

# SCENIC



A day in the life.

Scenic by nature.  
Scenic by design.

Naturally Scenic  
architecture.



[scenicliving.ca](http://scenicliving.ca) | Inspired by nature

  
ASPEN RIDGE  
HOME



EAST BUILDING



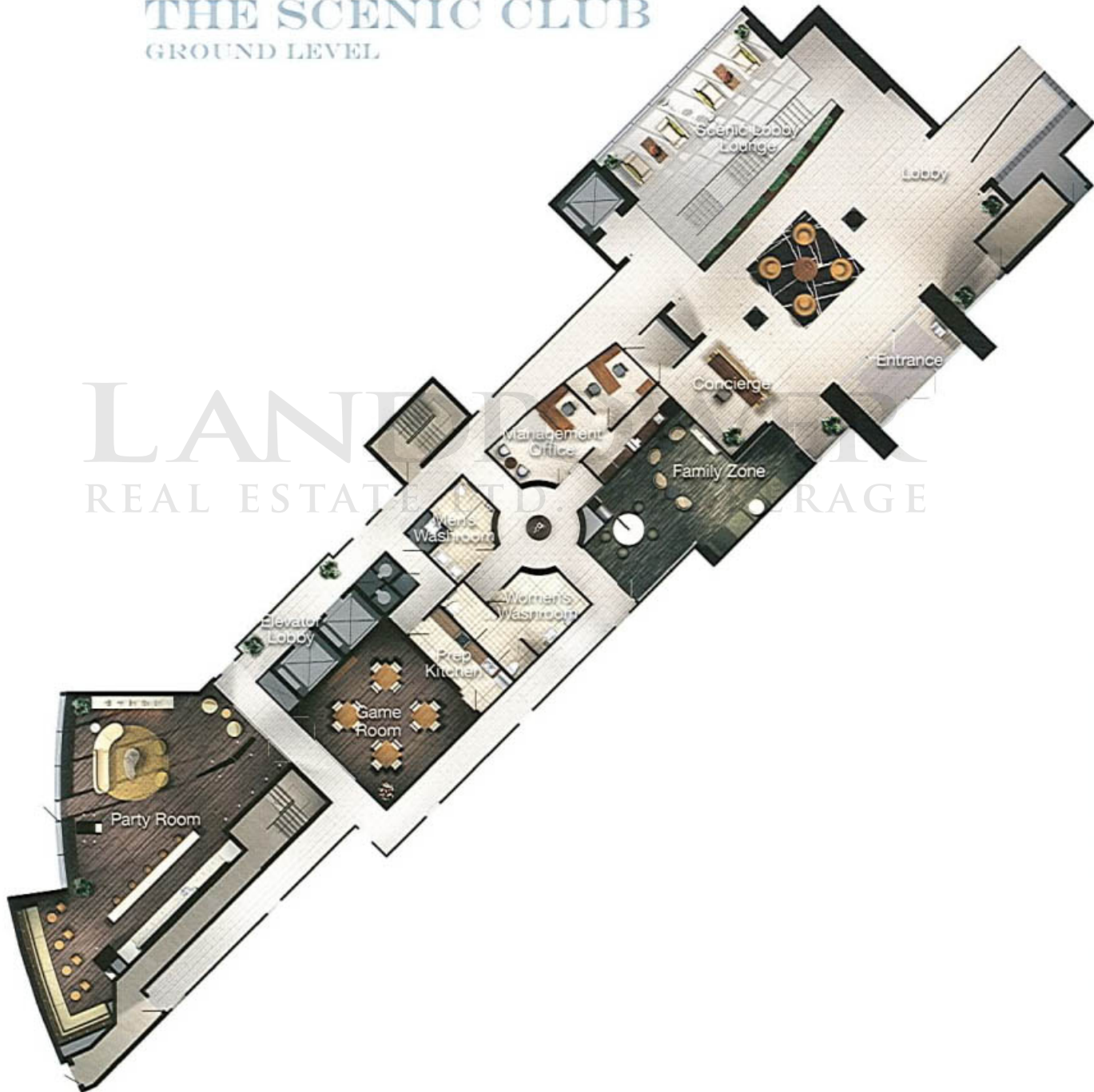
PC  
AD





Designed by Mike Niven, your Scenic amenities...

## THE SCENIC CLUB GROUND LEVEL



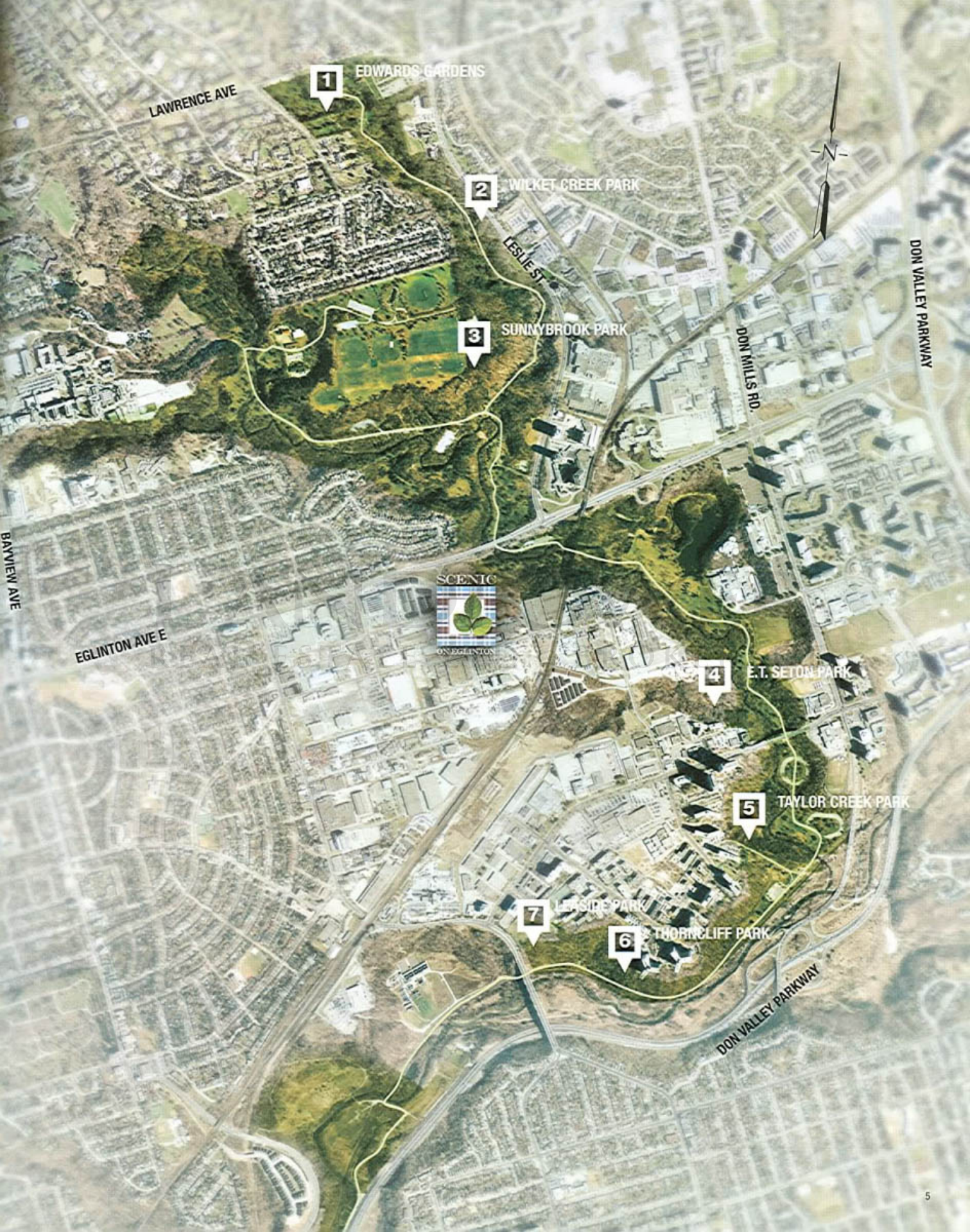
LANIER  
REAL ESTATE LTD. BROKER

# THE SCENIC CLUB

LOWER LEVEL







LAWRENCE AVE

1 EDWARDS GARDENS

2 WILKET CREEK PARK

3 SUNNYBROOK PARK

DON MILLS RD.

DON VALLEY PARKWAY

BAYVIEW AVE

EGLINTON AVE E



4 E.T. SETON PARK

5 TAYLOR CREEK PARK

7 LEISIDE PARK

6 THORNLIFF PARK

DON VALLEY PARKWAY



# Features & Finishes

## Scenic condo designs



### Suite Features

- Suites with 9' ceilings (except where bulkheads are required)
- White stippled ceiling finish to all areas except the kitchen, laundry, and bathrooms which feature a smooth white paint finish
- Balconies and terraces as per plan
- Energy efficient thermal glazed aluminum windows
- White plastic coated wire shelving in all closets
- Suite entry door with solid core with quality finished hardware
- Interior sliding doors as per plan
- Interior walls are primed and then painted with two coats of off-white quality latex paint
- Laminate flooring in all living areas and bedrooms as per builder's selection
- Heavy-duty wiring and receptacle for dryer
- Washer and electric dryer
- All suites pre-wired for high speed internet access
- All suites pre-wired for cable TV and telephone
- In suite programmable heating controls
- Individual control heating and air conditioning
- Security system
- 100 amp service per suite

### Kitchen Features

- Kitchen island as per plan
- Granite countertop as per builder's selection
- Single basin stainless steel sink in kitchen
- Ceramic backsplash as per builder's selection
- Contemporary chrome, single lever kitchen faucet
- Major appliances, white or black: 18 cu foot fridge, self cleaning range, dishwasher. All appliances connected and ready to use

### Bath Features

- Chrome single lever faucet
- Glass shower doors (where applicable)
- Pressure balance valve for tub and shower
- High performance toilets
- Exhaust fan vented to exterior of building
- White tub as per plan
- Tiled shower as per plan
- Ceiling light in shower
- Accessory package including towel bar and toilet paper holder (where applicable)
- Shower head
- Porcelain or ceramic floor tiles as per builder's selection

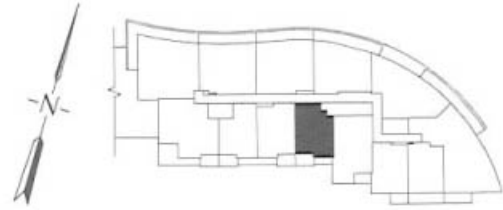
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#### Please note:

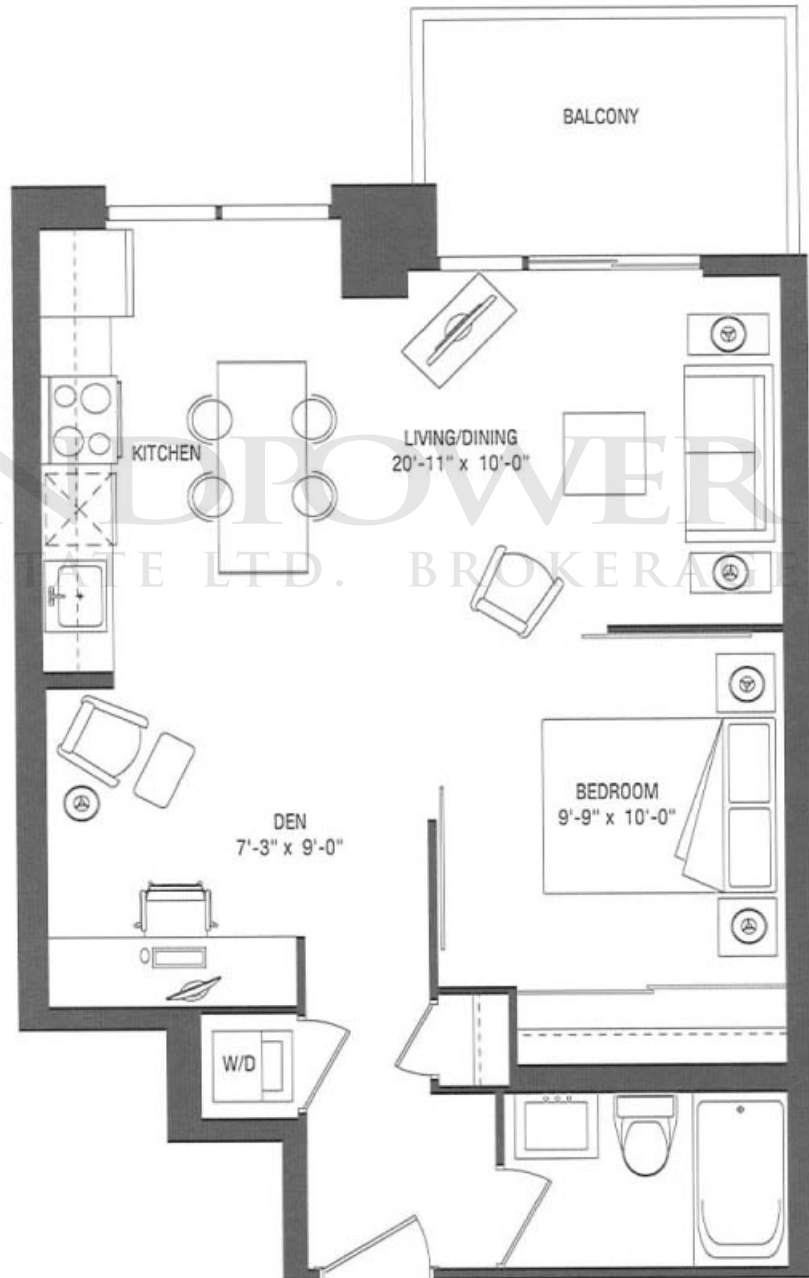
The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. 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 of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for the shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. Plan and specifications are subject to change without notice. E.&O.E.

# suite A

1 bedroom + den  
unit 610 sq. ft.  
balcony 73 sq. ft.



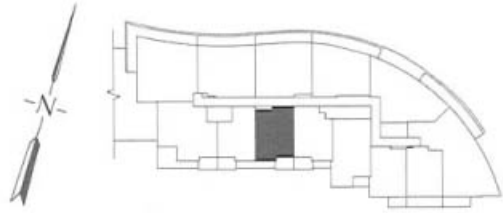
floor 3-17



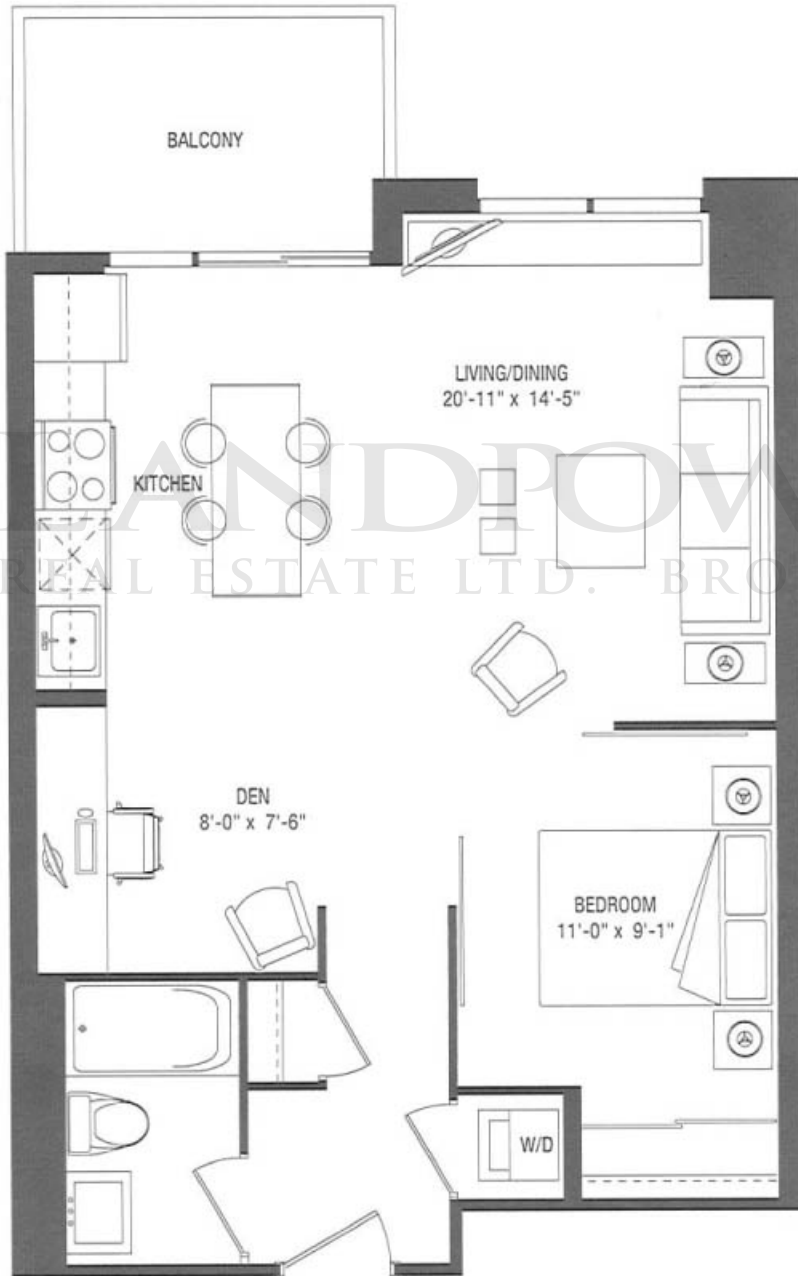
condo floorplan

# suite B

1 bedroom + den  
unit 633 sq. ft.  
balcony 73 sq. ft.



floor 3-17

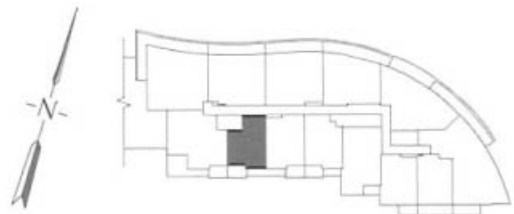


condo floorplan



# suite C

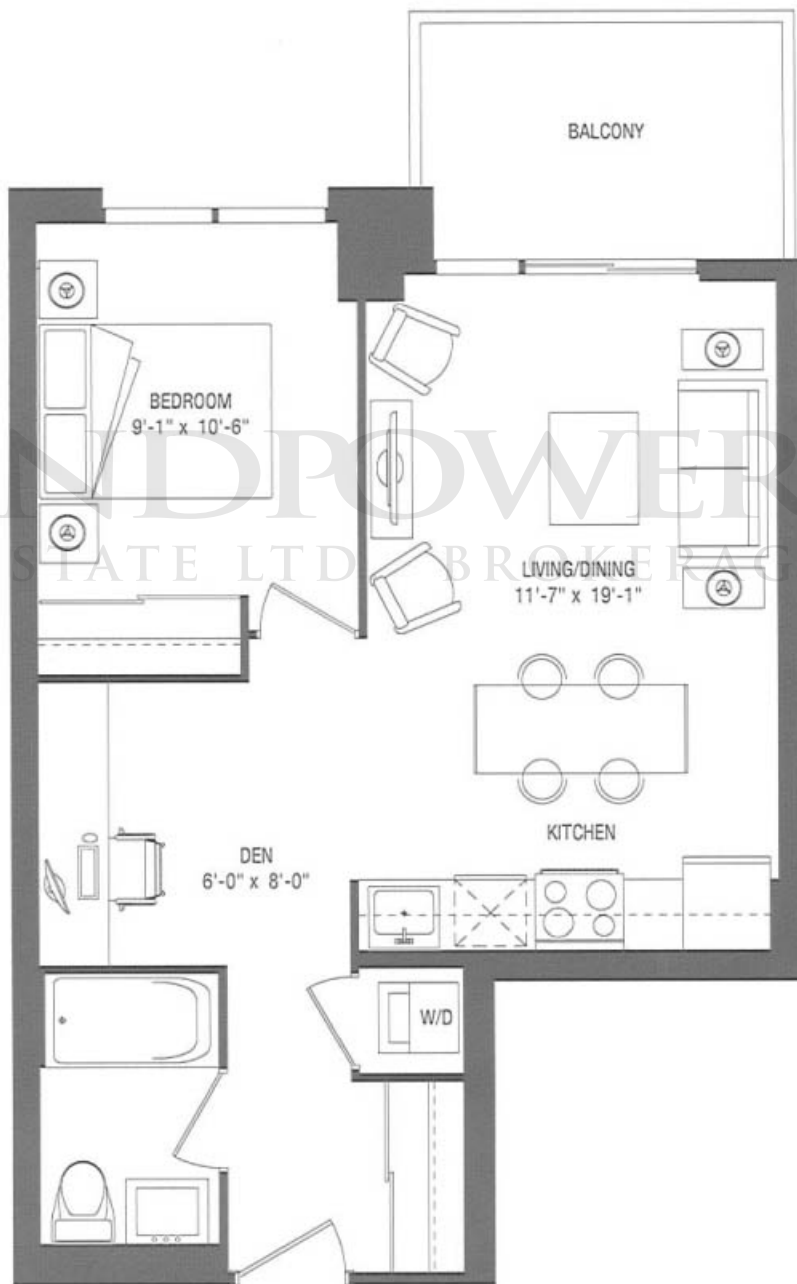
1 bedroom + den  
unit 578 sq. ft.  
balcony 73 sq. ft.



floor 3-17

condo floorplan

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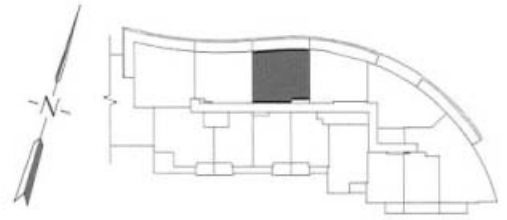
# suite G

2 bedroom + den

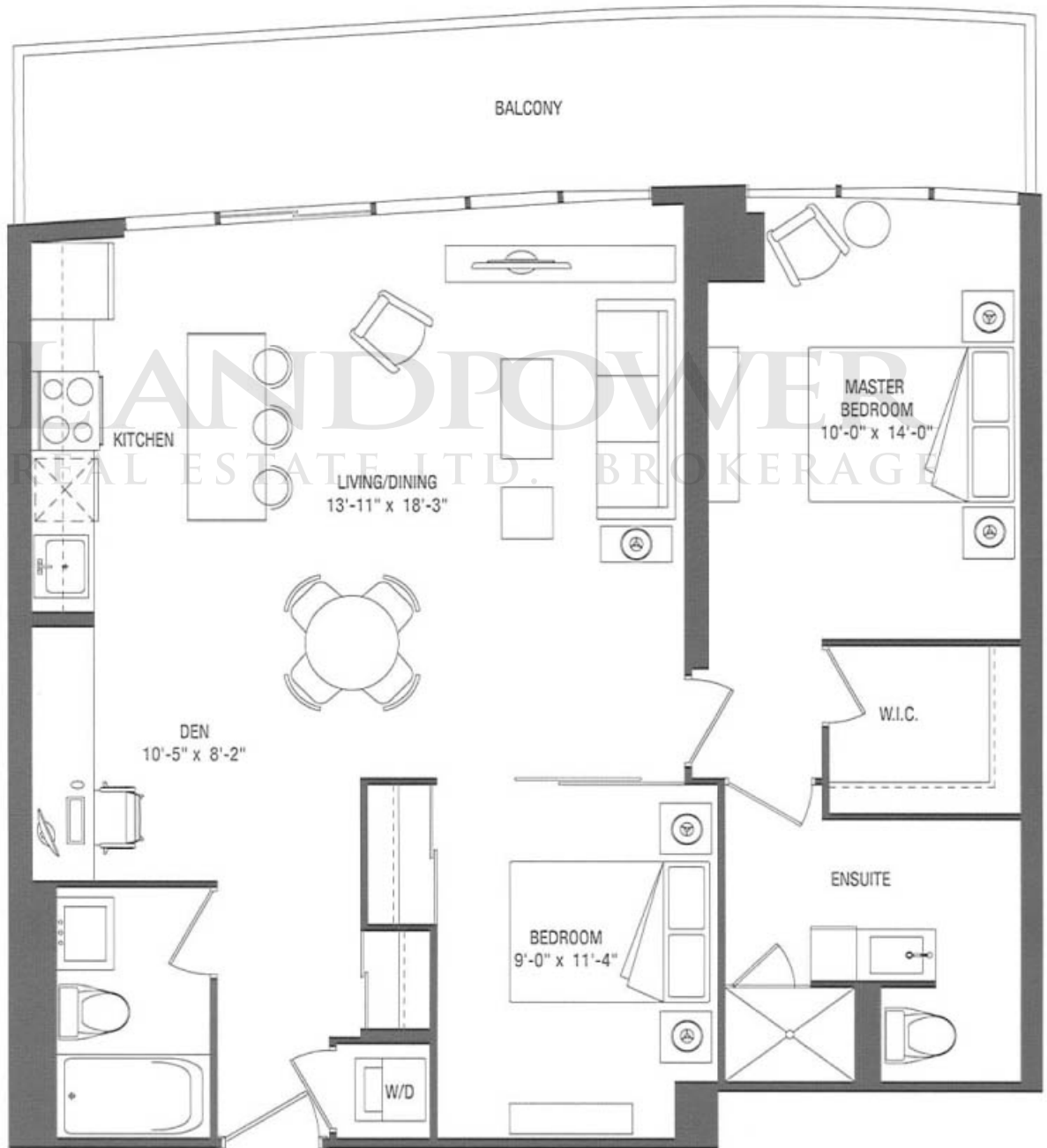
unit 968 sq. ft.

balcony 183 sq. ft.

(2nd floor balcony 75 sq. ft.)



floor 2-17



condo floorplan



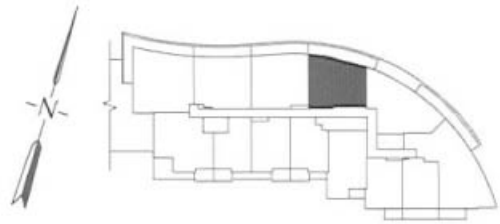
# suite H

2 bedroom + den

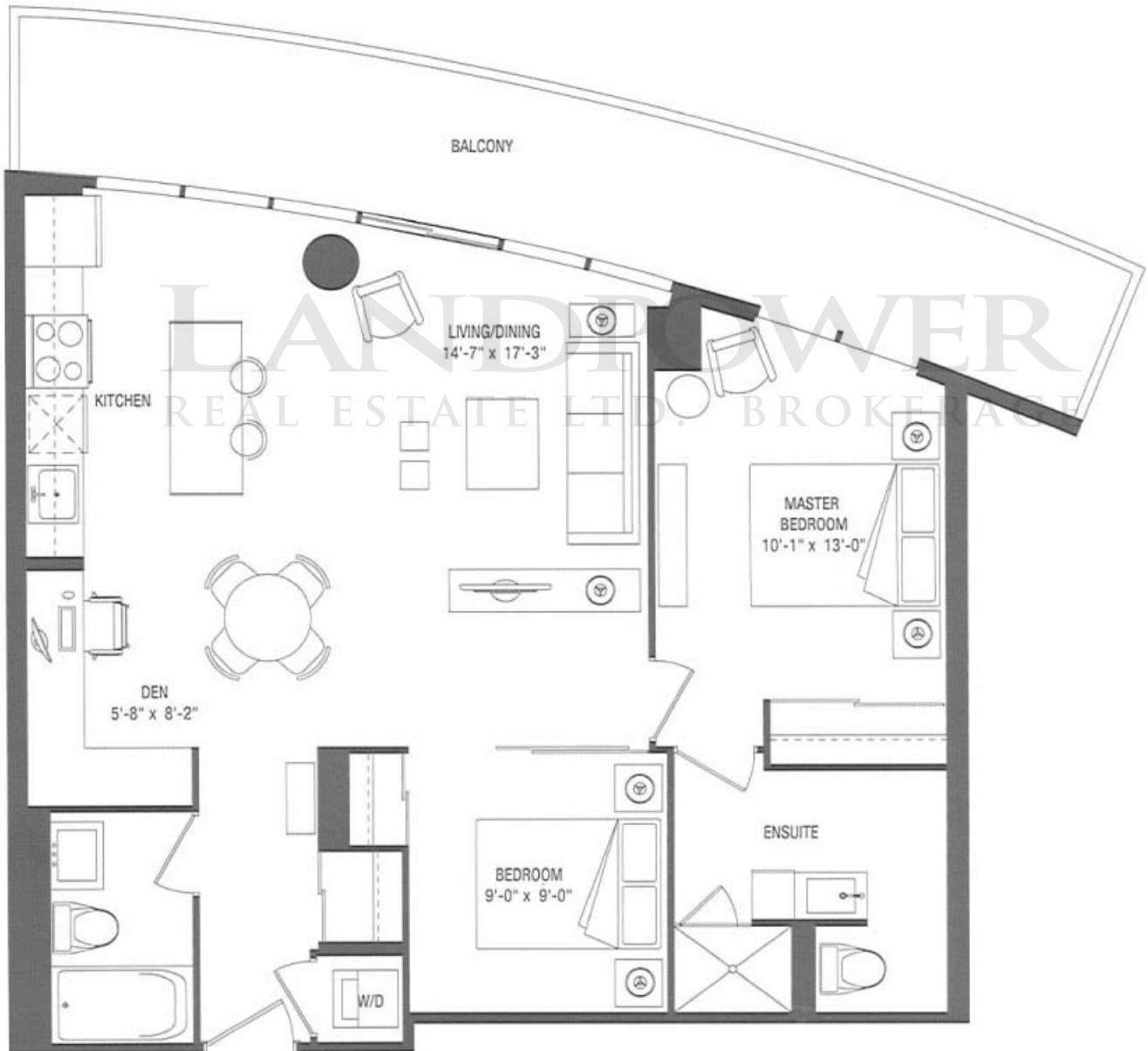
unit 892 sq. ft.

balcony 223 sq. ft.

(2nd floor balcony 150 sq. ft.)



floor 2-17



condo floorplan

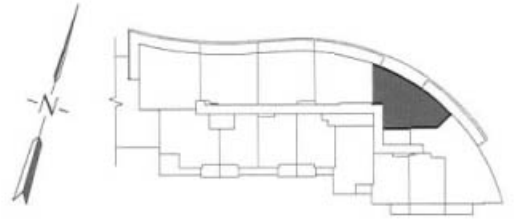
# suite 1

2 bedroom + den

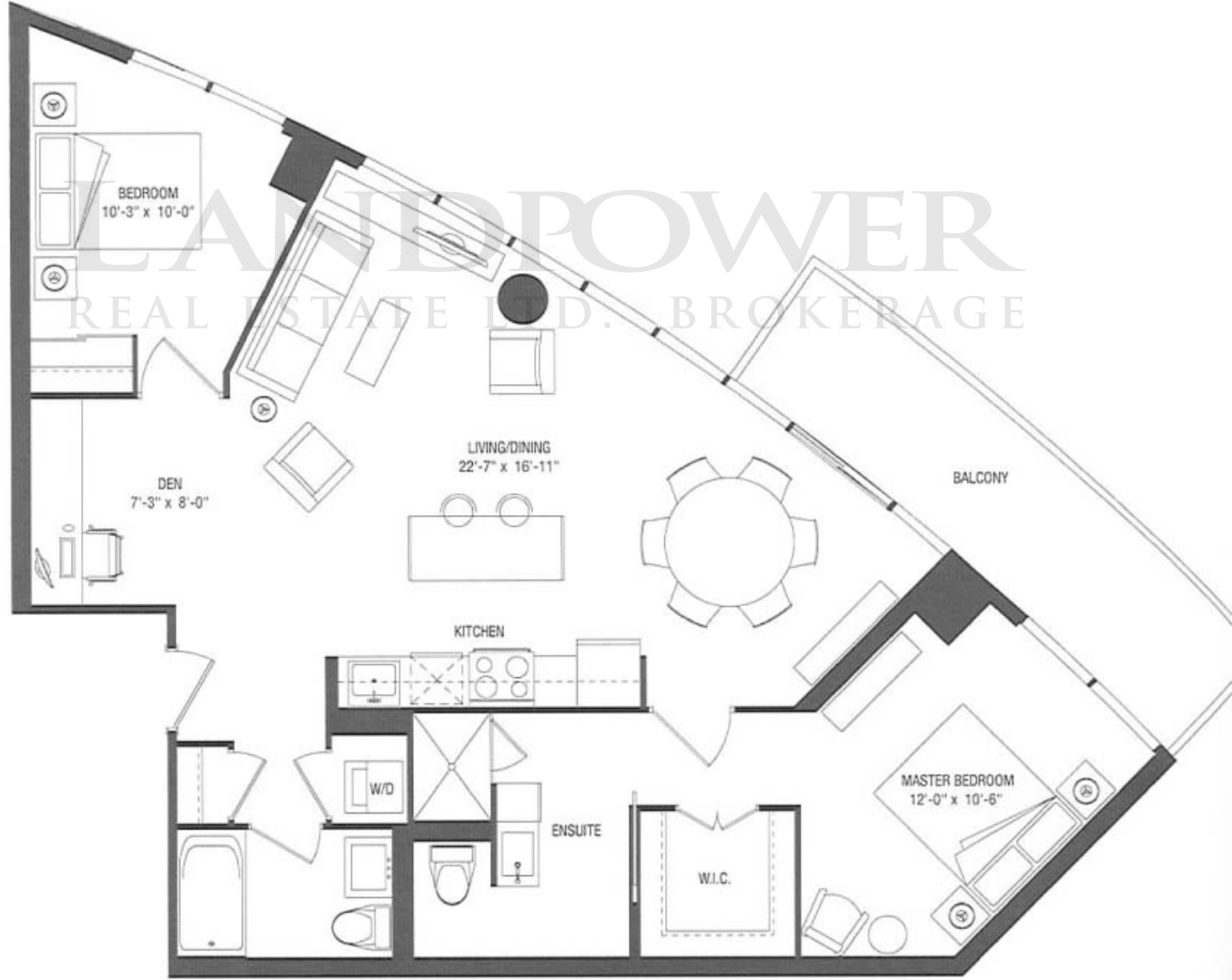
unit 1021 sq. ft.

balcony 130 sq. ft.

(2nd, 3rd, 4th, 16th & 17th floor balcony 280 sq. ft.)



floor 2-17



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condo floorplan



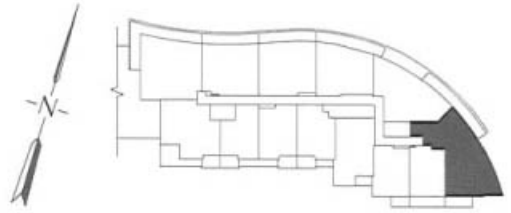
# suite J

2 bedroom + den

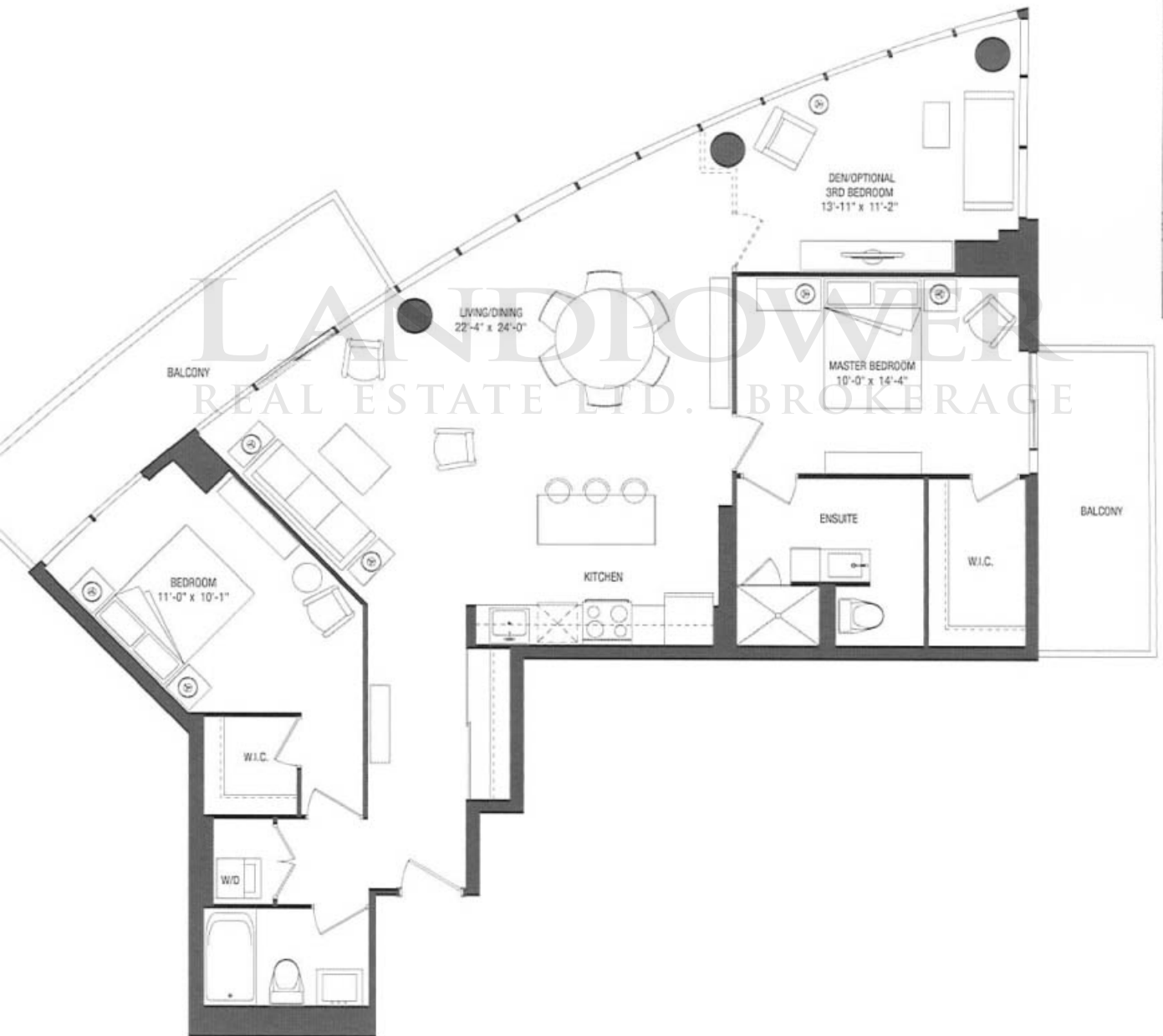
unit 1341 sq. ft.

balcony 227 sq. ft.

(2nd floor balcony 220 sq. ft.)



floor 2-17



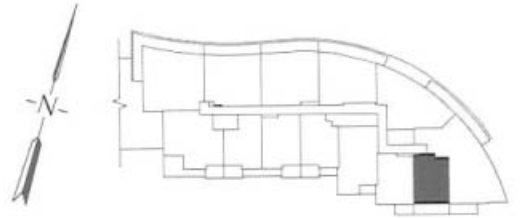
condo floorplan

# suite K

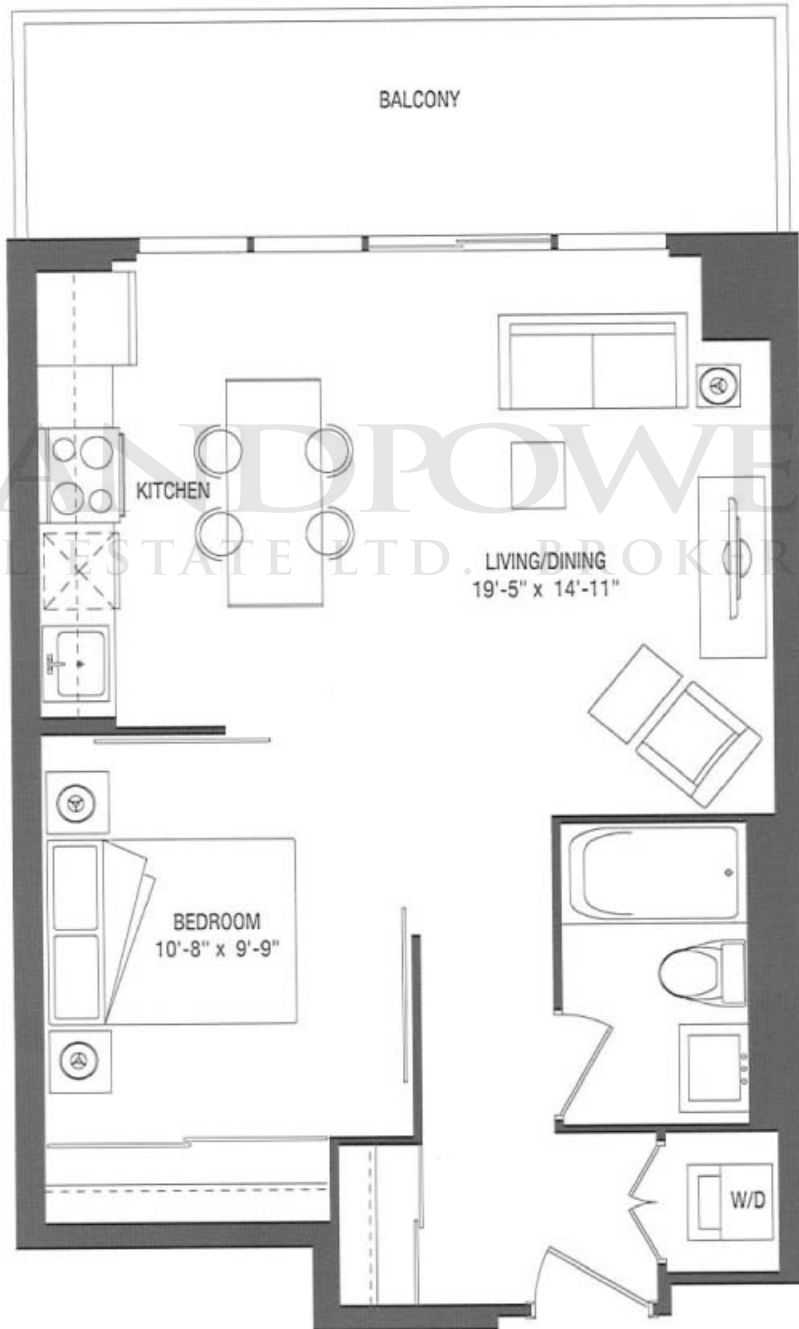
1 bedroom + den

unit 557 sq. ft.

balcony 120 sq. ft.



floor 2-17



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condo floorplan

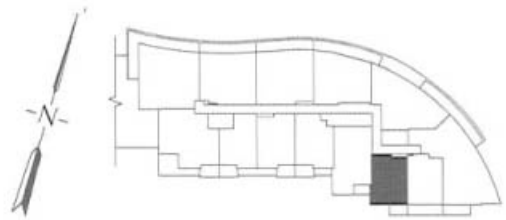


# suite L

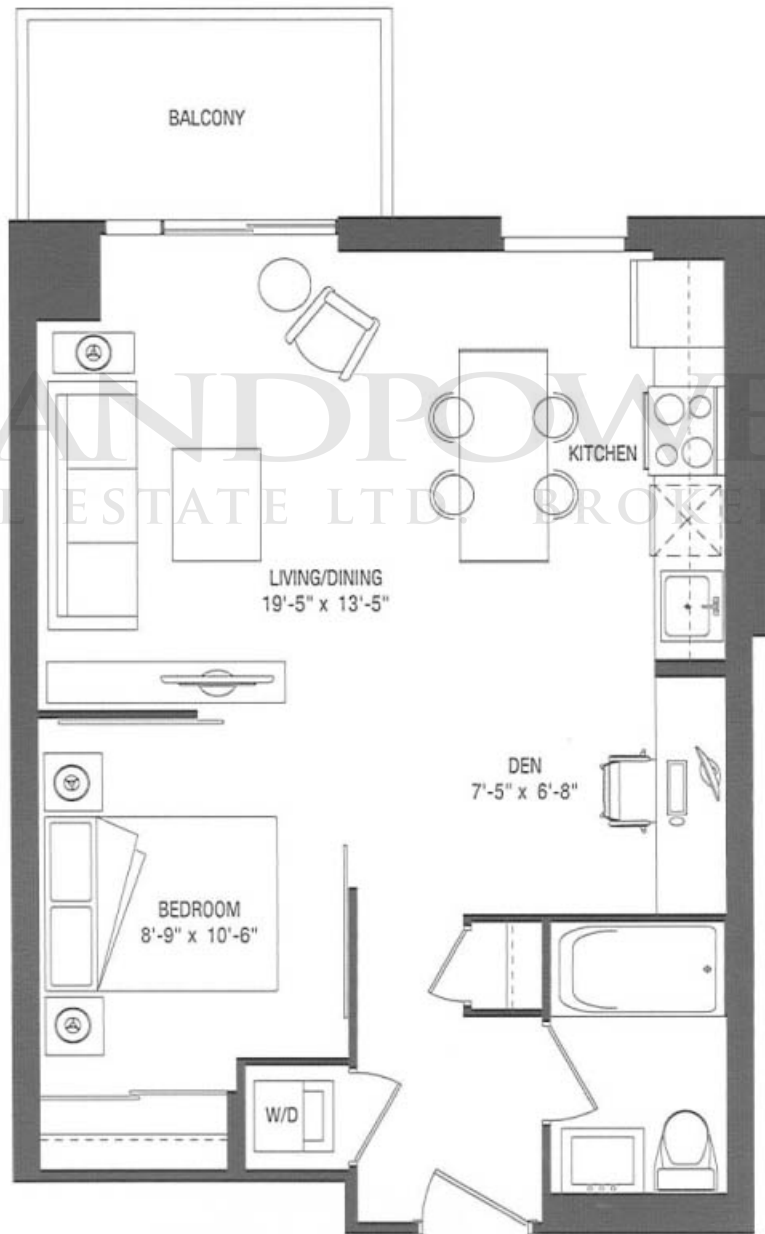
1 bedroom + den

unit 577 sq. ft.

balcony 62 sq. ft.



floor 2-17

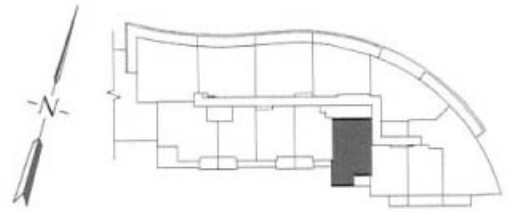


# suite M

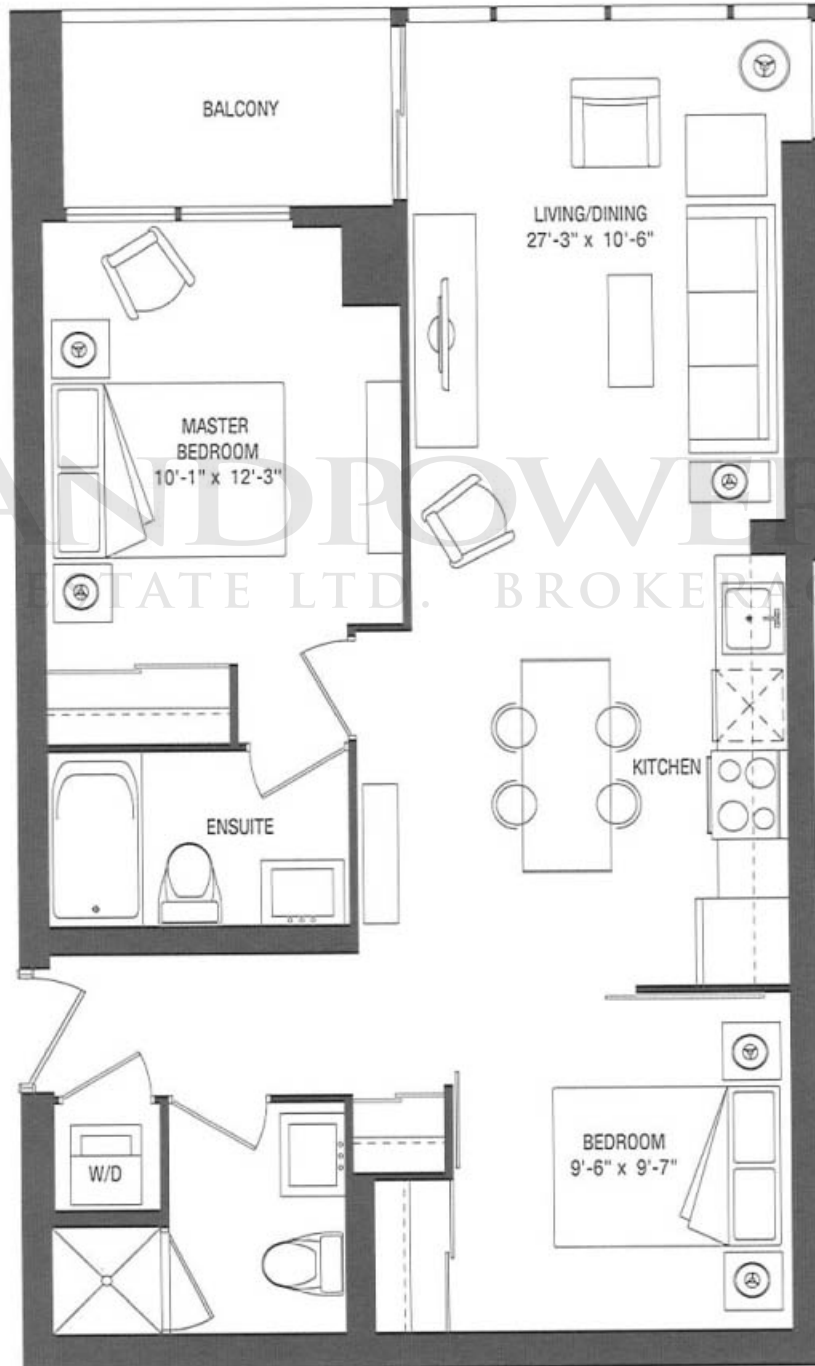
2 bedroom

unit 798 sq. ft.

balcony 51 sq. ft.



floor 3-17



condo floorplan





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