



## SKY PENTHOUSE FEATURES & FINISHES

### Building Features & Amenities

- Soaring glass tower designed by Core Architects Inc.
- 24-hour Concierge
- Welcoming lobby with visitor seating lounge
- Party room with adjacent bar lounge and media lounge
- Dining room that can be closed off separately for private functions
- Convenient catering kitchen
- Games room with billiard tables, open lounge seating, unique wall niche seating
- Main outdoor terrace features lounge seating, BBQ facilities and dining areas
- Theatre lounge with pod seating
- Fully-equipped gym with separate cardio and weight areas
- Separate yoga room for yoga and/or exercise classes
- Luxurious water spa including a whirlpool/hot tub, water massage beds, water wall, showers and a co-ed steam room
- Manicure / pedicure room
- Treatment room
- Men's and Women's change rooms
- On-site management office
- Two luxurious hotel-styled guest suites
- Four passenger elevators
- Convenient on-site bicycle storage

### General Suite Finishes

- 9' or 10' ceilings in all Principal Rooms with lower bulkheads in some areas to accommodate mechanical and electrical distribution systems
- Ceiling heights are measured from the concrete floor slab to the underside of the finished ceilings above
- Full-height\*, thermally-insulated energy efficient windows
- Awning-style operable windows
- Solid core security entry door with designer hardware
- Interior hollow core swing doors or barn-style sliding doors\*
- Baseboards and coordinated door casings
- Engineered oak wood flooring\*\* in foyer, living room, dining room, kitchen and bedroom\*
- Porcelain or ceramic tile flooring in bathroom\*\*
- Ceramic tile flooring in laundry area
- Seven (7) brand name appliances, including in-suite laundry with stacked Energy Star washer and dryer
- Individually controlled centralized heating and cooling comfort system

### Kitchen

- Unique custom-designed kitchen cabinetry\*\* with focal integrated light feature by Mike Niven Interior Design
- Quartz countertop with mosaic, porcelain\*\* or glass\*\* tile backsplash
- Stainless steel under-mounted sink with single lever pull-out spray faucet
- European-style appliances, including:
  - Built-in Energy Star refrigerator with custom panel front matching kitchen cabinetry
  - Built-in glass cooktop
  - Stainless steel wall oven
  - Built-in 24" Energy Star dishwasher with custom panel front matching kitchen cabinetry
  - Stainless steel microwave oven
- Integrated exhaust fan built into kitchen cabinetry
- Decorative track lighting

### Master Ensuite

- Custom-designed vanity\*\* by Mike Niven Interior Design with quartz vanity counter top\*\*, undermount double sink basin and single lever faucet
- Full width vanity mirror with designer light fixture
- Frameless clear glass shower enclosure\*

- Full height ceramic\*\* or porcelain\*\* wall tiles in shower enclosure
- Temperature-controlled pressure balance shower faucet
- Separate vapour resistant ceiling light in shower\*
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior

### Second/Main Bathroom

- Custom-designed vanity\*\* by Mike Niven Interior Design with quartz vanity counter top\*\*, undermount sink basin and single lever faucet
- Full width vanity mirror with designer light fixture
- Soaker tub with full height ceramic\*\* or porcelain\*\* wall tiles in shower enclosure
- Temperature-controlled pressure balance shower faucet
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior

### In-Suite Laundry

- 24" front-loading Energy Star washer and dryer

### Life Safety and Monitoring Systems

- Concierge monitoring system includes strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Personally coded suite intrusion alarm system, with suite door contact and keypad connected to Concierge desk for the ultimate in security
- Personal remote panic alarm on key chain for use in garage
- Controlled access to the amenity areas
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

### Electrical and Multi-Media Features

- Individual service panel with circuit breakers
- Pre-wired for cable T.V. and telephone
- White Decora designer series receptacles and switches throughout
- Distinctive ceiling fixture in foyer, kitchen and hallways\*
- Capped ceiling outlet in dining room\*

### Green Features

#### Suites

- Individual hydro meters for separate hydro billing and resident control over hydro consumption
- Individually controlled centralized heating and cooling system for resident control over energy consumption
- Energy saving construction materials, including superior wall insulation and double-glazed windows
- Low VOC (Volatile Organic Compound) paints and adhesives
- High pressure, low flow showerheads, faucets and dual flush toilets for water efficiency in bathrooms
- Premium quality Energy Star appliances, including
  - front-loading washing machine designed to conserve water and detergent
  - refrigerator
  - dishwasher

#### Community

- Energy efficient lighting in common areas, including motion sensors to reduce electricity use
- Timed carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution
- Convenient building facilities for sorting household recyclables
- Easily accessible and secure bicycle parking areas

\* As per plan. \*\* Colours and/or materials to be selected from Vendor's standard sample packages. Principle Rooms consist of the Living Room, Dining Room and Bedrooms. Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E. 05/11/2015 PH