FEATURES & FINISHES

THE BEDFORD

BUILDING FEATURES

- Three high-speed elevators.
- Grande main lobby with 24-hour concierge and security.
- Secondary lobby with Bedford Road access.
- 24-hour valet parking.
- Ramp parking access and visitor parking.
- Porter services and dedicated porter lobby.
- Grande porte-cochere arrival area.
- Secured entry phone integration modules for visitor access.
- Secured storage for parcel deliveries.
- In-suite parcel delivery.
- Mail area with individual key access.
- Security monitoring system in common areas.
- All residents provided with an electronic, encrypted proximity security device to access the building.
- Bicycle storage area.

SUITE FEATURES

- Approximately 10' ceilings in principal rooms.[1]
- White smooth painted ceilings throughout.
- Solid core suite entry doors.
- Flat-panel interior suite doors with contemporary hardware.
- Private balconies and terraces with glass railings.
- Contemporary profiled designer selected baseboards and door casings.
- Designer selected wide plank engineered wood flooring.[2]
- Walls, doors, trim, and baseboard painted to designer-ready white finish.
- Walk in closets, as per plan.[3]
- Walk-in laundry rooms, as per plan.

CUSTOM DESIGNED KITCHENS

- Approximately 9' tall Studio Paolo Ferrari custom designed kitchen with soft close cabinets and drawer system.[2]
- Custom Studio Paolo Ferrari designed island with cabinetry and integrated breakfast bar.[2]
- Designer selected countertop and backsplash.[2]
- Contemporary single lever faucet and stainless-steel undermount sink.
- Under cabinet valence LED lighting.
- 6-piece appliance package including:
  - Miele 30" integrated refrigerator/freezer
  - Miele 30" electric cooktop
  - Miele 30" electric oven
  - Miele 24" integrated dishwasher.
  - Integrated hood fan (vented to exterior).
  - Miele 24" microwave speed oven.

PRINCIPAL BATHROOM

- Custom Studio Paolo Ferrari designed floating vanity with integrated storage and soft close drawer system.[2]
- Custom Studio Paolo Ferrari designed mirror with integrated medicine cabinet storage.[2]
- Designer selected countertop.[2]
- Designer selected wall mount faucet.[2]
- White undermount rectangular basin(s).
- Designer selected tiled feature wall and floors.[2]
- Frameless glass shower enclosure.
- Designer selected plumbing fixtures and accessories, including pressure balanced rain-style showerhead and thermostatic valve.[2]
- White free-standing tub or modern profile built-in tub as per plans.[2]
- Exhaust fan vented to exterior.

POWDER ROOM

- Custom Studio Paolo Ferrari designed floating vanity with integrated storage and soft close hardware.[2]
- Designer selected countertop and backsplash.[2]
- Designer selected faucet.[2]
- White undermount rectangular basin(s).
- Studio Paolo Ferrari designed mirror.
- Designer selected tile flooring.[2]
- Exhaust fan vented to exterior.

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GUEST BATHROOM

- Custom Studio Paolo Ferrari designed floating vanity with integrated storage and soft close drawer system.[2]
- Studio Paolo Ferrari designed mirror.
- Designer selected countertop and backsplash.[2]
- Designer selected faucet.[2]
- White undermount rectangular basin(s).
- Frameless glass shower enclosure.
- Designer selected plumbing fixtures and accessories, including pressure balanced rain-style showerhead and thermostatic valve.
- Designer selected full height tile on shower walls and bathroom floors.[2]
- White free-standing tub or modern profile built-in tub as per plans.
- Exhaust fan vented to exterior.

LAUNDRY

- Full size front load washer dryer directly vented to exterior.
- Tile flooring in laundry areas.

OUTDOOR LIVING

- One cold-water hose bib for each residence having a patio or a terrace.
- Tempered glass and metal railings.
- At least one duplex GFI electrical outlet for each residence.

COMFORT, SAFETY AND SECURITY

- Individually controlled HVAC system for year-round heating and cooling.
- Individual metering of hydro, water, heating and cooling usage.
- Smoke, heat and carbon monoxide detector(s).
- Emergency Voice Communication in each residence.
- Fire detection, protection and fire suppression sprinkler system.

Notes
1. Ceiling heights are measured from concrete floor slab to underside of ceiling and are subject to bulkheads and dropped ceilings for mechanical, electrical, structural or other systems. Ceiling heights in non-principal rooms, including but not limited to, hallways, dens, bedrooms, bathrooms, utility rooms, closets, laundry rooms, etc. are subject to reduced heights.
2. Selection from Vendor's pre-selected standard fi nish package.
3. Closets outfi tted with millwork shelf and rod.

Please speak to Sales Representative for further details. All details and materials are preliminary and are subject to change without notice E. & O. E.

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