

THE BUILDING & COMMON AREAS

- › 29 storeys of contemporary design with warm brick facades, back painted glass spandrels, classic fresh air balconies and light, limestone-style accent surfaces
- › Located right at the Kipling Subway, GO Train and Bus Station in Etobicoke City Centre
- › Residents arrive home to a curved and colonnaded entry, a private lobby rooftop pavilion with a landscaped terrace and an impressive 2 level lobby
- › Wide open design 2 level lobby with linear lines, natural wood tones, a 24 hour Concierge, column-framed open staircase, sparkling water feature, street level exit for subway access, granite floor accents and light savvy windows
- › Four high-speed elevators whisk you off to your destination
- › The lobby also features an enterphone system for announcing the arrival of your guests
- › Private underground parking is accessed by a personal automobile remote transponder
- › 4 fully furnished guest suites

NUVO CLUB - DO YOU HAVE IT?

- › A complete 2 level Recreation Centre with all the at-home conveniences for relaxing, exercising and partying.
- › A columned indoor swimming pool and whirlpool with lounge areas
- › Separate men's and women's Scandinavian style cedar saunas, steam rooms and changing facilities
- › The Fitness and Aerobics Centre is outfitted with the latest exercise and weights technology, a cool-down Fitness Lounge and expansive windows
- › A chic Party Room featuring soft lighting, trendy furnishings, a fireplace, seating lounges, a chef's kitchen and private dining room
- › A fully landscaped, private lobby rooftop terrace with a patterned hard surface patio, tranquil seating areas, a columned glass pavilion with a skylight and a BBQ area with an outdoor bar
- › Tridel's signature Golf Centre with a virtual golf simulator and practice area
- › A Billiards, cards and games room
- › A private screening Theatre accessed from the lower lobby

SUITES WITH SPACE AND STYLE

- › White stippled ceiling in all areas except the kitchen, laundry/storage* rooms and bathrooms (kitchen, laundry/storage and bathroom ceilings are smooth and painted with white semi-gloss paint).
- › Interior walls are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathrooms, and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOC's)
- › Contemporary style 6'8" interior slab doors (paint finish) with brushed nickel hardware.
- › 5" square edge baseboards in all areas except bathroom, laundry and storage areas.
- › Cultured white marble window sills, on all windows*.
- › Mirrored sliding closet doors*. (Foyer only)
- › Thermally broken aluminum windows with Low-E coated, argon gas filled, double pane, sealed glazing units, with operable awning windows for added thermal comfort and installation.
- › White bathroom fixtures throughout.
- › The ceiling height of the unit is approximately 8', measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling height will be less than 8'. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms and hallways), the ceiling height will also be less than 8'.
- › The ground floor will have 10' ceilings. Where ceiling bulkheads are installed, the ceilings heights will be less than 10'. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms and hallways), the ceiling height will also be less than 10'.
- › The 16th floor (level 15) and 25th floor (level 24) will have 9' ceilings. Where ceiling bulkheads are installed, the ceiling height will be less than 9'. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms and hallways), the ceiling height will also be less than 9'.
- › The ground floor, 16th floor (level 15) and 25th floor (level 24) will have 42" upper kitchen cabinets, 7' interior doors and 7" baseboards.

PREMIUM FLOOR COVERINGS

- › Premium plank laminate floating floor*** with acoustic underlay in foyer*, hallways*, dens*, living and dining areas* and in selected kitchens*.
- › Ceramic floor tile*** in bathrooms, laundry and storage* areas.
- › 40oz. nylon fibre broadloom*** with underpad in bedrooms.

GOURMET KITCHENS

- › NUVO 2 at Essex cabinetry*** with square edge granite counter top***.
- › Stainless-steel ledge back sink.
- › Low Flow chrome, single lever kitchen faucet, complete with pull out vegetable spray.
- › Energy Star high efficiency, time-delay built-in 24 inch dishwasher (black).
- › Energy Star 18 cubic foot frost-free refrigerator (black).
- › Microwave with built-in high capacity hood fan vented to exterior (black).
- › 30 inch self-cleaning stove (black).
- › Ceramic tile*** backsplash.

LUXURIOUS BATHROOMS

- › NUVO 2 at Essex vanity cabinetry*** with cast granite countertops*** complete with rectangular basin.
- › Vanity mirror and wall sconce lighting.
- › Deep soaker bathtub*.
- › Low Flow single lever sink faucets
- › Low Flow, high pressure showerheads
- › Temperature controlled and pressure balanced, shower faucet.
- › Exhaust fan vented to the exterior.
- › Dual flush, low-flow high performance toilet(s).

CONVENIENT IN-SUITE LAUNDRY FACILITIES

- › Heavy-duty wiring and receptacle for dryer.
- › Ventilation to exterior with automatic relay sensor exhaust control.
- › Stacked front loading dryer and Whirlpool Energy Star, high efficiency, front loading washer (complete with stainless steel flexible hoses). Stacked laundry appliances are white in colour.

FOR YOUR PEACE-OF-MIND

- › 24-hour concierge, monitoring community access and engineered security systems including two-way communication from selected zones in underground garage and entry areas.
- › Personally encoded suite intrusion alarm system with key pad and door contact.
- › Electronic communication system located in the lobby vestibule permits guests to communicate with the suite from the building entrance. Guests in the lobby vestibule can be viewed on the resident's television.
- › Live surveillance cameras in strategic locations in the building, grounds and garage are monitored by the concierge.
- › Computer controlled access system provided at all building main entry points.
- › Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the concierge of a distress call (2 per suite).
- › Heat detectors connected to the fire annunciation panel. Suite fire alarm and speaker.
- › Hard wired smoke alarm(s).

COMFORT SYSTEMS

- › Vertical fan coil heating and air conditioning system, with supplementary heating coil for seasonal comfort control.
- › Individual metering of electricity, heating and cooling consumption.
- › Direct venting to the outside of kitchen hood, bathroom fans and dryer exhaust.
- › Central building water filtration system.
- › Continuous venting of bathroom(s) exhaust to central building energy recovery system.

ELECTRICAL SERVICE AND FIXTURES

- › Individual service panels with circuit breakers.
- › White designer series receptacles and switches throughout.
- › Ceiling light fixtures in foyer, hallway(s), walk-in closet(s)*, bedroom(s), and den*.
- › Capped ceiling light outlet in dining room.
- › Lighting fixtures designed to fit long-lasting, energy saving lamps.
- › Suite electricity metering for individual energy management.

COMMUNICATIONS

- › Communications Wiring Centre (high-speed wiring connection point).
- › Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the Communication Network Centre.
- › Pre-wired cable outlet in living room, bedroom(s), and den.*
- › Pre-wired telephone outlet in living room, bedroom(s), den* and kitchen.*
- › One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- › Category 5 telephone wiring to all telephone outlets and multi-port.
- › RG-6 coaxial cable to all cable outlets and multi-port.

* - denotes availability determined by suite design.
 *** - denotes finishes to be selected from the vendor's samples.
 All features and finishes subject to change without notice, E. & O.E. October 4th, 2005