



## Welcome To The Ravine

Welcome to **The Ravine**, a master-planned community overlooking the *Don Valley* in Toronto's prestigious *York Mills* neighbourhood.

Arguably the city's most distinctive topographical landscape, Toronto's *Don River* was formed more than *12,000 years ago* from receding glaciers, leaving behind this remarkable setting. With its North-South orientation, the *Don Valley* has left an indelible mark on the city's evolution, creating thriving communities alongside this spectacular topography.

One of those is the adjacent *Don Mills*, designed as a master-planned, mixed-use community in the 1950s, the neighbourhood has been recognized as one of *North America's best examples of post-war urban planning*. With its modernist designs and easy vehicular access to downtown, *Don Mills* achieved immediate success.

The legacy continues with **The Ravine**, contemporary residential living in the landmark location of Toronto's greenbelt heartland.

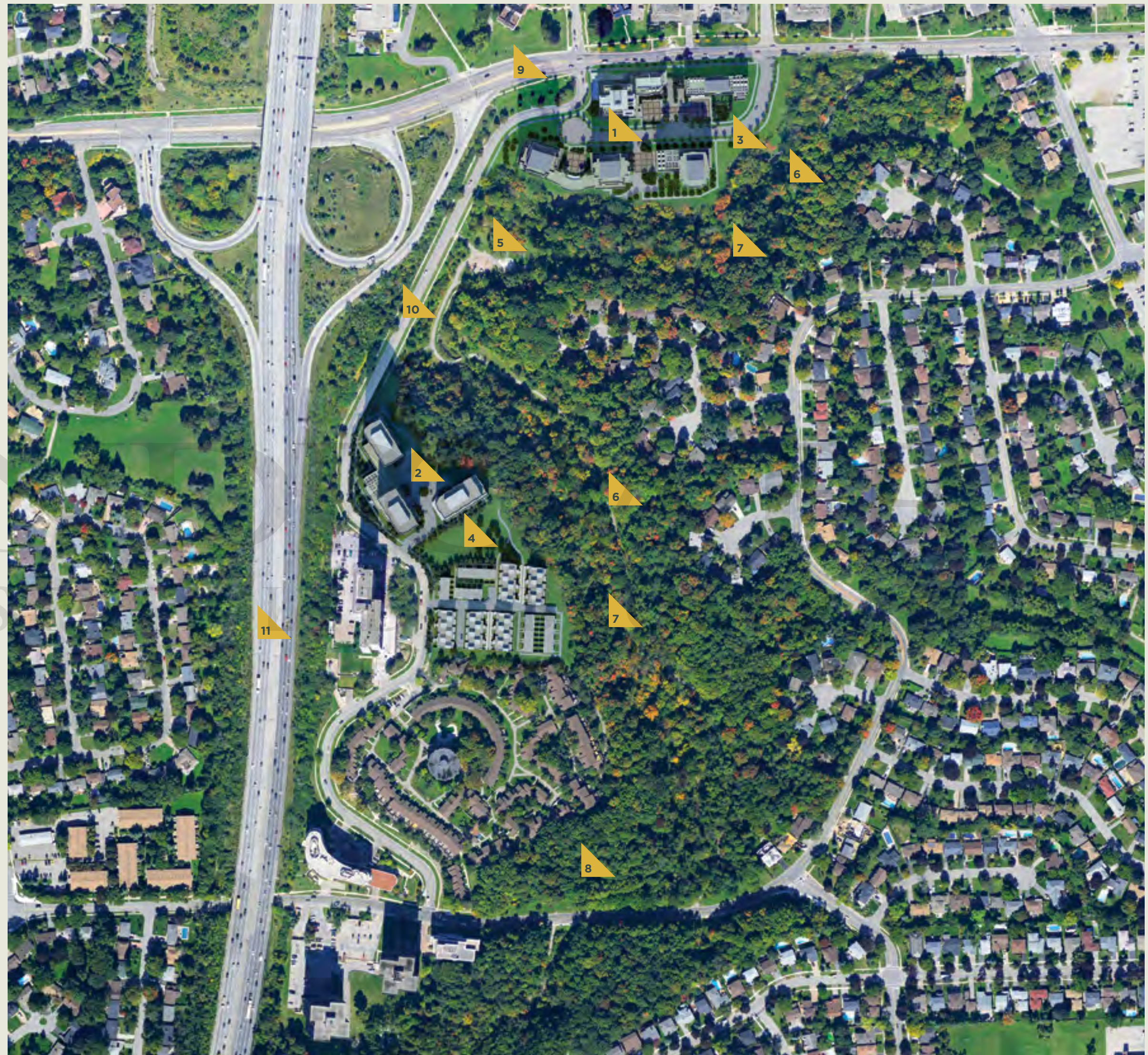
**The Ravine — Naturally York Mills.**

# An Organic Community

The Ravine community is set alongside picturesque Brookbanks Park and Deerlick Creek. This park system offers recreational amenities with connections to a web of walking and hiking trails and playgrounds.

Toronto is known as the *Ravine City* and is renowned for its vast parklands — though few local areas have maintained the natural harmony like this one. This *York Mills district* offers the perfect balance of urban living and natural wonder. The Ravine has been designed not only to maintain that appeal, but enhances it with architecture that welcomes the surrounding environment directly into its private and public living spaces.

- 1. RAVINE CONDOMINIUMS (NORTH BLOCK)
- 2. RAVINE CONDOMINIUMS (FUTURE SOUTH BLOCK)
- 3. NEW PUBLIC PARK NORTH
- 4. NEW PUBLIC PARK SOUTH
- 5. PLAYGROUND & SPLASH PAD
- 6. WALKING / CYCLING TRAILS
- 7. DEERLICK CREEK
- 8. BROOKBANKS PARK
- 9. YORK MILLS RD.
- 10. VALLEY WOODS RD.
- 11. DON VALLEY PARKWAY





NEW TOWNHOMES

FUTURE SOUTH BLOCK

NORTH BLOCK

## Phase One: 1215 York Mills Road

### The Beginning of a Landmark Community

It's rare to have the opportunity to create a master-planned community where everything from building architecture to landscaped pathways and open spaces are designed to integrate seamlessly with the surroundings.

The transformation begins with the community's inaugural building. With its use of *natural materials, cascading canopies, and glass facades*, this landmark building is destined to become one of *York Mills' most sought after residences* and will set the tone for future phases.

### The Evolution

From here, **The Ravine** community will include *seven condominium residences totaling approximately 1600 suites*. This new neighbourhood has been meticulously planned to harmonize with its natural surroundings, inviting residents to live and play in Toronto's beautiful ravine system.

PHASE ONE

YORK MILLS RD.



## Great Places Are Defined By Nature

*Balance. Harmony. Symmetry.* These are the basic principles of nature — where everything has a place and purpose, existing perfectly within the environmental elements that surround it.

Renowned architect *Frank Lloyd Wright* had this in mind when he coined the term “*organic architecture*” to convey his belief that buildings should become an extension of their surroundings.

Guided by this vision, **The Ravine** has been purposefully designed to complement its setting. It begins with the *cascading canopies* above the natural design *water feature* and the *carefully chosen materials* inspired by the local landscape.

McCANN 14

## A Classic Statement

Before entering the stunning Lobby, residents and visitors alike will notice the *expansive York Mills entrance*. Highlighted with a *cantilevered canopy* that stretches beyond the *glass façades*, **The Ravine's** organic architecture creates a classic statement.





▲ The Ravine South drop off for convenient arrivals and departures.



The bright, inviting Lobby incorporates natural materials from outside to blur the line between outdoor and indoor space. A wood feature wall reveals the upper level floating bridge accessed by the stone staircase next to the 24-hour concierge.



## Designed For Socializing

Bring your guests directly from the *Lobby to the Party Room Lounge* to gather around the distinctive horizontal *stone fireplace*. Or plan a more formal gathering and make use of the private *Dining Room and Service Kitchen*. Sliding glass doors open to a spectacular *Patio with a second fireplace feature and contemporary outdoor furnishings*.

Other main floor amenities include a *Fitness Centre, Home Theatre Room, Golf Simulator Room and a Dog Washing Bay*.

McCANN 14





## Outdoor Living

With panoramic views of the nearby Brookbanks Park and downtown Toronto, **The Ravine's 8th floor Rooftop Terrace** offers a comfortable Lounge and Fire Pit Area, Outdoor T.V., fully equipped Barbecue Stations and an Outdoor Yoga Studio.



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## The Ravine Club

Central to the community, the proposed Phase 2 will feature the private Ravine Club. Impressive in scale, this two storey spa-like facility will offer an *Indoor Pool*, *Outdoor Terrace*, *Fitness Centre* and *Lounge*.

*The Ravine Club is proposed for the Second Phase of the Ravine Project but there is no warranty, either expressed or implied, that the Ravine Club shall be constructed or, if constructed, what specific amenities will be available to owners of Phase 1.*



## Ground Floor Amenities

- |                              |                               |
|------------------------------|-------------------------------|
| 1. RAVINE SOUTH ENTRANCE     | 8. OUTDOOR BAR                |
| 2. YORK MILLS NORTH ENTRANCE | 9. OUTDOOR LOUNGE & FIREPLACE |
| 3. MAIN LOBBY & CONCIERGE    | 10. FITNESS CENTRE            |
| 4. PARTY ROOM LOUNGE         | 11. GOLF SIMULATOR            |
| 5. SERVERY                   | 12. DOG WASH BAY              |
| 6. PARTY ROOM DINING         | 13. MAIL ROOM                 |
| 7. INDOOR BAR                | 14. ELEVATORS                 |



## Rooftop Amenities

- |   |                        |
|---|------------------------|
| 1. INDOOR KITCHEN                             | 4. SUNDECK             |
| 2. OUTDOOR DINING & BBQ                       | 5. OUTDOOR YOGA STUDIO |
| 3. OUTDOOR LOUNGE<br>(WITH FIRE PIT AND T.V.) | 6. WASHROOMS           |

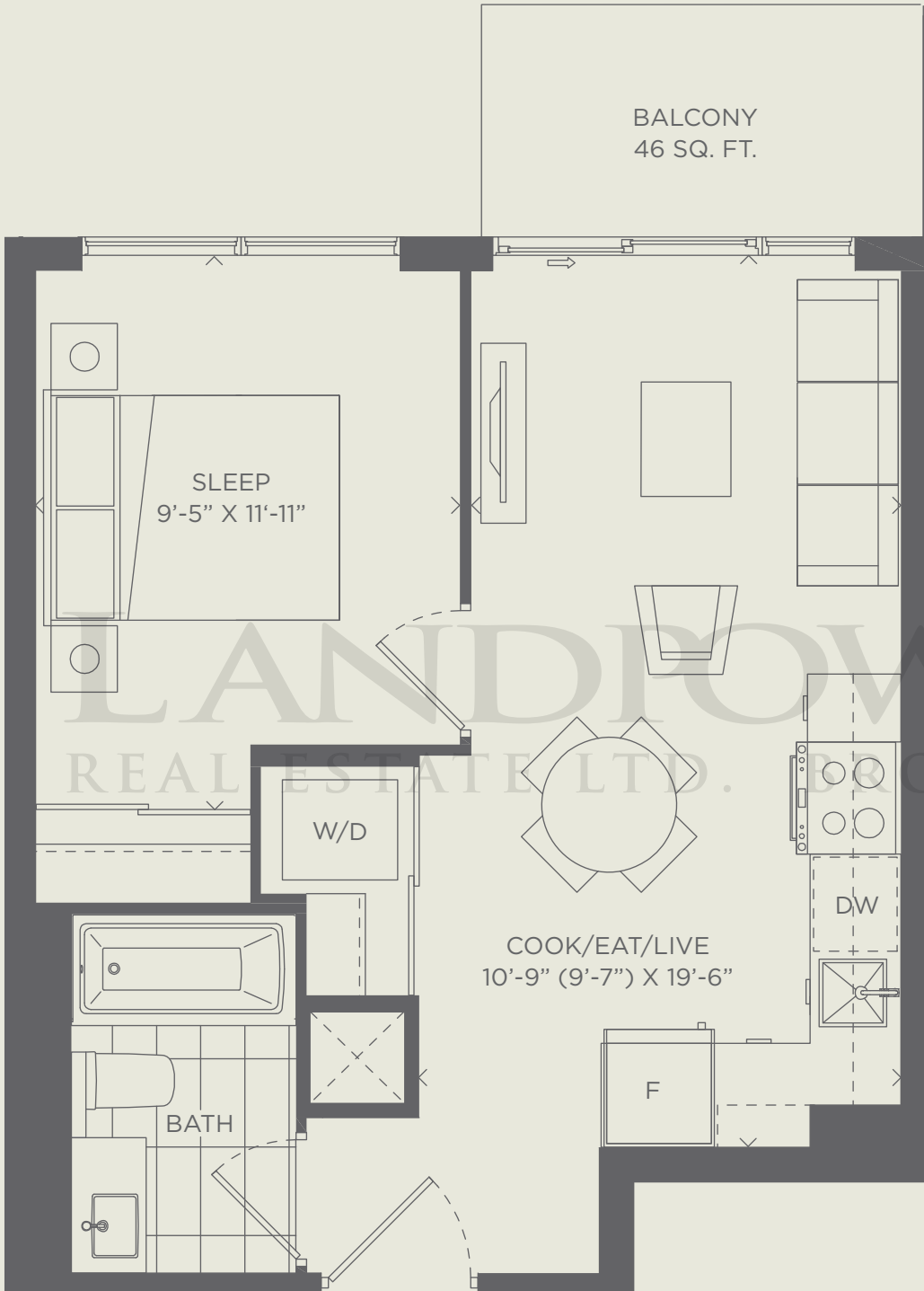
# ONE BEDROOM

SUITE 1A  
455 SQ. FT.



**THE RAVINE**  
NATURALLY YORK MILLS

ALTERNATE OUTDOOR CONDITIONS



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



4TH FLOOR  
9'-0" CEILINGS.



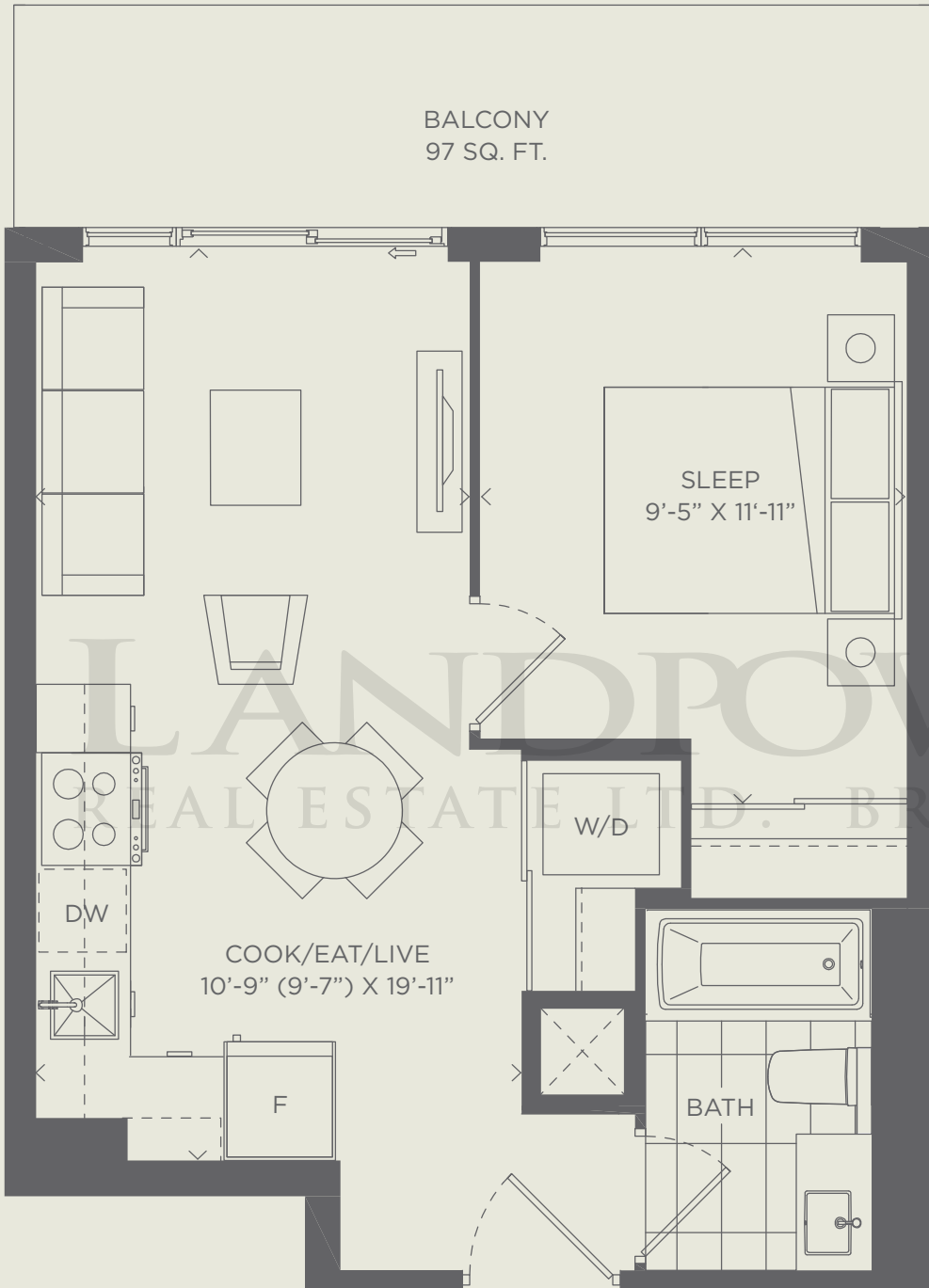
5TH - 7TH FLOORS  
9'-0" CEILINGS UNITS 1-19 ON 5TH  
& 6TH FLOORS. 9'-0" CEILINGS  
UNITS 8-16 ON 7TH FLOOR.  
9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.

# ONE BEDROOM

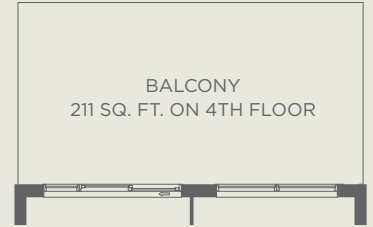
SUITE 1B  
462 SQ. FT.



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NATURALLY YORK MILLS



ALTERNATE OUTDOOR CONDITIONS



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



4TH FLOOR  
9'-0" CEILINGS.



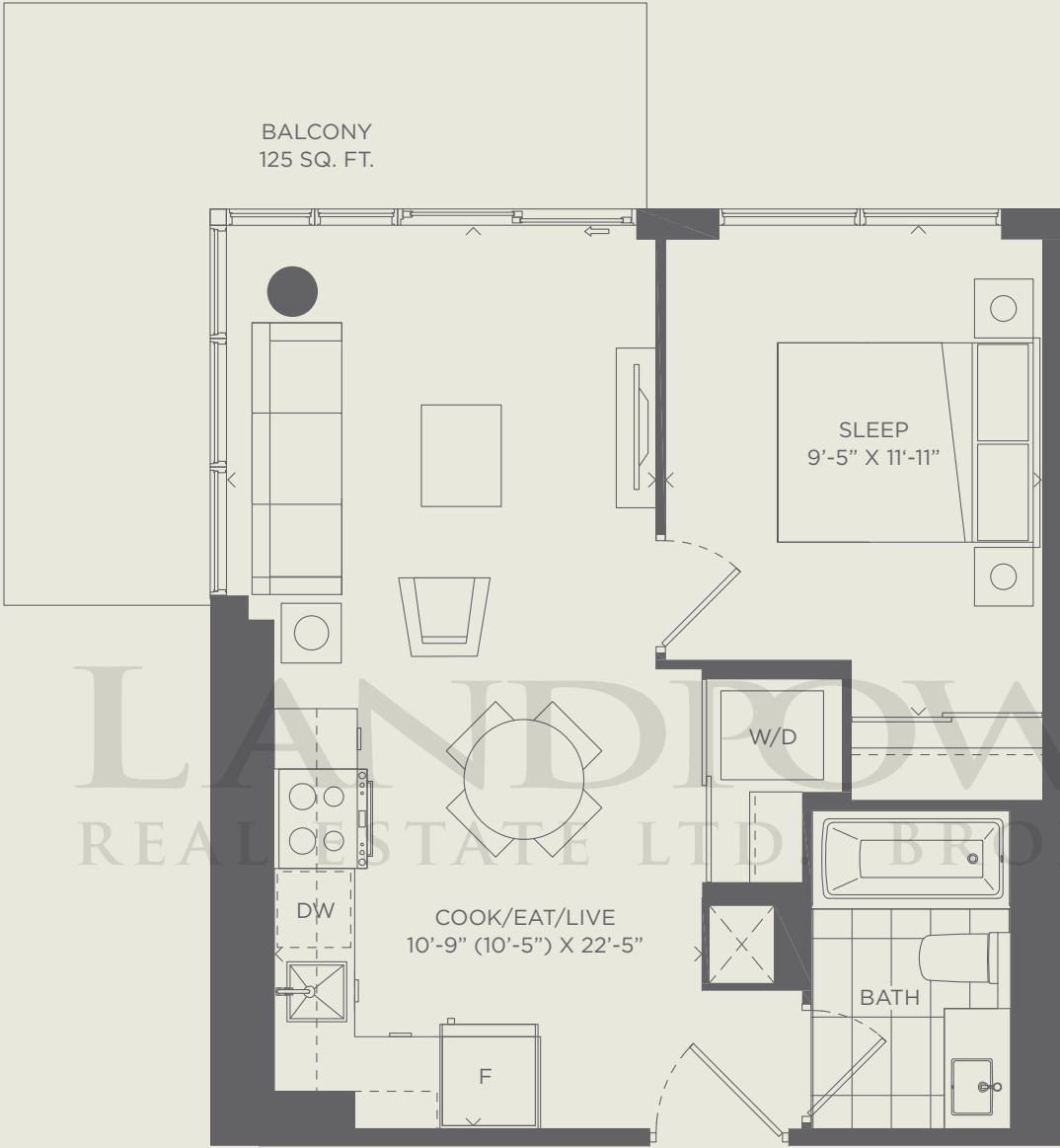
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9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.

# ONE BEDROOM

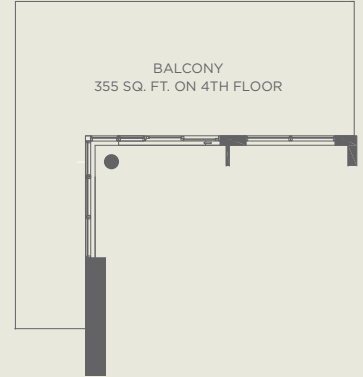
SUITE 1E  
499 SQ. FT.



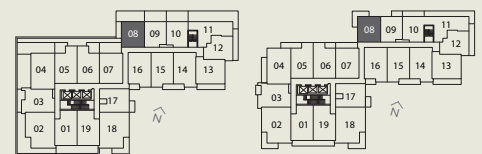
**THE RAVINE**  
NATURALLY YORK MILLS



## ALTERNATE OUTDOOR CONDITIONS



LANDFLOWER  
REAL ESTATE LTD. BROKERAGE



4TH FLOOR  
9'-0" CEILINGS.

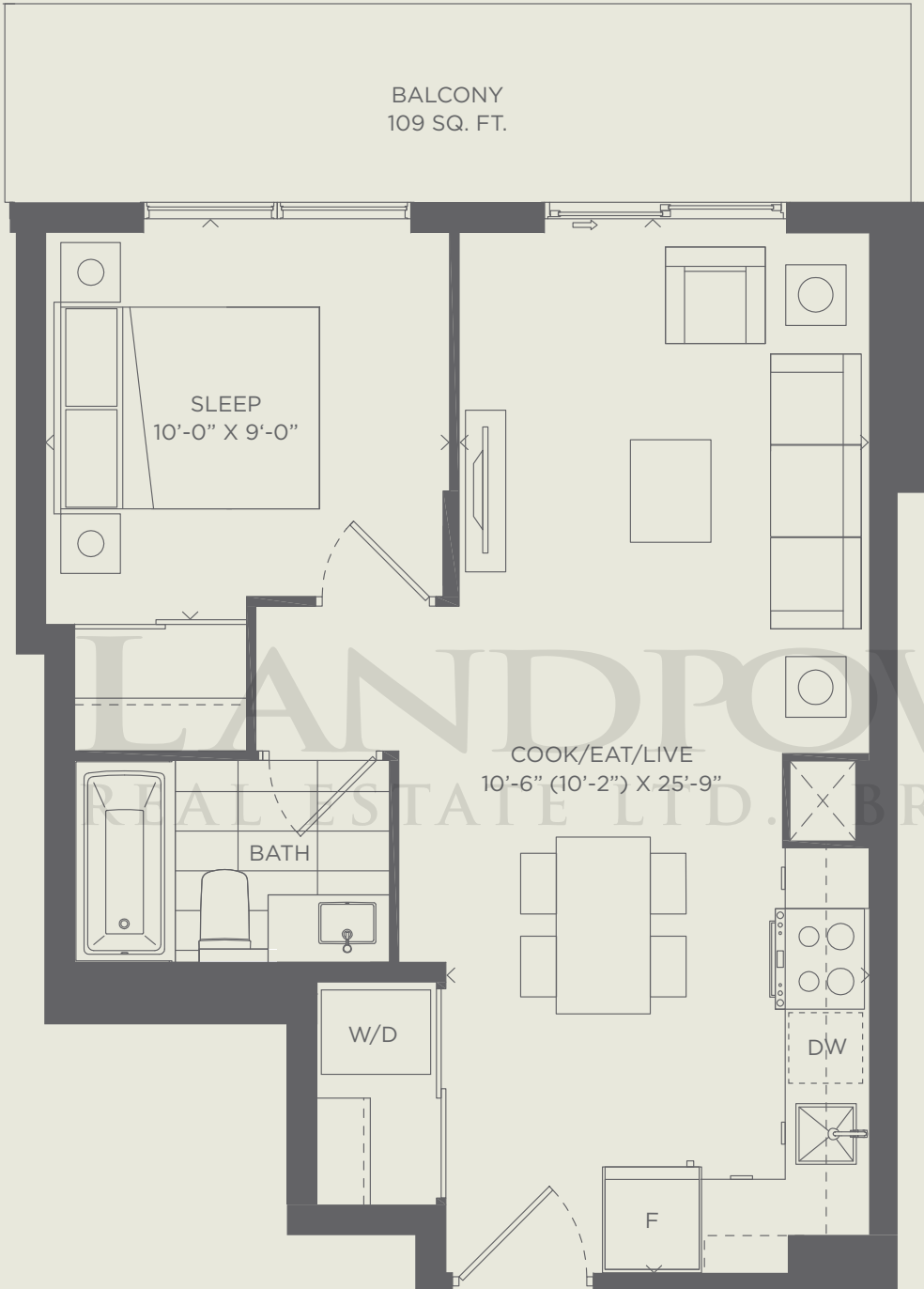
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UNITS 8-16 ON 7TH FLOOR.  
9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.

# ONE BEDROOM

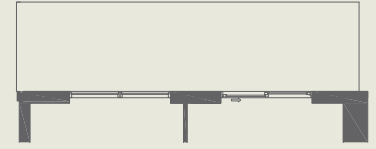
SUITE 1H  
521 SQ. FT.



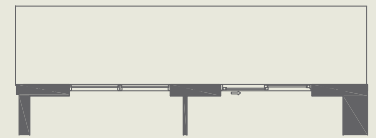
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NATURALLY YORK MILLS



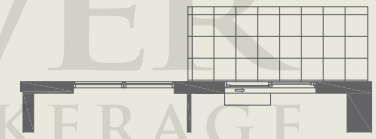
## ALTERNATE OUTDOOR CONDITIONS



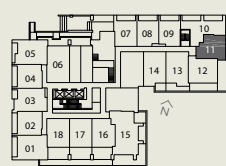
BALCONY  
130 SQ. FT. ON 4TH FLOOR



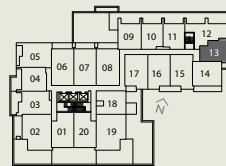
BALCONY  
117 SQ. FT. ON 3RD FLOOR



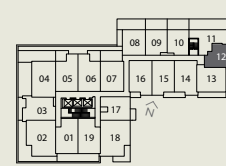
PATIO  
57 SQ. FT. ON 2ND FLOOR



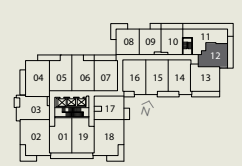
**2ND FLOOR**  
9'-10" CEILINGS UNITS 1-17, 19 &  
20. 8'-10" CEILINGS UNIT 18.



**3RD FLOOR**  
9'-10" CEILINGS UNITS 1-3 & 6-20.  
8'-10" CEILINGS UNITS 4 & 5.



**4TH FLOOR**  
9'-0" CEILINGS.



**5TH - 7TH FLOORS**  
9'-0" CEILINGS UNITS 1-19 ON 5TH  
& 6TH FLOORS. 9'-0" CEILINGS  
UNITS 8-16 ON 7TH FLOOR.  
9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.

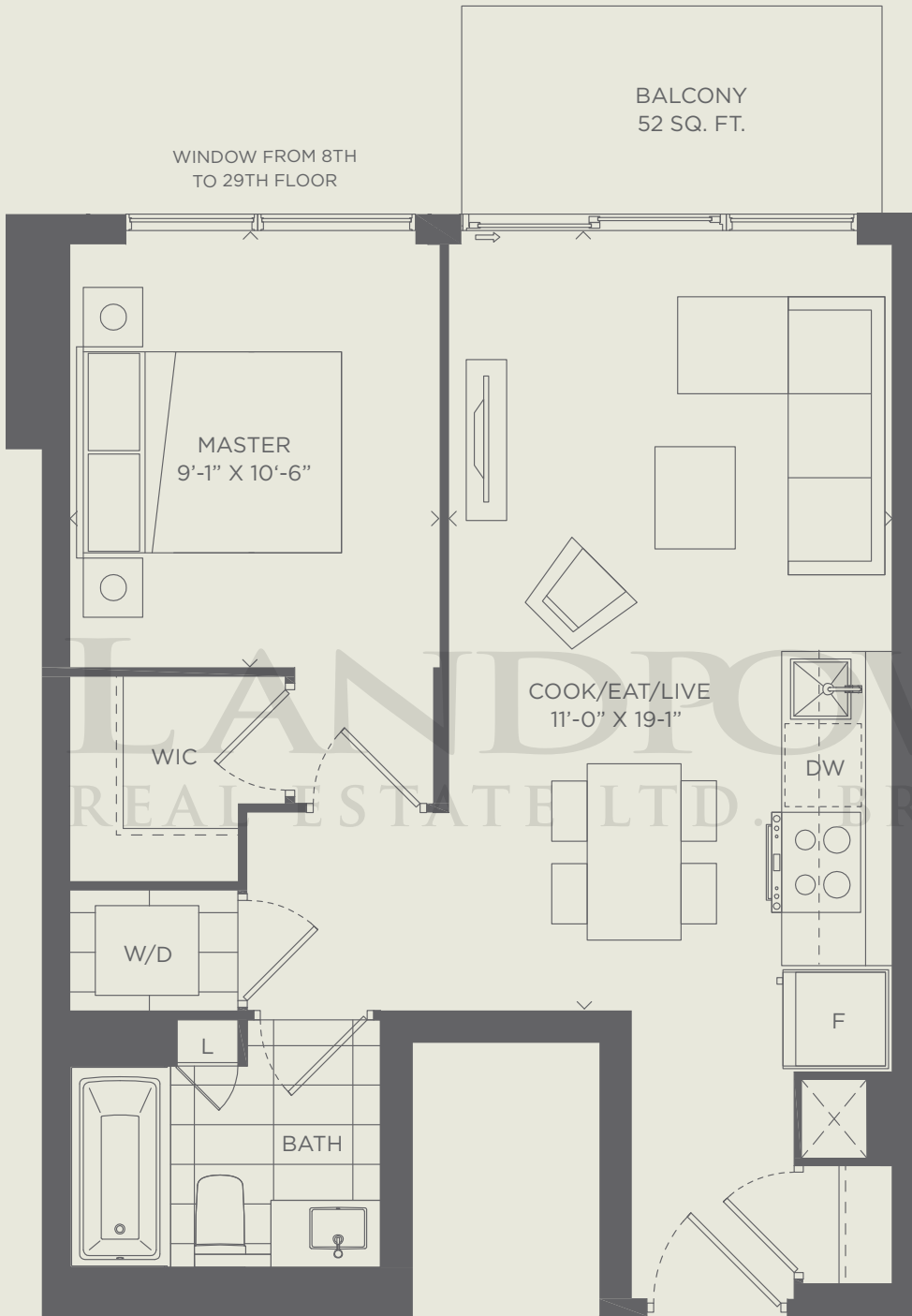


# ONE BEDROOM

SUITE 1N  
555 SQ. FT.



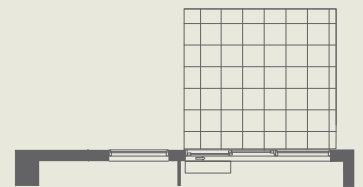
**THE RAVINE**  
NATURALLY YORK MILLS



## ALTERNATE OUTDOOR CONDITIONS



BALCONY  
52 SQ. FT. ON 4TH TO 7TH FLOOR



TERRACE  
81 SQ. FT. ON 3RD FLOOR

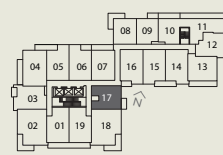
LANDPOWER  
REAL ESTATE LTD. BROKERAGE



**3RD FLOOR**  
9'-10" CEILINGS UNITS 1-3 & 6-20.  
8'-10" CEILINGS UNITS 4 & 5.



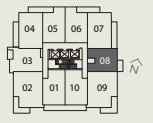
**4TH FLOOR**  
9'-0" CEILINGS.



**5TH - 7TH FLOORS**  
9'-0" CEILINGS UNITS 1-19 ON 5TH  
& 6TH FLOORS. 9'-0" CEILINGS  
UNITS 8-16 ON 7TH FLOOR.  
9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.



**8TH FLOOR**  
9'-0" CEILINGS.



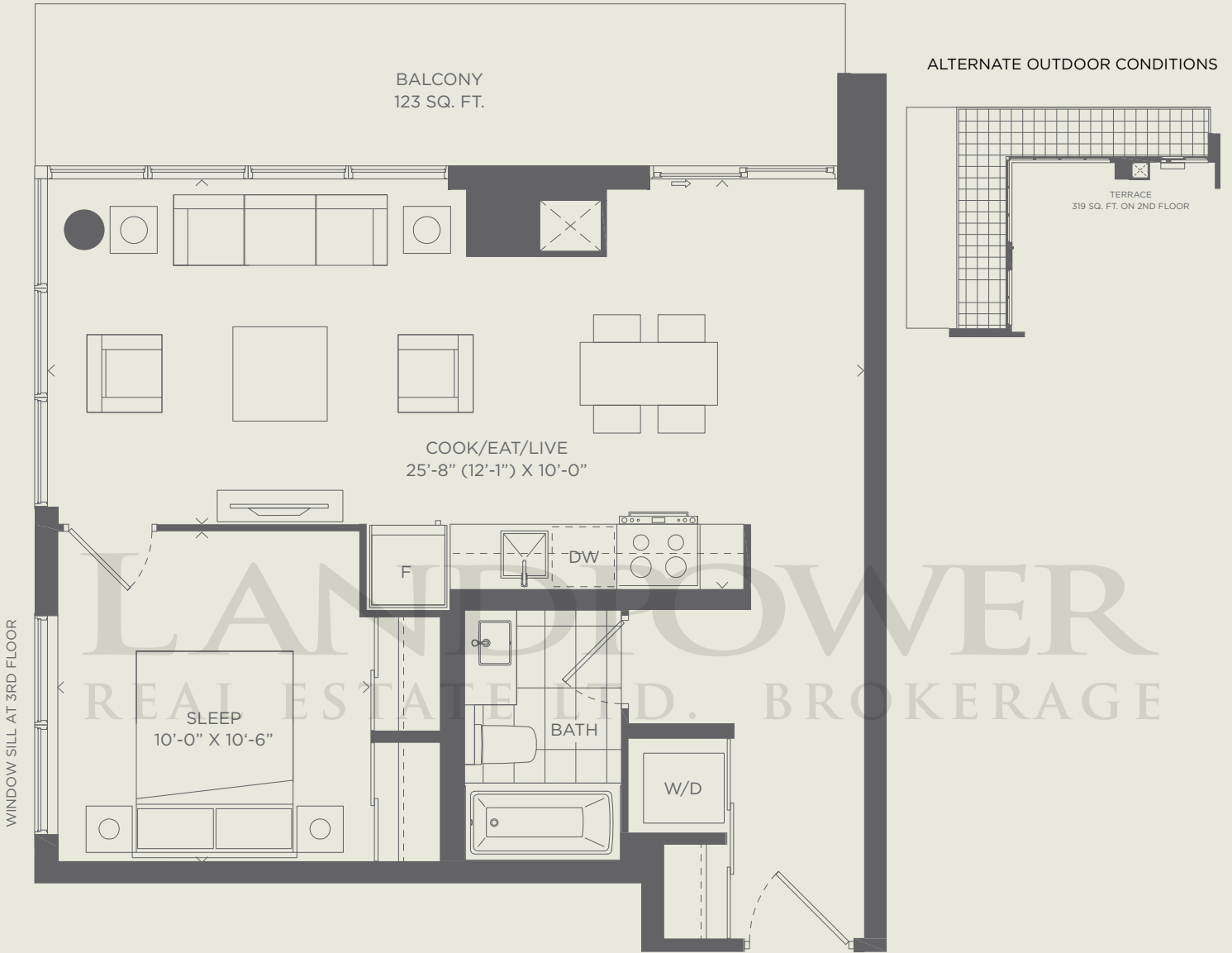
**9TH - 29TH FLOORS**  
9'-0" CEILINGS UNITS 1-10  
ON 9TH TO 28TH FLOORS.  
10'-0" CEILINGS ON  
29TH FLOOR.

# ONE BEDROOM

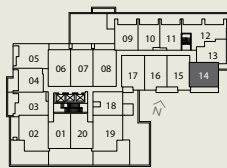
SUITE 1P  
605 SQ. FT.



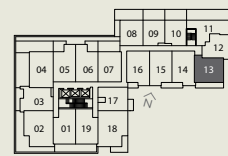
**THE RAVINE**  
NATURALLY YORK MILLS



**2ND FLOOR**  
9'-10" CEILINGS UNITS 1-17, 19 & 20. 8'-10" CEILINGS UNIT 18.



**3RD FLOOR**  
9'-10" CEILINGS UNITS 1-3 & 6-20. 8'-10" CEILINGS UNITS 4 & 5.



**4TH FLOOR**  
9'-0" CEILINGS.



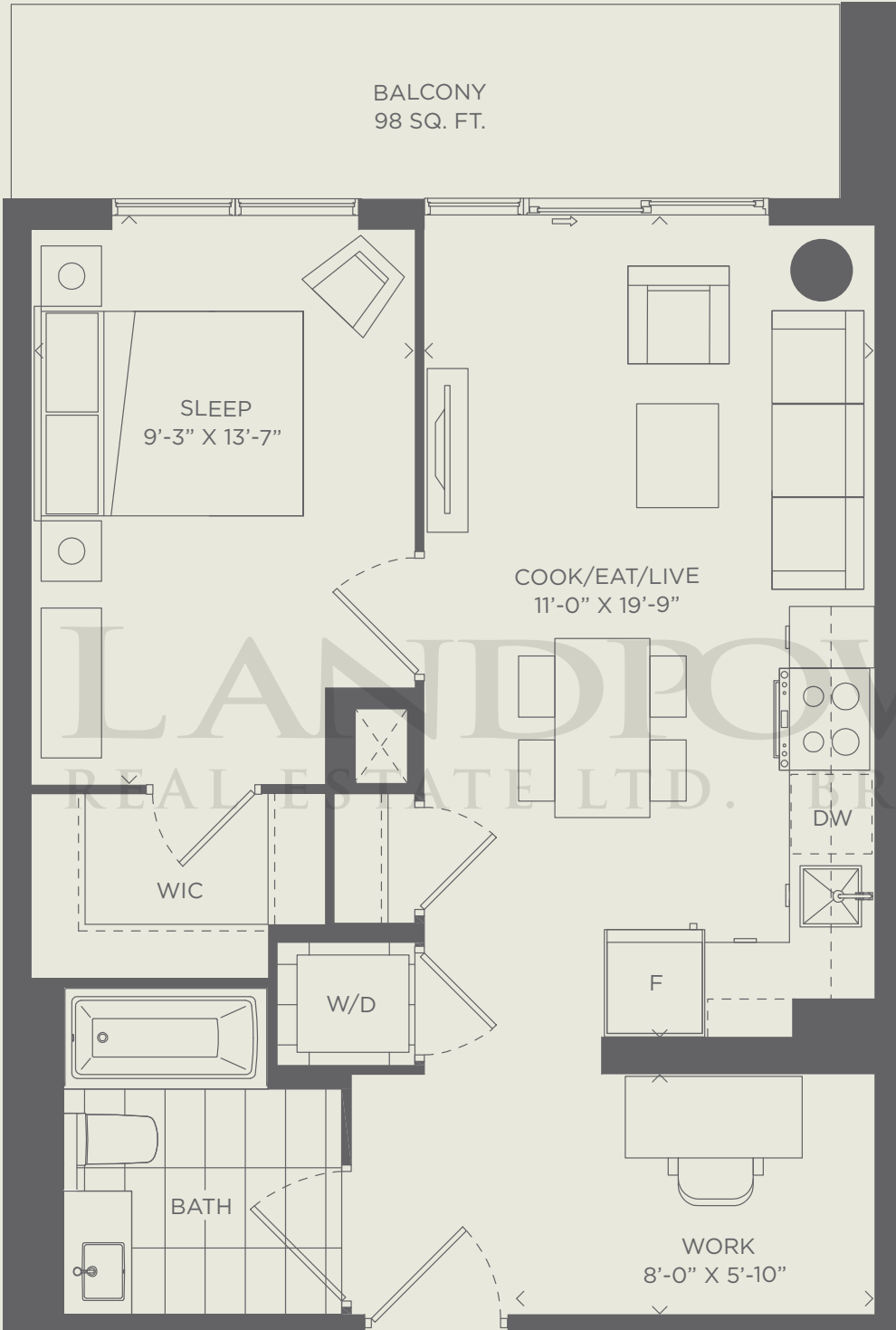
**5TH - 7TH FLOORS**  
9'-0" CEILINGS UNITS 1-19 ON 5TH & 6TH FLOORS. 9'-0" CEILINGS UNITS 8-16 ON 7TH FLOOR. 9'-10" CEILINGS UNITS 1-7 & 17-19 ON 7TH FLOOR.

# ONE BEDROOM+DEN

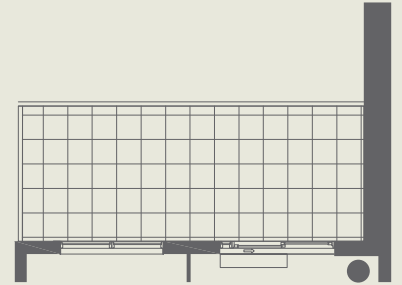
SUITE 1A+D  
594 SQ. FT.



**THE RAVINE**  
NATURALLY YORK MILLS



## ALTERNATE OUTDOOR CONDITIONS



TERRACE  
154 SQ. FT. ON 4TH FLOOR

LANDPOWER REAL ESTATE LTD. BROKERAGE



4TH FLOOR  
9'-0" CEILINGS.



5TH - 7TH FLOORS  
9'-0" CEILINGS UNITS 1-19 ON 5TH  
& 6TH FLOORS. 9'-0" CEILINGS  
UNITS 8-16 ON 7TH FLOOR.  
9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.

# ONE BEDROOM+DEN

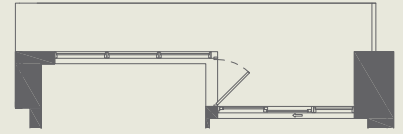
SUITE 1C+D  
615 SQ. FT.



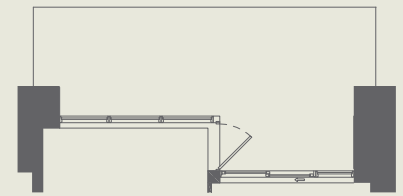
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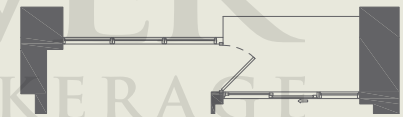
### ALTERNATE OUTDOOR CONDITIONS



BALCONY  
95 SQ. FT. ON 4TH FLOOR



BALCONY  
165 SQ. FT. ON 3RD FLOOR



BALCONY  
39 SQ. FT. ON 2ND FLOOR



**2ND FLOOR**  
9'-10" CEILINGS UNITS 1-17, 19 &  
20. 8'-10" CEILINGS UNIT 18.



**3RD FLOOR**  
9'-10" CEILINGS UNITS 1-3 & 6-20.  
8'-10" CEILINGS UNITS 4 & 5.



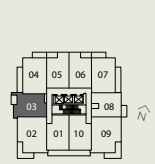
**4TH FLOOR**  
9'-0" CEILINGS.



**5TH - 7TH FLOORS**  
9'-0" CEILINGS UNITS 1-19 ON 5TH  
& 6TH FLOORS. 9'-0" CEILINGS  
UNITS 8-16 ON 7TH FLOOR.  
9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.



**8TH FLOOR**  
9'-0" CEILINGS.



**9TH - 29TH FLOORS**  
9'-0" CEILINGS UNITS 1-10  
ON 9TH TO 28TH FLOORS.  
10'-0" CEILINGS ON  
29TH FLOOR.

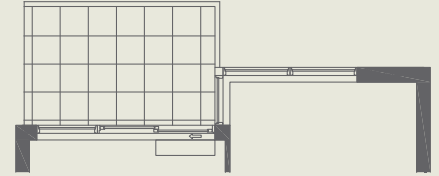
# ONE BEDROOM+DEN

SUITE 1D+D2  
624 SQ. FT.

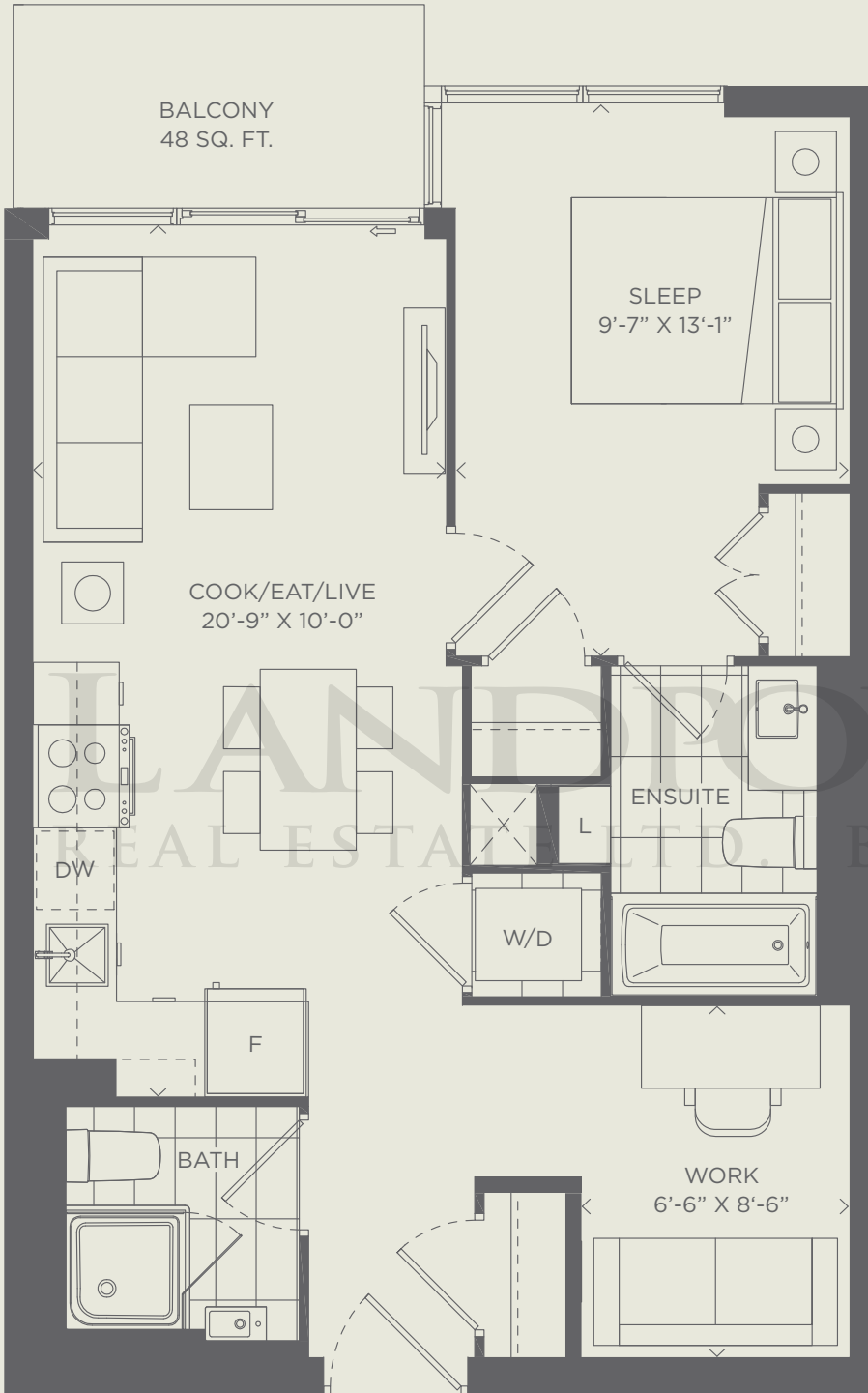


**THE RAVINE**  
NATURALLY YORK MILLS

ALTERNATE OUTDOOR CONDITIONS



PATIO  
54 SQ. FT. ON 2ND FLOOR



**2ND FLOOR**  
9'-10" CEILINGS UNITS 1-17, 19 &  
20. 8'-10" CEILINGS UNIT 18.



**3RD FLOOR**  
9'-10" CEILINGS UNITS 1-3 & 6-20.  
8'-10" CEILINGS UNITS 4 & 5.



**4TH FLOOR**  
9'-0" CEILINGS.



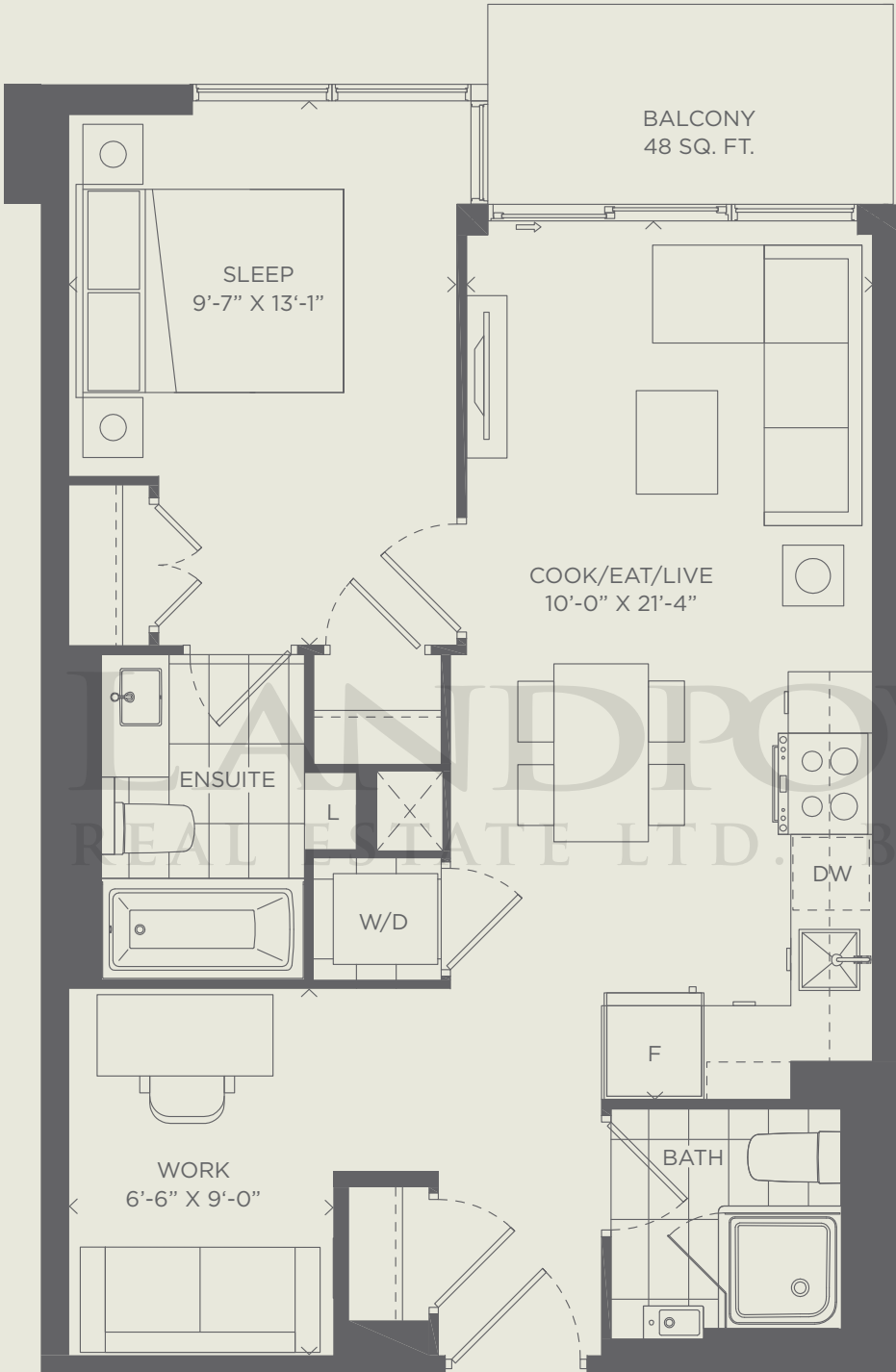
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# ONE BEDROOM+DEN

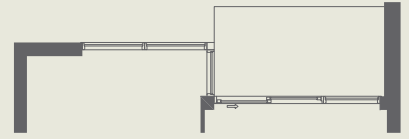
SUITE 1E+D2  
628 SQ. FT.



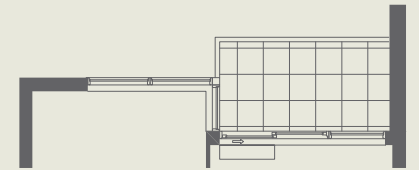
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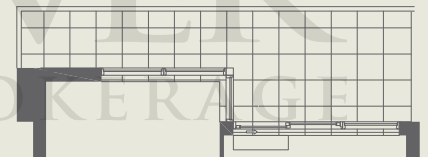
## ALTERNATE OUTDOOR CONDITIONS



**BALCONY**  
46 SQ. FT. ON UNIT17, 4TH FLOOR



**PATIO**  
44 SQ. FT. ON UNIT18, 3RD FLOOR



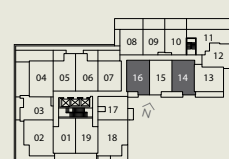
**TERRACE**  
90 SQ. FT. ON 2ND FLOOR



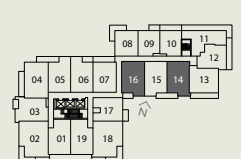
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**4TH FLOOR**  
9'-0" CEILINGS.



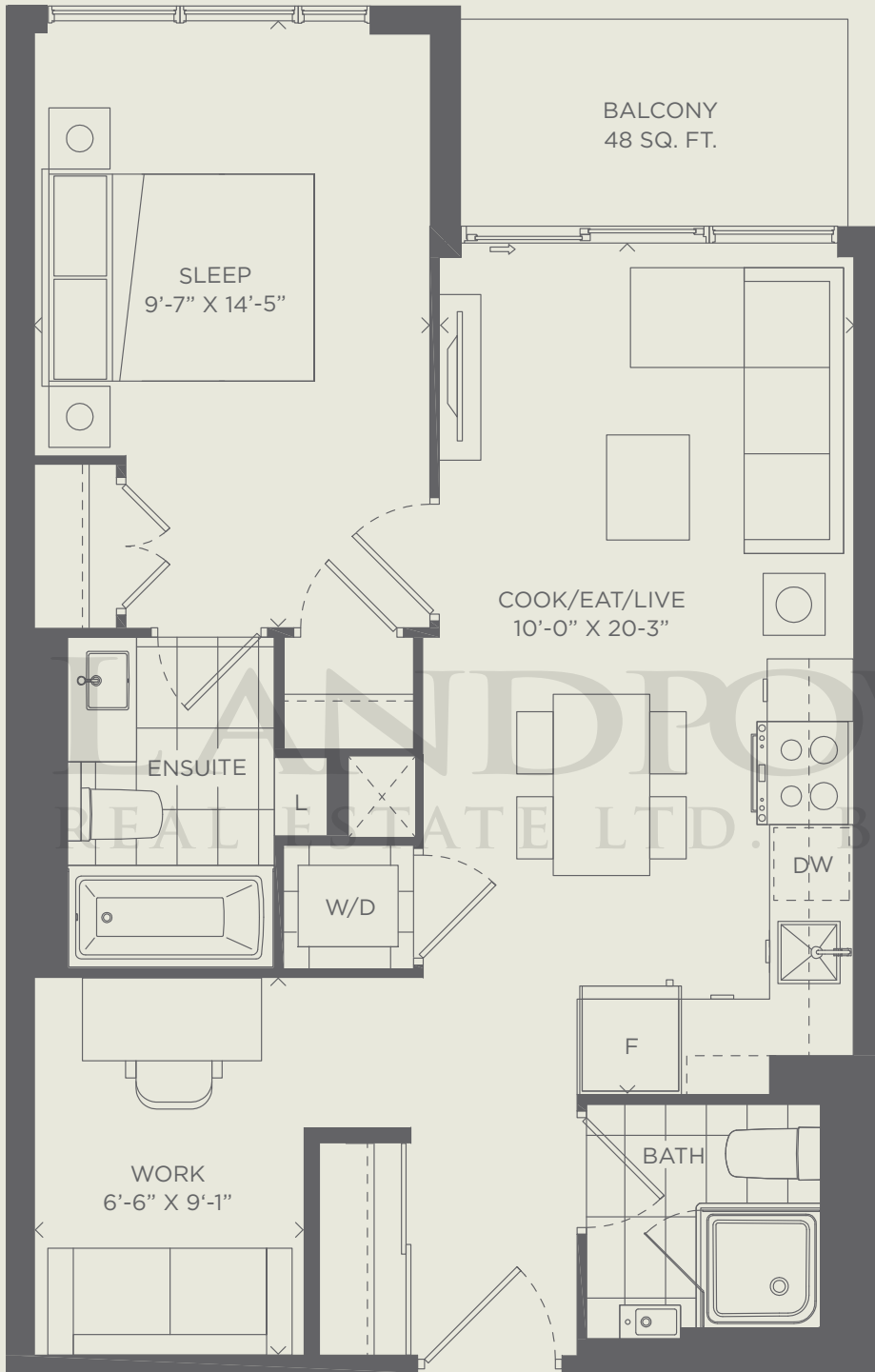
**5TH - 7TH FLOORS**  
9'-0" CEILINGS UNITS 1-19 ON 5TH & 6TH FLOORS. 9'-0" CEILINGS UNITS 8-16 ON 7TH FLOOR. 9'-10" CEILINGS UNITS 1-7 & 17-19 ON 7TH FLOOR.

# ONE BEDROOM+DEN

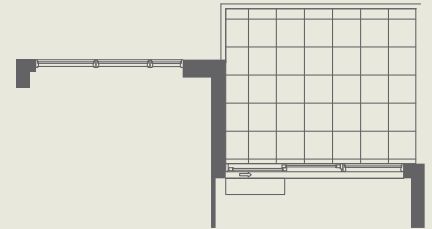
SUITE 1F+D2  
628 SQ. FT.



**THE RAVINE**  
NATURALLY YORK MILLS

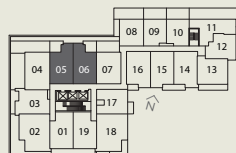


ALTERNATE OUTDOOR CONDITIONS

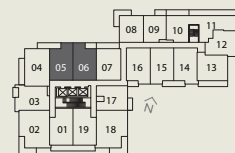


TERRACE  
73 SQ. FT. ON 4TH FLOOR

LAND POWER  
REAL ESTATE LTD. BROKERAGE



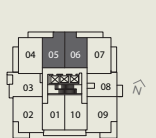
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ON 7TH FLOOR.



8TH FLOOR  
9'-0" CEILINGS.



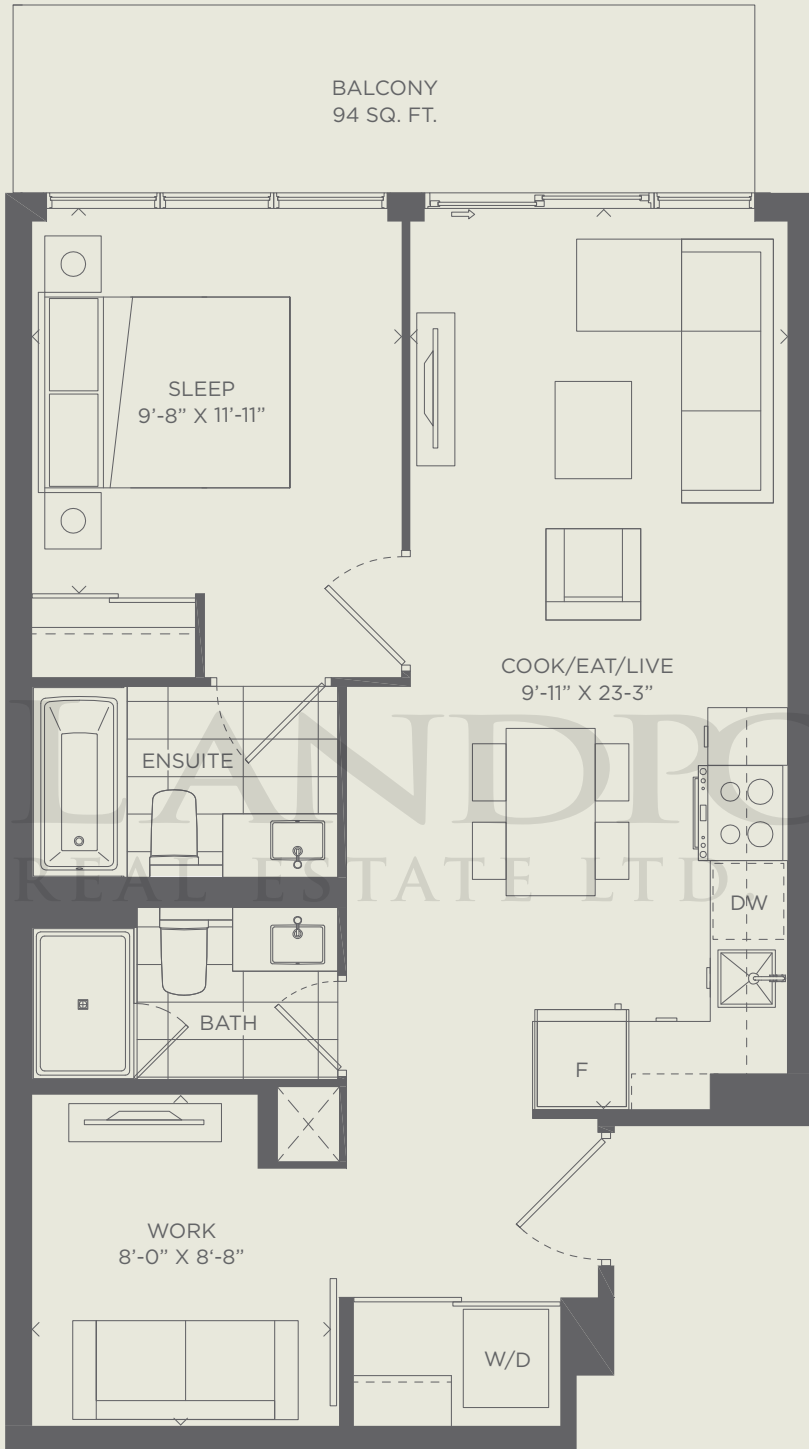
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9'-0" CEILINGS UNITS 1-10  
ON 9TH TO 28TH FLOORS.  
10'-0" CEILINGS UNITS  
ON 29TH FLOOR.

# ONE BEDROOM+DEN

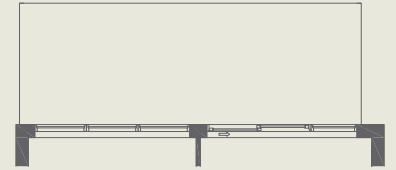
SUITE 1G+D2  
639 SQ. FT.



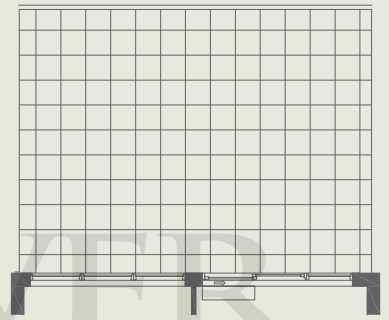
**THE RAVINE**  
NATURALLY YORK MILLS



## ALTERNATE OUTDOOR CONDITIONS



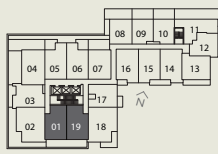
BALCONY  
134 SQ. FT. ON 4TH FLOOR



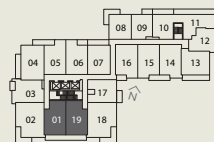
TERRACE  
298 SQ. FT. ON 3RD FLOOR



3RD FLOOR  
9'-10" CEILINGS UNITS 1-3 & 6-20.  
8'-10" CEILINGS UNITS 4 & 5.



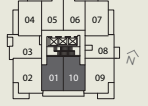
4TH FLOOR  
9'-0" CEILINGS.



5TH - 7TH FLOORS  
9'-0" CEILINGS UNITS 1-19 ON 5TH  
& 6TH FLOORS. 9'-0" CEILINGS  
UNITS 8-16 ON 7TH FLOOR.  
9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.



8TH FLOOR  
9'-0" CEILINGS.



9TH - 29TH FLOORS  
9'-0" CEILINGS UNITS 1-10  
ON 9TH TO 28TH FLOORS.  
10'-0" CEILINGS ON  
29TH FLOOR.

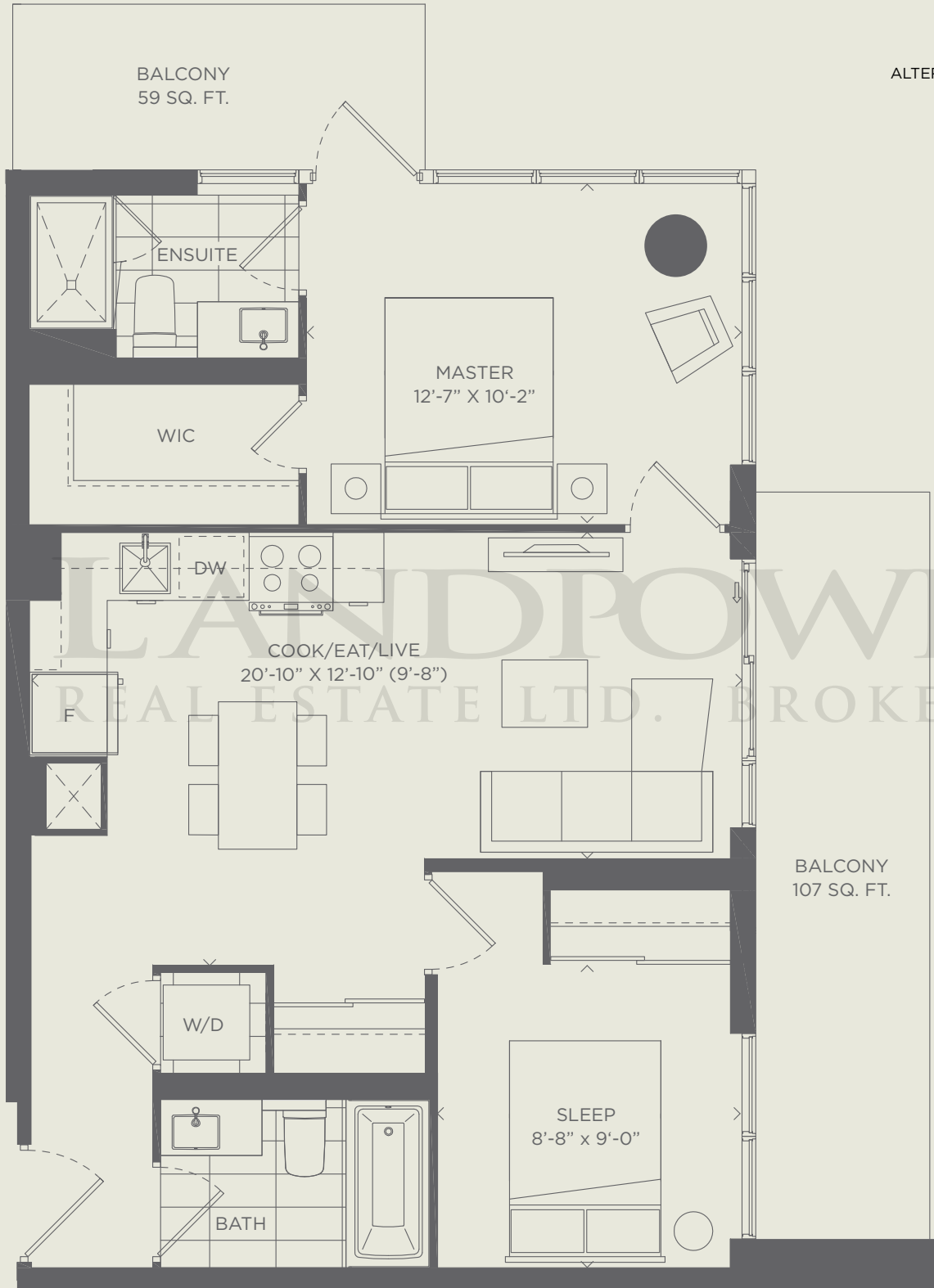


# TWO BEDROOM

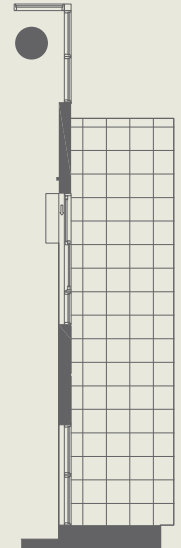
SUITE 2A2  
725 SQ. FT.



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ALTERNATE OUTDOOR CONDITIONS



TERRACE  
151 SQ. FT. ON 9TH FLOOR

BALCONY  
107 SQ. FT.



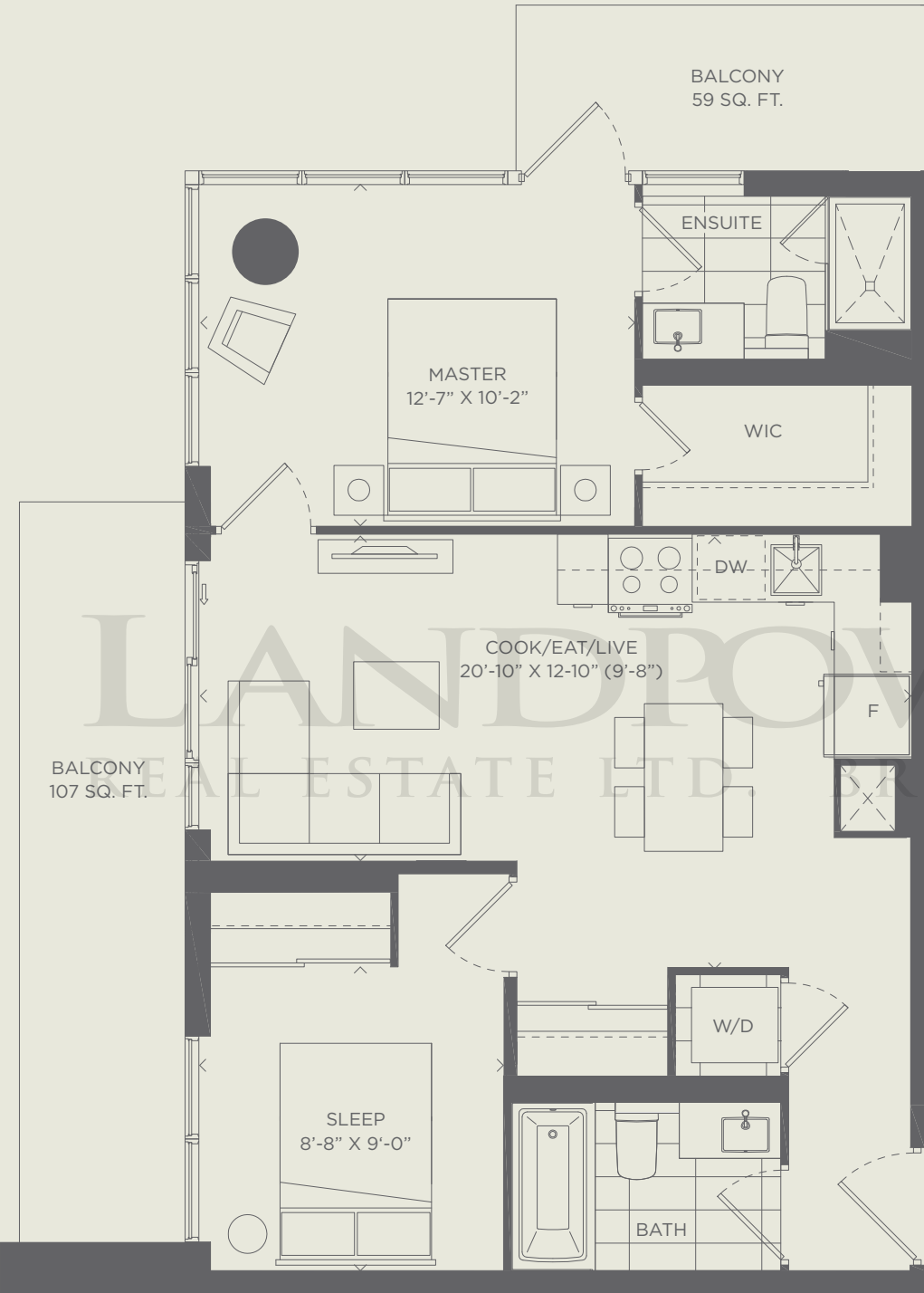
9TH - 29TH FLOORS  
9'-0" CEILINGS UNITS 1-10  
ON 9TH TO 28TH FLOORS.  
10'-0" CEILINGS UNITS  
ON 29TH FLOOR.

# TWO BEDROOM

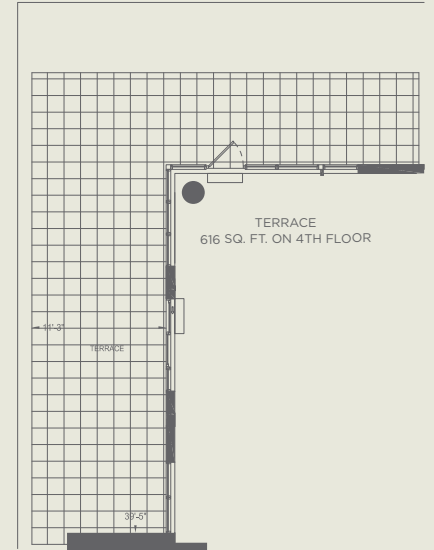
SUITE 2B2  
726 SQ. FT.



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## ALTERNATE OUTDOOR CONDITIONS



BALCONY  
107 SQ. FT.

BALCONY  
59 SQ. FT.

MASTER  
12'-7" X 10'-2"

ENSUITE

WIC

COOK/EAT/LIVE  
20'-10" X 12'-10" (9'-8")

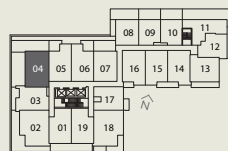
DW

F

W/D

SLEEP  
8'-8" X 9'-0"

BATH



4TH FLOOR  
9'-0" CEILINGS.



5TH - 7TH FLOORS  
9'-0" CEILINGS UNITS 1-19 ON 5TH  
& 6TH FLOORS. 9'-0" CEILINGS  
UNITS 8-16 ON 7TH FLOOR.  
9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.



8TH FLOOR  
9'-0" CEILINGS.



9TH - 29TH FLOORS  
9'-0" CEILINGS UNITS 1-10  
ON 9TH TO 28TH FLOORS.  
10'-0" CEILINGS UNITS  
ON 29TH FLOOR.

# TWO BEDROOM

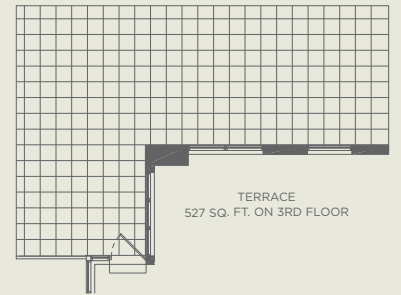
SUITE 2C2  
853 SQ. FT.



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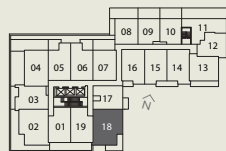
## ALTERNATE OUTDOOR CONDITIONS



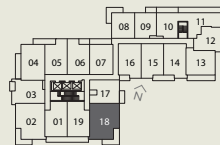
LANDPOWER REAL ESTATE LTD. BROKERAGE



**3RD FLOOR**  
9'-10" CEILINGS UNITS 1-3 & 6-20.  
8'-10" CEILINGS UNITS 4 & 5.



**4TH FLOOR**  
9'-0" CEILINGS.



**5TH - 7TH FLOORS**  
9'-0" CEILINGS UNITS 1-19 ON 5TH  
& 6TH FLOORS. 9'-0" CEILINGS  
UNITS 8-16 ON 7TH FLOOR.  
9'-10" CEILINGS UNITS 1-7 & 17-19  
ON 7TH FLOOR.



**8TH FLOOR**  
9'-0" CEILINGS.



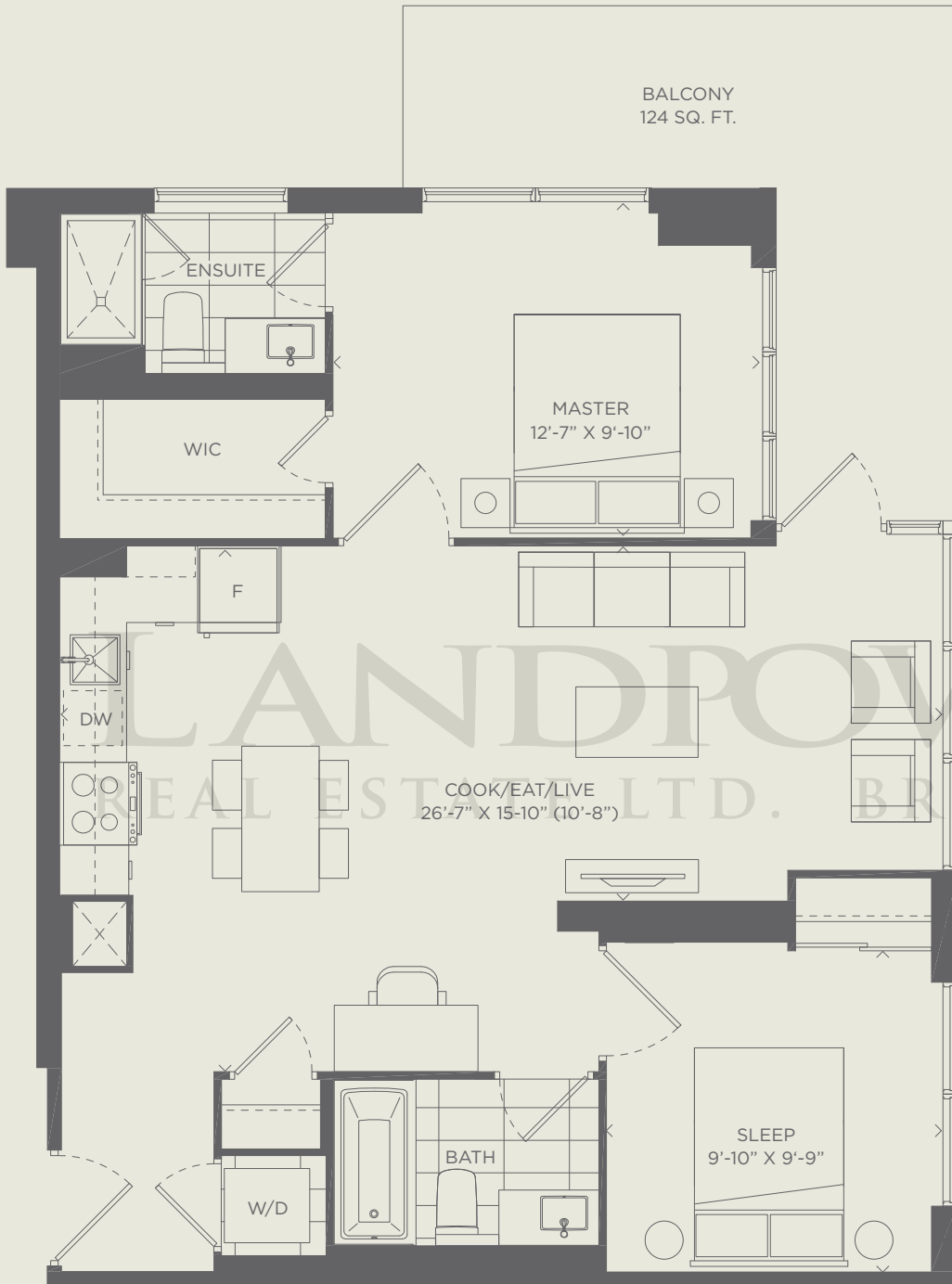
**9TH - 29TH FLOORS**  
9'-0" CEILINGS UNITS 1-10  
ON 9TH TO 28TH FLOORS.  
10'-0" CEILINGS UNITS  
ON 29TH FLOOR.

# TWO BEDROOM

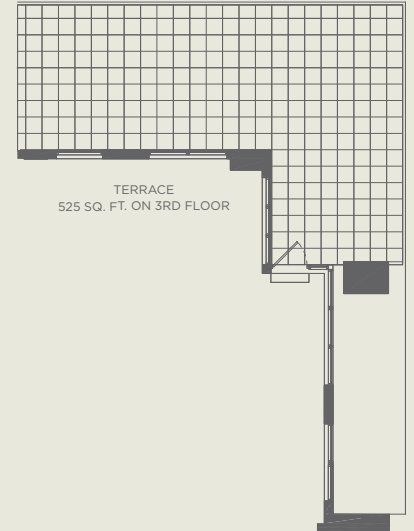
SUITE 2D2  
853 SQ. FT.



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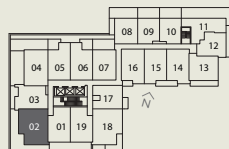
## ALTERNATE OUTDOOR CONDITIONS



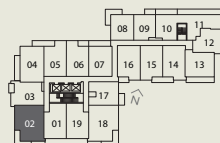
LANDPOWER REAL ESTATE LTD. BROKERAGE



**3RD FLOOR**  
9'-10" CEILINGS UNITS 1-3 & 6-20.  
8'-10" CEILINGS UNITS 4 & 5.



**4TH FLOOR**  
9'-0" CEILINGS.



**5TH - 7TH FLOORS**  
9'-0" CEILINGS UNITS 1-19 ON 5TH & 6TH FLOORS. 9'-0" CEILINGS UNITS 8-16 ON 7TH FLOOR. 9'-10" CEILINGS UNITS 1-7 & 17-19 ON 7TH FLOOR.



**8TH FLOOR**  
9'-0" CEILINGS.



**9TH - 29TH FLOORS**  
9'-0" CEILINGS UNITS 1-10 ON 9TH TO 28TH FLOORS. 10'-0" CEILINGS UNITS ON 29TH FLOOR.



LANDFLOWER  
**THE RAVINE**  
NATURALLY YORK MILLS  
REAL ESTATE LTD. BROKERAGE

PHASE ONE  
**FEATURES & FINISHES**

# FEATURES & FINISHES

## BUILDING FEATURES

- ▾ Rafael + Bigauskus designed 29 storey glass and aluminum tower, seven storey podium, and three storey stone base with cantilevered slabs\*
- ▾ Interiors by Cecconi Simone Interior Design
- ▾ 'Natural design' water feature at west side of building
- ▾ Three elevators servicing all levels including underground garage
- ▾ Two storey lobby with multiple lounge areas
- ▾ Approximately 302 residential parking spaces
- ▾ Approximately 50 guest parking spaces
- ▾ Approximately 274 bicycle parking spaces
- ▾ Storage lockers at ground floor and underground levels

## INTERIOR AMENITIES

- ▾ Approximately 4600 sf of ground floor indoor amenity space designed by Cecconi Simone
- ▾ Fitness facility with the latest equipment
- ▾ Party room with kitchen, lounge, dining, and bar
- ▾ Golf simulator
- ▾ Bathrooms and change rooms
- ▾ Dog washing station
- ▾ Bicycle repair / tire fill up area
- ▾ Two fully-furnished guest suites
- ▾ Superintendent suite
- ▾ Dedicated property management office

## EXTERIOR AMENITIES

- ▾ Approximately 1000 sf ground floor patio terrace designed in collaboration by Cecconi Simone and Ferris & Associates including: Landscaped planting, oversized planters, lounge, dining, bar, outdoor TV, modern fire place, and cafe tables and chairs with street-level views
- ▾ Approximately 3800 sf rooftop garden at eighth floor including: dining, multiple BBQs, lounge, fire pit, sundeck, outdoor yoga studio, and indoor kitchen and bathrooms

## SUITE DETAILS

- ▾ Cecconi Simone custom designed suites
- ▾ Floor to ceiling height of approximately nine feet in principal rooms excluding mechanical system bulkheads\*\*
- ▾ Smooth ceiling finish
- ▾ High-performance wide plank laminate wood flooring in all living areas and bedrooms, from builder's curated selections
- ▾ Custom designed suite entry doors
- ▾ Brushed aluminum contemporary hardware
- ▾ Stacked 27" washer-dryer\*\*\*
- ▾ Every suite has a balcony or terrace as per plan

## KITCHENS

- ▾ Cecconi Simone custom designed kitchen cabinetry and backsplash from builder's curated selections
- ▾ Stone countertop from builder's curated selections
- ▾ Under-mount stainless steel sink with single lever pull out faucet

- ▾ Stainless steel appliances including 30" fridge, 24" dishwasher, 30" slide-in range, 30" over-the-range microwave\*\*\*

## BATHROOMS

- ▾ Cecconi Simone custom designed vanities with under-mount sinks, stone countertops, and contemporary single-lever faucets from builder's curated selections
- ▾ Porcelain floor/wall tiles from builder's curated selections as per plans
- ▾ Vanity mirrors and custom-designed medicine cabinets
- ▾ Frameless glass shower enclosures for separate showers as per plans
- ▾ Contemporary low flush toilets

## SAFETY AND SECURITY FEATURES

- ▾ Entry phone system in lobby vestibule
- ▾ Electric fob-based access system at main building entry points and amenity areas
- ▾ Strategically located security cameras
- ▾ 24 hour per day front desk concierge service
- ▾ Rough-in for in-suite security
- ▾ Fully sprinklered for fire protection
- ▾ Smoke and heat detectors in every suite and all common areas
- ▾ Garage is painted white and brightly lit

## ELECTRICAL AND COMMUNICATION FEATURES

- ▾ Pre-wired for telephone and cable outlets in living

areas and bedrooms with high speed internet access available

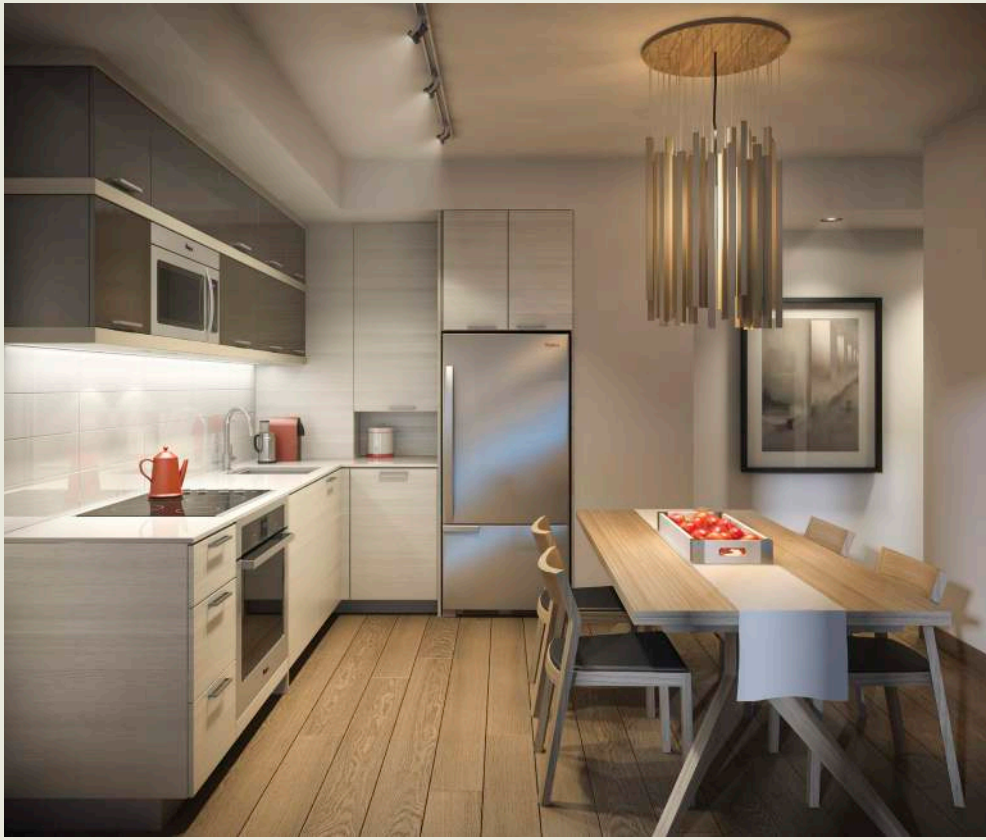
- ▾ Electrical service panel with breakers
- ▾ Switch controlled receptacles in living areas and bedrooms, light fixture(s) in foyer, track lighting in kitchen, and rough-in for overhead fixture in dining room

## ENVIRONMENTAL FEATURES

- ▾ Energy efficient in-suite energy recovery ventilator (ERV) reduces heating and cooling costs and brings fresh air directly into the suite^
- ▾ Exterior glazing with Low E glass
- ▾ Energy Star™ rated Appliances where applicable
- ▾ Low flush toilets
- ▾ Individual suite metering of electricity, water, heating and cooling consumption
- ▾ Systems commissioning to ensure building energy systems are properly installed and calibrated

## HOMEOWNER WARRANTY PROTECTION

- ▾ Tarion Warranty Corporation New Home Warranty Protection (formerly called the Ontario New Home Warranty Program)
- ▾ One Year, Two Year and Seven Year warranty protection as per Tarion Construction Performance Guidelines
- ▾ Manufacturer's warranty on appliances



### KITCHEN AND BATH FINISH SELECTIONS

- Choice of colour schemes from builder's curated selections
- Kitchen upgrade package includes integrated appliances, second row of uppers, under cabinet lighting as shown
- All bathrooms include hand-held shower head. Additional fixed shower head available as upgrade

**Notes:**

\*Plans are subject to municipal approval. Project as currently approved is 24 storeys with a 12 storey podium

\*\*Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams

\*\*\*As per plan, some suites with smaller appliances as indicated on floor plans

\*Refer to Condominium Documents (Declaration) for further information about suite metering availability.

All Features and Finishes are subject to change without notice. E.&O.E. January 2015