

FEATURES & FINISHES

See all professionally designed, modern luxury features and finishes below.

INTERIOR FINISHES

- 10 ft. ceilings
- Hard Surface Countertops in kitchen and bathrooms
- Designer-selected cabinets with soft-close drawers and doors
- Minimum 8 ft or 10 ft kitchen islands (unit dependent)
- Stainless steel kitchen appliances including French door counter depth refrigerator with bottom-mount freezers and ice/water slide in convection stove, stainless steel built-in microwave, chimney style hood fan
- Tile backsplash with under cabinet lighting
- Wide plank engineered hardwood flooring throughout
- Ceramic tile shower surround with glass shower doors in the master ensuite bathroom
- Ceramic tile flooring in bathrooms
- In-suite storage rooms with front load washer and dryer
- Custom master bedroom closets with melamine shelving
- Huge Private Terrace
- 1 indoor heated parking stall (second covered stall available on a first-come; first-serve basis)
- Decora switches and plugs
- Entertainment wall in the family room
- 3" casings, 4" baseboards
- 8ft tall solid wood 2-panel doors.
- Glass doors for ensuite showers
- If floorplan has walk-in pantry - glass insert on the pantry door
- LED pot lights throughout kitchens and living rooms

AMENITIES

- Furnished lobby with seating area
- Elevator
- Professionally landscaped grounds with seating areas
- Heated interior parkade
- Secure keyless entry system to common areas and parkade. Secured residential floor.
- Professional property management

SOUNDPROOFING

Floors

- Roxul Safe and Sound to ensure better soundproofing between the commercial and residential.

Walls

- Typical existing demising wall, FRR 1.0 HR, assembly: MBC W15a/STC 66
- 2 layers 5/8" fire-rated gypsum board, finished as specified
- 2x4 wood studs, spacing as per structural
- Acoustical batt insulation
- 1" air space
- Acoustical batt insulation
- 2x4 wood studs, spacing as per structural
- 2 layers 5/8" fire-rated gypsum board, finished as specified
- Typical existing corridor wall FRR 1.0 HR, assembly: MBC W4a/STC 51
- 2 layers 5/8" fire-rated gypsum board, finished as specified
- 1/2" resilient metal channels @ 24" O.C. (Corridor Side)
- 2x6 wood studs @ 16" O.C.
- Acoustical batt insulation
- 5/8" fire-rated gypsum board, finished as specified

MECHANICAL & ELECTRICAL SYSTEMS

- Individually metered electrical services
- Individual forced air electric heating and air conditioning
- Individual, energy-efficient 40-gallon electric hot water tanks in each suite
- Exterior vented washroom and kitchen fans
- Fresh air pressurized corridors and common areas to keep odours from spreading