

# Features & Finishes



## Building Features & Amenities

- Modern 4 storey design, mid-rise building with luxury retail shoppes at ground level
- Concrete and steel construction for maximum durability, fire resistance and acoustic performance
- Secured indoor covered parking with pre-wiring for Electric Vehicle chargers as available
- Exterior Electric Vehicle charging station
- Individual storage/bicycle lockers as available on each residential floor
- 2 high speed elevators
- **Building amenities include:**
  - Fitness room
  - Well appointed multi purpose room
  - Private terrace with BBQ area, lounge seating and pergolas
  - Ground level "Connection Space" lobby with work stations and WiFi

## Your Suite Features

- 9' ceilings
- Smooth ceiling throughout all finished areas
- Exterior glass sliding doors to private balconies and terraces
- Modern style solid core entry door with hardware and security viewer
- Modern style trim and casings as per ONE URBAN's standard design packages
- Closets to include wire shelving and hanging rails
- Modern interior slab doors and hardware
- Walk-in Closets as per plan\*
- Stacked white washer/dryer in laundry vented to exterior
- Interior walls painted with ONE URBAN's choice of one colour throughout

## Floor Coverings

- Luxury vinyl plank flooring throughout (except tiled areas)
- Porcelain/ceramic tile in bathrooms and laundry from ONE URBAN's standard design packages

## Kitchen Features

- Designer modern style kitchen cabinetry with choice of styles and colour from ONE URBAN's standard design packages
- Solid surface kitchen countertop with polished finish and straight edge detail as per ONE URBAN's standard design packages
- Luxury ceramic tile backsplash
- Stainless steel undermount double sink with polished chrome-finish single lever high kitchen faucet
- Stainless steel finish ENERGY STAR\* appliance package including full-size refrigerator/freezer combo, range, microwave/hood combo and full size dishwasher
- Modern style track ceiling light fixture with multiple heads

## Bathroom Features

- Designer modern vanity cabinet with storage
- Solid surface countertop with undermount sink
- Designer modern vanity mirror
- Designer wall mounted light fixture above mirror
- Luxury soaker tub/shower with tile surround
- Single lever shower faucet with pressure balance valve
- Designer modern single lever faucet in all bathrooms
- High efficiency toilet
- All plumbing fixtures fitted with shut-off valve
- Privacy locks on all bathroom doors

## Electrical and Mechanical Features

- 2-pipe heating and cooling system with individually controlled thermostat in each suite
- Individually metered hydro service to each suite
- Individually metered water service to each suite
- Heating and cooling system in each suite
- White Decora style receptacles and switches throughout
- Pre-wired telephone and cable outlets in bedrooms, living room and den
- USB receptacles in living room and bedrooms
- Ceiling light fixtures in kitchen and foyer
- Pre-wired capped ceiling outlet in dining room, den and bedroom(s)
- Convenient switch controlled receptacle in living room and bedroom(s)

## Person Comfort

- Full year round control of heating and cooling system in each suite

## Security & Safety Features

- Secured key fob access from parking garage to elevator, lobby and main entrance
- Security system with enterphone facility at building entrance
- Surveillance cameras located on property
- Fully fire sprinklered building
- Fully fire sprinklered parking garage
- In-suite smoke, heat and carbon monoxide detectors
- In-suite fire protection sprinkler system
- Pre-wired for alarm/intercom

## Warranty

- All suites registered with TARIION Warranty Corporation New Home Warranty Program

All of the above specifications are from Vendor's standard samples and as per plan. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater value at any time at their sole discretion. The ceiling height of any suite is approximate and is measured from the upper surface of the concrete floor slab to the undersurface of the finished ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than the stated ceiling height for that floor. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bath rooms, laundry rooms, and hallways), the ceiling height will also be less than the stated ceiling height for that floor. Decorative and upgraded items displayed in the sales office and/or sales brochure are for display purposes only and are not included in the purchase price. Price specifications and terms are subject to change without notice. E.&O.E. Availability determined by suite design.

\*ENERGY STAR rating applies to refrigerator and dishwasher only

**ONE URBAN**