

# FLEUR

## SIGNATURE COLLECTION - FEATURES & FINISHES

### Building Features & Amenities

- 29-storey glass tower
- 24-hour Concierge
- WiFi in all amenity areas
- Welcoming lobby with visitor seating lounge
- Co-work/Party Room for social gatherings, collaborative work or study, lounge seating, and arcade gaming
- Gourmet demonstration kitchen and dining area with walk-out to rooftop terrace
- Media Room with state-of-art televisions for sporting events or gaming
- Kids Room with child-friendly flooring and furnishings
- Lounge area with walk-out to rooftop terrace
- Spacious private landscaped outdoor terrace with seating, cooking station with BBQ facilities, a fire pit lounge and games area on the 4th floor, offering spectacular city views
- Fully-equipped Gym with cardio and weight machines
- Separate studio room for exercise classes and/or yoga
- Exchange hub for mail and package pick-up
- On-site property management office
- On-site Superintendent
- One luxurious hotel-styled guest suite
- Three passenger elevators and one dedicated parking shuttle elevator
- Convenient on-site bicycle storage

### General Suite Finishes

- 8' 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
- Thermally-insulated energy efficient windows
- Awning-style operable windows
- Solid core security entry door with designer hardware
- Interior hollow core swing doors and/or barn-style sliding doors\*
- Baseboards and coordinated door casings
- Laminate flooring\*\* in foyer, living room, dining room\*, kitchen, den\* and bedroom(s)\*
- Porcelain\*\* or ceramic\*\* tile flooring in bathroom
- White ceramic tile flooring in laundry area
- Six (6) 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 pantry\* and soft-close drawers
- Engineered quartz countertop\*\* with ceramic\*\* tile backsplash
- Stainless steel under-mounted sink with single lever faucet
- Brand name appliances, including:
  - 24" Energy Star paneled-front refrigerator
  - 24" Stainless steel integrated wall oven with glass ceramic cooktop
  - 24" Energy Star paneled-front dishwasher
  - Stainless steel microwave oven
  - Over-the-range exhaust hood fan
- Decorative track lighting

### Master Ensuite/Main\* Bathroom

- Custom-designed vanity with cultured marble vanity top\*\*, integrated sink basin and single lever faucet
- Vanity mirror with designer light fixture
- Soaker tub with full height porcelain\*\* or ceramic\*\* wall tiles in tub enclosure with glass splashguard
- Exhaust fan vented to exterior
- Designer selected white plumbing fixtures

### Second Bathroom

- Custom-designed vanity with cultured marble vanity top\*\*, integrated sink basin and single lever faucet
- Vanity mirror with designer light fixture
- Shower with frameless clear glass door
- Full height porcelain\*\* or ceramic wall tiles in shower enclosure
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior

### In-Suite Laundry

- 24" Front-loading Energy Star stacked 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 parking garage
- Controlled access to the amenity areas
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

### Electrical and Multi-Media Features

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

### Green Features

#### Suites

- Individual hydro meters for separate hydro billing and resident control over hydro consumption
- Individual water meters for separate water billing and resident control over water consumption
- Individually controlled centralized heating and cooling system
- 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 low 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
- Carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution
- Convenient building facilities for sorting household recyclables
- On-site car sharing program
- Easily accessible and secure bicycle parking areas
- Green roof for stormwater management and to help reduce the urban heat island effect

\* As per plan. \*\* Colours and/or materials to be selected from Vendor's standard sample packages. Principal Rooms consist of the Living Room, Dining Room, Den\* and Bedrooms. Specifications are subject to change without notice. All room measurements and sizes are approximate (please see Paragraph 31 of Schedule "A" of the Agreement). 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. 04/27/2017