

## RESIDENCE FEATURES

## OVER 22,000<sup>SF</sup> OF INDOOR & OUTDOOR AMENITIES

### Mind & Body

- Self-guided wellness circuit:
  - Hot and cold plunge pools
  - Sauna and steam rooms
  - Multi-sensory experience shower
  - Universal change rooms
  - Indoor relaxation spaces
- Fitness studio with cardio equipment, weights, and boxing bags
- Wellness studio for yoga, meditation, and stretching
- Calming Zen garden

### Work & Leisure

- Co-working lounge with private working pods and hot desks
- Bookable private dining area and social lounge
- Outdoor terrace for recreation and relaxation:
  - Landscaped lounge areas
  - Outdoor fire pit with relaxation area protected by pergolas
  - Outdoor cooking and dining areas suitable for large groups
  - Putting green

## INTERIOR FINISHES

### Bespoke Design

- Choice of three colour palettes: Serene, Balanced, and Reflect
- Floor-to-ceiling windows
- Bedrooms equipped with blackout shades for light control
- Surface-mounted ceiling lights in all bedrooms
- Dramatic 9-foot ceilings in most homes
- Front-load washer and dryer
- Smart thermostat for temperature control
- Air conditioning from energy-efficient fan-coil units featuring advanced air filtration
- Sustainable energy recovery ventilator (ERV) unit for fresh air circulation and humidity control in each room
- Hard-wired smoke and CO<sub>2</sub> detectors

### Elevated Balcony Experience

- 8-foot deep balconies in most homes
- Retractable glass panels on all balconies for all-season, all-weather use
- Porcelain tile balcony flooring connects the interior to the outdoor area
- Surface-mounted ceiling lights for evening use

### Inspired Kitchens

- Sleek, high-performance Dekton countertops and backsplash
- Undermount 16-gauge stainless steel sink and chrome faucet

- Premium Bosch appliance package in studio, one-bedroom, and Jr. two-bedroom homes:
  - 24" integrated refrigerator with bottom freezer
  - 24" four burner gas cooktop and convection wall oven with slide-out hood fan
  - 24" integrated dishwasher
- Premium Bosch full-size appliance package in two- and three-bedroom homes:
  - 30" integrated refrigerator with bottom freezer
  - 30" five burner gas cooktop and convection wall oven with slide-out hood fan
  - 24" integrated dishwasher
- 24" Panasonic microwave
- Full-height cabinets with contemporary finish
- Superior soft-close doors and retractable drawer-slide mechanisms

### Restorative Bathrooms

- Chrome faucet, bath and shower fixtures
- Contemporary rectangular bathtub
- Elegant vanity complete with custom built-in lighting, Dekton stone countertop, sleek undermount sink, and medicine cabinet
- Tile flooring and full-height tiled vanity wall
- Two-piece, dual-flush toilet
- Shower and bathtub niches for convenient storage of toiletries in primary bathroom

## SERVICES & WARRANTIES

### Convenient Spaces & Services

- 24-hour concierge service
- Four elevators offer reduced wait times
- Separate and secure parcel area
- Secure underground parkade
- Bike repair station
- Secure lockers for bikes and belongings
- Vehicle detailing area with power washer and vacuum
- Porte cochere covered drop off area

### Peace of Mind

- Bosa Properties Customer Care Warranty included with every home
- Home warranty coverage:
  - Two year materials and labour warranty
  - Five year building envelope warranty
  - Ten year structural warranty

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## ESTATE RESIDENCE FEATURES

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## INTERIOR FINISHES

### Bespoke Design

- Choice of two colour palettes: Aura and Eclipse
- Floor-to-ceiling windows
- Bedrooms equipped with blackout shades for light control
- Bedroom closets with fully fitted millwork storage solutions and LED feature lighting
- Surface-mounted ceiling lights in all bedrooms
- Dramatic 10-foot ceilings
- Side-by-side, front-load washer and dryer with hanging rack and folding surface
- Smart thermostat for temperature control
- Air conditioning from energy efficient fan-coil units featuring advanced air filtration
- Sustainable energy recovery ventilator (ERV) unit for fresh air circulation and effective humidity control in each room
- Hard-wired smoke and CO<sub>2</sub> detectors

### Elevated Balcony Experience

- 8-foot deep balconies in most homes
- Retractable glass panels on all balconies for all-season, all-weather use
- Porcelain tile balcony flooring connects the interior to the outdoor area
- Surface-mounted ceiling lights for evening use

### Inspired Kitchens

- Elegant, natural stone quartzite backsplash and countertops
- Undermount 16-gauge stainless steel sink
- 24k brushed gold faucet by Graff
- Premium Gaggenau full-size appliances:
  - 30" integrated refrigerator
  - 36" five burner gas cooktop with slide-out hood fan
  - 30" convection oven
  - 24" speed oven
  - 24" integrated dishwasher
- Full-height cabinets with contemporary finish
- Superior soft-close doors and retractable drawer-slide mechanisms

### Restorative Bathrooms

- 24k brushed gold faucets, bath and shower fixtures by Graff
- Contemporary rectangular bathtub
- Elegant vanity complete with custom built-in lighting, natural stone quartzite countertop, sleek undermount sinks and medicine cabinets
- Porcelain tile flooring and full-height tiled vanity wall
- Shower and bathtub niches for convenient storage of toiletries
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