



## SUITE SPECIFICATIONS

### FAÇADE, ENTRANCE, AND LOBBY

- Intricate exterior façade with handset stone and glass podium, and metal and glass tower with cantilevered architectural feature
- Adjacent to public sculpture garden with work of internationally recognised sculptor, to be selected via public art proposal process curated by David Moos
- Porte-Cochère and Motor Court: with entrance off Cumberland Avenue, framed by a soothing water wall, pendant lights, and sculpture backdrop
- Valet attendants to be available 24 hours
- Private ground floor lobby, exclusive to the Private Estate Residences, with soaring ceilings and immaculate detailing
- Lobby to be graced with full-service, hospitality-minded concierge available 24 hours, with hotel-styled porter services to complement
- 2 exclusive express elevators with direct access to the Private Estates

### ESTATE FEATURES

- Ceiling heights in principal rooms are up to 10 feet on floors 34 to 39, up to 9 foot 6 inches on floor 33, and up to 9 feet on floors 31 and 32\*\*
- Double glazed windows with thermally broken aluminum frames and clear glazing
- Pre-finished wide plank engineered wood flooring in choice of finish\* throughout; with choice of herringbone pattern or natural stone mosaic\* with honed and/or polished finish in entry foyers
- Setback private terraces in many residences; private gardens and/or Juliet balconies in select residences
- Select residences with elevator opening directly into private foyer
- Individually controlled heating and cooling system providing filtered forced air heating and air conditioning year round

### KITCHEN

- Contemporary designer millwork by Downsview Kitchens, with choice of stone slab countertops\*, including (in most plans):
  - o Cutlery and Spice drawer
  - o Pull-out garbage and recycling bins
  - o Tray dividers and Pots and pans drawers
  - o Under upper cabinet valance lighting
  - o Soft close door and drawer system
- Backsplash in choice of back-painted glass\*, glass mosaic\* or natural stone tile in honed or polished finish\*

- Stainless steel undermount sink with Waterworks' Formworks single lever faucet with pull-out spray in choice of finish\*
- Appliances to feature (unless otherwise indicated):
  - o 36" Miele bottom-mount refrigerator and freezer column
  - o 36" Miele induction cooktop with 30" built-in convection oven, and 36" stainless steel hood fan
  - o 30" inch Miele Warming Drawer with 24" Microwave Oven
  - o 24" Miele panel ready dishwasher
- Recessed under-cabinet valance lighting

### MASTER ENSUITE

- Natural stone tile\* floor
- Designer vanity cabinet\* with soft close system
- Stone slab countertop\* with porcelain undermount sink(s) with wide spread faucet(s)
- Two-piece white dual flush water closet with soft close seat
- Frameless tempered glass shower enclosure
- Natural stone tile\* for shower walls and floor
- Ceiling mounted rain shower head and handheld shower system
- White drop-in soaker tub with stone slab\* deck and natural stone tile\* skirt and 24" high natural stone tile\* surround or white free-standing soaker tub (as per plan)
- In-floor electric heating
- Exhaust fan vented to exterior

### SECONDARY ENSUITES

- Natural stone tile\* floor
- Designer vanity cabinet\* with soft close system
- Stone slab countertop\*
- Porcelain undermount sink(s) with wide spread faucet(s)
- Two-piece white dual flush water closet with soft close seat
- Separate shower stall with frameless tempered glass enclosure or white bathtub, as per plan, with pressure balanced shower valve
- Wall mounted rain shower head
- Natural stone tile\* on bathtub/shower walls and shower floor
- Designer-selected bathroom accessories
- Privacy lock on bathroom door
- Exhaust fan vented to exterior

### POWDER ROOMS

- Natural stone tile\* floor
- Designer vanity cabinet\*
- Stone slab countertop\*
- Porcelain undermount sink with wide spread faucet
- Two-piece white dual flush water closet with soft close seat
- Exhaust fan vented to exterior

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NOTE: Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model suites, displays, marketing materials and Schedule "A"s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Appliance locations shown on Schedule "A"s may vary. Only those items designated with an asterisk (\*) may be selected by Purchaser. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included.

\* To be selected from Vendor's standard samples

\*\* Ceiling heights are measured from concrete floor slab to underside of ceiling slab. Lower ceilings and/or drywall bulkheads may occur in areas where mechanical chases occur. (The upper vertical boundary of the suite will be the underside of a common element insulated drywall ceiling as per the Ontario Building Code, taped and prime painted, which may not be penetrated by the Purchaser or any of its workers or trades under any circumstances.)

