

FOXBAR COLLECTION

FEATURES & FINISHES

In addition to the spectacular glass and metal panel clad exterior of the building, with its contemporary, two-level lobby and concierge station with 24-hour security, building residents will enjoy a Media Lounge, Library Lounge, Prep Kitchen, Dining Room and Reception area, the convenience of 3 high-speed elevators with custom designed cabs, designer selected broadloom in all corridors, and more than 20,000 sq. ft. of unparalleled amenity facilities at the exclusive Imperial Club.

MASTER-PLANNED COMMUNITY

- 2.9 acre master-planned community with more than 20,000 square feet of state-of-the-art amenities
- The Market by Longo's and a flagship LCBO located in close proximity, with additional retail to be located in the historic façade in the Blue Diamond courtyard
- Elegant building entrance on Foxbar Road at St. Clair Avenue West with a spectacular glass lobby
- Professionally landscaped streetscape and common areas by the renowned Janet Rosenberg & Studio

RESIDENCE FEATURES

- Up to 9'0"*** high ceilings in principal rooms (painted smooth finish)
- Premium plank engineered hardwood flooring* in foyer, living/ dining room, adjoining den (if applicable, as per plan), kitchen and bedroom(s)
- Stylish painted slab swing interior doors with painted wood door frames and brushed chrome finished hardware
- Individually controlled heating and air conditioning
- Stacked clothes washer and dryer*
- EVC (Emergency Voice Communications) in suite as per Ontario Building Code
- In-suite sprinkler fire protection system

KITCHENS

- Custom European style millwork and island with soft-close hinges and door slides, as well as designer architectural hardware
- Designer selected premium stone slab counters and coordinated stone backsplash* in choice of black-painted glass* or natural stone tile*
- Appliances comprised of:
 - 36 inch induction cooktop and coordinated range hood
 - 30 inch integrated electrical oven
 - 36 inch integrated refrigerator with bottom-mount freezer and custom millwork panel to match cabinetry
 - 24 inch fully integrated dishwasher with custom millwork panel to match cabinetry
 - Overhead hood fan
 - Stainless steel double bowl under mount sink with single lever faucet

BATHROOMS

- Custom European style vanity with premium stone countertop
- Imported porcelain or ceramic tile* floors
- White soaker tubs in each suite**
- Full height porcelain or ceramic tile* tub surround (24" high in bathroom with separate shower enclosure)
- Pressure and temperature balance mixing valve in both the bathtub and shower
- Frameless glass shower enclosure with swing door and fixed clear glass panel*
- Single lever faucet for vanity sink(s)
- Full size vanity mirror with coordinated lighting
- Chrome finished bathroom accessories
- Two-piece white water closet
- Exterior vent ceiling exhaust fan

SYSTEMS AND SERVICES

- Expansive and enhanced energy saving exterior wall assemblies that provide premium levels of sound attenuation
- 4-pipe fan coil HVAC system featuring multizone, year-round room comfort controls within each residence
- Ventilation system that provides fresh, non-recycled air
- Emergency generator able to provide residents with access to basic building services in the event of a power loss
- Bundled telecommunications infrastructure
- Bicycle storage available
- Suite equipped with Rogers Hybrid-Fiber Optic Network providing fiber to the suite for future installation by Purchaser of Rogers Smart Home Monitoring
- 24-hour attended lobby concierge for deliveries and guests
- Video cameras and 2-way communicator to concierge station for selected zones in underground garage and entry areas
- Suite will have conduit for future purchaser supplied and installed alarm system, including door contact on suite entry door

* From Vendor's Samples. As per plan. ** 8'0" on floors 3 to 6, 8'6" on floors 7 to 23, 9'0" on floors 24 to 27

NOTE: Specifications are subject to change without notice. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being natural products and the Purchaser agrees that the Vendor is not responsible. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model suites, displays, marketing materials and Schedule "A"s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Presentation centre kitchen is not necessarily representative of a kitchen to be installed in all the Units. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Appliance locations shown on Schedule "A"s may vary. Only those items designated with an asterisk (*) may be selected by Purchaser. All dimensions stated herein are approximate only. Presentation Centre display furnishings and decorations are not included. Errors and omissions are excepted.