

100% QUALITY TOWNHOME RESIDENCES



EXTERIOR

TRADITIONAL LIMESTONE-LOOK PORTICOES, DORMERS, SILLS AND WINDOW BAYS AT FRONT

ANTIQUÉ BRICK EXTERIOR CLADDING

GREEN SLATE TILE ROOFING WITH COPPER EAVESTROUGHS, RAINWATER LEADERS AND ACCENTS

COPPER BARREL ROOFING AT ROOF DORMERS

DECORATIVE WOOD TRIM AND COLUMNS AT REAR

PATINA-FINISH WROUGHT IRON RAILING

ELECTRIC COACH LAMPS

STATELY 8', BLACK SOLID CORE RAISED PANEL DOOR WITH DISTINCTIVE OIL-RUBBED BRONZE HARDWARE, DECORATIVE SIDELIGHTS AND GLASS TRANSOM

8' HIGH WOOD EXTERIOR SWING FRENCH DOORS AT PATIO AND BALCONY AND SLIDING FRENCH DOOR PANELS AT ROOF TERRACE

OVERSIZED CASEMENT DOUBLE-GLAZED THERMOPANE WOOD SASH WINDOWS

GROUND FLOOR

FOYER

NATURAL STONE FLOOR ENTRY FEATURES A "CARREAUX D'OCTAGONES" FLOOR PATTERN WITH ACCENT INSET BORDER IN CHOICE OF MARBLE OR LIMESTONE

CORNICED COFFERED CEILING WITH CAPPED OUTLET

ARCHITECTURAL PLASTER COLUMNS FLANK ENTRANCE TO LIVING ROOM

LIVING ROOM/DINING ROOM INTERIORS

10' CEILING HEIGHT

8' HIGH INTERIOR DOORS, PAINT GRADE SINGLE PANEL SOLID CORE

DESIGNER CHROME LEVER DOOR HANDLES

EXTRA-HIGH 7¼" BASEBOARDS WITH 4" DOOR AND WINDOW CASING COMPLETE WITH BACKBAND

CHOICE OF PRE-FINISHED ENGINEERED HARDWOOD FLOORING

SMOOTH FINISH TO ALL CEILINGS WITH PLASTER CORNICE MOULDINGS APPROPRIATE TO ROOM SIZE

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

CAPPED CEILING OUTLET IN CENTRE OF ALL PRINCIPAL ROOMS, ENTRY AND MASTER ENSUITE COFFERED CEILINGS

ADJUSTABLE RECESSED 50-WATT POT LIGHTS POSITIONED IN ALL PRINCIPAL ROOMS AT APPROXIMATELY 1 FIXTURE PER 100-SQUARE FEET OF FLOOR AREA

SWITCHED RECEPTACLE IN ALL PRINCIPAL ROOMS EXCEPT THE KITCHEN

CURVED STAIRS AND ELEVATOR

CURVED OPEN STRINGER HARDWOOD STAIRCASE EXTENDING FROM THE LOWER LEVEL TO THE ROOF TOP TERRACE

DECORATIVE WROUGHT IRON SPINDLES WITH A HARDWOOD HANDRAIL

A RESIDENTIAL ELEVATOR PROVIDES ACCESS TO ALL FLOORS, FROM LOWER LEVEL TO ROOFTOP TERRACE

SKYLIGHT CENTERED OVER THE CURVED OPEN STAIRWELL PROVIDES NATURAL LIGHT TO THE CENTRE OF ALL FLOORS

POWDER ROOM

9' CEILING HEIGHT

CHOICE OF MARBLE, LIMESTONE OR PORCELAIN TILE FLOORING

MARBLE TOP ON CUSTOM, CHROME FRAME CONSOLE WITH KOHLER PORCELAIN UNDERMOUNTED BASIN AND KOHLER MEMOIRS STATELY

FAUCET SET

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

FRAMED MIRROR

CAPPED WALL OUTLET FOR OWNERS SCONCE OVER VANITY

KITCHEN/GREAT ROOM

YOUR CHOICE OF PRE-FINISHED ENGINEERED HARDWOOD FLOORING, MARBLE TILE OR PORCELAIN TILE

GAS FIREPLACE IN GREAT ROOM WITH YOUR CHOICE FROM BUILDER'S SELECTION OF PLASTER OR WOOD MANTELS

COFFERED CEILING WITH CORNICE MOULDINGS AT THE 10' LEVEL

GLUCKSTEIN-DESIGNED KITCHEN CABINETRY BUILT BY DOWNSVIEW KITCHENS, FEATURING A WRITING DESK, POT AND PAN DRAWERS, CONCEALED APPLIANCE GARAGE AND CUSTOM GLASS UPPER CABINETS

8' ISLAND WITH COUNTER SEATING AND SEPARATE VEGETABLE SINK

GRANITE COUNTERTOP WITH BACKSPLASH IN YOUR CHOICE OF ACID-ETCHED MIRROR, BACK PAINTED GLASS OR GRANITE TILE

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

BLANCO POT FILLER OVER COOKTOP

SUB ZERO SERIES 700 REFRIGERATOR - 36" WIDE, FULLY INTEGRATED, WITH TWO BOTTOM MOUNT FREEZER DRAWERS

UNDERCOUNTER WINE FRIDGE

WOLF PRO RANGE GAS COOKTOP - 36" WIDE, STAINLESS STEEL FINISH, 4-BURNER PLUS CHARBROILER

FREE-STANDING STAINLESS STEEL EXHAUST HOOD CANOPY WITH DUAL BLOWER

MIELE DISHWASHER - FULLY INTEGRATED, WHISPER QUIET, WITH CONCEALED CONTROLS

WOLF WALL OVEN - 30" WIDE, STAINLESS STEEL, ELECTRIC CONVECTION MODEL

WOLF CONVECTION MICROWAVE-WITH STAINLESS STEEL TRIM TO MATCH WALL OVEN

PATIO

DOUBLE BRICK 5' 6" HIGH PRIVACY WALL WITH ORNATE IRON AND GLASS LOCKING GATE

HARD SURFACE PAVING

EXTERIOR RECEPTACLE AND HOSE BIB

TWO CAPPED GAS OUTLETS FOR BARBEQUE AND RADIANT HEATER BY OWNER

SWITCHED GROUND FAULT RECEPTACLE ON WALL FOR OWNER'S WATER FEATURE

SECOND FLOOR

STAIR LANDING

10' CEILING HEIGHT

TRANSLUCENT GLASS SCREEN AND FRENCH DOUBLE DOORS ENTER TO MASTER SUITE WITH CONSOLE TABLE RECESS CENTERED INSIDE THE DOORS

SCULPTURE RECESS/ART NICHE AT END OF LANDING NEXT TO ELEVATOR

MASTER BEDROOM

CHOICE OF PRE-FINISHED ENGINEERED HARDWOOD OR 100% WOOL CUT

PILE OR LOOP CARPET FLOORING

THREE FULL-SIZE, WALK-IN CLOSETS WITH SWITCHED LIGHT FIXTURE

GAS FIREPLACE WITH YOUR CHOICE FROM BUILDER'S SELECTION OF PLASTER OR WOOD MANTELS

BALCONY

EXTERIOR GROUND FAULT RECEPTACLE

COFFERED CEILING

SWITCHED WALL SCONCE LIGHT FIXTURES

MASTER ENSUITE BATHROOM

9' CEILING HEIGHT, WITH 10' COFFER

CHOICE OF MARBLE, LIMESTONE OR PORCELAIN TILE IN A BORDERED RECTANGULAR FLOOR FEATURING A HERRINGBONE TILE PATTERN

DECK-MOUNTED 36" BY 72" KOHLER BATHTUB WITH BUBBLE MASSAGE JETS

KOHLER MEMOIR SERIES CHROME TUB FAUCET AND HAND SHOWER, MOUNTED ON MARBLE OR LIMESTONE DECK

DOWNSVIEW VANITY CABINETS WITH SCALLOPED FRONT PANELS

RECESSED TOWEL STORAGE SHELVES IN VANITY CABINETS AT THE FOOT OF THE TUB

YOUR CHOICE OF MARBLE OR LIMESTONE TOPS AND BACKSPLASH

UNDERMOUNT RECTANGULAR KOHLER BASINS WITH KOHLER MEMOIRS SERIES CHROME FAUCETS

FULL SIZE MIRRORS OVER VANITIES

MARBLE OR LIMESTONE SHOWER STALL WITH INTEGRAL SEAT AND ACID-ETCHED TRANSLUCENT GLASS DOOR

RAIN SHOWER HEAD MOUNTED ON THE CEILING AND A KOHLER ADJUSTABLE/SLIDING HAND HELD SHOWER SPRAY

ACID-ETCHED TRANSLUCENT GLASS PRIVACY DOOR TO WATER CLOSET ROOM WITH KOHLER ONE-PIECE TOILET FEATURING ELONGATED BOWL WITH A QUIET-CLOSE SEAT AND MATCHING BIDET

CHROME WASHROOM ACCESSORIES FROM THE KOHLER MEMOIRS SERIES

CAPPED WALL OUTLET FOR OWNERS SCONCES OVER VANITY

THIRD FLOOR

LIBRARY

10' CEILING HEIGHT WITH PLASTER CORNICE

YOUR CHOICE OF PRE-FINISHED ENGINEERED HARDWOOD FLOORING

OPTIONAL LOCATION FOR STACKED WASHER/DRYER

GUEST BEDROOMS

10' CEILING HEIGHT WITH PLASTER CORNICE

CHOICE OF PRE-FINISHED ENGINEERED HARDWOOD OR 100% WOOL CUT PILE OR LOOP CARPET FLOORING

WALK-IN CLOSET WITH SWITCHED LIGHT FIXTURE

GUEST BEDROOM ENSUITES

9' CEILING HEIGHT

CHOICE OF MARBLE, LIMESTONE OR PORCELAIN TILE FLOORING

KOHLER ACRYLIC SOAKER TUB WITH SKIRT MATCHING THE FLOOR TILE

TUB SURROUND IN YOUR CHOICE OF MARBLE, LIMESTONE, PORCELAIN TILE OR UNIQUE SUBWAY TILES

KOHLER MEMOIRS SERIES CHROME 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

KOHLER MEMOIRS SERIES CHROME ACCESSORIES

ROOF TERRACE

STAIR LANDING

8' CEILING HEIGHT

BAR CABINET AND SINK

FURNACE ROOM SERVICING 2ND AND 3RD FLOORS

RECTANGULAR ACRYLIC DOMED SKYLIGHT

SLIDING 8' HIGH GLASS PANELED DOOR SYSTEM

TERRACES

STEP-UP, DECK-MOUNTED HOT TUB SEATING 6 TO 8 PEOPLE

ALL-SEASON EXTERIOR GAS FIREPLACE BRICKED INTO SOUTH PARAPET WALL

DOUBLE BRICK 5' 6" HIGH PARTITION WALL BETWEEN UNITS

HARD SURFACE PAVING

WOOD TRELIS OVER HOT TUB AND SLIDING DOORS

EXTERIOR RECEPTACLE AND HOSE BIB

TWO CAPPED GAS OUTLETS FOR BARBEQUE AND RADIANT HEATER BY OWNER

SWITCHED GROUND FAULT RECEPTACLE ON WALL FOR OWNER'S WATER FEATURE

LOWER LEVEL

HOME THEATRE

9' CEILING HEIGHT

AN ALLOWANCE OF \$15,000 TO SELECT A HOME THEATRE CONSISTING OF A PROJECTOR, SCREEN AND SURROUND SOUND SYSTEM THROUGH THE VENDOR'S SUPPLIER

LAUNDRY ROOM

PORCELAIN TILED FLOOR

L-SHAPED WHITE PLASTIC LAMINATE LAUNDRY CABINETS AND COUNTER TOP WITH CONTINUOUS UPPER CABINETS

SURFACE-MOUNTED STAINLESS STEEL LAUNDRY SINK WITH KOHLER FAUCET

BACKSPLASH FROM A SELECTION OF CERAMIC SUBWAY TILES

TWO ELECTRICAL RECEPTACLES ABOVE THE COUNTER TOP

FRIGIDAIRE GALLERY WASHER & DRYER-WHITE, UNDERCOUNTER FRONT-LOAD, FRONT CONTROLS

TRACK LIGHTING

BATHROOM

CHOICE OF MARBLE, LIMESTONE OR PORCELAIN TILE FLOORING AND WALL TILE FOR SHOWER STALL

FRAMELESS GLASS SHOWER DOOR AND SCREEN

KOHLER MEMOIRS SERIES CHROME 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

KOHLER MEMOIRS SERIES CHROME WASHROOM ACCESSORIES

CENTRAL VACUUMED SYSTEM

LOCATED IN GARAGE WITH BROOM-VAC OUTLET IN KITCHEN

FURNACE ROOM

SERVICING GROUND AND LOWER LEVEL

GAS-FIRED WATER HEATER

BOTH FURNACES ARE GAS-FIRED, FORCED-AIR UNITS WITH AIR CONDITIONING COILS, INDIVIDUAL THERMOSTATS, ELECTROSTATIC FILTERS AND HUMIDIFIERS

LOWER LEVEL FLOOR TO BE HEATED BY HYDRONIC HEATING SYSTEM

GARAGE

AUTOMATIC OVERHEAD DOOR WITH REMOTE ACCESS

PRIVATE TWO CAR PARKING

PEACE OF MIND

DUAL ACCESS TO YOUR PARKING GARAGE FROM SCOLLARD STREET THROUGH THE CONDOMINIUM GARAGE OR FROM YORKVILLE AVENUE THROUGH THE TPA GARAGE

ALL DOORS AND WINDOWS PRE-WIRED FOR OWNER'S SECURITY SERVICE SMOKE AND CARBON MONOXIDE DETECTORS

BRIGHTLY LIT AND PAINTED GARAGE AND DRIVE AISLE

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, GREAT ROOM, LIBRARY, MASTER BEDROOM, GUEST BEDROOMS

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