

FEATURES

AND

FINISHES.

// 90 luxury condominium, townhouse, and penthouse residences located in the heart of the fashionable Queen Street West shopping district

// Cutting-edge architecture by renowned CORE Architects

// Stunning two-storey glass lobby designed by award-winning interior design firm, Munge Leung

// Cutting-edge fully equipped yoga and fitness studio

// Breathtaking rooftop amenity by Munge Leung, including outdoor pool, cabana bar, sundeck, and gas BBQ area

// A LEED (Leadership in Energy and Environmental Design) registered building

// Individually controlled HVAC systems

// Exquisite private dining room and lounge facility

// 9' ceilings throughout

// Floor to ceiling windows

// In-slab duct work for maximum ceiling clearance as per plan

// High quality front load washer/dryer

// 24 hour virtual concierge service

// Five minute walking distance to each of: TTC subway (Osgoode station), newly redesigned Art Gallery of Ontario (AGO), and historic Grange Park

FLOORS:

// Stylish pre-finished plank engineered hard wood floors with noise control acoustic underlay throughout as per builder samples (bathrooms and laundry closets excepted)

// Choice of quality oversized designer porcelain tiles in all bathrooms as per builder samples

BATHROOMS:

// Spacious spa-style layout

// Oversized shower with frameless clear glass enclosure as per plan

// Choice of oversized porcelain tile to surround bathtub extending to ceiling as per plan

// Natural stone vanity with contemporary designer sink and polished chrome faucet

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KITCHENS:

- // Oversize kitchens with custom European inspired cabinetry and natural stone countertops designed by Munge Leung, as per builder samples
- // In-board 30" cooking appliances with separate cook top as per plan
- // Fully integrated panelling on fridge/freezer and dishwasher to match cabinetry
- // Under-mounted stainless steel sink with contemporary single lever deck mounted polished kitchen faucet
- // Elongated glass tile designer backsplash as per builder samples
- // Exposed stainless steel hood and microwave
- // Natural stone island available as per plan

ELECTRICAL + MULTI-MEDIA FEATURES:

- // Pre-wired for high speed internet access throughout
- // Cable television outlets in living room, bedrooms, and den as per plan
- // Telephone outlets in living room, bedrooms, and den as per plan
- // Designer selected lighting package including pot lights as per plan
- // Capped ceiling light outlets in bedrooms and living/dining rooms

SECURITY:

- // 24 hour live remote camera surveillance throughout common areas including underground garage and all external entry points
- // Smoke, heat, and carbon monoxide detectors provided in all suites
- // Parking garage entry controlled through vehicle mounted transponder or remote

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