

FEATURES + FINISHES

THE BUILDING

- A DRAMATIC 45-STORY MODERN POINT-TOWER, INTEGRATING THE HISTORICALLY-DESIGNATED FAÇADE OF 5 ST. JOSEPH, DESIGNED BY THE AWARD-WINNING ARCHITECTURAL FIRM HARIRI PONTARINI ARCHITECTS, AT THE SOUTH-EAST CORNER OF ST. JOSEPH STREET AND ST. NICHOLAS STREETS, JUST WEST OF YONGE STREET, ONE BLOCK FROM THE WELLESLEY SUBWAY STATION. THE MAIN ENTRANCE IS ON ST. JOSEPH STREET. THE MUNICIPAL ADDRESS WILL BE 5 ST. JOSEPH STREET.
- LOBBY AND EXTENSIVE AMENITIES DESIGNED BY INTERNATIONALLY RENOWNED INTERIOR DESIGN FIRM CECCONI SIMONE. AMENITIES WILL BE LOCATED ON THE FIFTH FLOOR AND WILL INCLUDE FITNESS AND WEIGHT ROOMS, HIS AND HERS CHANGE-ROOMS WITH STEAM-ROOMS ALONG WITH A PIANO BAR, COCKTAIL LOUNGE, PARTY ROOM, KITCHEN AND DINING ROOM. THIS FLOOR OPENS ONTO TWO SPECTACULAR ROOF GARDENS DESIGNED BY THE ACCLAIMED LANDSCAPE ARCHITECT JANET ROSENBERG AND ASSOCIATES. AN ADDITIONAL ROOF GARDEN WILL BE LOCATED ON THE SECOND FLOOR, WHICH WILL INCLUDE A WATER FEATURE, SEATING AREAS, BARBEQUE AND TREE PLANTING.
- 24 HOUR, 7 DAY A WEEK CONCIERGE.
- 8 HOUR, 7 DAY A WEEK RECREATIONAL DIRECTOR.
- ONE GUEST SUITE PROVIDED FOR RESIDENTS' USE.
- SUPERINTENDENT SUITE PROVIDED FOR ON-SITE CONVENIENCE.
- 6 LEVELS OF UNDERGROUND PARKING WITH SECURITY MONITORING FROM CONCIERGE STATION, ENTERED FROM ST. JOSEPH STREET.
- UNDERGROUND GARAGE PAINTED WHITE AND LIT WITH FLUORESCENT LIGHTING FOR ADDED SAFETY AND SECURITY.
- 5 CUSTOM-DESIGNED ELEVATORS SERVING THE PARKING LEVELS AND FLOORS GROUND TO 5; 4 CUSTOM-DESIGNED ELEVATORS SERVING FLOORS 6 TO 45.
- VISITOR AND RESIDENT BICYCLE STORAGE ON THE GROUND FLOOR, ENTERED FROM ST. NICHOLAS STREET.
- MAILROOM CONVENIENTLY LOCATED BESIDE FRONT LOBBY.

THE SUITES

- A WIDE VARIETY OF UNIT TYPES AND SIZES: LOFT-LIKE UNITS ON FLOORS 2, 3 AND 4, WITH CEILING HEIGHTS OF 9'-2" – 9'-6" ON FLOORS 2 AND 3 AND 10'-0" ON FLOOR 4; TOWER UNITS ON FLOORS 6 TO 41, WITH CEILING HEIGHTS OF 9'-0"; PENTHOUSE SUITES ON FLOORS 42 TO 45 WITH CEILING HEIGHTS OF 10'-0". QUOTED CEILING HEIGHTS ARE EXCLUSIVE OF BULKHEADS REQUIRED FOR MECHANICAL PURPOSES SUCH AS KITCHEN AND BATHROOM EXHAUSTS, HEATING AND COOLING DUCTS AND SPRINKLERS.

- CHOICE OF PRE-FINISHED ENGINEERED WOODS IN LIVING/DINING/BEDROOM AND DEN AREAS, AS PER BUILDER'S STANDARD SAMPLES.
- SOLID CORE ENTRY DOOR WITH SECURITY VIEW-HOLE.
- SLIDING DOORS AND/OR SWING DOORS TO BALCONY OR TERRACE AS PER PLANS.
- ARCHITECTURALLY-DESIGNED BASEBOARDS, DOOR FRAMES AND CASINGS.
- WHITE PLASTIC-COATED VENTILATED WIRE SHELVING IN ALL CLOSETS.
- INSULATED DOUBLE-GLAZED, ALUMINUM WINDOWS.
- STACKED WASHER/DRYER WITH EXTERIOR VENTING IN ALL SUITES.

THE KITCHENS

- MIELE APPLIANCE PACKAGE INCLUDING STAINLESS STEEL COOK-TOP AND OVEN, INTEGRATED DISHWASHER AND REFRIGERATOR, AS PER BUILDER'S STANDARD SAMPLES PLUS PANASONIC MICROWAVE.
- CONTEMPORARY KITCHEN CABINETRY CUSTOM DESIGNED BY CECCONI SIMONE IN A VARIETY OF MATERIALS AND COLOURS, FROM BUILDER'S STANDARD SAMPLES.
- CHOICE OF GRANITE OR CORIAN COUNTERTOPS WITH CECCONI SIMONE DESIGNED MULTI-LEVEL ISLAND AS PER PLANS, FROM BUILDER'S STANDARD SAMPLES.
- CHOICE OF PORCELAIN, CERAMIC OR GLASS TILE BACKSPLASH, FROM BUILDER'S STANDARD SAMPLES
- SINGLE BOWL STAINLESS STEEL UNDER MOUNTED SINK WITH CONTEMPORARY DESIGN FAUCET.
- CEILING MOUNTED TRACK LIGHTING OVER ISLAND, AS PER PLANS.
- CHOICE OF PRE-FINISHED ENGINEERED WOOD FLOORING, FROM BUILDER'S STANDARD SAMPLES.
- STAINLESS STEEL HOOD FAN AS PER BUILDER'S STANDARD SAMPLES.

THE BATHROOM

[MASTER BATHROOM OR MAIN BATHROOM IN ONE BATHROOM SUITES]

- CECCONI SIMONE CUSTOM-DESIGNED CORIAN SINK WITH CABINETRY BELOW VANITY, FROM BUILDER'S STANDARD SAMPLES.
- WALL MOUNTED SINK FAUCET.
- CECCONI SIMONE CUSTOM-DESIGNED MIRROR/STORAGE CABINET ABOVE VANITY AND TOILET.
- CHOICE OF PORCELAIN TILES FROM BUILDER'S STANDARD SAMPLES.
- STAINLESS STEEL ACCESSORY PACKAGE INCLUDING TOWEL BAR AND TOILET HOLDER WHERE APPLICABLE
- WHITE PLUMBING FIXTURES
- SOAKER TUB, AS PER PLANS.
- FULL HEIGHT PORCELAIN OR CERAMIC WALL TILES IN TUB/ SHOWER ENCLOSURE, FROM BUILDER'S STANDARD SAMPLES.

- FRAMELESS GLASS ENCLOSURE, AS PER PLANS.
- PRESSURE BALANCE VALVE FOR SHOWER.
- EXHAUST VENTED TO EXTERIOR.

///// SECOND BATHROOMS //////////////////////////////////////

[IN TWO BATHROOM SUITES]

- CECCONI SIMONE CUSTOM-DESIGNED CORIAN SINK WITH CABINETRY BELOW VANITY, FROM BUILDER'S STANDARD SAMPLES.
- WALL MOUNTED SINK FAUCET.
- FULL HEIGHT MIRROR, WIDTH OF VANITY.
- CHOICE OF PORCELAIN FLOOR TILES FROM BUILDER'S STANDARD SAMPLES.
- STAINLESS STEEL ACCESSORY PACKAGE INCLUDING TOWEL BAR AND TOILET HOLDER WHERE APPLICABLE.
- WHITE PLUMBING FIXTURES.
- FULL HEIGHT PORCELAIN WALL TILES AND PORCELAIN FLOOR TILES IN SHOWER ENCLOSURE, FROM BUILDER'S STANDARD SAMPLES.
- FRAMELESS GLASS ENCLOSURE, AS PER PLANS.
- PRESSURE BALANCE VALVE FOR SHOWER.
- EXHAUST VENTED TO EXTERIOR.

///// THE TECHNOLOGY //////////////////////////////////////

- EMERGENCY VOICE COMMUNICATIONS SYSTEMS, SMOKE, CARBON MONOXIDE DETECTOR WHERE APPLICABLE IN EACH SUITE.
- ENTIRE BUILDING FULLY FIRE SPRINKLERED.
- HIGH-SPEED INTERNET ACCESS PROVIDED WITH "FUTURE TECHNOLOGY-READY" FEATURES IN ALL SUITES.
- ROUGH-IN ONLY FOR FUTURE SECURITY SYSTEM.
- PRE-WIRED FOR CABLE TV AND TELEPHONES
- WHITE "DECORA" SWITCHES AND OUTLETS.

ALL SUITES PROTECTED UNDER THE TARION WARRANTY CORPORATION. ALL INTERIOR FLOOR, WALL FINISHES AND MATERIALS ARE TO BE CHOSEN WITH THE ASSISTANCE OF THE BUILDERS' INTERIOR DESIGN CONSULTANT. ALL MATERIALS AND OTHER SELECTIONS FOR WHICH THE PURCHASER IS ENTITLED TO MAKE A SELECTION ARE TO BE CHOSEN FROM BUILDERS' SAMPLES, AND ARE AS PER BUILDERS' SPECIFICATIONS. PURCHASER SHALL ONLY BE ENTITLED TO MAKE SELECTIONS PROVIDED THAT THE ITEMS ARE NOT ALREADY ORDERED OR INSTALLED. SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE, E. & O. E.