

# Y9825

FEATURES & FINISHES

## BUILDING FEATURES

- A 22-storey landmark building designed by Wallman Architects
- Situated right across the street from an urban park that is designed and constructed by Metroview Developments to enrich the lives of The Yonge Series and Richmond Hill residents alike
- A collection of townhomes, studios, 1-, 2-, and 3-bedroom suites with curated interior finish schemes
- Unique hotel-inspired indoor and outdoor amenity features designed by interior design firm, Truong Ly Design
- Stay connected in all common building spaces with Metroview's secure and high-speed Y-Fi (wi-fi)
- High-speed elevators with custom designed cabs
- Convenient underground parking, locker access, and bicycle storage
- Be welcomed in one of our two grand lobby entrances that feature double height ceilings with 24/7 concierge service
- The ground floor also features our luxurious and diverse coworking lounge with a stunning fireplace, multimedia room perfect for virtual meetings & podcasts, a recording studio, an executive meeting room, an imaginative children's playroom, and a dynamic fitness centre with ample natural light and fresh air
- The 7th floor amenities include 3 distinct social lounges, perfect for hosting friends or a family gathering. The party room lounge features SkyCity Windows' folding bi-fold doors that provide an experience that seamlessly blurs the line between indoor and outdoor. Hang out at one of the many cabana lounges with a front row view of the serene Rooftop Water Lounge and/or enjoy a picnic on a warm, sunny day with one of the many BBQs
- Stay active and play a game of basketball on the rooftop court, or soak in the incredible view while exercising in our unique outdoor gym & track

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The Vendor shall have the right to make changes to the aforementioned features, finishes and specifications without prior notice to the Purchaser. The Vendor is entitled to substitute any materials described herein with materials of equal or better quality without prior notice to the Purchaser. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The colour, texture, appearance, etc. of features and finishes described herein may vary from the Vendor's samples or sales centre as a result of natural variances inherent to said features and finishes and/or arising from manufacturing and installation processes. All dimensions described herein are approximate and are subject to change without notice. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.

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DEVELOPMENTS

## SUSTAINABLE FEATURES

- High performance thermal envelope minimizes unwanted solar gain and heat loss
- ENERGY STAR® appliances (refrigerator, dishwasher and washing machine) use approximately 30% less energy
- Paints with low levels of volatile organic compounds
- Minimized water use through the use of water efficient fixtures and water wise appliances
- Water efficient and native plant species selections with drip irrigation
- Rainwater harvesting for landscape irrigation
- Tri-sorter disposal and recycling system
- Rough-in included for future Electric Car Charging Stations
- LoE argon filled double glazed windows with thermally broken aluminum frames and tinted light grey glazing
- Located adjacent to major public transit route
- Secured bicycle parking provided for residents and visitors

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## COMFORT, SAFETY AND SECURITY

- Heating/cooling HVAC system providing occupant comfort and indoor air quality
- Individual metering of electricity and water
- Entry phone system
- All main entrances and exits monitored with 24/7 closed circuit video surveillance system
- Motion sensor controlled lighting in parking garage and corridors
- Smoke, heat and carbon monoxide detector(s) as per Ontario Building Code
- EVC (Emergency Voice Communications) in suite as per Ontario Building Code
- Fire detection, protection and sprinkler systems as per Ontario Building Code
- Convenient drop-off area at Ground Floor located adjacent to Lobby entrance

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## LIGHT

### GENERAL

- 9' smooth ceiling throughout townhouse except as such ceiling heights are modified by ceiling and floor finishes, beams, sound attenuation features and dropped ceiling areas containing mechanical equipment such as ductwork and pipes.
- Modern square 2" high baseboards
- Suite entry solid core wood door with reveal detail, black matte lever style hardware and integrated suite entry light
- Flat panel interior doors with matte black lever
- Closets to receive single and double hanging systems
- Flat panel swing or sliding closet doors (as per applicable plan)
- Laminate flooring
- Stacking high-efficiency washer and dryer
- Porcelain tile in laundry room and bath

### KITCHEN

- Modern one tone wood grain 11' kitchen
- Stainless steel under-mount sink with pull down faucet in matte black finish
- Modern style pulls in matte black finish
- Continuous quartz wrapped on top, sides, backsplash and countertop with 3/4" straight polished edge
- Under cabinet and quartz valance lighting
- Movable 6' island (as per applicable plan)
- 24" counter depth refrigerator with bottom mount freezer, integrated appliance to match kitchen cabinets
- 24" dishwasher, integrated appliance to match kitchen cabinets
- 24" integrated oven in stainless steel
- 24" microwave
- 24" stainless steel slide out hood range
- 24" electric cook top

### BATHROOMS

- Modern one tone wood grain cabinetry
- 12" x 24" matte porcelain tile for floor
- 12" x 24" polished porcelain tile for shower/bath walls
- Vessel sink vanity with wall mounted matte black faucet
- Integrated LED lights in mirror and medicine cabinet
- White low flush toilet
- Soaker tub and/or shower (as per plan) with pressure balanced valve and volume control, and hand held shower bar with wall mounted rain shower head all in matte black finish
- Matte black hardware
- Glass shower enclosure with slim matte black trim all around along with a matte black towel bar/handle on the shower door

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## DAWN

### GENERAL

- 9' smooth ceiling on floor 1-7 throughout except as such ceiling heights are modified by ceiling and floor finishes, beams, sound attenuation features and dropped ceiling areas containing mechanical equipment such as ductwork and pipes.
- Modern square 2" high baseboards
- Suite entry solid core wood door with reveal detail, black matte lever style hardware and integrated suite entry light
- Flat panel interior doors with matte black lever
- Closets to receive single and double hanging systems
- Flat panel swing or sliding closet doors (as per applicable plan)
- Laminate flooring
- Stacking high-efficiency washer and dryer
- Porcelain tile in laundry room and bath

### KITCHEN

- Modern one tone wood grain 10' kitchen
- Stainless steel under-mount sink with pull down faucet in matte black finish
- Modern style pulls in matte black finish
- Continuous quartz wrapped on top, sides, backsplash and countertop with 3/4" straight polished edge
- Under cabinet and quartz valance lighting
- Movable 5' island (as per applicable plan)
- 24" counter depth refrigerator with bottom mount freezer, integrated appliance to match kitchen cabinets
- 24" dishwasher, integrated appliance to match kitchen cabinets
- 24" integrated oven in stainless steel
- 24" microwave
- 24" stainless steel slide out hood range
- 24" electric cook top

### BATHROOMS

- Modern one tone wood grain cabinetry
- 12" x 24" matte porcelain tile for floor
- 12" x 24" polished porcelain tile for shower/bath walls
- Integrated sink vanity with matte black surface mounted faucet
- Integrated LED lights in mirror and medicine cabinet
- White low flush toilet
- Soaker tub and/or shower (as per plan) with pressure balanced valve and volume control, and wall mounted shower head all in matte black finish
- Matte black hardware
- Glass shower enclosure with slim matte black trim all around along with a matte black towel bar/handle on the shower door

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## DUSK

### GENERAL

- 9' smooth ceiling on floor 8-17 throughout except as such ceiling heights are modified by ceiling and floor finishes, beams, sound attenuation features and dropped ceiling areas containing mechanical equipment such as ductwork and pipes.
- Modern square 2" high baseboards
- Suite entry solid core wood door with reveal detail, black matte lever style hardware and integrated suite entry light
- Flat panel interior doors with matte black lever
- Closets to receive single and double hanging systems
- Flat panel swing or sliding closet doors (as per applicable plan)
- Laminate flooring
- Stacking high-efficiency washer and dryer
- Porcelain tile in laundry room and bath

### KITCHEN

- Modern one tone solid colour 10' kitchen
- Stainless steel under-mount sink with pull down faucet in matte black finish
- Modern style pulls in matte black finish
- Continuous quartz wrapped on top, sides, backsplash and countertop with 3/4" straight polished edge
- Under cabinet and quartz valance lighting
- Movable 5' island (as per applicable plan)
- 24" counter depth refrigerator with bottom mount freezer, integrated appliance to match kitchen cabinets
- 24" dishwasher, integrated appliance to match kitchen cabinets
- 24" integrated oven in stainless steel
- 24" microwave
- 24" stainless steel slide out hood range
- 24" electric cook top

### BATHROOMS

- Modern one tone wood grain cabinetry
- 12" x 24" matte porcelain tile for floor
- 12" x 24" polished porcelain tile for shower/bath walls
- Integrated sink vanity with matte black surface mounted faucet
- Integrated LED lights in mirror and medicine cabinet
- White low flush toilet
- Soaker tub and/or shower (as per plan) with pressure balanced valve and volume control, and wall mounted shower head all in matte black finish
- Matte black hardware
- Glass shower enclosure with slim matte black trim all around along with a matte black towel bar/handle on the shower door

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## SHADOW

### GENERAL

- 9' smooth ceiling on floor 18-22 throughout except as such ceiling heights are modified by ceiling and floor finishes, beams, sound attenuation features and dropped ceiling areas containing mechanical equipment such as ductwork and pipes.
- Modern square 2" high baseboards
- Suite entry solid core wood door with reveal detail, black matte lever style hardware and integrated suite entry light
- Flat panel interior doors with matte black lever
- Closets to receive single and double hanging systems
- Flat panel swing or sliding closet doors (as per applicable plan)
- Laminate flooring
- Stacking high-efficiency washer and dryer
- Porcelain tile in laundry room and bath

### KITCHEN

- Modern one tone solid colour 10' kitchen
- Stainless steel under-mount sink with pull down faucet in matte black finish
- Modern style pulls in matte black finish
- Continuous quartz wrapped on top, sides, backsplash and countertop with 3/4" straight polished edge
- Under cabinet and quartz valance lighting
- Movable 5' island (as per applicable plan)
- 24" counter depth refrigerator with bottom mount freezer, integrated appliance to match kitchen cabinets
- 24" dishwasher, integrated appliance to match kitchen cabinets
- 24" integrated oven in stainless steel
- 24" microwave
- 24" stainless steel slide out hood range
- 24" electric cook top

### BATHROOMS

- Modern one tone wood grain cabinetry
- 12" x 24" matte porcelain tile for floor
- 12" x 24" polished porcelain tile for shower/bath walls
- Vessel sink vanity with wall mounted matte black faucet
- Integrated LED lights in mirror and medicine cabinet
- White low flush toilet
- Soaker tub and/or shower (as per plan) with pressure balanced valve and volume control, and hand held shower bar with wall mounted rain shower head all in matte black finish
- Matte black hardware
- Glass shower enclosure with slim matte black trim all around along with a matte black towel bar/handle on the shower door

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