



YONGE STREET

Standard Features and Finishes

BUILDING & PROPERTY FEATURES

- Colour co-ordinated, architecturally controlled exterior treatments from builder samples as per elevation
- Private, underground parking with secured access
- Four elevators (two in each tower)
- Separate elevator access to underground retail/visitor parking
- Storage lockers and bike parking
- Private balconies/terrace for each unit with glass doors
- Concierge monitoring community access systems including two-way communication from selected zones in underground garage and entry areas

OUTDOOR AMENITIES

- Expansive outdoor amenity space
- Swimming pool with sun deck, cabanas and bbq's
- Beautiful park and garden pathways
- Outdoor yoga and exercise space
- Outdoor children's play area
- Dog park

INDOOR AMENITIES

- Lobby with 24-hour concierge
- Fitness centre
- Entertainment lounge with catering kitchen
- Guest suite
- Library and media lounge
- Pet Wash
- Children's play area
- Co-work space
- 6th floor entertainment space with wrap-around terrace

INTERIOR SUITE FEATURES

- Ceilings: (slab to slab, not including bulkheads or drop ceilings) for suites on all levels unless otherwise noted.
 - 9' (+/-) in all typical condo units
 - 10' in all townhomes, penthouses and level 5 & 6 condo units
 - 11' in all Lofts
- Smooth ceilings in all rooms
- Surface mounted LED ceiling lights in bedrooms and living space
- Two-panel moulded swing doors with 2-1/2" casing
- Chrome finish door hardware
- 4" baseboards in all areas
- Painted in custom designer colour latex paint
- Selection of luxury laminate flooring in all specified areas
- Washer and dryer
- White Decora designer switches and plugs
- Closet shelf with hanging rod below
- Linen closets in select units

KITCHEN FEATURES

- Selection of designer contemporary-style kitchen cabinetry in a variety of finishes and styles
- Islands as per plan
- Selection of quartz countertops and backsplash
- Miele stove, microwave, range hood, panel cover dishwasher, and panel cover fridge
- Stainless steel kitchen sink
- Quality brand name single lever chrome faucet

BATHROOM FEATURES

- Selection of designer cabinet vanities with white porcelain sink
- Selection of ceramic/porcelain floor tile
- Selection of quartz countertops
- Mirror above all vanities
- Quality brand name single lever chrome tap and shower faucet
- Light fixture above mirror and over all tubs and showers
- White insulated toilet
- Acrylic tub with complete tile surround (if specified on Suite Layout)
- Acrylic shower base with tile surround (if specified on Suite Layout)
- Exterior vented exhaust fan
- Dropped ceilings with smooth white paint
- Cement board on shower enclosure and tub enclosure walls

MECHANICAL/ELECTRICAL

- In-suite sprinkler system with hard wired smoke alarm(s) and fire alarm speaker (carbon monoxide if applicable)
- Two speed exhaust hood fan with venting to outside over stove area
- Pressure balance valves in all showers
- Energy recovery fan coil unit (ERV FCU) providing fresh air and heat recovery
- Pre-wired with latest technology cabling in living room, den and master including wide band width video and high-speed data and one phone line in living room
- Heating system connected to energy efficient MPH plant hot water provided from main mechanical plant's high efficiency boilers
- Energy-efficient water saving showerheads and toilet tanks
- Programmable thermostat for energy savings
- Air Conditioning installed sized to unit
- Upgraded air filters and UV lights for main building ventilation unit
- Central building water filtration

WARRANTY

- Registered builder with Tarion. 1-year, 2-year and 7-year warranties as per Tarion.
- Purchasers agree to pay Tarion enrollment fee on closing as an adjustment