

# FEATURES AND AMENITIES

## Building Amenities

- Concierge
- One Onsite Covered Parking Space (Included in the Purchase Price)
- Luxurious Guest Suite
- 5th Floor Roof Top Outdoor Pool
- Outdoor Lounge with Kitchen Area
- Oasis Cabana Garden
- Outdoor Crossfit and Yoga Garden
- Events Room
- Indoor Dog Wash Station
- Storage Lockers and Bicycle Storage Available

## Suite Finishes:

- Wood veneer suite entry door with contemporary hardware and security viewer
- 9 foot ceilings in principal rooms with a smooth finish
- Sliding door entry to balconies and terraces\*
- White painted interior walls
- Laminate flooring throughout with the exception of the bathroom, bedroom and laundry closet
- Choice of 40 ounce designer series broadloom with foam under-padding in the bedroom(s)\*\*
- Builder's preselected ceramic tile flooring in the laundry closet
- 6" baseboards and 2" door casings
- 7 feet slab style bedroom, bathroom and closet doors with brushed chrome hardware
- In suite laundry closet with full-size front loading stacked washer and dryer vented to exterior
- Individually controlled heating and air conditioning utilizing a hybrid heat pump system

## Bathroom Features:

- Metallic covering feature wall
- Custom designed European style vanity\*
- Wall mounted, mirror with integral LED light
- Rain style shower head
- Tempered glass enclosure in the shower\*
- 5 feet tub with tempered glass shower shield
- Pressure balanced mixing valve in the bathtub and shower
- White tub, vanity top, and toilet
- Choice of porcelain tile flooring\*\*
- Washroom accessories in chrome finish
- Exhaust fan wired to separate switch and vented to outdoors

## Kitchen Features:

- Custom designed European style kitchen cabinets in a selection of door finishes\*\*
- Soft closing hardware
- Choice of quartz countertop and backsplash\*\*
- Double bowl under-mount stainless steel sink\*
- Brand name stainless steel appliances package
- Stainless steel over the range cabinet-integrated exhaust fan cover
- Under mounted valance LED lighting
- Under mounted electrical plugs

## Electrical & Mechanical Features:

- Individual electrical panel with circuit breakers
- White 'decora style' receptacles and switches throughout
- Ceiling mounted track lighting in the kitchen
- Ceiling mounted light fixtures in foyer and hallways\*\*
- Pot light in the bathroom(s) and powder room\*\*
- Light in the shower enclosure\*\*
- Capped ceiling light fixture outlet in the dining room and den\*\*
- Switch controlled split outlets in living room and bedroom(s)
- Individual smart metering for water and hydro

## Multi Media Technology

- Emergency voice communication system, hard wired CO2, smoke and heat detector in suite.\*
- All suites pre-wired for cable TV and telephone in the living room and bedroom(s).\*
- Structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services.
- Intrusion alarm system rough-in at all suite entries.
- Fob or key access throughout all common areas.
- Entry phone in lobby entrance vestibule.
- Remote control/access door opener private garage access.

## Special Notes:

- \*As Per Plan
- \*\*Denotes finishes to be selected from the builder's standard samples
- \*\*\*As an upgrade or additional cost.
- Prices, sizes and specifications are subject to change without notice.
- Builder/Vendor may substitute materials for those provided in the plans and specifications, provided that such materials are of quality equal or better than the material provided for in the plans and specifications above. E & O.E.
- All specifications and features are subject to the Condominium Rules and Regulations.

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10376 Yonge St., Unit 306, Richmond Hill, ON, L4C 3B8  
416.832.8343 | info@newgtacondos.com

