

features & finishes



GREEN FEATURES

Environmental issues affect the world we live in – factors such as energy and water conservation, as well as the quality of the air we breathe. Monarch takes these issues seriously. As a member of the Canada Green Building Council (CaGBC), Monarch is committed to developing a greener lifestyle in its condominiums. We have taken the lead by incorporating numerous environmental initiatives that reduce total building energy consumption, and that will play a part in providing suite owners with greener, more energy-efficient surroundings.

- Eco-friendly green roof system, reducing heat-island effect
- Individual suite metering of hydro consumption, giving you more control over your energy consumption
- Individually controlled year round heating and air conditioning system will allow residents to control their suite's energy costs
- High efficiency boilers for heating and domestic hot water will assist in reducing energy consumption and cost
- Energy Star® rated appliances to save on energy costs and consumption:
 - High efficiency dishwasher
 - High efficiency refrigerator
 - High efficiency laundry washer
- Carbon Monoxide (CO) detection system designed to minimize the

operation of the exhaust fans in the parking garage, resulting in energy savings and reduced noise pollution.

- Indoor Air Quality certification for carpets in the corridors and common areas by the Canadian Carpet Institute under the Carpet Testing Program.
- Low emission suite laminate flooring
- Low VOC (Volatile Organic Compounds) paint will ensure better indoor air quality
- Energy saving compact fluorescent lamps, where applicable, installed in each suite in place of incandescent light bulbs
- Lighting in common areas/rooms/hallways designed for energy efficiency, including motion sensors to reduce use of electricity
- Water saver showerheads in bathtubs & showers
- Water saver low flow lavatory faucets
- Water saver low flow toilets
- Double glazed, low E (emission), tinted insulated glass window units to retain internal warmth and lower energy usage
- Bicycle parking location to encourage alternate transportation
- Automated tri-sorter recycling collection system to sort waste, recyclables and organic products to encourage residents to participate in waste reduction.

BUILDING FEATURES

- Riva del Lago is a quaint, warm and elegantly appointed 14 storey tower resting on a 5 storey podium that captures the magnificence of Lake Ontario from sunrise to sunset
- Suites are designed with spacious and private balconies, terraces and/or patios* offering premium outdoor entertaining areas with panoramic views of the lake, downtown Toronto and the adjacent parkland.
- Two professionally designed and decorated lobbies. Marine Parade Drive main lobby features a stunning 2-storey space.
- One storage locker and one underground parking space included per suite
- Corridors and suite entry doors professionally designed and detailed by award winning interior designer
- One uniformed 24/7 concierge providing peace of mind
- Tranquil and professionally designed landscaped area(s)
- Eco-friendly green roof, reducing heat-island effect
- Two high speed elevators to minimize wait times
- One designer decorated guest suite for your overnight guests complete with TV
- Expansive windows in your suite* with breathtaking panoramic views
- Mailroom conveniently located near elevators
- Underground car wash bay available to residents
- Secure visitor parking areas
- Independently secured residential parking areas
- Conveniently located moving room with holding area
- Property management office on site

STANDARD SUITE FINISHES

- Extraordinary living spaces
- Suites designed with spacious balconies/terraces* offering premium outdoor entertaining areas and panoramic views of the city, landscape, surrounding area and/or lake*
- Sliding doors with screens* or swing doors* to outside balcony, patio or terrace*
- Double glazed Low E windows with screens on operable windows
- Individually controlled in-suite HVAC system offering on demand heating and cooling
- Ceiling height of approximately 9 feet (excluding penthouse floors). Ceiling heights are exclusive of bulkheads required for mechanical or structural purposes
- Ceiling height of approximately 10 feet on penthouse floors. Ceiling heights are exclusive of bulkheads required for mechanical or structural purposes
- Smooth ceilings throughout
- Low VOC, washable and non-yellowing paint. Semi-gloss white paint throughout laundry room, powder room and bathroom(s). Flat white paint throughout all other principal rooms.
- All trim painted in white semi gloss
- Wide plank laminate flooring in foyer/entry, hallways, living/dining areas, bedroom(s), den and kitchen*
- Contemporary styled 7 ft interior swing doors with contemporary polished chrome hardware
- Contemporary 5" baseboards with coordinating door casing
- Plastic coated wire shelving in all closets that do not receive closet organizers*

- White Decora style receptacles and rocker panel switches
- Den entry door(s) feature easy sliding framed glass pocket doors or swing French doors*
- In suite fire sprinkler system**
- One BBQ gas line hook up provided on penthouse floors, terrace suites and patio suites*
- Hose bib provided on penthouse floors, terrace suites and patio suites*

FOYER

- Custom designed secure solid core suite entry door with contemporary hardware, deadbolt lock and guest viewer
- Swing closet door or mirrored sliding closet door*

LAUNDRY

- In suite laundry facilities include Energy Star rated front loading washer and stacked dryer with wall mounted water safety control.*
- Dryer vented to exterior* complete with lint trap
- Side by side full size washer and dryer with laundry tub*
- Vendor's pre-selected white ceramic tile in laundry
- Bathroom floor tile to continue into laundry when it forms part of the bathroom*

ELECTRICAL

- Individual 100amp service panel with circuit breakers and copper wiring within suite (110/208 volt)
- Pre-wired for cable TV in all bedrooms, living room and den
- Pre-wired for telephone line in all bedrooms, living room and den

- Smoke detector(s)
- Ceiling light fixtures in foyer, hallway(s), kitchen, bedroom(s), den and walk-in closet *
- Capped ceiling outlet(s) in living area*
- Pre-wired for high speed internet accessibility. Internet service is not provided.
- All balconies, terraces and patios include electrical outlet(s)
- All appliances connected and ready to use

YOUR DREAM KITCHEN

- Custom designed contemporary gourmet kitchens
- Deep upper cabinets above fridge and microwave*
- Valance lighting
- Choice of quartz countertop with square edge
- Oversized single stainless steel under mounted rectangular deep kitchen sink*
- Polished chrome, single lever, pull out kitchen faucet
- Choice of porcelain, ceramic or glass tile kitchen backsplash
- Extended breakfast bar on island*
- Halogen track light fixture with adjustable light heads
- Wide plank laminate flooring*
- Certain suites complete with pantry and/or island*

- **Complete brand name stainless steel appliance packages, including:**

SUITES UNDER 600 SQ.FT. (OR AS NOTED ON PLAN):

Space Saver Kitchen Package

- 24" Energy Star rated space saver refrigerator*
- 30" slide in self clean oven with glass cook top*
- 24" Energy Star rated panelled door built-in dishwasher
- Built-in stainless steel microwave complete with stainless steel trim kit
- Built-in hood motor insert

SUITES OVER 600 SQ.FT. AND UNDER 1,000 SQ.FT.* (EXCLUDING SPACE SAVER KITCHENS)

Luxury Kitchen Package

- Energy Star rated 30" stainless steel bottom freezer & top frost-free refrigerator
- 30" slide in self clean oven with glass cook top*
- 24" Energy Star rated panelled door built-in dishwasher
- Built-in stainless steel microwave complete with stainless steel trim kit
- Built-in hood motor insert

SUITES OVER 1,000 SQ.FT.* (OR AS NOTED ON PLAN):

Opulent Kitchen Package

- 30" Energy Star rated built-in panelled door bottom freezer and top frost-free refrigerator
- 30" smooth top cook top and 30" self clean built-in wall oven
- 24" Energy Star rated panelled door built-in dishwasher
- Built-in stainless steel microwave complete with stainless steel trim kit
- Built-in hood motor insert
- Select suites to receive 24" under the counter stainless steel trim wine fridge *

Please note – Panelled door, where noted, to match kitchen cabinetry

BEDROOM RETREAT

- Built-in, ultra efficient closet organizers to maximize storage located in master bedroom closet*
- All other closets to receive plastic coated wire shelving
- Contemporary styled bedroom closet swing door(s) or mirrored sliders*
- Walk in closet*
- Side by side bedrooms have sound insulated walls
- Bedroom entry door(s) feature contemporary styled interior swing door(s) with polished chrome finish lever hardware*
- Wide plank laminate flooring*
- Ceiling light in bedroom area(s) and walk-in closet(s)*

BATHROOM OASIS (MAIN AND/OR ENSUITE)

- Contemporary designed vanity.
- Exclusive to Riva del Lago, custom designed vanity mirror with integrated cabinet to match vanity
- Select ensuite bathroom vanity features double sinks*
- Quartz countertop with a contemporary vanity top sink
- Porcelain floor tile
- Whirlpool tub as per plan*
- Pot light(s)*
- 5' long relaxing soaker tub complete with two rows of one choice of porcelain tile on tub surround. Tub enclosure to include choice of porcelain tile on wall to ceiling (excluding ceiling)*
- Separate shower stall features frameless tempered glass enclosure with frameless tempered glass door. Shower enclosure to include porcelain

tile on shower wall to ceiling (excluding ceiling) with ceramic tile floor and a separate vapour resistant ceiling pot light controlled by an independent switch*

- Stand alone showers to receive a soothing spa inspired Rain Shower style showerhead
- Chrome bathroom fixtures (soap dish in tub/shower to be white ceramic)
- Water saver low flow toilets
- Pressure balanced mixing valve for tub/shower faucets providing temperature control
- Exterior vented exhaust fan in all bathrooms
- Privacy lock on all bathroom doors

PEACE-OF-MIND AMENITIES

- One uniformed 24/7 concierge providing peace of mind
- Personally encoded in suite speaker intrusion alarm and key pad with digital display, featuring suite to concierge digital display communication monitored by concierge
- Remote control access to resident underground parking garage
- Key fob access from underground parking to elevator lobby
- Key fob access to main entrance
- Electronic access control system to recreation amenities, parking garage, and other common areas
- All exterior doors from common areas and amenities monitored at concierge desk.
- Enter phone system and cameras located in lobby of main entrance complete with in-suite monitoring facility and operates with suite land line phone

or mobile phone, allowing residents to view visitors through dedicated television channel

- Security cameras linked to concierge for surveillance monitoring.
- Underground security system complete with security key device. Two-way communication system from underground to concierge
- Secure, well lit and painted residential and visitor parking
- Convenient and secure visitor parking provided on site
- For added safety, the parking garage is well ventilated and protected by a fire sprinkler system in addition to a carbon monoxide detector
- Strategically located mirrors in the underground parking garage to assist with traffic flow
- Property management office on site

* In applicable suites as per Vendor's plan.

**As per building code requirement.

Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. E.& O.E.

Tarion Warranty Corporation

All Suites protected under Tarion (formerly The Ontario New Home Warranty Program).

Riva brings people together

“RIVA”

The designer decorated special occasion/party room, complete with a dining area with convertible billiard's table, caterer's kitchen, and bar that opens to a private terrace area with bbq facilities.

“SILVER SCREEN”

Big screen theatre for private screenings with cinema style seating, projector and surround sound.

“PULSE”

Dynamic fitness room with cardio, yoga and weights area, offering TV viewing while you work out complete with commercial grade fitness equipment and separate men's and women's change rooms.

“PET-TIE WASH”

Exclusive room to wash and clean your pampered pets after a stroll along the numerous waterfront trails at your doorstep.

ALL RESIDENTS OF RIVA DEL LAGO will have access to the following Lago Club amenities which includes:

“AQUA”

- Indoor swimming pool and hot tub.
- Dry saunas located in separate men's and ladies' change rooms complete with showers, washrooms and lockers.



RIVA del LAGO™ AT THE WATERFRONT

Limited time offer!!

Purchase a Suite at Lago and Receive:

(To be applied as a reduction off the purchase price)

2 years free maintenance fees* on 1 Bed & 1 Bed + Den suites

&

1 year free maintenance fees* on 2 Bed & 2 Bed + Den suites

*Limited time offer. Some conditions apply. Please speak to a sales representative for full details. Prices, specifications and promotions are subject to change without notice. E.&O.E.



RIVA del LAGO

AT THE WATERFRONT

2 Bedroom + Den
1,138 Sq.ft.

Balcony
380 Sq.ft.

Total Living Space
1,518 Sq.ft.



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Monarch

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RIVA del LAGO

AT THE WATERFRONT

2 Bedroom + Den
1,161 Sq.ft.

Balcony
115 Sq.ft.

Total Living Space
1,276 Sq.ft.



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Monarch

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RIVA del LAGO

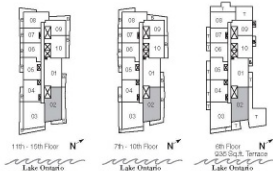
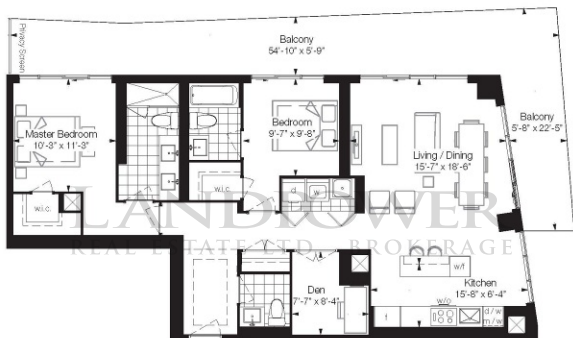
AT THE WATERFRONT

2 Bedroom + Den

1,202 Sq.ft.

Balcony
400 Sq.ft.

Total Living Space
1,602 Sq.ft.



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RIVA del LAGO

AT THE WATERFRONT

2 Bedroom + Den

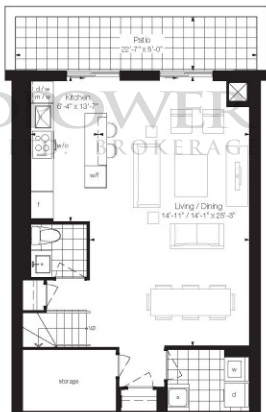
1,465 Sq.ft.

Patio
105 Sq.ft.

Total Living Space
1,570 Sq.ft.



Upper Level



Lower Level



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RIVA del LAGO

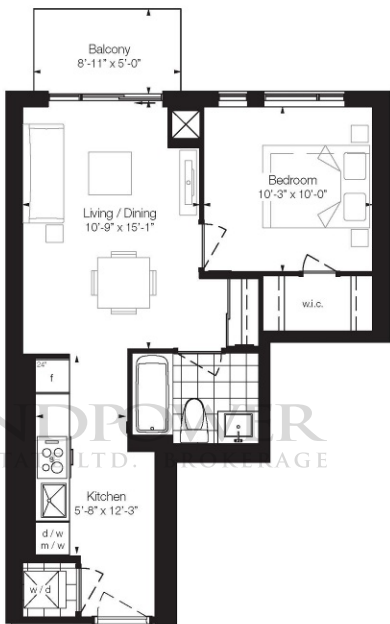
AT THE WATERFRONT

1 Bedroom

551 Sq.ft.

Balcony
35 Sq.ft.

Total Living Space
586 Sq.ft.



LANDPOWER
REAL ESTATE LTD. BROKERAGE



3rd - 5th Floor N
Lake Ontario



3rd Floor N
Lake Ontario

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RIVA del LAGO

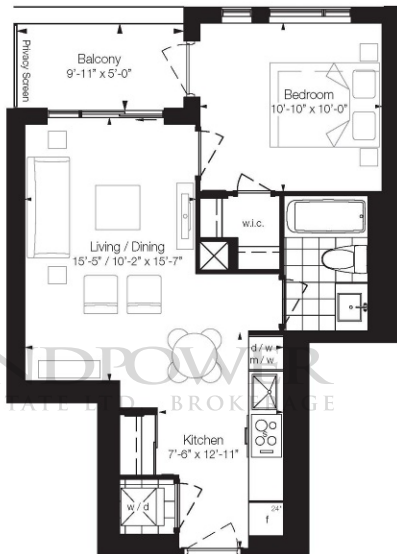
AT THE WATERFRONT

1 Bedroom

555 Sq.ft.

Balcony
45 Sq.ft.

Total Living Space
600 Sq.ft.



LANDPOWER
REAL ESTATE LTD. BROKER



3rd - 5th Floor
Lake Ontario



2nd Floor
400 Sq.ft. Terrace
Lake Ontario

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RIVA del LAGO

AT THE WATERFRONT

1 Bedroom

569 Sq.ft.

Balcony
120 Sq.ft.

Total Living Space
689 Sq.ft.



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11th - 15th Floor N
Lake Ontario



7th - 10th Floor N
Lake Ontario



6th Floor with Terrace N
Lake Ontario

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RIVA del LAGO

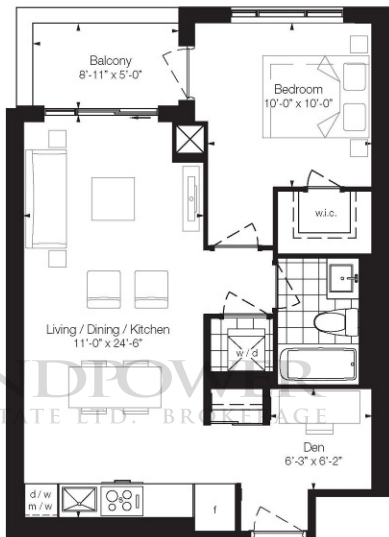
AT THE WATERFRONT

1 Bedroom + Den

651 Sq.ft.

Balcony
35 Sq.ft.

Total Living Space
686 Sq.ft.



LANDPROV
REAL ESTATE LTD. BROKERAGE



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RIVA del LAGO

AT THE WATERFRONT

1 Bedroom + Den

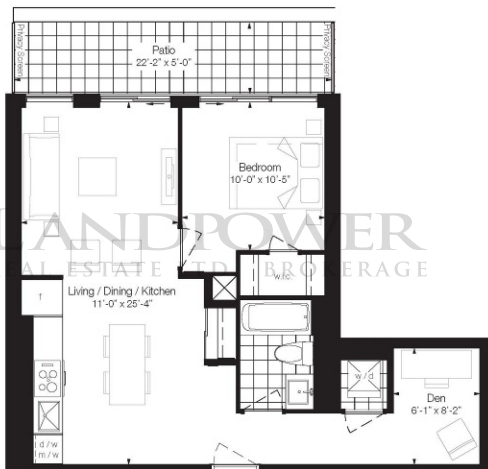
685 Sq.ft.

Patio

105 Sq.ft.

Total Living Space

790 Sq.ft.



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RIVA del LAGO

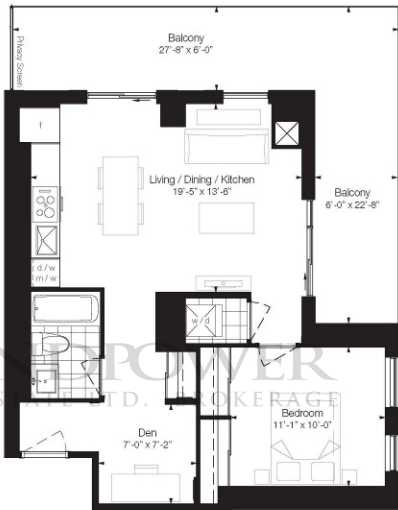
AT THE WATERFRONT

1 Bedroom + Den

712 Sq.ft.

Balcony
260 Sq.ft.

Total Living Space
972 Sq.ft.



LAND POWER
REAL ESTATE BROKERAGE



3rd - 6th Floor N
Lake Ontario

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RIVA del LAGO

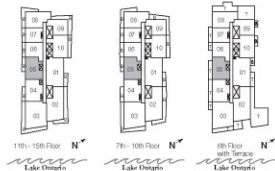
AT THE WATERFRONT

2 Bedroom

800 Sq.ft.

Balcony
115 Sq.ft.

Total Living Space
915 Sq.ft.



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RIVA del LAGO

AT THE WATERFRONT

2 Bedroom
808 Sq.ft.

Balcony
250 Sq.ft.

Total Living Space
1,058 Sq.ft.



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RIVA del LAGO

AT THE WATERFRONT

2 Bedroom

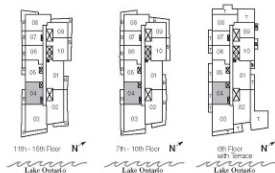
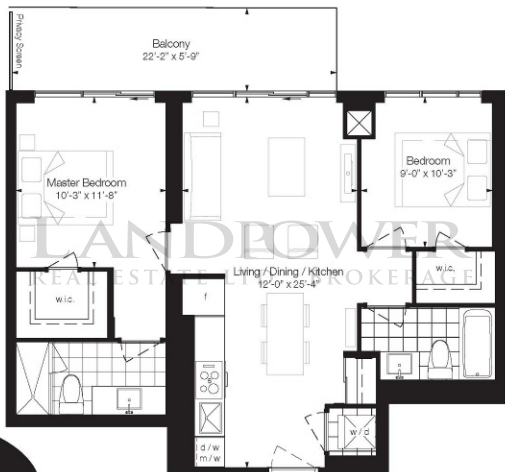
817 Sq.ft.

Balcony

120 Sq.ft.

Total Living Space

937 Sq.ft.



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first.

RIVA del LAGO

AT THE WATERFRONT

2 Bedroom

847 Sq.ft.

Balcony

75 Sq.ft.

Total Living Space

922 Sq.ft.



2nd - 5th Floor N
Lake Ontario



2nd Floor N
Lake Ontario

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Monarch

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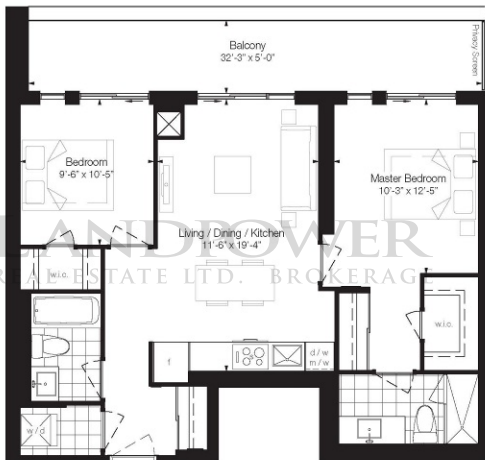
RIVA del LAGO

AT THE WATERFRONT

2 Bedroom
848 Sq.ft.

Balcony
155 Sq.ft.

Total Living Space
1,003 Sq.ft.



3rd - 6th Floor N
Lake Ontario



2nd Floor N
Lake Ontario

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Monarch

first.

RIVA del LAGO

AT THE WATERFRONT

2 Bedroom
859 Sq.ft.

Balcony
65 Sq.ft.

Total Living Space
924 Sq.ft.



3rd - 5th Floor N
Lake Ontario



2nd Floor with Terrace N
Lake Ontario

This plan is not to scale and subject to architectural review and revision including window location, the unit being converted with a layout that is the reverse of that set out above. All materials, quantities, depths and dimensions, if any, are approximate and subject to change without notice in order to comply with building air condition and municipal, structural, fire and/or environmental requirements. Actual floor areas may vary in accordance with Building 22 published by the Toronto Property Corporation. Publications are not shown on this plan and may be located in areas of the floor as required on electrical, plumbing and mechanical systems. Publications, if correct and applicable, are included on common elements, shown for display purposes only and location and size are subject to change without notice. Window location, size and type may vary without notice. E. & C.E.


Monarch

first.

RIVA del LAGO

AT THE WATERFRONT

2 Bedroom

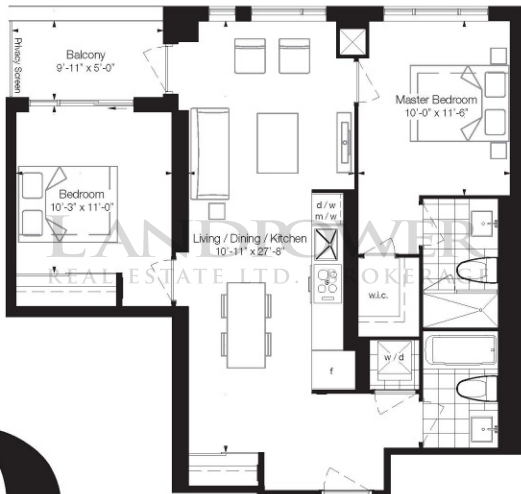
868 Sq.ft.

Balcony

45 Sq.ft.

Total Living Space

913 Sq.ft.



3rd - 5th Floor N
Lake Ontario



3rd Floor N
Lake Ontario

This plan is not to scale and subject to architectural review and revision including window location, the unit being completed with a layout that is the reverse of that set out above. All materials, quantities, depths and dimensions, if any, are approximate and subject to change without notice in order to comply with building code, conditions and municipal, structural, vendor and/or environmental requirements. Actual floor areas may vary in accordance with Building 22 published by the Toronto Planning Corporation. Publications are for illustrative purposes only and may be changed in order of the time as required for physical usage and mechanical systems. Dimensions, fixtures and areas, if any, are exclusive of air-circulation elements, shown for display purposes only and location and size are subject to change without notice. Window location, size and type may vary without notice. E. & C.E.


Monarch

first.

RIVA del LAGO

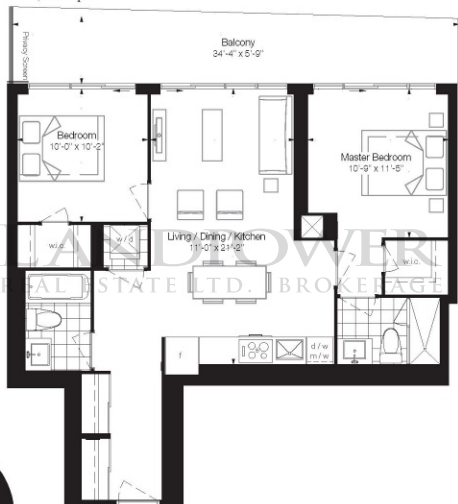
AT THE WATERFRONT

2 Bedroom

887 Sq.ft.

Balcony
180 Sq.ft.

Total Living Space
1,067 Sq.ft.



R



This plan is not to scale and subject to architectural review and revision including window location, the unit being converted with a layout that is the reverse of that set out above. All materials, quantities, depths and dimensions, if any, are approximate and subject to change without notice in order to comply with building air circulation and mechanical, structural, fire and/or environmental requirements. Actual floor areas may vary in accordance with Building 22 published by the Toronto Planning Corporation. Publications are not shown on this plan and may be located in areas of the floor as required for electrical service and mechanical systems. Partitions, if shown and faces if any are exclusive of glasswork elements, shown for display purposes only and location and size are subject to change without notice. Window location, size and type may vary without notice. E. & C.E.

Monarch

first.

RIVA del LAGO

AT THE WATERFRONT

2 Bedroom
907 Sq.ft.

Patio
45 Sq.ft.

Total Living Space
952 Sq.ft.



This plan is not to scale and subject to architectural review and revision including window location, the Unit being constructed with a layout that is the reverse of that set out above. All materials, specifications, depths and dimensions, if any, are approximate and subject to change without notice in order to comply with building air conditions and municipal, structural, Vendor and/or architectural requirements. Actual floor areas may vary in accordance with Building 22 published by the Toronto Property Corporation. Published area set shown on this plan and may be located in areas of the Unit as required on previous versions and mechanical systems. Balconies, fire exits and stairs if any are exclusive of common elements, shown for display purposes only and location and size are subject to change without notice. Window location, size and type may vary without notice. E. & C.E.


Monarch

first.