EMPIRE QUAY HOUSE

FEATURES & FINISHES

MODERN SUITE FINISHES

- 3 finish packages, as per Builder's included feature selections.
- Laminate flooring throughout suite, excluding bathroom and laundry, as per plan.
- Smooth painted ceilings throughout.
- Approx. 9' ceiling heights in all rooms, except where dropped as required.
- Approx. 10' ceiling heights in all rooms on floors 2, 12, 20 and 21, except where dropped as required.
- Approx. 10' ceiling heights in all rooms in select suites on floors 5 and 11, except where dropped as required.
- Vinyl coated wire closet shelving, as per plan.
- Walk-in closets, as per plan.
- Frameless mirrored sliding doors on foyer entrance closets, as per plan.
- White sliding doors on bedroom closets, as per plan.
- Designer-selected ceiling light fixtures in foyer, hallways, living/dining, bedroom(s), den and walk-in closet, as per plan.
- Individualized climate control centralized heating and cooling for year round temperature control.
- Phone, cable and data wired to all suites.
- Energy efficient, aluminum frame thermal pane windows.
- White, flat panel interior doors with modern hardware.
- Individual metering of hydro and water.

LIVABLE KITCHENS

- 24" Integrated paneled refrigerator with bottom-mount freezer.
- 24" Stainless Steel smooth electric cooktop.
- 24" Stainless Steel convection built-in oven.
- 18" Integrated paneled dishwasher.
- 30" Stainless Steel over-the-range combo microwave hood fan.
- Composite stone countertops and backsplash complemented with an under mount single-bowl stainless steel sink and single lever pull-out chrome faucet.
- European style, flat-panel cabinets with under cabinet lighting.
- Cabinet doors and drawers with soft-close mechanism.
- Accessible plug-in USB outlet.

STYLISH BATHROOMS & FUNCTIONAL LAUNDRY

- 12" x 24" porcelain tile flooring.
- One-piece composite countertops with integrated sink and single-lever chrome faucet.
- Designer-selected vanity cabinet with vanity mirror and wall-mounted light fixture.
- Frameless glass shower with floor tiles, chrome wall mounted controls and chrome wall-mounted rain showerhead, as per plan.
- One pot light in shower on separate switch, as per plan.
- Safety pressure balance valves for shower.
- 24" front loading, stacked white washer and dryer.
- White ceramic tile flooring in laundry, including ceramic base.

IMPRESSIVE AMENITIES

- Stylish ground floor lobby with 24-hour Concierge, comfortable lounge seating and parcel storage room.
- Professionally equipped fitness centre, with cardio, weights, yoga room, meditation room, spin area, and TRX system.
- Wi-Fi enabled co-working lounge with booth and group seating, custom bar and feature breakout room.
- Wi-Fi enabled study room with a large communal table, booth seating and separated quiet rooms.
- Open-concept social lounge with a modern feature bar, booth and lounge seating and separate catering kitchen.
- Outdoor terrace with gated pet area, group seating, BBQ, dining area and stylish pergola for additional shade.
- 12th-floor terrace lounge with a custom bar, dining area and lounge seating and access to the outdoor terrace.

UNWAVERING SAFETY & SECURITY

- In-suite personally encoded security system, with keypad and door contacts.
- Fire sprinkler system, smoke and CO detector in all suites and common areas.
- Solid core entry door with deadbolt and viewer.
- Entrance, exits, elevators and selected exterior areas monitored by closed circuit security system.
- Well-lit underground parking with video surveillance.
- 24-hour Concierge

Specifications, terms, prices, dimensions, and availability are subject to change without notice. The Developer reserves the right to make changes to the floor plans, project design, appliances, features and finishes without notice, as deemed necessary. Please see a sales representative for more details. June, 2020. E.&O.E.