

THE HARBOUR COLLECTION

FEATURES & FINISHES

Building Features & Amenities

- Soaring glass tower designed by architectsAlliance
- 24-hour Concierge
- Welcoming grand 2-storey lobby with fire place seating lounge
- State-of-the-art Fitness Centre including: Weight Studio; Kinesis Studio; Cardio Studio; Pilates/Yoga/Stretching Studio; and Spinning Room
- Serene Indoor Pool with water feature, sparkling mosaic tile accents and resort-style lounge seating
- Men's and women's change rooms with lockers and showers
- Treatment lounge and treatment rooms
- Business Centre
- On-site Recreation Coordinator
- Stunning outdoor terrace
- Games Room
- Party Room with kitchen and bar facilities, lounge seating, casual dining areas and formal dining room
- Fireplace Lounge
- Theatre Lounge
- Lookout Lounge
- Indoor green spaces with lounge seating
- Expansive outdoor landscaped terrace, featuring reflecting pool and sunset lounge offering spectacular city vistas
- Outdoor BBQ and dining areas, including communal seating and private dining alcoves
- Outdoor lounge area with fireplace
- On-site management office
- Two luxurious hotel-styled guest suites
- Six passenger elevators
- Convenient on-site bicycle storage
- Direct connection to PATH network, providing all-seasons, weather-protected access to over 28 km of shopping, services and entertainment, as well as access to TTC subway and commuter train services at Union Station

General Suite Finishes

- 9' 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
- Smooth finish ceilings throughout
- Thermally-insulated energy efficient windows
- Awning-style operable windows
- Solid core security entry door with designer hardware
- Interior hollow core swing doors or barn-style sliding doors*
- Wood baseboards and coordinated door casings
- Engineered hardwood flooring** in foyer, living room, dining room*, kitchen, den* and bedroom(s)*
- Porcelain**, ceramic**, or stone** tile flooring in bathroom
- Ceramic tile flooring in laundry area
- Seven (7) brand name appliances, including in-suite laundry with stacked Energy Star washer and dryer
- Individually controlled centralized heating and cooling comfort system

Kitchen

- Custom-designed kitchen cabinetry** with pantry by award-winning interior designer Cecconi Simone
- Soft-close cabinet drawers
- Choice of engineered quartz** or granite countertop** with ceramic**, porcelain** or glass mosaic** tile backsplash
- Custom-design kitchen island by Cecconi Simone with engineered quartz** countertop, shelving, pots & pans drawer, and dining table extension*
- Stainless steel under-mounted sink with single lever faucet
- Five (5) European appliances, including:
 - Miele refrigerator with bottom-mount freezer
 - Miele ceramic cook top with stainless steel trim
 - Built-in Miele stainless steel wall oven
 - Built-in Miele dishwasher
 - Panasonic stainless steel microwave
- Fridge and dishwasher to have custom wood panel fronts matching kitchen cabinetry
- Over-the-range exhaust hood fan
- Decorative lighting fixture

Master Ensuite / Main Bathroom

- Custom-designed vanity** by Cecconi Simone with stone vanity top**, under-mount sink basin and single lever faucet
- Full width vanity mirror
- Soaker tub with full height ceramic**, porcelain** or stone** wall tiles in tub/shower enclosure
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior
- Wall sconce light fixture

Second Bathroom

- Custom-designed vanity** by Cecconi Simone with stone vanity top**, under-mount sink basin and single lever faucet
- Full width vanity mirror
- Shower with chrome-trimmed clear glass door
- Full height ceramic**, porcelain**, or stone** wall tiles in shower enclosure
- Designer selected white plumbing fixtures
- Separate vapour resistant ceiling light in shower
- Exhaust fan vented to exterior
- Wall sconce light fixture

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

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

Green Features**Suites**

- Individual hydro meters for separate hydro billing and resident control over hydro consumption
- Individually controlled centralized heating and cooling system for year-round resident control over energy consumption
- 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 dual flush toilets for water efficiency in bathrooms
- Premium quality Energy Star appliances, including: refrigerator; dishwasher; and front loading washing machine designed to conserve water and detergent

Community

- Energy efficient lighting in common areas, including motion sensors, where possible, 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
- Easily accessible and secure bicycle parking areas



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* As per plan. ** Colours and/or materials to be selected from Vendor's standard sample packages. Principle 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. 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. 15/05/13