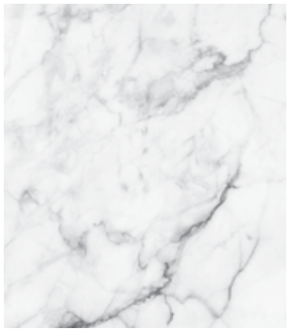
FEATURES AND FINISHES



BUILDING FEATURES

- Set in the heart of Niagara Falls, the elegant architectural design of 7 storey building comprised of street level retail features cast stone podium and contemporary brick and glass boutique building.
- Artfully inviting lobby and lounge awaits.
- Executive concierge in front lobby available for assistance.
- Exterior lighting showcasing the building's architecture and design while promoting safety.
- Health and Fitness club features professionally equipped exercise room with weight training and cardio area.
- Sophisticated appointed party room with stylish hotel inspired bar lounge, private dining area and fireplace.
- Adjoining games room equipped with billiard table, seating area and TV.
- Outdoor dining and lounge with fire pit and barbecue area.
- Mail area and parcel room conveniently located in front lobby
- Waste management and recycling system with disposal chute access on each floor.
- 2 high-speed elevators.
- Convenient two levels underground parking.
- Secure storage lockers.

SUITE FEATURES

- Innovating suite designs featuring 9' high ceilings on floors 2-6 and soaring 12' ceiling heights on floor 7.
- Smooth finished ceilings throughout in flat white.
- Interior walls painted in designer white latex.
- Secure solid core suite entry door with modern metal hardware and privacy viewer.
- Stylish white interior doors with contemporary flat mould-style baseboard and casing.
- Designer series, wide plank, laminate flooring in living room, dining room, kitchen, foyer, bedrooms, hallway, and den.
- Porcelain floor tiles in laundry room.
- Modern lever-style hardware on interior doors.
- Expansive energy-efficient windows and doors to balcony with noise reduction technology as per plan.
- Individual comfort-controlled heating and air conditioning on demand for seasonal comfort year round.
- Spacious walk-in closet, as per plan.
- Contemporary mirror sliding closet door and or Modern glass style sliding door, as per plan.
- Stacked Energy Star washer and dryer front-load washer and dryer.
- Private balcony or terrace, as per plan.

KTICHEN FEATURES

- Custom design kitchen cabinetry designer selections.
- Sleek polished quartz countertop with stainless steel sink and designer faucet.
- Modern glass tile backsplash.
- Upgraded Energy Star rated Stainless Steel appliance package.
- Stainless steel appliances including:
  - 30" Fridge
  - 30" Slide-in stove and oven
  - 30" Over-the-range microwave with hood fan
  - 24" Dishwasher
- Contemporary hardware on cabinets.

BATHROOMS

- Contemporary vanity with recessed kick plate.
- Contemporary hardware on vanity cabinets.
- White solid surface integrated sink and sleek single-hole faucet.
- Vanity mirror including wall mount vanity light fixture.
- Acrylic bathtub, as per plan.
- Modern 12" x 24" imported porcelain tile flooring in all bathrooms.
- Separate shower stall with tempered glass enclosed and tiled walls, as per plan.
- Privacy locks on all bathroom doors.
- Ceiling exhaust fans in all bathrooms.
- Surface mount lighting.
- Porcelain floor tiles in all bathrooms.

ELECTRICAL & COMMUNICATIONS

- Individual electrical service panel in each suite.
- Ceiling mount light fixtures in Foyer, hallways, kitchen, bedrooms, dining room and den, as per plan.
- Conveniently located phone TV and data cable wire in all suites.
- White Decora-style switches and receptacles throughout.
- All enclosed showers to include a waterproof pot light as per plan.

BUILDING SECURITY & SAFTEY

- Surveillance cameras in Building entrances and underground parking.
- Personal key fob allows effortless access to building entrances, underground parking garage and other common areas.
- Fire safety system in accordance with the current Ontario Building Code for your protection.
- In-suite smoke, heat and carbon monoxide detectors added for peace of mind.
- In-suite sprinkler system.
- Secured, well-lit underground parking area, monitored with cameras and two way voice communication assistance from entry and selected areas of underground garage.

*All specification are subject to change without notice. All dimensions if any are approximate. Renderings and scale models are artist concepts only. Drop ceilings and bulkheads may occur to accommodate heating, ventilation and cooling system, electrical and mechanical systems or to satisfy the requirements of Ontario Building Code. All ceiling heights are approximate. Lighting system is a decor upgrade. Gas fire furnace and air-cooled condensing unit. Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples. The vendor has the right to substitute materials of equal or better value. Colour, texture and appearance of features installed may vary from vendor's samples as a result of normal manufacturing and installation process. Model suite/ vignette furnishings, accessories, upgraded finishes, built-in cabinetry, window coverings, wall coverings, light fixtures, hardwood, tile display shown, and or outlined on marketing materials are not included in the purchase price unless specified. October 2020. E.&O.E.

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