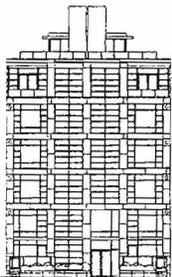


HIGHLIGHTS OF 1168 RICHARDS

Architecture by LDA with Richard Henry
Interior design by award winning Alda Pereira Design
Air conditioned for year-round comfort
Private outdoor space through roof top decks, patios
Overhead garage doors on enclosed balconies
Penthouses have spiral staircases to private roof decks
Double height lobby
Secured underground parking for each home
Bicycle storage facilities
Loft style Townhomes
Floor to ceiling windows
Overheight ceiling height on floors

INTERIORS

Solid core 7 foot high entry doors
Euro-door fold away glazing system option for enclosed balconies
Overhead garage doors that open to provide wide open
access between indoor and outdoor spaces
100% wool carpet in bedrooms
24" x 24" imported Italian seamless porcelain tile throughout
with radiant heat in bathrooms
Convenient in-suite storage
Bosch full capacity, front loading washer and dryer
Electric or gas fireplace option



1168 RICHARDS

The developer reserves the right to make minor modifications or substitutions to building design, specifications and floor plans should they be necessary to maintain the high standards of this development. Square footage and room sizes are based on architectural drawings and measurements. Sizes are approximate and actual square footage and room sizes may vary from the preliminary and final survey. F & O E.

KITCHENS

Gourmet appliance package:
Sub-zero 20.6 Cu. Ft, stainless steel, bottom mount refrigerator
Optional built-in Miele espresso maker
Miele 5 burner gas cooktop
Miele convection wall oven with flush to cabinet design
Miele stainless steel four-speed hood fan
Miele stainless steel dishwasher with concealed
electronic controls
LG stainless steel microwave
Solid white quartzite countertops with stainless steel
tile backsplash
7'6" high custom cherry wood cabinetry with
aluminum frame detail
Custom kitchen island with flip table for casual dining
Blumotion stainless steel silent self-operating door and
drawer hardware
Blanco gourmet commercial faucet with high arc spout
Elkay stainless steel double-bowl undermount apron front sink

BATHROOMS

Custom cherry cabinetry
Blumotion stainless steel silent self-operating door and
drawer hardware
Custom marble countertops with Liano undermount or
above mount sink
Bette soaker tub with 12x24" Italian porcelain tile apron
and marble platform
Frameless Glass shower enclosure with Imported tile and
recessed shampoo dish by Wetstyle
Steam Shower option in master bathroom
Flaminia porcelain shelves
Polished chrome Italian faucets by Paini
In floor radiant heat



METRO LIVING



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