

Suite Interiors

- Large suites ranging in size from 1200 to 1500+ sf with extra-large bedroom sizes and an abundance of storage
- Hard surface flooring throughout for great looks, durability and easy maintenance:
 - Porcelain tile in kitchen and bathrooms in either matte or gloss finish, sized either 12" x 24" or 24" x 24"
 - Neutral 12" x 12" ceramic tile in some suites
 - New wood-pattern Luxury Vinyl Tile (LVT) flooring in main living areas and bedrooms, in either a soft grey/brown ash or warm cherry tone. This LVT has a cork acoustic backer for increased sound absorption
- Full-sized ENERGY STAR®-rated in-suite stacked washer and dryer
- Air-conditioned living area and primary bedroom
- Large windows with custom-fitted blinds; surface mounted on balcony doors
- New contemporary light fixtures with LED bulbs
- New neutral paint colours throughout each suite
- Private balcony for each suite; 2 balconies in Layout D
- Top floor suites boast higher ceilings and crown moulding; bonus skylights in Layouts B, D, G, K, and M
- Bonus solarium and extra bedroom spaces in Layouts A, B, G, J, L, and M



Suite 313 - 3805



Suite 404 - 3805

Kitchens

- Extra-large U-shaped and galley kitchens with plentiful cabinetry fitted with new door & drawer pulls
- GE ENERGY STAR®-qualified stainless-steel counter-depth fridge with either 36" French doors or 31" flat panel door with bottom freezer
- GE 30" electric slide-in front control range with flat ceramic glass cooktop, storage drawer and electronic controls
- GE ENERGY STAR®-rated dishwasher with stainless-steel interior tub
- GE built-in stainless-steel, over-the-range microwave with integrated exhaust fan
- Large kitchen pantry with built-in shelving in Layouts A, B, C1, D, G, and H; two pantries in Layouts C2, E1, and E2
- 30 mm thick granite countertops in either crystal grey or sesame black colour
- 9" deep zero angle, 16-gauge stainless-steel undermount sink
- Eco-friendly 3.7LPM (litres per minute) flow rate, stainless-steel, single-lever faucet with pull-down spray
- Bar height breakfast counter lighted by a designer four-bulb black pendant with Edison-style LED bulbs

Bathrooms

- New eco-friendly, single flush, one-piece designer 3.8L low-flow toilets, and low-flow 5.7LPM shower heads in all bathrooms
- Six-foot soaker tubs in most suites, with frameless hinged glass tub shield
- Glass-door stand-up showers in suites with two bathrooms
- Contemporary, rounded edge 55" vanity mirror with black trim in the majority of suites
- New four-piece vanity lighting with Edison-style LED bulbs



Suite 308 - 3805



Sustainable And Green Initiatives

- Exterior walls constructed with Insulating Concrete Forms (ICF) provide:
 - Nearly one-foot-thick walls made of two layers of polystyrene foam insulation surrounding a reinforced concrete core
 - Superior energy efficiency due to continuous insulation, providing a reduction in heat loss & gain, and air leakage, keeping interior temperatures consistent
 - Enhanced sound barrier, minimizing outside noise
- Level 2 EV (Electric Vehicle) charger installed and ready at each parking space, plus two guest parking EV chargers. Electric Vehicle Energy Management System (EVEMS) in use for suites and buildings
- Central building heat-recovery ventilation system
- Hot water baseboard heating primarily heated with natural gas, with oil used solely for back up
- State-of-the-art potable water distribution system resulting in vastly reduced water consumption for each building, including:
 - Neoperl aerator for 3.7LPM flow rates in kitchen and bath faucets, with pressure adjusting aerators providing the same water flow rates and pressure on all four floors
 - Balanced hot water recirculation with state-of-the-art balancing valves to lessen hot water waste and minimize wait times for hot water
- Double-glazed, low-E and Argon-filled windows to give better insulation and help lessen UV rays
- New modified bitumen roof on each building with an average R value of R30, minimizing heat loss through flat roof area
- Generation 2 LED T8 bulbs with 160 lumens per watt efficiency, and motion sensors in the parking garage to reduce common area electrical usage
- Common areas equipped with a combination of LED & CFL bulbs
- In-suite blinds to assist with heating and cooling management
- Central 5-stream solid waste management housed in a new exterior structure



ICF Construction

Common Area Updates

- New exterior corrugated aluminum cladding
- Updated exterior front door entrance area
- Porcelain tile flooring in the main lobby; newer upgraded carpet tile in all corridors
- Completely repainted and updated common areas with new contemporary furniture in the main floor sitting area and lobby, and new artwork
- New suite numbers

Building Highlights

- Fire protection measures feature in-suite sprinklers and smoke alarms, along with carbon monoxide detectors on the first floor due to proximity to the parking garage
- 24-hour digital video surveillance in primary common areas
- Security key fob building access system
- Deeded single and tandem parking spaces to accommodate potential changes required by owners over time
- Dedicated storage locker per suite in parking garage
- Garage walls painted white to keep things bright
- Acoustically engineered demising walls with two layers of gypsum wall board on each side, exceeding National Building Code requirements for new buildings
- Structure is 100% concrete and steel: concrete floor slabs, steel floor joists, concrete and steel bearing walls, ensuring no settlement or squeaky floors ever
- On-site Resident Manager at each building



Property Management

- Experienced property management firm, Podium Properties Ltd., in place at time of condominium registration
- Each on-site Resident Manager's suite to be owned by the associated condominium corporation as an asset

The seller reserves the right to change the offering without notice and to make modifications to the information herein. Specifications, materials and availability are subject to change without notice.