

Suite Features

Architectural/Building Features

- Soaring 37 storey sleek and slender glass tower offering sweeping panoramic views of the lake, rising from a 3 storey precast and glass podium featuring retail space, recreational facilities and residential suites
- Suites are designed with spacious 6' deep balconies* offering optimum outdoor entertaining areas
- Professionally designed and decorated lobby by the award winning Tanner Hill
- Expansive windows as per plan
- Professionally detailed corridors designed by Tanner Hill
- One uniformed 24/7 concierge providing peace of mind
- Four high speed elevators
- Two designer decorated guest suites
- Visitor parking on the uppermost parking level
- Mailroom conveniently located beside front lobby
- Convenient moving room with holding area
- Carwash bay in underground parking garage available to residents

Exquisite Interior Finishes

- Ceiling heights in suites are approximately 9 ft in principal rooms. Ceilings heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhaust, and heating and cooling ducts.
- One choice of laminate flooring throughout living rooms, dining rooms, kitchen, hallways, foyer, dens from Vendor's standard samples*
- One choice of sisal or 40oz. broadloom, in bedrooms from Vendor's standard samples*(excluding bedrooms with opaque glass panel sliding doors)
- One choice of strip laminate flooring in interior bedrooms with opaque glass sliding panel door from Vendor's standard samples*
- Interior bedrooms** feature opaque glass panel sliding doors*
- Individually controlled year round heating and air conditioning heat pump system
- Elegantly styled swing interior doors with metal lever hardware
- 5" baseboards with coordinating door casings
- Low VOC, washable and non-yellowing paint. Semi-gloss off white paint throughout kitchen, laundry room, powder room, and bathrooms. Flat latex off white paint in all other areas.
- All trim painted in off white semi-gloss
- Plastic coated wire shelving in all closets including linen shelves
- Low E (emission), tinted windows provided with screens on operating windows
- Sliding doors with screens to outside balcony, patio or terrace
- Contemporary styled bedroom swing closet doors or mirrored sliders*
- White receptacles and rocker panel switches
- Walk-in closets
- Built-in, ultra efficient closet organizers to maximize storage located in master bedroom closets*

Foyer

- Interior designed suite entry with solid core entry door, with security observation port and brushed metal lever hardware
- Suite intrusion alarm and key pad with digital display, featuring suite to concierge digital display communication
- Swing closet door or mirrored sliding closet door

Kitchen

- Unique, contemporary designed kitchens, full depth fridge upper cabinet. Select cabinets offering horizontal awning style extended height uppers*. Choice of one

colour for kitchen cabinets from 3 available colours.

- Granite kitchen countertop with stainless steel over-mounted sink from Vendor's standard samples*
- Single lever pull-out spray faucet
- Complete brand name stainless steel appliance package, including Energy Star frost free bottom freezer refrigerator and glass top self clean oven, Energy Star built-in dishwasher and microwave hood fan. Certain suites feature stainless steel space saver fridge and stove(24") as noted on plan*
- 3 head decorative light fixture
- Choice of ceramic tile backsplash from Vendor's standard samples

Bathrooms

- Unique, contemporary designed vanities. Choice of one colour for vanities from 3 available colours
- Vanity mirror with decorative light fixture and contemporary 3 level shelving unit
- Cultured marble countertop with integrated contemporary washbasin and single lever faucet
- Choice of porcelain tile or ceramic tile flooring from Vendor's standard samples*
- Tub enclosure include ceramic wall tile from Vendor's standard samples* to ceiling (excluding ceiling)
- Separate shower stall with framed glass to include ceramic tile from Vendor's standard samples* on shower wall to ceiling with ceramic base and separate ceiling light with switch*
- Bathrooms with tub and shower receive;
 - Separate 5' soaker tub to include 2 rows of one choice of porcelain or ceramic tile on tub enclosure from Vendor's standard samples*
 - Separate shower stall with framed glass door to include ceramic tile from Vendor's standard samples on shower wall to ceiling (excluding ceiling) with ceramic base and separate ceiling light with switch*
- Chrome bathroom fixtures (soap dish in tub/shower to be white)
- Pressure balanced mixing valve for tub/shower controls
- Exterior vented exhaust fan
- Privacy lock

Powder Room

- One choice of porcelain or ceramic tile flooring from Vendor's standard samples*

Laundry

- In suite laundry closet* with front load stacked dryer and Energy Star washer vented to exterior
- Vendor's pre-selected white ceramic tile flooring* in laundry closets
- Bathroom floor, porcelain or ceramic tiles from Vendor's standard samples, to continue into laundry closet when it forms part of the bathroom*

Electrical

- 100 amp service panel with circuit breakers and copper wiring within suite (110/208 volt)
- Pre-wired for cable TV in all bedrooms, living room and den* and separate telephone line in all the above rooms plus kitchen*
- Smoke and heat detectors
- Ceiling light fixtures in foyer, hallway, kitchen, bedroom and walk-in closet*
- Capped ceiling outlets in den* and dining room
- Cable wiring for future connection to internet/fax/e-mail

Peace of Mind Amenities

- One uniformed 24/7 concierge providing peace of mind

- Remote control access to resident underground parking garage
- Key fob access from underground parking to elevator lobby
- Key fob access to main entrance
- All exterior doors from common areas and amenities at concierge desk
- Enterphone system at main entrance and visitor parking complete with in-suite monitoring facility through TV cable and operates with suite land line phone or mobile phone
- Security cameras linked to concierge for surveillance monitoring
- Coded suite intrusion alarm system monitored at concierge desk
- Underground security system complete with security key device. Two-way communication system from underground to concierge
- Property management office on site
- Secure visitor parking
- Secure well lit and painted parking