

FEATURES & FINISHES



BUILDING FEATURES

- Restored Heritage YMCA building from 1895
- State-of-the-art building access system
- Welcoming furnished lobby
- 2 Elevators
- Move-in corridor
- Mail Room
- Lockers for parcel delivery*
- Bicycle locker rooms and storage locker rooms
- Motion activated stairwell and hallway lights

AMENITIES

- Accessible access and washroom
- Rooftop party room with kitchen and dining area, lounge with 2-sided fireplace and walkout to terrace
- Two rooftop BBQ stations and outdoor amenity area
- Outdoor rooftop lounge area for relaxing in the sun
- Indoor rooftop gym with state-of-the-art equipment
- Rooftop Green Space
- Ground floor Business Centre

SUITE FINISHES

- Opaque glass sliding entry closet doors
- Juliette balcony, balcony, patio or terrace with sliding glass door or swing door (as per plan)
- Individually controlled heating and cooling system
- Interior bedrooms with clear glass sliding door (as per plan)
- Secure card access (keyless access) to individual suites
- Concrete ceiling, as per plan
- Smooth concrete ceiling finished with matte paint (as per plan)
- Mildew resistant and washable eggshell finish inside bathroom and laundry room
- Washable, scrub resistant semi-gloss finish on all interior door frames, trim and baseboards
- Lofty 9'2" up to 12'7" concrete ceilings except in areas with bulkheads, washrooms and entrance foyer (as per floor and plan)
- Luxury wood-grain vinyl plank flooring throughout excluding bathroom(s) and laundry
- White roller blinds for all windows
- Bell high-speed Internet

KITCHEN

- Brand new stainless steel appliances including: 24" fridge, 30" slide-in electric stove, dishwasher, hood fan, OTR microwave oven*
- Modern, high quality flat panel kitchen cabinets (as per plan) with soft-close hinges
- Caesarstone™ tops and lower cabinets included in a permanent stand (as per plan)
- Standard kitchen island with Caesarstone™ tops and lower cabinets (as per plan)
- Stainless steel sink with upgraded Kohler single lever faucet with pullout spray
- Tiled backsplash from countertop to underside of upper cabinets

*Location of microwave is subject to change

LAUNDRY

- Ensuite laundry with new brand-named white stackable washer and dryer
- Porcelain tile floor (as per plan)

BATH

- Custom built-in vanity with Caesarstone™ countertop and chrome Kohler plumbing fixture
- Built-in mirror with LED lighting above vanity
- Decorative chrome bathroom accessories including toilet paper dispenser and towel bar
- Temperature and pressure balance shower control valve and Kohler plumbing fixtures with upgraded Kohler shower head
- Full height ceramic tile shower enclosure with glass door (as per plan) including LED shower pot light
- Soaker tub (as per plan)
- Porcelain tile floor
- Kohler plumbing fixtures

ELECTRICAL FEATURES

- 60/100 amp electrical service with copper wiring
- Decora style light switches and outlets
- Energy efficient LED lighting throughout
- Outdoor weatherproof electrical receptacle on terrace, balcony or patio (as per plan)
- Prewired for cable TV in living/dining, bedrooms and den
- Prewired for telephone jacks in living/dining, master bedroom and den
- Prewired for high-speed internet



ATRIA CONNECTED

- Lobby Phone: allows residents visual of current and missed visitors and grants them access to building
- In-Suite Wall Pad: allows visitor control
- Mobile App for Residents: allows residents to book building amenities directly
- Community Messaging and Notifications: available on in-suite wall pad and mobile app
- Keyless Digital Door Lock: on all entrances to the suites
- HVAC Integration: allows residents to monitor and control their suite's temperature from the app or wall pad
- Community Cameras Integration: allows residents to see live footage of the building entrance and select common areas
- Secure Access: residents provided with two access fobs to the building, common areas, and parking lot
- Smart Parcel Delivery: residents are alerted when a parcel has arrived and in what locker
- Lighting Control: residents can adjust their suite's main lighting from their wall pad and the app
- Flood Detector connects wirelessly to the suite's wall pad and mobile app

GREEN FEATURES

- Parking for up to 5 electric vehicle cars
- Conveniently located near public transit
- Bike lockers available
- Energy efficient building construction throughout
- Custom climate control heating/cooling system in common areas
- Energy efficient windows and glazing
- Insulated exterior panels, thermally broken glazing system, double glazed insulated glazing with Low E coating
- Professionally landscaped outdoor walkway and benches
- Energy Star rated appliances
- Energy efficient plumbing fixtures
- Energy efficient lighting fixtures with LED bulbs in suite and in common areas

Materials and specifications subject to change without notice. Illustrations and renderings are artist's concept. The developer reserves the right to make changes and modifications to the information combined herein without prior notice. E. & O.E.