

THE SIGNATURE COLLECTION

FEATURES & FINISHES

EXCEPTIONAL ARCHITECTURE AND DESIGN

- Stunning cntemporary architecture by award-winning IBI Group nestled on a quiet, tree-lined cul-de-sac
- Suite finishes, indoor amenities, and lobby design by award-winning interior designer, Figure3
- Extensive and refined landscaping by award-winning landscape architects, Land Art Design
- Grand two-storey lobby with spiraled feature staircase and fireplace lounge
- Hotel-inspired porte cochère for climate-protected vehicular pick-up and drop-off
- Onsite parkette with pedestrian ramp connecting to Lower Village Gate, less than 200m to the St. Clair West Heath Street subway entrance.
- Concierge available 24 hours a day, 7 days a week, with two attendants at peak hours
- Six high-speed elevators to service residents and guests
- Advanced fibre-powered Wifi network offering seamless internet connectivity throughout principal building amenity areas
- Private mail and smart parcel locker system
- On-site property management office to assist residents with suite and building needs
- Secure key fob access to building, amenities, parking, and bicycle storage
- Below-grade parking for residents, where separately purchased
- Select parking stalls equipped with electric vehicle charging stations
- Visitor parking available for guests
- Storage lockers, where separately purchased
- Tri-sorter waste chute for garbage, recycling and organic on each residential floor
- Building enabled with water leak detection system

CURATED AMENITIES

- State-of-the-art fitness studio featuring cardio and circuit machines, free-weight stations, private training room, digital spin room and dedicated yoga studio
- Double-height co-working space featuring a private conference room, breakout rooms, open workspace, communal work stations, and self-serve coffee bar
- Double-height hotel-inspired wellness spa with plunge pool, steam room, sauna and bookable private treatment room
- Indoor residents' social lounge with a double-height bar and kitchenette, two-sided fireplace and extensive glazing opening to the outdoor lounge
- Outdoor residents' lounge and al fresco dining area complete with BBQs
- Private dining room with catering kitchenette which can combine with the residents' social lounge
- Games room with billiards table, two-sided fireplace and connection to the media lounge
- Media lounge with soft seating and large-screen, high-definition TV
- Two stunning landscaped zen gardens on the podium roof with lounge seating, meditation zones, sculptural elements and water feature
- Indoor and outdoor children's playground with interactive play structure, crafts tables, reading nook and parents' lounge
- Screening room with casual seating, dry bar and movie projector
- Outdoor pet-friendly amenity and self-serve wash station

EXQUISITELY DESIGNED SUITES

- Ceiling heights of approximately 9 feet in principal rooms except in areas with bulkheads, and other structural elements
- Designer-selected engineered hardwood flooring throughout foyer, kitchen, living and dining areas, and bedrooms from a selection of finishes
- Double-glazed thermally insulated windows throughout
- Smooth painted ceilings throughout
- Interior walls, baseboards, trim and doors painted in white latex paint, with washrooms in a semi-gloss finish

- Contemporary European-style white receptacles and rocker panel switches throughout
- Smoke and carbon monoxide detectors and sprinkler system
- Advanced energy-efficient heat pump(s) with dedicated thermostat(s) for year-round heating and cooling
- Closets with linen shelf with clothes bar*
- Walk-in closets*
- Sliding frosted glass doors in dens*
- Stacked washer & dryer
- Designer-selected ceiling light fixtures in bedrooms and dens*
- Capped-ceiling outlet in living area
- Acoustically-engineered demising walls between suites and corridors
- Terraces, balconies, and Juliet balconies with sliding or swinging glass doors, electrical outlet(s) and contemporary railings*
- Solid-core suite entry door with designer-selected hardware
- Utility sub-metering for water, electricity and thermal
- Pre-wired for video, voice and internet by way of hard-wired outlet located in the main living area
- Rogers Ignite GigabitTM internet service including advanced Wi-Fi modem and unlimited data usage with 1 GBPS download/30Mbps upload

CULINARY EXPERIENCE

- Luxury two-tone kitchen cabinetry by Irpinia with contemporary thin-profile shaker paneled upper doors and flat-paneled lower doors in a selection of finishes
- Kitchen islands with waterfall gables in select suites*
- Soft-close hinges and drawers
- Designer-selected contemporary black cabinetry hardware
- Designer-selected composite stone countertops and upturned backsplash in a selection of finishes*
- Luxury Miele appliance package includes (sizes vary based on suite type)
 - Miele integrated panel fridge/freezer
 - Miele cooktop
 - Miele wall oven
 - Miele integrated panel dishwasher

- Stainless steel microwave with trim-kit
- Stainless steel hood fan
- Single basin undermount stainless steel sink with single lever faucet in matte black finish
- Under-cabinet LED valance lighting
- Ceiling-mounted track lighting
- Capped ceiling outlet above islands in select suites*

LUXURY BATHROOMS

- Custom single- or double-bathroom vanity cabinetry by Irpinia, in a selection of finishes*
- Custom medicine cabinets by Irpinia
- Custom-designed composite stone vanity countertop with waterfall apron in a selection of finishes
- Designer-selected porcelain tile flooring in a selection of finishes*
- Designer selected porcelain wall tile tub/shower surround in a selection of finishes
- Single-basin undermount sink with contemporary faucet in matte black finish
- Bathtub or walk-in shower with designer-selected fixtures in matte black finish*
- Frameless glass shower enclosure*
- Black framed vanity mirror(s) with designer-selected contemporary light fixture
- Accessory package to include towel bar and toilet tissue holder in matte black finish
- Energy-efficient dual-flush toilet
- Exhaust fan vented to exterior
- Privacy locks on all bathroom doors

*As per plan
The Purchaser hereby acknowledges and agrees that the provisions relating to features, finishes, materials, colours, appliances, and the like in the Agreement of Purchase and Sale shall apply to this Schedule B, including without limitation, the Vendor's ability to substitute any of the above features, finishes, materials, colours, appliances, and the like, in its sole, absolute and unfettered discretion.