ONE TEN

AVENUE ROAD · YORKVILLE

FEATURES & FINISHES



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BUILDING FEATURES

- Boutique building with 9 levels and a rooftop amenity
- 1 level of commercial/retail space on the ground level
- 8 levels of residential suites from levels 2 to 9 all with approximately 10' ceiling heights throughout, except where ducts, bulkheads, and venting for mechanical systems, acoustic ceilings, and structure are required
- 2 levels of underground parking which can be accessed by a car elevator at the rear of the building
- Long term and short term bicycle parking on levels P1 and P2
- Wine cellar and wine tasting room on the second level
- Social lounge which includes a chef's kitchen and catering area, dining room, and bar lounge area
- Elegantly designed lobby, entrance area, and concierge desk
- Roof top outdoor amenity area with lounge seating, dining area, and BBQ
- Mail and parcel area conveniently located by entrance
- Elevators are accessible from the parking area and the lobby
- Electric vehicle stalls are available for purchase

SECURITY FEATURES

- 24 hour in-person concierge
- 24 hour Virtual Concierge
- Security cameras and monitoring at all entrances as well as throughout the lobby areas
- Security camera monitoring in underground parking area
- All suites are prepared for alarm security systems
- Townhomes to have security contacts on all main floor operating windows and doors

INTERIOR FEATURES

- Luxurious suite design and finishing packages featuring approximately 10' ceiling height throughout, except where ducts, bulkheads, and venting for mechanical systems, acoustic ceilings, and structures are required
- All interior walls painted with a single colour of latex paint from Vendor's standard samples
- Custom engineered hardwood flooring in all suites
- Solid core entry doors
- Smooth painted ceilings throughout
- Designer selected trim and door package throughout including baseboards, door, and window casings
- Solid core interior passage doors
- Designer selected lever style door handles and hinges
- Shelving in closets

KITCHEN

- Choice of custom built and designed cabinetry in kitchens along with a choice of quartz counter tops and quartz backsplash from Vendor's standard samples
- Paneled Miele appliances as standard for all suites
- Suites on levels 2 to 6 to have
  24" paneled Miele refrigerator
  24" Miele cooktop
  24" Miele convection oven
  24" Miele hood fan
  24" Miele paneled dishwasher
  and a Miele integrated microwave
- Suites on levels 7 to 9 as well as all Townhomes to have
  30" paneled Miele refrigerator
  30" Miele cooktop
  30" Miele convection oven
  32" Miele hood fan
  24" Miele paneled dishwasher
  and a Miele integrated microwave
- Kohler stainless steel undermount kitchen sink including a Kohler single lever designer selected faucet with pull-out spray from Vendor's standard samples
- Countertop electrical receptacle for small appliances

BATHROOM(S)

- Choice of custom designed cabinetry, quartz countertops, and backsplashes, from Vendor's standard samples
- Kohler plumbing fixtures throughout
- A choice of porcelain tile in all bathroom floors and tub/shower walls from Vendor's standard samples
- White acrylic bathtubs in all bathrooms as per plan
- Frameless glass panel in shower stalls as per plan
- Exhaust fans vented to exterior in all bathroom(s) and powder room
- Privacy locks on all bathroom and powder room doors
- Mirror provided in all bathroom(s)
- Designer selected towel bar and tissue holder in bathroom and powder room

LAUNDRY

- All suites to have 27" stacked washer and dryer combo
- Tile flooring below washer and dryer

ELECTRICAL

- Decora style switches and receptacles throughout
- Individually controlled heating and cooling system
- Smoke detectors and carbon monoxide detectors installed as per Ontario Building Code
- All suites roughed-in for TV and Internet

WARRANTY

- Your new home will be registered with the Tarion Warranty Program. The details of the warranty can be found at **tarion.com**



DISCLAIMER

The Vendor shall have the right to make reasonable changes to the plans and specifications if required and shall have the right 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 of better quality shall be made by the Vendor whose determination shall be final and binding. 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. E.&O.E.

All photographs and illustrations do not necessarily depict standard features but represent products of similar quality that will be offered at One Ten Avenue Road.

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