

VERDE

LIVING



FEAT— URES

& FINISHES

Features & finishes

BUILDING FEATURES

- Underground garage and surface parking
- Four elevators (two elevators in each tower)
- Contemporary architectural design
- Interior design by Patton Design Studio
- Balconies with modern railing systems*

Ground-floor amenity space includes:

- Elegant lobby
- Fitness studio
- Yoga/stretch studio
- Co-working lounge available for meetings, studying, or working remotely
- Guest suite
- Pet wash station

Second-floor amenity space includes:

- Community lounge
- Private dining room with kitchenette
- Private entertaining lounge with fireplace

The 2-story rooftop pavilion includes a yoga/stretch area, dining areas, fire table, and BBQ

GENERAL SUITE FEATURES

- Approx. 14' ceilings on the ground floor, approx. 9' on the second to seventh floors, and approx. 10' ceiling on the penthouse level*
- Smooth-finish ceiling throughout all finished areas
- Luxury vinyl plank flooring*~ in the foyer, living/dining rooms, kitchen, bedroom(s), and den
- Ceramic tile*~ in bathroom and laundry room from builder's selections Painted flat-slab or glass sliding door(s) and/or swing doors (hollow core) throughout*
- Suite door with security viewer and keyless entry, accessed using a smartphone app or unique passcode
- Brushed nickel-finish door handles and hardware*
- Approx. 4" baseboards throughout with 2 3/4" flat-cut casings*
- Painted flat-slab swing doors throughout*
- Wire closet shelving
- All drywall is primed and painted in a white flat low VOC latex paint
- Stunning balconies with sliding doors or swing doors*

NOTES

* Where applicable and as per plan

** See disclosure documents for full details

*** See Sales Representative for further details

~ This is written as per the vendor's pre-selected standard finish packages. Ceiling heights are subject to bulkheads, dropped ceilings, and structural beams. Natural products (i.e. granite, stone, wood) are subject to natural variations in color and grain. Ceramic tiles are subject to pattern, shade, and color variations. Colour, grain, texture, appearance, etc. of features and finishes installed in the unit may vary from the vendor's samples because of normal manufacturing and installation processes. All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area if so stated. Ceiling heights are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above. Where bulkheads or drop ceilings are required in kitchens, bathrooms, laundry rooms, and closets, the height of the ceiling will be lower. Sizes and specifications are subject to change without notice. All features and finishes are subject to change without notice. E.&O.E. May 2022.

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KITCHENS

- Contemporary kitchen cabinetry with extended uppers designed by Patton Design*~***
- Under-cabinet lighting *~***
- Elegant quartz slab countertops*~***
- Modern tiled kitchen backsplash*~***
- Single-basin stainless-steel under-mounted sink, with contemporary faucet in chrome finish*~***

APPLIANCES

- Kitchen appliances consisting of a 24" stainless-steel refrigerator, 24" stove with flat cooktop, 24" integrated dishwasher, stainless-steel microwave, and hood fan exhausted to exterior*
- Stacked washer/dryer directly vented to exterior*

BATHROOMS

- Contemporary vanity bathroom cabinetry, with quartz countertop and undermount sink *~***
- Contemporary single-lever faucet with chrome finish*~***
- Mirror over vanity
- Full-height tiled walls in showers and baths*~***
- Chrome single lever faucets with pop up drain for all vanity basins and bathtubs
- Glass shower door and acrylic shower base*
- Acrylic tub*
- Recessed, moisture-resistant ceiling pot light in the shower stall(s)*
- White plumbing fixture(s)*
- Floor tiles in bathroom(s) from builders' selections *~***
- Privacy lock on the bathroom door(s)*
- In-suite ERV (Energy Recovery Ventilator) optimizes air quality, an exhaust fan is provided to 2nd bathroom where applicable*

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ELECTRICAL & MECHANICAL

- Individual suite electricity meter(s) and water meter(s)*
- Ceiling-mounted track lighting in kitchen*
- Fibre to the suite technology
- Switched, capped ceiling outlet in living room
- Switched lighting fixtures in bedrooms, kitchen, foyer, and den*
- Stylish white decora switches and outlets*
- In-suite smoke and heat detector(s)
- In-suite sprinkler fire protection system

SMART HOME PACKAGE

In-Suite features:

- Wall pad

The in-suite wall pad serves as a hub to provide a single interface for the resident to interact with their home and community

- Digital door lock

A keyless, digital door lock that allows easy access to your suite using your smart-phone app or a unique passcode. Allow your guests to freely come and go by providing them with secure, personalized access codes

- High-speed internet

Bulk high-speed internet in all suites

- Heating & cooling

Individually controlled, seasonal, central air conditioning and heating system with thermostatic control

Community features:

- Lobby phone

Allows residents to communicate with visitors before granting them access into the building, enhancing community security

- Smart parcel room

Rest assured that your parcel is secured in your community's smart locker.

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