



SOUTH TOWER

SIGNATURE COLLECTION FEATURES & FINISHES

Building Features & Amenities

- Stylish glass and pre-cast building
- 24-hour Concierge
- WiFi in all amenity areas and lobby
- Welcoming grand 2-storey lobby with a seating lounge
- State-of-the-art Fitness Centre including: Separate Weight area, Virtual & Yoga/Aerobics Studios;
- Co-Work lounge and Meeting Room
- Separate community Kids Play Room and community Outdoor Play Area
- Social TV and Games Lounges
- Party Room with kitchen and separate bar area, seating and formal dining area
- Theatre Room
- Expansive outdoor landscaped terrace with BBQ and dining areas, including communal seating and private dining alcoves; and lounge areas with a fire pit
- On-site management office
- Luxurious hotel-styled guest suite
- Three passenger elevators
- Convenient on-site bicycle storage

General Suite Finishes

- 9' ceilings in all Principal Rooms with lower bulkheads in some areas to accommodate mechanical and electrical distribution systems*
- Ceiling heights are measured from the concrete floor slab to the underside of the concrete ceilings above
- Thermally-insulated energy efficient windows
- Awning-style* operable windows
- Solid core entry door with designer hardware
- Interior hollow core swing doors and sliding glass doors*
- Contemporary baseboards and coordinated door casings
- Laminate wood flooring** in foyer, living room, dining room*, kitchen, den* and bedroom(s)*
- Porcelain** or ceramic** tile flooring in bathroom
- Porcelain/water proof flooring in laundry area*
- Seven (7) brand name appliances, including in-suite laundry with stacked Energy Star washer and dryer
- Individually controlled centralized heating and cooling comfort system

Kitchen

- Custom-designed kitchen cabinetry** including a pantry, engineered quartz** countertop and porcelain** backsplash
- Stainless steel under-mounted sink with single lever faucet
- European style appliances, including:
 - - Refrigerator with bottom-mount freezer
 - - Ceran cook top
 - - Built-in stainless steel wall oven
 - - Built-in dishwasher
 - - Stainless steel microwave
- Fridge and dishwasher to have custom wood panel fronts matching kitchen cabinetry
- Over-the-range exhaust hood fan
- Decorative lighting fixture

Master Ensuite / Main Bathroom

- Custom-designed 36" comfort height vanity** with cultured marble vanity top**, integrated sink basin and single lever faucet
- Wall sconce light fixture above full width vanity mirror and ceiling light fixture
- Soaker tub with full height ceramic**or porcelain** wall tiles in tub enclosure with single glass splash guard
- Designer selected white plumbing fixtures with Decora trim and accessories
- Exhaust fan vented to exterior

Second Bathroom

- Custom-designed 36" comfort height vanity** with cultured marble vanity top**, integrated sink basin and single lever faucet
- Wall sconce light fixture above full width vanity mirror and ceiling light fixture
- Soaker tub with full height ceramic**or porcelain** wall tiles in tub enclosure with single glass splash guard
- Temperature-controlled pressure balance shower faucet
- Designer selected white plumbing fixtures with Decora trim and accessories
- Exhaust fan vented to exterior

In-Suite Laundry

- Stacked 24" Front-loading energy-efficient Energy Star washer and ventless dryer

Life Safety and Monitoring Systems

- 24 Hour Concierge monitoring system includes strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Personally coded suite intrusion alarm system, with suite door contact and keypad connected to Concierge desk
- Controlled access to the amenity areas
- Hardwired in-suite smoke detectors
- Concealed in-suite sprinkler system

Electrical and Multi-Media Features

- White Decora designer series receptacles and switches throughout
- Individual service panel with circuit breakers
- Pre-wired for cable T.V. and telephone
- Distinctive ceiling fixture in foyer, kitchen, den*, hallways* and bedroom(s)
- Capped ceiling outlet in living/dining room*

Green Features

Suites

- Individually metered and separately billed for water, electricity, heating and cooling consumption.
- Energy saving construction materials, including superior wall insulation and double-glazed windows
- Low VOC (Volatile Organic Compound) paints and adhesives
- High pressure, low flow showerheads, faucets and low flush toilets for water efficiency in bathrooms
- Premium quality Energy Star appliances, including
 - front-loading washing machine designed to conserve water and detergent
 - energy-efficient ventless dryer
 - refrigerator
 - dishwasher

Community

- Energy efficient lighting in common areas, including motion sensors, where possible, to reduce electricity use
- Carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution
- Convenient building facilities for sorting household recyclables
- Easily accessible and secure bicycle parking areas

* As per plan. ** Colours and/or materials to be selected from Vendor's standard sample packages. Principal Rooms consist of the Living Room, Dining Room, Den* and Bedrooms. Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E. 03/30/2019