

THE DETAILS

Building Features

- + 9 storey brick and glass midrise building designed by Toronto-based RAW Design and located in the heart of Centretown
- + Building includes approximately 127 new loft-style suites on Floors 2 to 9, with a spectacular rooftop pool
- + 6,900 square feet of Grade A retail space on Bank Street
- + Residential entrance off of James Street to a Unison-designed residential lobby, with a concierge desk, mail and parcel rooms, property management office, moving area and two elevators dedicated to the residential floors
- + Approximately 51 underground resident parking spaces and approximately 13 visitor parking spaces on Levels P1 and P2, with access off of the lane on the west side of the building
- + Approximately 72 bicycle parking spaces in the underground garage and 42 storage lockers

- + Security features including enterphones in the lobby and parking vestibules; an electric fob-based access system at all entry points and to the amenity areas; and strategically located security cameras throughout the common areas
- + Executive concierge service^x

Ground Floor Residential Amenities

- + Fitness facility with free weights, weight machines, state-of-the-art cardio equipment and yoga/aerobics area
- + Unison Group-designed lounge and party room, with gas fireplace and seating area, communal dining table and kitchen
- + Exterior zen garden accessible through the lounge and fitness facility
- + Dog wash station directly accessible from the back laneway through a secure and separate entry door
- + Product Library for the items you may occasionally need to borrow but not want to store yourself (such as a ladder, mixer, tool kit and steamer)

Penthouse Level Pool

- + Spectacular west-facing heated salt-water rooftop pool

Suite Details

- + High-design "new-loft" style suites with 9'0" high ceilings⁺
- + Exposed concrete ceilings^{***} and walls^{*} and columns^{*}, and floor-to-ceiling rolling doors^{*}
- + Wide plank vinyl flooring^{**} throughout
- + Suite entry doors with security viewers
- + Brushed aluminum contemporary hardware
- + Individually controlled heating and air conditioning based on a heat pump system, with energy recovery ventilators (ERVs) for added energy efficiency
- + Terraces and balconies, with brick screen detail^{*}

Kitchens

- + Open concept kitchens with built-in pantries (Type B kitchens only), many with stand-alone islands* for additional storage and counter space
- + Engineered stone countertops and tile back-splash**
- + Under-mount stainless steel sink, with single lever black or chrome faucet
- + Integrated 24" refrigerator, integrated 24" dishwasher, 30" stainless steel stove and hood-fan

Laundry

- + Stacked white washer-dryer**

Bathrooms

- + Custom designed vanities with vessel sinks, stone countertops** and contemporary single-lever black or chrome faucets
- + Custom design medicine cabinet with mirror
- + Contemporary bathroom fixtures throughout, including dual flush toilets and water efficient faucets and showerheads in black or chrome
- + Square designed tubs and/or showers*, with full height tile surrounds**
- + Frameless glass shower enclosures for separate showers*
- + Porcelain tile flooring and wall tile for full height along vanity wall**
- + Temperature control valves in all showers

Electrical + Communication

- + High speed internet service included in the monthly condominium fees and available for use within all suites and amenity areas**
- + Service panel with breakers at suite entry
- + Switch controlled receptacles in living areas and bedrooms, light fixture(s) in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room
- + Individual electrical metering

Notes:

- * As per plan / where applicable.
- ** From builder's samples
- *** Smooth ceilings are available as an option at extra cost.
- + Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams.
- ++ See individual plan for whether 24 inch or 27 inch
- x See Budget in Condominium Documents for extent of concierge service.
- ++ Bulk internet has been committed to for the building. See budget for details.

Specifications are subject to change without notice. Renderings are artist concept only. E.&O.E. 2021.02.15.