

Features and Finishes

BUILDING

FEATURES

- 197-unit mid-rise brick and glass building located in the heart of the budding Queensway Village
- A sun lit lobby with double height windows on the north and south end creating a visual pathway through the space. A built-in concierge desk, two elevators, banquette seating and a floating mail room
- Approximately 150 underground resident parking spaces and 29 commercial and visitor parking spaces
- Approximately 5,400 square feet of retail space along The Queensway, which will be lined with street trees
- Approximately 6,500 square feet of exterior courtyard, with BBQs, seating areas, dining tables, a kids play zone and extensive planting

- Well thought out security features including enterphones in the residential and parking vestibules, an electric fob-based access system at all entry points and to the amenity areas, and strategically located security cameras

- Executive concierge service^x

AMENITIES

Approximately 5,100 square feet of interior amenities designed with all ages in mind. This space includes:

- Gym
- Yoga studio
- Community room
- Kids playroom
- Sound(less) room
- Hobby room
- Games room
- Library
- Snack shack
- Parcel room
- Sharing library
- Pet wash
- Stroller parking

SUITE

DETAILS

- Suites with 9' high ceilings on floors 2 to 8, 10' high ceilings on floor 9[†]
- Exposed concrete or smooth^{***} ceilings and columns,^{*} and floor-to-ceiling rolling doors^{*}
- Wide-plank laminate flooring^{**} throughout
- Suite entry doors with security viewers
- Brushed aluminum contemporary hardware

BALCONIES AND TERRACES

- Electrical outlets on balconies and terraces
- Water lines on all terraces

KITCHENS

- Open-concept kitchens with spacious built-in pantry and integrated bookshelf*
- Engineered stone countertops and backsplash**
- Under-mount stainless steel sink, with single-lever black faucet
- Energy Star®* appliances including fully integrated fridge and dishwasher, stainless steel convection oven, induction cooktop and hood fan

LAUNDRY

- Stacked washer and condensing dryer in every suite

BATHROOMS

- Vanities with undermount sinks, engineered stone countertops** and contemporary single-lever black faucets
- Medicine cabinet with storage and mirror
- Contemporary bathroom fixtures throughout
- Square-designed tub(s) and/or custom shower(s)* with full-height tile surrounds**
- Frameless glass shower enclosures for separate showers*
- Porcelain tile flooring and porcelain tile for full height along vanity wall**
- Temperature control valves in all showers

ELECTRICAL AND COMMUNICATIONS

- High speed internet service included in the condominium fees and available for use within all suites and the amenities****
- Service panel with breakers
- Switch-controlled receptacles in living areas and bedrooms, light fixture(s) in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room
- Individual electric sub-metering

Notes

* As per plan / where applicable

** From builder's samples.

*** Smooth ceilings are available as an option at extra cost for units with exposed concrete. Smooth ceilings may be standard in certain units throughout the building or portions of units (e.g. under terraces, mechanical PH or other transfer or acoustic conditions)

**** Bulk Internet has been committed to for the building. See budget for details.

† Unless otherwise noted. Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams.

x See Budget in Condominium Documents for extent of concierge service.

Specifications are subject to change without notice. E&OE.