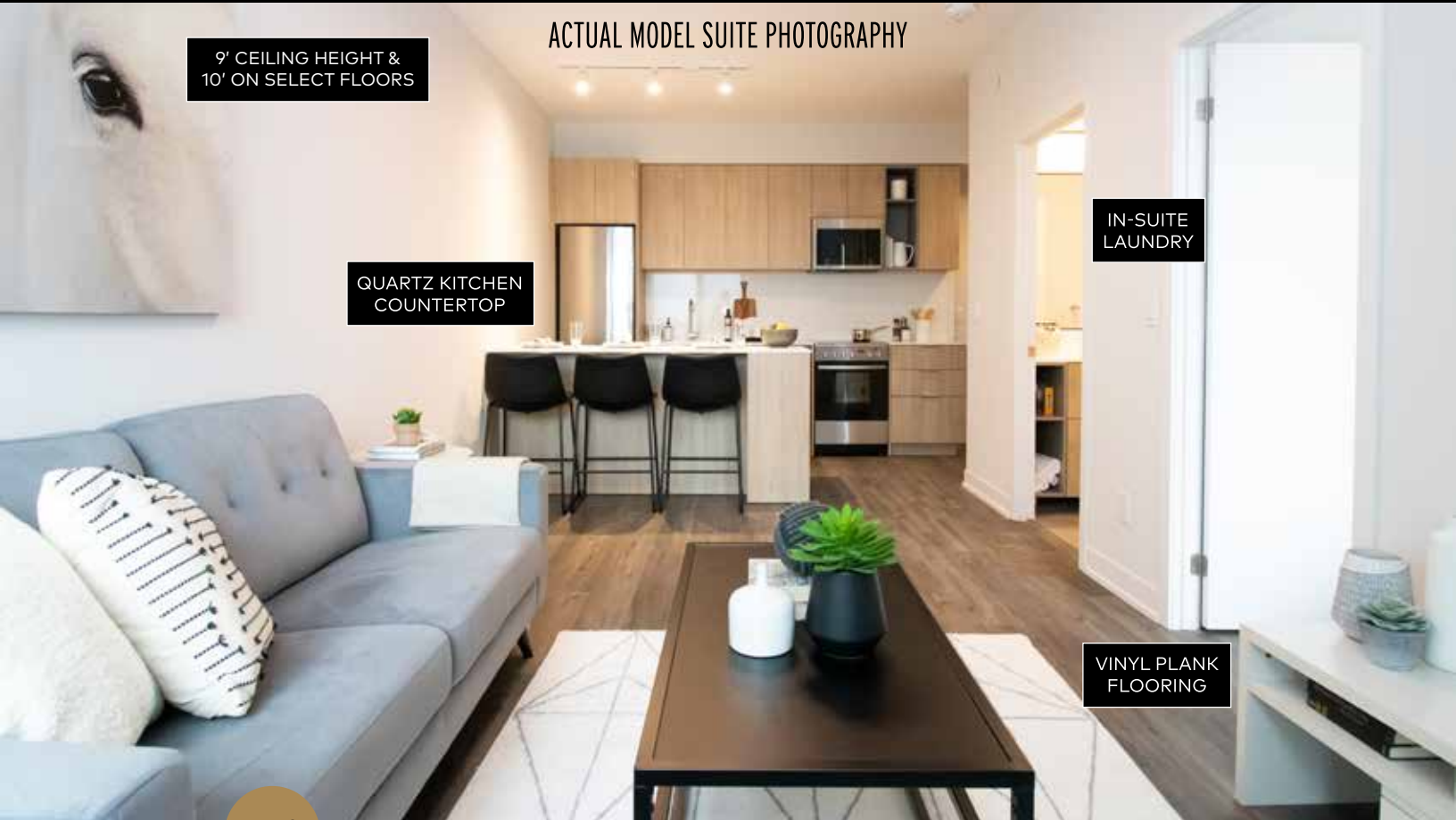


EVOLV  
RESHAPING RENTAL LIVING

# MODERN RENTAL SUITES

OFFERING A RENTAL LIVING EXPERIENCE UNLIKE ANY OTHER IN TORONTO'S DOWNTOWN EAST



9' CEILING HEIGHT &  
10' ON SELECT FLOORS

ACTUAL MODEL SUITE PHOTOGRAPHY

QUARTZ KITCHEN  
COUNTERTOP

IN-SUITE  
LAUNDRY

VINYL PLANK  
FLOORING

PLUS

- Solid core corridor entry door
- Contemporary trim
- Smooth painted ceilings
- SALTO electronic door lock technology
- Stacked, front loading washer and dryer
- On-demand heating and cooling throughout the year
- Stainless steel appliances
- Under cabinet lighting
- Quartz countertops and backsplash
- Acrylic deep soaker tub with chrome accessories

SPEAK TO ONE OF OUR LEASING REPRESENTATIVES TO FIND THE HOME THAT IS RIGHT FOR YOU.

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RENTAL COMMUNITIES™

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## SUITE FEATURES

1. Approximately 9 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. Units on floors 2, 4, 6, 7, 17, 27 and 28 will have approximately 10 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 10 ft.; all measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
2. Suites to have solid core corridor entry door with custom surround by Interior Designer. Door to be pre-finished wood with black hardware SALTO lock and lever combination.
3. Contemporary 4" baseboards in all areas except Bathroom(s) and Laundry Room, which have a tile baseboard.
4. Contemporary 2" casings throughout.
5. Flat panel interior doors with satin chrome hardware.
6. Framed mirrored sliding closet doors in Foyer and Bedroom(s), as per plan.
7. Internal Bedrooms to have sliding glass doors and partitions, where applicable as per plan.
8. Suite walls primed and painted in latex flat finish light grey. Kitchens directly connected with living and dining space also painted in latex flat grey. Bathroom(s) and Laundry/Storage to be painted in latex semi-gloss white paint. Latex semi-gloss white paint on trim. All paint is low VOC.
9. Smooth painted ceilings throughout.
10. Poured concrete finish to all Balconies; Terraces to receive concrete patio pavers; painted finish underside to all Balconies.

11. Suites 201, 202, 220, 221, 222, 502, 504 and 709 to receive a barbeque gas line on terrace.
12. Suites 101, 102, 103, 104, 201, 202, 220, 221, 222, 502, 504, 709, 2803 and 2805 to receive exterior hose bibs.
13. A 4-pipe fan coil system with integrated ERV to allow for on demand heating and cooling throughout the year.

## FLOORING FEATURES

14. Vinyl plank flooring in the Foyer and Foyer closet, Hallway, Bedroom(s), Living/Dining Room, Den/Media and Kitchen, as per plan.
15. Porcelain floor tile in Bathroom(s), as per plan.
16. Ceramic floor tile in Laundry/Storage areas.

## KITCHEN FEATURES

17. Custom-designed contemporary Kitchen cabinetry, with integrated under-cabinet lighting and soft-close hardware.
18. Quartz countertop with single bowl stainless-steel, under-mount sink. ADP suites 311, 505, and 809 to receive roll-under sink and accessible counter height.
19. Matching kitchen island with quartz countertop and dining accommodations, as per plan.
20. Single-lever Kitchen faucet.
21. Backsplash matching quartz countertop.
22. 1 Bedroom and 1+Den suites and 2 Bedroom suites (except those noted below) to receive European-style stainless-steel kitchen appliances, including: 24" refrigerator with bottom mount freezer, 24" slide-in electric range, 24" combination microwave-hood fan vented to exterior and 24" dishwasher.

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23. All studios and suite types ST-A, ST-B, 1B-B, 1B-G BF, 1B-J, and 1BD-A to receive European-style stainless-kitchen appliances with 18" dishwasher.
24. 2 Bedroom suite types 2B-G, 2B-H (non-BF version), 2B-J, 2B-L and 2B-M and all 2+Den, 3-Bedroom and 4-Bedroom suites to receive full-size stainless-steel kitchen appliances, including: 30" refrigerator with bottom mount freezer, 30" slide-in electric range, 30" combination microwave-hood fan vented to exterior and 24" dishwasher.
25. ADP suites 311, 505, and 809 to receive universal appliances including side-opening oven, side-by-side refrigerator/freezer doors, roll-under cooktop, dishwasher drawer, integrated hood vent and standalone microwave.
26. Contemporary track light fixture.

### **BATHROOM FEATURES**

27. Single-flush, low consumption toilets.
28. Custom-designed bathroom vanity, one-piece sink with integrated basin. ADP suites 311, 411, 505, 605, 809, and 909 to receive roll-under sink with a recessed vanity storage niche adjacent to the framed surface mount mirror, where applicable as per plan.
29. All Bathrooms to have light sconce above framed vanity mirror. Pot light within the tub/shower.
30. Contemporary single-lever chrome faucet.
31. Acrylic deep soaker tub and wall tile surround up to ceiling, as per plan. ADP suites 311, 411, 505, 605, 809, and 909 to receive roll-in tiled showers with a fold down shower seat and recessed show storage niche.
32. Clear tempered frameless glass shower stalls with pre-formed base and full-height porcelain tile surround, as per plan.
33. Chrome Bathroom accessories, including towel bar or ring, toilet paper holder, and shower rod.
34. Exhaust fan vented through Energy Recovery Ventilator.

### **LAUNDRY ROOM FEATURES**

35. Stacked, front loading washer and dryer, vented to the exterior. ADP suites 311, 411, 809, and 909 to receive side-by-side front loading washer and dryer.

### **ELECTRICAL FEATURES**

36. Suite hydro and water individually metered using "Smart Meter" technology.
37. Individual service panel with circuit breakers.
38. Pre-wired outlets for television, telephone and/or internet connections in Living Room, Bedroom(s) and Den, as per plan.
39. Energy-efficient ceiling light fixtures provided in Foyer, Kitchen, Bedroom(s), Dining Room, Den, and Storage, as per plan.
40. Switch controlled outlet to be provided in Living Room.
41. All appliances connected and ready to use.
42. White decora-style switches and receptacles throughout.
43. Exterior light fixtures for suites 101, 102, 103, 104, 201, 202, 203, 215, 218, 219, 220, 221, 222, 502, 504, 709, 2801, 2803, 2804, and 2805.

### **ADVANCED SECURITY FEATURES**

44. Cameras at all visitor entrances.
45. Enter-phone at Tower Lobby and Visitor Parking Entry to facilitate visitor access.
46. Resident key fob access to all Amenity Areas and Residential Common Areas.
47. Convenient underground parking with cameras at pre-selected locations, along with two-way voice communication to Concierge or monitoring station.
48. Ground Floor unit suite entry door(s) to have rough-in for keypad and door contact for intrusion alarm system.

PLEASE NOTE: Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from rendering and marketing material.  
E. & O. E. – March 2021

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