

AURA

PENTHOUSE SELECTION

FEATURES & FINISHES PENTHOUSE

TORONTO'S ARCHITECTURAL LANDMARK

- Canada's tallest condominium offers unparalleled panoramic views of the country's most vibrant city.
- Beautifully designed and appointed, the stunning lobby/art gallery overlooks the adjacent 3 acre park
- 24-hour concierge service
- Professional security service and state-of-the-art technology controlling building access and surveillance
- Elegant finishing details in corridors and in entrance doorways to each suite
- Individually controlled in-suite heat pump system offering on-demand central heating and air conditioning for maximum comfort year-round
- Individual suite metering for hydro consumption (subject to Hydro protocols)
- Architecturally designed, expansive double-glazed windows throughout exterior and pre-finished aluminum window frames
- Inviting landscaped entrance and welcoming arrival area create a lasting first impression
- Bicycle storage room with convenient air pump
- Three beautifully appointed suites can graciously accommodate your out-of-town guests
- Lush, landscaped roof top garden over the podium with fireplace and waterfall ideal for entertaining or quiet relaxation
- State of-the-art high speed elevators never keep you waiting
- Controlled elevator access to penthouse suites reflects our all encompassing security philosophy
- Work-outs are more enjoyable in our world class recreational centre with state-of-the-art equipment and fabulous views of the city.
- One of the first sprinkler systems in Ontario to be installed in a building of this type

EXTRAORDINARY PENTHOUSE LIVING SPACE

- All ceilings will be approximately 10 feet high to increase in-suite ambiance. Exceptions may include bathrooms, areas with drop ceilings and bulkheads
- All ceilings will be smooth and painted white
- Interior walls painted white in quality latex paint in all rooms, woodwork and trim in semi-gloss
- Distinctive 7" crown moulding will enhance the foyer, kitchen, powder room, master ensuite, second bathroom living/dining rooms, den and bedroom
- Generous 7 1/4" baseboards combined with 4" trim around doors create a timeless look
- At 7'6", the impressive height of the solid core interior swing doors fitted with designer metal lever hardware complement the the extended 10' ceilings
- Designer door hardware will be consistent throughout the suite. Choose one style of door hardware from a selection of two samples.
- The personally encoded in-suite intrusion alarm is constantly monitored by the concierge
- In-suite smoke and heat detector and emergency button with intrusion alarm further enhances your in-suite security.
- Decora switches and receptacles
- Capped ceiling outlet in living room, dining room and den
- Set the mood with low voltage pot lights on dimmers around the perimeter of living/dining rooms, kitchen, master bedroom and master ensuite
- Pocket door in den where applicable

FOYER FEATURES

- A solid core entry door with brushed metal lever hardware provides both elegance and security
- Hall closet features a convenient door activated interior light
- Wooden, swing closet door as per plan
- Attractive mosaic tile patterned inserts on foyer floor as per builder's standard samples
- Elegant coffered ceiling with capped centre outlet

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SUPERIOR KITCHEN FINISHES

- Beautifully designed custom cabinetry makes a dramatic statement in your choice of four styles, from contemporary to traditional
- Convenient self closing drawers include cutlery, silverware, utensil and spice inserts
- Pull-out shelves and under counter waste bins are ideally located
- Choose one of four Caesarstone or granite countertops with two 1 1/2" edge choices from builder's standard samples
- Your backsplash will be created from a range of designer options. Choose either mixed marble, frosted and polished glass, or linear 1/8" thick coloured glass or limestone as per builder's standard samples
- Your island countertop features a 12" counter overhang for comfortable seating and entertaining
- Franke Farmer sink located in island. Kitchen faucet with convenient pull out spray by Kohler
- Sub Zero wine fridge will store and chill your favourite vintages under the island counter
- 36" Sub Zero refrigerator
- 36" Wolf gas cooktop, 30" wall oven, 24" built-in microwave, 30" warming drawer and 36" hood
- Miele dishwasher
- Freestanding cappuccino machine turns your kitchen into a cafe
- Water purifier by Kohler
- Under cabinet lighting is perfect for food preparation
- Elegant flooring choices include marble, granite or engineered wood as per builder's standard samples

SOPHISTICATED FLOOR COVERINGS

- Custom engineered wood flooring with 5" planks in all rooms except foyer, bathroom and laundry rooms. Samples and colours as per builder's standard samples

LAUNDRY

- 24" Stacked Miele washer and dryer
- Custom cabinetry
- Laundry sink

POWDER ROOM FINISHES

- Custom designed cabinetry for vanity, colours as per builder's standard samples
- Marble vanity top with 1 1/2" edge as per builder's standard samples
- Framed mirror above vanity
- Choice of contemporary vessel or undermount sinks by Kohler
- All bathroom fixtures and accessories by Kohler including a one-piece elongated toilet
- 12" x 12" or 12" x 24" polished or honed marble flooring tile as per builder's standard samples

LIVING/DINING ROOM & DEN

- Choice of direct-vent gas fireplace with a cultured stone surround or a cast iron stone fireplace

ELEGANT MASTER ENSUITE

- Custom designed vanity in a palette of contemporary colours as per builder's standard samples
- The marble vanity top has a 1 1/2" edge as per builder's standard samples
- Framed mirror installed above the vanity
- Your choice of a contemporary vessel or undermount sink by Kohler
- All bathroom fixtures and accessories by Kohler including a one-piece elongated toilet and bidet as per plan
- Marble flooring tiles, polished or honed, in 12" x 12" or 12" x 24" sizes as per builder's standard samples
- The marble floor is heated and accented with marble tile baseboards as per builder's standard samples
- Frosted glass toilet enclosure as per plan
- Toilet enclosure wall tiles are polished or honed marble in sizes 12" x 12" or 12" x 24" as per builder's standard samples
- Free standing bathtub with floor mounted tub filler by Kohler
- Frameless glass shower enclosure as per plan with a rain shower head and four energizing wall mounted body sprays

SUMPTUOUS SECOND BATHROOM FINISHES

- A Kohler 5'6" deep soaker tub induces relaxation
- Custom designed vanity in a range of colours as per builder's standard samples
- The marble vanity top has a 1 1/2" edge as per builder's standard samples
- Your choice of a contemporary undermount or vessel sink by Kohler
- Bathroom fixtures by Kohler, including one-piece toilet
- Marble tile flooring, baseboards, bathtub skirt and bathtub walls as per builder's standard samples
- Frameless glass shower enclosure as per plan
- Pot lights

BEDROOM RETREATS

- Wooden swing closet doors as per plan
- Electric fireplace in master bedroom

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VIGILANT ACCESS CONTROL

- The concierge is on duty 24/7 in the main lobby
- On site management present weekdays during business hours
- State-of-the-art enterphone system in the lobby with in-suite monitoring capability
- Hand held personal emergency alert device to activate alarm
- The suite security access system and exterior doors from common areas and amenities will be monitored by your concierge

ELECTRICAL FEATURES AND INTERCONNECTIVITY

- 200 amp electrical service with circuit breakers and copper wiring throughout suite (110/208 volt)
- Pre-wired cable T.V. outlets in living/dining, den, bedrooms, kitchen, master ensuite
- Pre-wired telephone jacks in living/dining, kitchen, bedrooms, and master ensuite, den if applicable
- Wiring for high speed Internet

RESIDENTS PARKING & GARAGE

- Where separately purchased, penthouse residents have a separate section within the underground parking garage. It can be accessed via a secure garage door operated by personal remote control
- The garage is painted white and brightly lit for convenience and security
- The garage is well ventilated and protected by fire sprinklers for added safety and protection
- Strategically located parabolic mirrors provide visibility to assist traffic flow
- In your section of the parking garage, closed circuit cameras with two-way voice communication are monitored by your 24-hour concierge, providing area surveillance and access monitoring

N.B. Subject to paragraph four of the Agreement of Purchase and Sale attached hereto, 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 products and materials are of a quality equal to, or better than, the products and materials so listed or so provided. Floor and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. All floor numbers listed above are designated as marketing description.