

FEATURES & FINISHES



# ARTEFORM



## Building Features

- A dramatic 17-storey tower located adjacent to Cooksville Creek
- Contemporary architectural design
- Unique balconies with modern railing systems\*
- 24-hour, 7-day-a-week concierge\*\*
- Ground floor amenity space includes an elegant, well-appointed party room with a double-sided fireplace, dining and bar, screening room, lounge and walk out to the outdoor terrace
- Second floor indoor amenity space includes a fitness centre with personal trainer workstation, cardio equipment, weight machines, yoga/stretch area and library lounge
- Co-working lounge available for meetings, studying, or working remotely
- Ground floor outdoor terrace overlooks the magnificent Cooksville Creek, and includes an outdoor lounge with sun loungers, cabana and BBQ space with dining area
- Underground garage with security monitoring from concierge station
- Underground garage painted white and lit with LED lighting for added safety and security
- Bicycle parking available to building residents and visitors via dedicated elevator
- Three (3) high-speed elevators
- Parcel and Mailroom conveniently located adjacent to the front lobby

## General Suite Features

- Smooth finish ceiling heights of approximately 8'8" up to and including floor 16, and approximately 10' on floor 17\*\*
- Wood plank vinyl flooring\*~ in the foyer, living/dining room, kitchen, bedroom(s), and den
- Suite door entry with security view-hole
- Painted flat-slab sliding door(s) and/or swing doors (hollow core and/or glass) throughout\*
- Brushed, chrome-finished door handles and hardware\*
- 4" flat-cut baseboards throughout with 2" flat-cut casings\*
- White, plastic-coated wire shelving in all closets\*
- Eggshell off-white paint finishes for walls throughout; semi gloss off-white paint in bathrooms and trim on doors. Flat white paint finish on ceilings throughout\*
- Balconies and terraces with sliding doors and/or swing doors\*
- Floor-to-ceiling, insulated, double-glazed aluminium windows\*^
- Laundry area floor finished in white tile with floor drain\*^
- The option of dark or light package contemporary kitchen cabinetry designed by U31\*~^\*\*\*
- Composite quartz slab countertops\*~
- Composite quartz kitchen backsplash\*~
- Single-basin stainless steel undermounted sink, with single-lever pull-down spray faucet in chrome finish\*
- Optional, fixed kitchen island available for selected suites, additional costs apply\*\*\*

## The Kitchens

## The Appliances

- Kitchen appliances consisting of a 24" stainless steel refrigerator, 24" cooktop, 24" stainless steel built-in oven, 24" integrated dishwasher, stainless steel microwave and hood fan exhausted to the exterior\*
- Stacked washer-dryer directly vented to the exterior\*



## The Bathrooms

- The option of a dark or light package with custom vanity bathroom cabinetry designed by U31, with composite quartz countertop and undermount sink\*~
- Contemporary single-lever faucet with chrome finish\*~^\*\*\*
- Custom-designed mirror above vanity and wall sconce\*~^
- Full-height ceramic mosaic tiling in the tub surround and separate shower stall\*~
- Faucet with chrome finish, and showerhead in the tub or separate shower\*
- Frameless glass shower door\*
- Pressure-balanced valve(s) for tub and/or shower\*
- Acrylic soaker tub with shower rod\*
- Recessed, moisture-resistant ceiling light in the shower stall(s) and over bathtub(s)\*
- Chrome accessories package including towel bar, toilet paper holder and robe hook
- White plumbing fixture(s)\*
- Porcelain floor tiling in bathroom(s)\*~
- Privacy lock on the bathroom door(s)\*
- Exhaust fan vented to the exterior\*

## The Electrical, Mechanical And Technological

- Individually controlled, seasonal, central air conditioning and heating system with thermostatic control
- Individual suite electricity meter(s) and water meter(s)\*
- Ceiling-mounted track lighting over the kitchen and/or island\*
- Pre-wired for telephone and cable outlet in living/dining area, master bedroom and den\*
- Switched, capped ceiling outlet in living room and bedroom(s)\*
- Switched lighting fixture in living/dining area, kitchen, foyer and den\*
- Bulk high-speed internet in all suites\*
- Stylish white switches and outlets\*
- In-suite smoke and heat detector(s)
- In-suite sprinkler fire protection system
- In-suite EVC (Emergency Voice Communications)

\* Where applicable and as per plan.

\*\* See disclosure documents for full details.

\*\*\* See Sales Representative for further details.

~ As per vendor's pre-selected standard finish packages.

^ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

Natural products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture and 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. All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area, if so stated. Ceiling heights are calculated from the finished concrete slab floor to the underside of the concrete slab, or finished ceiling above. Where bulkheads or drop ceilings are required in kitchens, bathrooms, laundry rooms and closets, the height of the ceiling will be lower. Sizes and specifications subject to change without notice. All features and finishes are subject to change without notice. E.&O.E. August 2020.