

# FEATURES & FINISHES

01 GALLERIA | 02 GALLERIA

## BUILDING FEATURES AND AMENITIES

- Elegant ground floor lobby with mail room, parcel storage and stroller storage room
- Concierge services
- Garbage chute system with bi-sorter for refuse and organics, plus dedicated recycling chute
- Residential parking, electric vehicle charging stations and lockers, subject to availability
- Bike spaces
- Resident security access

## SUITE FEATURES

- Suites have approximately 9' ceiling heights\*
- Smooth finish painted ceilings throughout
- Off-white paint throughout suite interiors
- Solid core entry door with contemporary hardware
- Composite hollow core interior doors, painted, with contemporary hardware
- Sliding closet doors where shown on plans
- Elegant white décor style switches and receptacles
- Selection of laminate flooring in living/dining room, kitchen, den, flex room, bedrooms, media area and foyer, including foyer closet where offered on plan
- Individual sub metering for hydro, water, heating and cooling
- Four pipe fan coil heating/cooling system

## ELECTRICAL AND TECHNICAL FEATURES

- Light fixture in foyer, kitchen, den, flex room, dining room and bedroom(s) as per plan
- Outlet for both cable and internet connections as per plan

## IN-SUITE LAUNDRY

- Stacked washer and dryer
- Pre-selected white ceramic or porcelain tile flooring

## KITCHENS

- Selection of flat-paneled contemporary cabinets and finishes
- Selection of quartz countertops
- Stainless steel undermount sink and single lever faucet and matching sidespray
- Choice of ceramic tile backsplash
- Appliances:

### Studio, 1 bed, 1 bed + den, 1 bed + flex and 2 bedroom suites:

- Paneled 24" refrigerator
- 24" built in oven, 24" ceramic cooktop
- Paneled 24" dishwasher
- Full-size countertop microwave in selected suites

### 3 bed and up:

- Paneled 30" refrigerator
- Paneled 30" built in oven and 30" ceramic cooktop
- 24" dishwasher
- Full-size countertop microwave, in selected suites

## BATHROOMS

- Contemporary vanity with above-counter sink
- Selection of porcelain tile flooring
- Vanity mirror
- Decorative light fixture
- Shower stall with framed glass door panel and acrylic or tile base
- Soaker tub where offered on plan
- Wall tile for tub or shower surrounds extending to the underside of ceiling
- Single lever faucet
- Shower/tub fixtures
- Contemporary accessories including toilet paper holder and towel bar

GALLERIA **almadev**  
ON THE PARK

Vendor shall have the right to substitute materials provided that such materials are of quality equal to or better than the materials shown in the plan and specifications. Colour, texture, 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. Floors and specific finishes will depend on vendor's décor packages as selected. Decorative and upgrade items are displayed in the model suite and are not part of the standard unit. Vignette and sales office are for display purposes only.

\*Ceiling heights are measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or dropped ceilings are required, the ceiling height will be less than the specified 9'. E. & O.E.

All illustrations/renderings are artist's concepts only. The general orientation of the proposed projects shown does not represent or guarantee aspects of the projects or views from any particular unit or location. The images do not represent any condition at present, or in the future, which may obstruct or impede the view.