

iDEALtorontocondos.com

Features & Finishes

Building Features

- Ground level entry lobby
- High speed elevators
- 24 Hour Concierge
- Amenities
 - Tower 1 (on Simcoe)
 - Entry Lobby
 - Concierge
 - Party Room
 - Management Office & Board Room
 - Exterior landscaped deck with BBQ Areas
 - West Wing (on St. Patrick)
 - Entry Lobby
 - Fitness room
 - Yoga Room
 - Change Rooms
 - Rooftop Lounge
 - Rooftop Outdoor Swimming Pool
 - Rooftop Outdoor Hot Tub
- Individual storage/bicycle lockers**

Suite Finishes

- Approximately 8.5 ceilings.***
- Sprayed ceiling throughout *
- Exterior glass sliding doors***
- Solid core entry door with hardware and security viewer
- Individually controlled heat pump heating and cooling system
- 40 Ounce broodloom and upgraded under pad in bedrooms***
- Laminate flooring in den, living rooms, dining rooms, foyers and halls***
- Mirror sliders on closet doors***
- In-suite smoke detector
- Laundry with stacked washer/dryer vented to exterior
- Ceramic flooring in laundry area
- Interior walls painted off-white quality latex*

Kitchen

- Choice of laminate, porcelain or ceramic flooring*
- Selection of designer series kitchen cabinetry*
- Quartz countertop*
- Designer series tile backsplash*
- Stainless steel undermount sink with single lever faucet and pullout vegetable spray***
- Panelled refrigerator, panelled dishwasher and stainless steel range and oven, stainless steel microwave
- Ceiling mounted lighting fixture*
- Built-in hood fan vented to the exterior

Master Ensuite Bathroom

- Choice of porcelain or ceramic flooring* ***
- Medicine cabinet (in Master Ensuite only) **
- Marble counter with designer undermount sink*
- Safety pressure-balancing valve in tub**
- 5' soaker tub or shower with glass panel with chrome faucets***
- Designer selected plumbing fixtures and cabinetry**
- Choice of porcelain or ceramic wall tile in tub or shower area ***
- Exterior vented exhaust fan
- Entry privacy lock

Main Bathroom

- Choice of ceramic or porcelain flooring * ***
- Laminate countertop with drop-in sink or composite slab with integrated sink*
- Safety pressure-balancing valve in tub**
- 5' soaker tub or shower with glass panel with chrome faucets***
- Designer selected plumbing fixtures and cabinetry**
- Choice of porcelain or ceramic wall tile in tub or shower area ***
- Exterior vented exhaust fan
- Entry privacy lock

Electrical Features

- Rough in ceiling light outlets in dining room, bedrooms
- Ceiling mounted light fixture in kitchen
- Lighting fixtures in bathrooms**
- Lighting fixture in hallway
- Cable television outlets in den, living room and master bedroom**
- Telephone outlets in living room and master bedroom**
- Service panel with circuit breaker

Security Features

- 24-hour concierge
- 24-hour security cameras in select garage/parking areas
- Closed circuit camera monitoring at select building entry points
- Electronic communication system in lobby vestibule permits visitors to communicate with suite from building entrances

Energy Efficiency Features

- Energy Star dishwasher and refrigerator
- Dual flush toilets
- Energy efficient light bulbs
- Water conserving faucets
- Individually metered hydro and water

General

Please see provisions in Schedule A relating to Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes

* Colours and/or materials to be selected from Vendor's standard sample packages, as provided for below. Vendor shall not be responsible for shade differences occurring from different dye lots.

** If applicable

*** As per plan

**** Except bathrooms, laundry, bulkheads and drop ceilings for mechanical systems, as required

(1) The Vendor shall have the right to make alterations to the selection and specifications relating to Energy Efficient Features.

Dated: May 23rd 2017

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The Art of Living Well

Artists' Alley offers a wide selection of studio, 1, 2 and 3-bedroom suites. The suite interiors are exquisitely designed by award-winning Studio Munge and detailed with splendid features and finishes. Every suite is impeccably appointed to offer the ultimate in modern condominium living with high quality laminate flooring, gleaming porcelain tiles, fine-crafted cabinetry, panelled and stainless steel appliances and more. Open concept layouts and natural radiance from expansive floor to ceiling glass windows lend an aura of spacious luxury. A neutral colour palette of cool greys and pure whites offers you the perfect canvas to decorate your suite to your individual taste and personality. Use of the finest materials, textures and accents makes an unmistakable statement of refinement.



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Spacious interiors, gourmet chef kitchens and gorgeous bathrooms take urban living to a new high. At Artists' Alley, we have taken the good life and raised it up a few notches through award-winning design and attention to detail.

Living Space
and Bathroom

Illustrations are artist's concept.



THE RESIDENCES OF
MAPLE LEAF SQUARE



ONE BEDFORD



THE BRITT



TEAHOUSE

Multi-award-winning Lanterra Developments has established a reputation as a company that creates landmark residential communities admired for their exceptional architecture, brilliant interior design and an array of amenities that make urban living truly exciting and vital. Led by Chairman Mark Mandelbaum and President and CEO Barry Fenton, Lanterra Developments is firmly committed to delivering state-of-the-art urban environments with exceptional value. The firm has been honoured locally by the Greater Toronto Home Builder Association (now BILD) as Project of the Year for Toy Factory Lofts, Project of the Year for The Residences of Maple Leaf Square, Best Model Suite for Neptune at WaterParkCity, and earned international recognition at the prestigious Nationals for Murano, Toy Factory Lofts, The Residences of Maple Leaf Square, and ICE Condominiums at York Centre and Rodeo Drive Condominiums.

A Few of our Landmarks



ICE CONDOMINIUMS



MURANO



RODEO DRIVE CONDOMINIUMS



11 WELLESLEY



MASTERMIND



HARIRI PONTARINI ARCHITECTS

Hariri Pontarini Architects (HPA) is a full-service Canadian firm devoted to producing work of lasting value. Siamak Hariri and David Pontarini founded the Toronto office in 1994 motivated by a shared commitment to design quality. Today their 120-person practice offers its clients in-depth partner involvement through all stages of design and the breadth of building experience and technical expertise to rigorously oversee construction. HPA believes solid relationships result in strong projects. They take pride in forging lasting collaborations with all involved in the design, development and construction process: clients, consultants, fabricators, policymakers, construction workers, colleagues. With each commission, HPA assumes full responsibility to materialize a design vision inspiring to its occupants, attuned to its setting and respectful of stakeholder needs, client budget and timeline. Every project in their diversely scaled, award-winning portfolio reflects the HPA mission to craft architectural and urban solutions that exceed expectations, without excess.

MASTERWORK



STUDIO MUNGE

Studio Munge is guided by a passion for great design, inspired by excellence and committed to exceptional service. With more than 20 years of experience in the industry, Principal Alessandro Munge's global perspective, inquisitive nature and quest for the perfect solution has propelled Studio Munge onto the international stage. Creative leadership is what informs and inspires Studio Munge's multidisciplinary team to produce distinctive, transformative design. As avid collaborators, Studio Munge forms partnerships with a global roster of top hospitality brands, condominium and residential developers, and architects.

MASTERFUL



NAK DESIGN STRATEGIES

Located in Toronto, NAK Design Strategies is one of the largest landscape architectural practices in Ontario, working across Canada and in China, Thailand, the US and the Caribbean. The founding principals believe the design process combines a synthesis of the site characteristics with a deep understanding of the programme requirements. NAK's projects include Gardiner Museum of Ceramic Arts, Bell Lightbox and Festival Tower, The Cheddington and One Post Road in the exclusive Bridle Path district of Toronto. NAK Design Strategies has won prestigious national design awards for their outstanding creative work.