- exposed concrete columns
- drywall demising walls taped and sanded ready for paint application by the purchaser
- concrete floor for later floor finish installation by the purchaser
- individually controlled heating and air conditioning system utilizing a heat pump system. Distribution duct work is to be provided by the purchaser
- exhaust openings provided at the building exterior wall for exhaust system and exhaust duct work installation by the purchaser
- individual electrical panel with circuit breakers. Electrical distribution work and lighting is to be provided by the purchaser
- 2-25 mm empty conduit for in-coming communication services
- water supply and drain rough-ins provided for future kitchen* and bathroom*
- gas supply rough-in provided for kitchen* cooking
- gas BBQ connection provided on all terraces* and balconies*
- hose bib provided on all terraces*

kitchen

- optional upgrades available from builder's samples

bathrooms

- optional upgrades available from builder's samples

flooring

- construction grade concrete floor
- optional upgrades available from builder's samples

natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. tile is subject to pattern, shade and colour variations. all sizes, specifications and materials are in effect at the time of printing and are subject to change without notice. e.&o.e.