

## FEATURES

### Architecture

- Architectural design by award-winning Michael Green Architecture
- Contemporary weathering steel façade, providing privacy, shade, and sound attenuation
- Wood and steel construction, clad with preformed metal siding
- Laminated double-glazed window wall system for true floor-to-ceiling glazing, meeting high-rise tower standards, and exceeding minimum acoustical performance ratings
- Aluminum foil-faced membrane, applied to door sills and exterior joints, along with liquid-applied Alsan RS PMMA waterproofing on all roof decks and balconies
- Integrated gutter system and steel leader chains for controlled rainwater collection
- Japanese garden pathways leading up to entries with charcoal-stained cedar siding and clerestory windows
- 25 foot-wide interior courtyard between the North and South homes, featuring a saw-cut concrete walkway with embedded step lighting, concrete benches, up-lit landscaping, and electrical outlets for additional mood lighting
- 24.5 foot-high sculptural art wall of weathering steel and white aluminum metal siding for enhanced privacy
- Staggered glazing to maximize courtyard views

### Homes

- Full-height, solid-core wood entry door in an Oak rift-cut veneer
- Radiant in-floor heating throughout
- Smooth-painted finish ceilings with recessed pot lighting throughout
- 7.5" wide plank Brushed Oak flooring throughout
- Shaker-style white solid Oak stair treads and Oak handrails with contemporary wall-mounted circular LED step lights
- Solid-core wood interior and bottom track closet doors (recessed for master walk-ins), meeting AWMAC Premium Grade for durability and acoustical performance throughout
- Wood backing in storage rooms to accommodate hangar rod retrofits in North homes
- Contemporary lever-style polished chrome door handles throughout
- Open-plan kitchen-living-dining, featuring natural cross ventilation, over-height ceilings, and—in select homes—full-height glass guardrails
- Heat Recovery Ventilation for continuous air circulation on second and third floors in North homes
- GREENGUARD® certified and PVC-free roller shades throughout
- Glazed double-height stairwell for enhanced natural light with access to patio, overlooking the courtyard, in North homes

- Operable glass skylights, providing access to roof terraces with aluminum planter boxes, a hose bib, and aluminum-capped glass railings in South homes
- Aluminum-glazed balcony swing doors integrated into the window wall system
- Outdoor gas bibs with stainless steel cover plates, and contemporary exterior down-lighting
- Full-sized rooms and ample under-stair spaces for storage
- Low emitting materials, adhesives, sealants, and paints
- Ultra efficient washer and dryer with anti-flood sensors by AEG Electrolux

### Kitchens

- Design, innovation, and impeccable quality have always been at the heart of Armony Cucine of Italy. The BETA line offers a harmonious pairing of straight lines and curves, quality materials, and appealing layouts—creative solutions that never neglect the importance of functionality and everyday practicality

### - North homes

- White Soft Touch Laminate cabinetry paired with ¾" thick countertops and dramatic full-height backsplash in Raven Quartz, featuring wall-mounted open shelving and aluminum-capped pony wall surround



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### South homes

- Natural Oak Wood Veneer cabinetry paired with ½" thick countertops and full-height backsplash in White Corian, featuring full-sized islands with recessed knee-space for bar-seating
- Full-faced outer drawer and double inner drawer system for a contemporary, seamless design
- Soft-close door and drawer hardware throughout
- Under-cabinet dimmable LED strip-lighting
- 24" Julien undermount single bowl sink in 16ga stainless steel with brushed chrome Grohe Minta Dual Spray Pull-Out faucet
- High-performance Stainless Steel Appliance Package:
  - Liebherr 30" refrigerator with bottom-mount freezer
  - AEG 30" 5-burner gas cooktop
  - AEG 30" wall-mounted oven
  - AEG 24" ultra-quiet dishwasher, integrated into the cabinetry
  - Faber disappearing down-draft range hood
  - Panasonic microwave

### **Bathrooms**

- Floating cabinetry from Armony Cucine of Italy, featuring soft-close drawer hardware and open-faced, fully-finished towel storage
- North homes
  - Natural Oak Wood Veneer cabinetry paired with ½" thick countertops in White Corian
- South homes
  - White Soft Touch Laminate cabinetry paired with ¾" thick countertops in Raven Quartz
  - Artemide Talo vanity lights from Italy
- Sidler Diamondo medicine cabinet with double faced mirror and extruded aluminum construction from Switzerland
- Under-mount vitreous china washbasins
- Wall-mounted, polished chrome faucets and fixtures throughout
- Low-flow dual flush toilet with soft-close seats
- Walk-in rain shower with frameless, 10mm thick glass enclosures and aluminum linear shower drains
- Floor-to-ceiling 1.96"x19.69" Whynot tiles set horizontally in Moka or White
- 12"x24" limestone tile flooring and tub surround
- Energy efficient, low-noise exhaust fan by Panasonic

### **Safety & Convenience**

- Individually encoded keyless access system (FOB) permits entry off of Sixth Avenue and Willow Street, the parkade, and other common areas
- Iphone intercoms for doors facing Sixth Avenue on second and third floors
- In-suite security system, including a touchpad panel, wired contacts for entry doors, wireless window contacts for ground floor windows facing Sixth and the lane, and a motion sensor for the main living floor
- In-suite smoke/carbon monoxide detectors, and sprinkler system with concealed pendent sprinkler heads
- In-suite Multimedia Panel P3000 for multimedia equipment organization
- Complimentary (1) one year use of Shaw HDPVR, television service, and High Speed 10 internet service and (3) three months Shaw Digital Phone Basic
- 24 hour camera surveillance throughout common areas
- Gated entry to waste disposal and underground parking with CO2 monitoring stations throughout
- Additional aluminum closure plate, fastened to the concrete, at Willow entry for increased security
- Secured underground bicycle storage
- 2 parking stalls and 1 storage locker for every home
- Optional 5' x 11'8" storage lockers for purchase
- 2-5-10-year Travelers Home Warranty

