

The Uptown Residences

35 Balmuto Street Toronto

The Yorkville Signature Collection



QUALITY KITCHEN FEATURES

- Quality custom-designed kitchen cabinetry from Vendor's standard samples. *Kitchen features extra tall upper cabinets. A glassed cabinet door feature and full extension drawers with metal guides.
- Granite kitchen counter top from Vendor's standard samples.
- Double stainless steel sink by Blanco with single lever pull out faucet by Moen (per plan).
- Track lighting ceiling fixture.
- Kitchen valance lighting over work surfaces.
- Ceramic tile backsplash from Vendor's standard samples.
- Choice of porcelain tile, granite tile or pre-finished hardwood flooring from Vendor's standard samples.

UPGRADED APPLIANCES

- Refrigerator- Bosch 22 cu. ft. stainless steel finish counter-depth with through the door ice and water dispenser.
- Cooktop - Bosch 30" 4 burner with black ceramic glass.
- Built-in Oven - Bosch 30" self-cleaning stainless steel finish
- Dish Washer - Bosch 24" stainless steel finish complete with concealed electronic controls.
- Combination Microwave and Range Hood - Bosch 1.8 cu.ft. stainless steel finish.

- Stacked Washer/Dryer - Frigidaire One-piece stacked colour white. Stainless steel hose connections.
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LUXURIOUS BATHROOM FEATURES

- Quality custom-designed cabinetry from Vendor's standard samples. Full width bottom lockable drawer.
 - Choice of porcelain, marble or ceramic tiles for bathroom floors, walls of bathtub and shower enclosure or separate shower walls from Vendor's standard samples. Where there is a separate shower and bathtub together, the bathtub to receive two courses of tile.
 - Ceramic floor tile for floor of all separate shower enclosures from Vendor's standard samples.
 - Choice of marble or granite counter top Banjo style from Vendor's standard samples.
 - Backsplash to match counter top.
 - Under mount basin in white by Kohler.
 - Chrome faucet with wing handles by Moen.
 - Designer vanity mirror.
 - Ceiling pot light(s).
 - Waterproof shower ceiling fixture.
 - Soaker tub as per plan.
 - One-piece elongated toilet in white by Toto.
 - Bathroom exhaust vented to exterior.
 - Privacy lock.
 - Chrome finish pressure balanced valve for bathtub and showers. Showers equipped with slide bar adjustable shower feature by Moen.
 - Frameless glass doors for bathrooms with separate showers.
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LIVING AREA FEATURES

- Smooth ceilings throughout, cornice moldings, and coffered ceilings in selected areas.
- Electric fireplace.
- Individually controlled vertical heat pump for year round comfort.
- Choice of granite or porcelain tile or pre-finished hardwood flooring for foyer entrance from Vendor's standard samples.
- Pre-finished hardwood flooring for living/dining and den from Vendor's standard samples.
- 40 oz. carpet with under pad for bedroom(s) floor from Vendor's standard samples.
- Solid core wood veneer suite entry door complete with brushed chrome lever handle.
- Paneled interior doors complete with brushed chrome lever handle.
- Mirrored closet sliding doors with chrome finish. White plastic coated ventilated wire shelving in all closets.
- 3" Wood door casings with matching trim and 5" high baseboards.
- Capped ceiling outlet in dining room and den.
- Paint colour off white.

THE TECHNOLOGY

- Individual suite hydro meter.
- 100 amp (or greater) service with automatic circuit breakers.
- White toggle style switches and matching plugs.
- Cable TV outlets located in living room, all bedrooms and den (one per room).
- Telephone outlets located in living room, all bedrooms and den (one per room).
- Suite entry door to have door contact and keypad connect to manned 24-hour a day lobby concierge desk.

FLOOR TO CEILING HEIGHTS

Municipal numbered Floors 3, 4 and 5

Floor to ceiling height 8 Feet

* Upper kitchen cabinet standard height

Municipal numbered Floors 7 to 42

Floor to ceiling height 9 Feet

Municipal numbered Floors 43 to 47

Floor to ceiling height 10 Feet

Municipal numbered Floor LPH and PH

Floor to ceiling height 11 Feet

Please Note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in 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. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's standard samples as a result of normal manufacturing and installation processes.

Specifications are subject to change without notice E. & O.E.