

100% QUALITY CONDOMINIUM RESIDENCES



100% YORKVILLE

NESTLED BEHIND THE DESIGNER BOUTIQUES AND RESTAURANTS OF YORKVILLE AVENUE AND THE QUIANT TOWNHOUSES OF SCOLLARD AVENUE WILL BE THE TREE-LINED COURTYARD OF 100 YORKVILLE AT BELLAIR. THIS EXPANSIVE OPEN SPACE RIGHT IN THE HEART OF YORKVILLE WILL SHELTER THE ENTRANCES TO THE LOBBIES OF BOTH 80 AND 100 YORKVILLE. YOU AND YOUR GUESTS CAN ENTER THIS COURTYARD OFF SCOLLARD AVENUE THROUGH A SCULPTURED DRIVEWAY, OR ALONG ONE OF TWO WALKWAYS CONNECTING YORKVILLE AND SCOLLARD.

SOPHISTICATED LIVING

YOUR LIFE AT 100 YORKVILLE AT BELLAIR WILL BE A PAMPERED ONE. A VALET AT EACH ENTRANCE FOYER WILL PARK YOUR CAR AND OR THAT OF YOUR GUEST, AND A 24-HOUR CONCIERGE IN EACH LOBBY WILL ATTEND TO YOUR NEEDS AND MONITOR ACCESS TO THE BUILDING. THE STUNNING LOBBY AND WAITING AREA OF BOTH BUILDINGS ARE HIGHLIGHTED BY A DRAMATIC WATER FEATURE, CREATING A MEMORABLE FIRST IMPRESSION.

BOTH BUILDINGS FEATURE ELEGANT RESIDENT LOUNGES FOR ENTERTAINING ON A GRAND SCALE, AS WELL AS STATE-OF-THE-ART EXERCISE ROOMS. ALSO AVAILABLE TO YOU IS A TWO-LANE LAP POOL WITH A WHIRLPOOL, TWO FULLY-FURNISHED GUEST SUITES THAT ARE PERFECT FOR OVER NIGHT VISITORS, A BILLIARDS ROOM, AND BOARD ROOM COMPLETE WITH KITCHENETTE THAT ALLOWS YOU TO HOST MEETINGS WITHOUT LEAVING YOUR HOME.

INSPIRED SUITE FINISHES FOYER AND ENTRANCE HALL

STATELY 8-FOOT, STAINED VENEERED SOLID CORE DOOR WITH DISTINCTIVE HARDWARE AND RICH OAK THRESHOLD

8-FOOT ROTUNDA* WITH CIRCULAR BORDERED FLOORING, IN CHOICE OF MARBLE OR LIMESTONE, WITH CIRCULAR CORNICED COFFERED CEILING IN THE FOYER, ENTRANCE HALL, POWDER ROOM AND COAT CLOSET, YOUR CHOICE OF DISTINCTIVE LARGE FORMAT MARBLE OR LIMESTONE OR PRE-FINISHED ENGINEERED HARDWOOD FLOORING

PRINCIPAL ROOMS

YOUR CHOICE OF PRE-FINISHED ENGINEERED HARDWOOD FLOORING ON SOUND-ATTENUATING UNDERLAY OR 100 PER CENT CUT PILE OR LOOP WOOL CARPET ON PREMIUM UNDERLAY

8-FOOT-HIGH SEALED UNIT WINDOWS EXTENDING TO THE FLOOR WITH AWNING-TYPE OPENING SASHES WHERE APPLICABLE

DOUBLE SLIDING SINGLE PANEL GLASS BALCONY DOORS*

8-FOOT-HIGH INTERIOR DOORS, PAINT GRADE SINGLE PANEL SOLID CORE WITH DESIGNER CHROME LEVER HANDLES

7 1/4-INCH BASEBOARDS WITH 4-INCH DOOR CASING COMPLETE WITH BACKBAND

EXTERIOR WINDOWS AND PATIO DOORS, THE SAME 8-FOOT HEIGHT AS ALL INTERIOR DOORS AND PORTAL ENTRANCES

WOOD SHELVING AND CHROME COAT ROD IN ALL CLOSETS AND WALK-INS

GAS FIREPLACE IN LIVING ROOM* (DOUBLE SIDED TO LIBRARY WHERE PLANS ALLOW) WITH YOUR CHOICE FROM BUILDER'S SELECTION OF PLASTER OR WOOD MANTELS

ALL WALLS, CORNICHE MOULDINGS, BASEBOARD, TRIM AND DOORS ARE PRIME PAINTED

CEILING

10-FOOT-HIGH COFFERED CEILINGS IN PRINCIPAL ROOMS*, ROTUNDA* AND PRINCIPAL HALLWAYS*

CEILING HEIGHT MEASURED FROM THE TOP OF THE CONCRETE FLOOR TO THE BOTTOM OF THE CONCRETE CEILING SLAB ABOVE

8-FOOT, 6-INCH DROP CEILINGS IN BATHROOMS, EXCEPT IN MASTER ENSUITE, WHERE A CIRCULAR DOME* EXTENDS TO 10 FEET WITH AN ADDITIONAL CIRCULAR COFFER AT 9 FEET

9-FOOT CEILING IN POWDER ROOM, LAUNDRY AND HALLWAYS

SMOOTH FINISH ON ALL CEILINGS

ELEGANT 6-INCH PLASTER CORNICHE MOULDING AT THE 10-FOOT LEVEL IN ALL PRINCIPAL ROOMS*, SIGNIFICANT HALLWAYS* AND ROTUNDA*

6-INCH PLASTER CORNICHE IN POWDER ROOM AND MASTER ENSUITE DOME*

LIGHTING

CAPPED CEILING OUTLET IN CENTRE OF ALL PRINCIPAL ROOMS, THE ROTUNDA* AND MASTER ENSUITE DOME*

ADJUSTABLE RECESSED 50 WATT POT LIGHTS POSITIONED IN THE 9-FOOT-HIGH PERIMETER BULKHEAD IN ALL PRINCIPAL ROOMS*, HALLWAYS AND BATHROOMS AT APPROXIMATELY 1 FIXTURE PER 100-SQUARE FEET OF SUITE AREA

SWITCHED RECEPTACLE IN ALL PRINCIPAL ROOMS EXCEPT THE KITCHEN

CAP OUTLET FOR A WALL SCONCE OVER ALL BATHROOM AND POWDER ROOM VANITIES

SWITCHED LIGHT FIXTURE IN WALK-IN CLOSETS

TRACK LIGHTING IN LAUNDRY

KITCHEN

YOUR CHOICE OF PRE-FINISHED ENGINEERED HARDWOOD FLOORING ON SOUND-ATTENUATING UNDERLAY; OR LARGE FORMAT MARBLE OR PORCELAIN TILE

SIGNATURE KITCHEN DESIGNED BY GLUCKSTEIN DESIGN INCLUDING A FRAMED FEATURE WALL* WITH CHROME AND TEXTURED GLASS UPPER CABINETS* CONCEALING A RETRACTABLE HOOD FAN* OVER THE GAS COOK TOP

KITCHEN FEATURE WALL FRONTED BY AN EXPANSIVE STAINLESS STEEL AND MARBLE OPEN ISLAND* CONTAINING DRAWERS ALONG THE FULL LENGTH OF THE TOP SURFACE

KITCHEN FEATURE WALL VISIBLE FROM THE LIVING/DINING THROUGH ACID-ETCHED DOUBLE FRENCH POCKET DOORS* ALLOWING YOU TO INTERCONNECT THESE ROOMS WHILE ENTERTAINING

CABINETS BY DOWNSVIEW KITCHENS WITH MATCHING PANTRIES ON EITHER SIDE OF THE FEATURE WALL* AND A POT AND PAN DRAWER LOCATED UNDER THE BUILT-IN WALL OVEN AND MICROWAVE*

BACKSPLASH IN YOUR CHOICE OF ACID-ETCHED MIRROR, BACK PAINTED GLASS OR SLAB GRANITE

BLANCO SQUARE-EDGED, DOUBLE BOWL, STAINLESS STEEL UNDERMOUNT SINK WITH A BLANCO SINGLE LEVER PULL DOWN COILED SPRING SPRAY FAUCET

TOP-OF-THE-LINE KITCHEN APPLIANCES

REFRIGERATOR - SUB ZERO SERIES 700, 36-INCH WIDE*, FULLY INTEGRATED, WITH DOUBLE BOTTOM MOUNT FREEZER DRAWERS

COOKTOP - WOLF, GAS, 30-INCH, STAINLESS STEEL, 4 BURNERS

EXHAUST HOOD - FABER CRISTAL HC 500 CFM., SLIDE-OUT RANGE HOOD

DISHWASHER - MIELE FULLY INTEGRATED WHISPER QUIET, WITH CONCEALED CONTROLS

WALL OVEN - WOLF, 30-INCH, STAINLESS STEEL, ELECTRIC CONVECTION OVEN

CONVECTION MICROWAVE - WOLF, WITH TRIM THAT MATCHES WALL OVEN

MASTER ENSUITE BATHROOM

POCKET DOOR* TO CIRCULAR ENSUITE BATHROOM

CHOICE OF LARGE FORMAT MARBLE, LIMESTONE OR PORCELAIN TILE, BORDER A 6-FOOT DIAMETER FLOOR MEDALLION* FEATURING A 1/2-INCH MOSAIC TILE AND YOUR CHOICE OF MARBLE OR LIMESTONE CIRCULAR BORDER*

FREESTANDING OVAL INSULATED ACRYLIC SOAKER TUB* WITH A FLAT TOP EDGE

CHROME TUB FAUCET AND HAND SHOWER, MOUNTED ON MARBLE OR LIMESTONE TOPPED DECK

SHOWER AREA* WITH RAIN SHOWER HEAD MOUNTED ON THE CEILING AND A WALL-MOUNTED POLE HAND SHOWER

RECESSED TOWEL STORAGE SHELVES* AT THE FOOT OF THE TUB

BOWED FRONT VANITY CABINETS* WITH PULLOUT DRAWERS, WITH YOUR CHOICE OF MARBLE OR LIMESTONE TOPS* AND BACKSPLASH

UNDERMOUNT OVAL KOHLER BASINS

CHROME FAUCETS FROM KOHLER MEMOIRS SERIES

CUSTOM-DESIGNED MIRROR OVER VANITIES*

ACID-ETCHED TRANSLUCENT GLASS PRIVACY DOORS* SEPARATING THE SHOWER STALL* AND THE PRIVATE WATER CLOSET ROOM*

KOHLER ONE-PIECE TOILET WITH ELONGATED BOWL WITH A QUIET-CLOSE SEAT

MATCHING BIDET*

6-FOOT DIAMETER DOMED CEILING* FEATURE WITH RECESSED PERIMETER UP-LIGHTING*

CHROME WASHROOM ACCESSORIES FROM THE KOHLER MEMOIRS SERIES

GUEST BEDROOM ENSUITE AND SEPARATE BATHROOMS

CHOICE OF LARGE FORMAT MARBLE, LIMESTONE OR PORCELAIN TILE FLOORING*

LUXURIOUS KOHLER ACRYLIC SOAKER TUB WITH SKIRT MATCHING THE FLOOR TILE

TUB SURROUND LARGE FORMAT MARBLE, LIMESTONE, PORCELAIN TILE OR UNIQUE SUBWAY TILES

KOHLER CHROME MEMOIRS SERIES FAUCETS AND PRESSURE-BALANCED SHOWER CONTROL

VANITY BY DOWNSVIEW KITCHENS WITH CHOICE OF MARBLE OR LIMESTONE TOP AND BACKSPLASH

UNDERMOUNT RECTANGULAR KOHLER BASIN WITH FRAMED MIRROR ON WALL ABOVE

KOHLER ONE-PIECE TOILET WITH ELONGATED BOWL AND QUIET-CLOSE SEAT

CHROME WASHROOM ACCESSORIES FROM THE KOHLER MEMOIRS SERIES

POWDER ROOM

CHOICE OF LARGE FORMAT MARBLE, LIMESTONE OR PORCELAIN TILE FLOORING

STAINLESS STEEL AND MARBLE UNDERMOUNTED KOHLER PORCELAIN SINK CONSOLE VANITY

KOHLER COMFORT-HEIGHT, ONE-PIECE TOILET WITH ELONGATED BOWL AND QUIET-CLOSE SEAT

FRAMED MIRROR

LAUNDRY ROOM

CERAMIC FLOORING TILES

A FLOOR-TO-CEILING AUDIO/VIDEO CABINET* WITH TOP COMPARTMENT CONTAINING CONNECTOR BOARDS FOR ALL COMMUNICATION CABLES, BELL AND INTERNET; MIDDLE COMPARTMENT CAPABLE OF CONTAINING YOUR AUDIO/VIDEO EQUIPMENT IN COMPONENT RACKING; AND REMAINING BASE CABINET FOR STORAGE

WHITE LAUNDRY CABINETS* CONSISTING OF A SINK CABINET*, A PLASTIC LAMINATE COUNTER TOP* OVER THE WASHER/DRYER WITH 3-FOOT UPPER CABINET* ABOVE

SURFACE-MOUNTED STAINLESS STEEL LAUNDRY SINK* WITH KOHLER FAUCET*

BACKSPLASH* FROM A SELECTION OF CERAMIC SUBWAY TILES

ELECTRICAL RECEPTACLE ABOVE THE COUNTER TOP* AND ON THE ADJACENT WALL OF THE ROOM*

ELECTRICAL PANEL* FOR THE SUITE LOCATED BEHIND LAUNDRY ROOM DOOR

WASHER - FRIGIDAIRE GALLERY, WHITE, FRONT-LOAD, FRONT CONTROLS, 3.5-CUBIC FOOT CAPACITY

DRYER - FRIGIDAIRE GALLERY, WHITE, FRONT-LOAD, FRONT CONTROLS, 5.8-CUBIC FOOT DRUM CAPACITY

MECHANICAL SYSTEM

FROM ONE TO THREE HEATING AND AIR CONDITIONING ZONES, DEPENDING ON THE SIZE AND ORIENTATION OF THE SUITE

EACH ZONE WILL CONTAIN A WATER-TEMPERED HEAT PUMP WITH INDIVIDUAL THERMOSTAT

BALCONIES

SEALED CONCRETE BALCONIES

EXTERIOR GROUND FAULT RECEPTACLE

TERRACES

INTERLOCKING PAVING STONES ON TERRACES

2 GROUND FAULT RECEPTACLES ON A SEPARATE 15 AMP CIRCUIT, HOSE BIB AND A VALVED GAS CONNECTION FOR BARBECUE

PEACE-OF-MIND FEATURES

YOUR PRIVACY IS OF THE UTMOST IMPORTANCE AT 100 YORKVILLE AT BELLAIR. VISITORS WILL HAVE TO ASK FOR YOU BY NAME, AS THERE WILL BE NO DIRECTORY LISTING THE OCCUPANTS OF THE BUILDING. THE CONCIERGE WILL ADMIT YOUR GUESTS TO THE LOBBY AND DIRECT THEM TO THE ELEVATORS. A DEDICATED SECURITY CHANNEL ON TELEVISION WILL ALLOW RESIDENTS TO IDENTIFY GUESTS AS THEY ENTER THE BUILDING.

SECURITY AND SAFETY FEATURES

KEYPAD ENTRY PANEL MONITORS SUITE FRONT DOOR WITH ALARM CONNECTED TO THE CONCIERGE

HEAT DETECTOR WIRED TO THE CENTRAL ALARM PANEL, SMOKE AND CARBON MONOXIDE DETECTORS, AS WELL AS VOICE ALARM SPEAKERS

OPTION OF VALET PARKING OR SELF-PARK USING YOUR PROGRAMMABLE REMOTE GARAGE DOOR CONTROL

BRIGHTLY LIT AND PAINTED GARAGE, WHICH CONTAINS VIDEO CAMERAS WITH INTERCOM TO CONCIERGE

KEY CHAIN REMOTE CONTROL ACTIVATES THE GARAGE ALARM SYSTEM SHOULD THERE BE A CONCERN WHILE IN THE GARAGE

PROXIMITY ACCESS DEVICE PERMITS ACCESS TO THE MAIN LOBBY, GARAGE, ELEVATOR LOBBY AND AMENITY AREAS

* AS PER PLAN

ALL COLOUR & FINISH SELECTIONS OF HARDWOOD, MARBLE, LIMESTONE, GRANITE, PORCELAIN AND CERAMIC TILE, SLAB MARBLE AND GRANITE, CORNICE MouldING, BACK PAINTED GLASS AND CABINETS AND VANITIES TO BE SELECTED FROM VENDOR STANDARD SAMPLES.

PRINCIPAL ROOMS - LIVING/DINING ROOM, KITCHEN, LIBRARY, MASTER BEDROOM, GUEST BEDROOM

PLEASE NOTE: MATERIALS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E. & D.E.