



THE NEW RESIDENCES OF  
**YORKVILLE PLAZA**  
YORKVILLE AT AVENUE ROAD

## FEATURES AND FINISHES OF YOUR NEW HOME

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### BUILDING:

- Iconic precast and glass clad exterior
- Elegant lobby with concierge station
- Existing passenger elevators with custom designed cabs
- Parking shuttle elevator to ground floor
- Designer selected broadloom in corridors
- Garbage chute system with recycling capability

### COMMON ELEMENTS:

- Fitness auditorium with circuit training and cardio equipment
- Multipurpose recreation lounge with audio/video equipment
- Formal dining room/boardroom with kitchenette/bar
- Management office
- 1 Superintendent's suite built to be purchased by the Condominium

### SUITE FEATURES:

- Laminate plank flooring\* throughout except for bathrooms and laundry area
- Painted slab swing interior doors with painted wood door frames and brushed chrome finished hardware
- Sliding glass partitions where shown on plan
- Mirrored sliding closet doors, where shown in sleeping areas on Schedule "A"
- Provision for telephone outlet in Vendor pre-determined locations
- Provision for cable outlet in Vendor pre-determined locations
- Switched wall outlets in living areas, sleeping area(s) and den (if applicable as per plan)
- Individually controlled seasonal heating and air conditioning
- Combination 1 piece washer/dryer (2 piece stacked unit in "The Milan and The Shanghai" suite)
- Smoke and heat detector(s) as per Ontario Building Code
- EVC (emergency voice communications) in suite as per Ontario Building Code
- Sprinkler fire protection system

### PRIMARY BATHROOM:

- Vendor's designer selected tile\* floor and tub surround
- White soaker tub
- 2 piece white water closet
- Pressure balance valve for tub/shower faucet
- Wall mounted vanity light fixtures
- European style vanity cabinet\*
- Single lever faucet for vanity sink
- Mirror above sink
- Chrome finished bathroom accessories
- Privacy locks on all bathroom doors
- Exhaust ducted to the exterior

### SECOND BATHROOM (IF APPLICABLE):

- Imported porcelain or ceramic tile\* floor and shower walls
- Separate shower stall, featuring frameless glass panel
- 2 piece white water closet
- Pressure balance valve for shower faucet
- Wall mounted vanity light fixture
- European style vanity cabinet\*
- Single lever faucet for vanity sink
- Vanity width mirror above sink
- Chrome finished bathroom accessories
- Privacy locks on all bathroom doors
- Exhaust ducted to the exterior

### KITCHENS:

- Custom designer cabinetry\* with soft close drawers and doors
- Stone countertops\*
- Appliances comprised of:
  - Smooth-top electric cooktop
  - Built-in electric microwave oven with grilling function
  - Fully integrated refrigerator with bottom-mount freezer
  - Fully integrated drawer dishwasher and
  - Overhead stainless steel hood fan
- Single stainless steel sink
- Single lever pull-out faucet

### SAFETY AND SECURITY:

- 24-Hour building security
- Entry phone system
- Personally encoded suite intrusion alarm system connected to concierge station with key pad and suite door contact
- Computer controlled access system provided at main building entry points
- Video cameras for selected zones in underground garage and entry areas
- Fire detection, protection and sprinkler systems as per Ontario Building Code

\* colour and styles for these finishes and features are to be selected from Vendor's standard samples

NOTE: Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model suites, displays, marketing materials and Schedule "A"s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Feature details may vary, subject to conditions in the existing building. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. 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. Appliance locations shown on Schedule "A"s may vary. Only those items designated with an asterisk (\*) may be selected by Purchaser. All dimensions stated herein are approximate only. Presentation Centre display furnishings and decorations are not included.

Errors and omissions are excepted.