

Leaside Common

BUILDING FEATURES

- Striking architecture by renowned BDP Quadrangle
- Sophisticated interiors designed by Sixteen Degree Studio
- Lobby with 24-hour concierge
- Nest multi-purpose space on each residential floor
- Ground-level amenity area with party room, co-working lounge and kids play area
- State-of-the-art fitness studio
- Ground-floor retail spaces
- Pet washing station and outdoor pet area
- Smart building and parcel management system
- Back-up generator

SUITE FEATURES

- Ceiling heights of approximately 9' in principal rooms*, excluding bulkheads and other structural elements
- Premium, engineered hardwood floors
- Exposed concrete ceilings with smooth-painted bulkheads
- Solid core suite entry door
- High-quality, flat panel doors throughout
- Sliding balcony and terrace doors, as per plan
- Capped ceiling outlet in living/dining room
- Full-size, front loading Energy Star-certified washer and dryer
- Advanced, individually-controlled HVAC units with fresh air ventilation system for healthy indoor air quality
- Gas connection, water bib, unit pavers and electrical outlet on terraces, as per plan
- Electrical outlets on balconies
- Gas and water connection upgrade on balconies available at finish selection

KITCHENS

- Custom-designed Italian kitchen cabinetry, with soft-closing doors and drawers in a selection of finishes**
- High-end stainless steel, built-in electric oven, gas cooktop and paneled refrigerator in 24" or 30"
- Paneled 24" dishwasher
- Built-in microwave and hood fan
- Engineered quartz countertop**
- Eat-in islands with engineered quartz countertops, as per plan**
- Engineered quartz slab backsplash**
- Designer selected light fixture above island, as per plan†
- Designer selected track light for units without island†
- Modern, retractable faucet in polished chrome
- Contemporary stainless steel single bowl, under-mount sink
- Under-cabinet LED lighting

MASTER BATHROOMS

- Single or double bathroom vanity†, as per plan, with soft-closing drawers in a selection of finishes**
- Engineered quartz* vanity countertop and back-splash**
- Rain shower head and hand shower
- Modern undermount lavatory sink
- High-end single lever faucet
- Porcelain tile** on bathroom floor and shower wall
- Porcelain** mosaic accent wall
- Contemporary mirror and lights above vanity
- Frameless glass shower enclosure

Premier Collection

2ND and 3RD BATHROOMS

- Rain shower head and hand shower
- Modern undermount lavatory sink
- Contemporary mirror and lights above vanity
- Designer faucet
- Engineered quartz* vanity countertop and back-splash**
- Modern porcelain tile** on bathroom floor
- Alcove tub or shower†, as per plan

SMART HOME AND SUSTAINABILITY

- Smart Community including mobile resident app for in-unit and building controls, keyless suite entry locks and smart thermostat
- Energy Recovery Ventilators (ERVs) for each suite
- Electricity, water and thermal to be separately metered
- Modern, energy-efficient appliances and fixtures
- Wiring for high speed internet, TV and telephone
- Provision for future electric vehicle charging
- Green roof for energy efficiency and water retention

SAFETY & SECURITY

- Concierge service, building security system with CCTV and key fob access
- Pre-wired for smart home monitoring
- Smoke and carbon monoxide detectors

*Denotes specifications which are subject to change based on equivalent or better quality. **Denotes finishes to be selected from the vendor's samples.
†Denotes availability determined by suite design *Excluding bathrooms, bulkheads where applicable