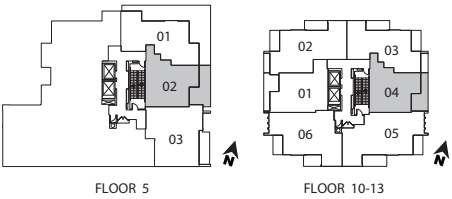
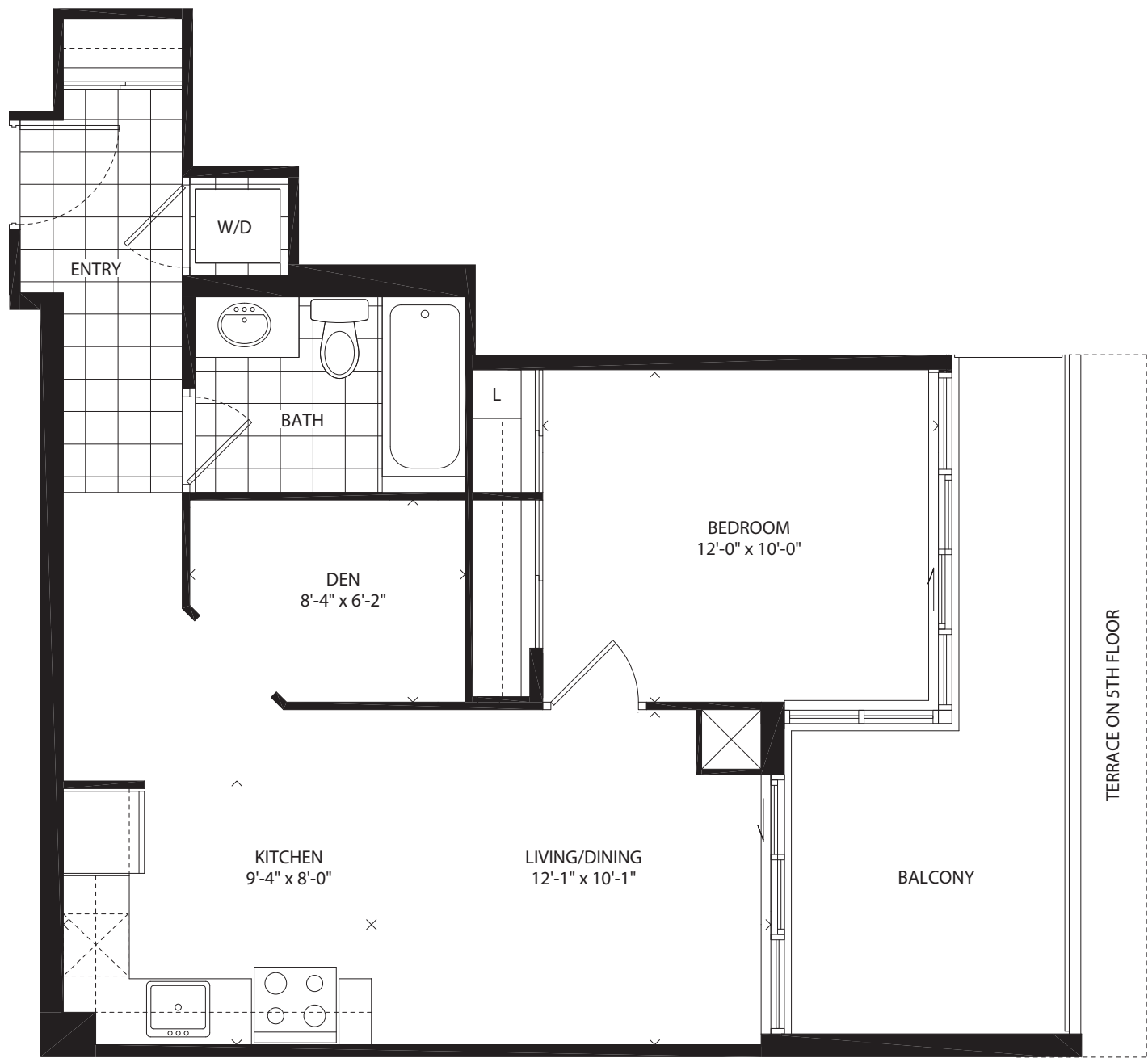


LONDON FLATS COLLECTION

L F 626

1 BED & DEN

626 SQ.FT. PLUS 129 SQ.FT. BALCONY ON 10TH-13TH FLOORS
170 SQ.FT. TERRACE ON 5TH FLOOR





LONDON FLATS COLLECTION

FEATURES & FINISHES

Building Features

- Eighteen- storey building designed by Richmond Architects
- Ground floor retail
- Elegant ground floor lobby with guest seating and executive style concierge service
- Secured car elevator parking with controlled access
- Multipurpose room with kitchen facilities
- Fitness center with yoga and aerobics area
- Outdoor terrace lounge with barbeque
- Fire sprinkler system
- Car share

Suites

- Approximately 9' ceilings in living areas (bulkheads and ceiling drops excepted)
- Smooth ceilings throughout
- Floor to ceiling windows**
- Private balconies and/or terrace
- Hinged or sliding patio doors to terraces or balconies**
- In-suite laundry with white stacked washer/dryer, vented to the exterior
- Solid wood entry door with security viewer and antique nickel finish hardware
- Designer selected bedroom, bathroom, closet and laundry doors
- Antique nickel finish lever door handles
- 5" painted baseboards and 2" casings (approximate size)
- Individual suite control for year round heating and air conditioning
- Pre-wired for individual security system
- Painted walls throughout, off white
- Close to TTC, the St. Clair West subway station, and the Loblaws Shopping Centre and wide variety of shops, restaurants, cafes, parks, and schools

Flooring

- Porcelain tile or pre-engineered hardwood in foyer and kitchen* **
- Pre-engineered hardwood flooring in living, dining area and den* **, with acoustical features
- Porcelain tile in bathroom(s)* **
- White porcelain tile in laundry area
- Broadloom with under-pad in bedroom(s)*

Kitchens

- Contemporary kitchen cabinetry selected by award winning interior designers, Tanner Hill and Associates.*
- Granite or quartz countertops*
- Designer selected ceiling mounted track lighting
- Under valance cabinet lighting
- Designer selected backsplash*
- Stainless steel appliance package includes refrigerator, range, over the range microwave with built-in hood fan and dishwasher
- Two compartment undermount stainless steel sinks with pull-out single lever faucet

Main Bathroom

- Spa-inspired bathrooms with soaker tub**
- Tile at tub and shower will extend to ceiling**
- Pressure balanced faucet for tub and shower
- Designer vanity with mirror
- Ceramic wall tile at tub/shower surround*
- Single lever faucet
- White plumbing fixtures

Ensuite

- Walk in shower with ceramic wall tile* **
- Frameless glass shower enclosure**
- Designer vanity with mirror
- Rain showerhead
- Single lever faucet
- White plumbing fixtures

Laundry

- Convenient in-suite laundry
- Stacked white washer and dryer
- Floor drain

Electrical and Technical Features

- Designer selected ceiling lights in foyer, den, bedroom(s), and living/dining area**
- Designer selected ceiling mounted track lighting in kitchen
- Smoke and carbon monoxide detectors as per code
- Switch controlled spilt outlet in living room
- All suites pre-wired for telephone outlets in living/ dining area, bedroom(s) and kitchen**
- All suites pre- wired for high-speed internet and digital television in living/dining area, bedroom(s), and den**
- All suites pre-wired for television outlets in living/ dining area, bedroom(s), and den**
- Pre-wired for individual security system
- Individual hydro metered suites for personal control
- In suite fire sprinkler system
- White Decora style light switches and plates

Homeowner Warranty Protection

- Tarion Warranty Corporation New Home Warranty Protection
- One, two and seven year warranty protection as per Tarion Construction Performance Guidelines
- Manufacturer's warranty on all appliances

*from Vendor's designer selected standard packages

**as per plan

Specifications are subject to change without notice. All room measurements and sizes are approximate. Vendor may substitute materials for those provided in the plans and specifications. Decorative and upgraded items displayed in the sales office are for display purposes only and are not included in the purchase price E. & O.E., 2014.