

Stately Exteriors

- ◆ Formal landscaped exterior creating beautiful streetscapes
- ◆ Detailed stone base rooting the building into the history of the neighbourhood
- ◆ Generous, sweeping, curved balconies that provide for stunning views
- ◆ Idyllic outdoor living options with balcony space up to 1600 square feet
- ◆ Gas BBQ hook-ups on balconies and terraces
- ◆ Floating outdoor porcelain tile on balconies and terraces (in select homes)
- ◆ Floor to ceiling glass in all homes. Glazing system is commercial grade with prefinished aluminum frames that are thermally broken from interior to exterior for energy efficiency. The system includes high performance glass with energy efficient coatings and gas separating the glass
- ◆ Tiered and curved architectural design of the building to provide optimal views and sunlight for homeowners and the neighbourhood

Timeless Interiors

- ◆ Meticulously planned interiors are a culmination of the best in international design, featuring world-respected brands
- ◆ Flooring:
 - ◆ Sky Estates and Penthouses: Engineered hardwood floors in all living areas and bedrooms
 - ◆ City Homes: Hand-set porcelain tile flooring (6" x 36") and in-floor heat throughout, including all living areas and bedrooms
 - ◆ Hand-set porcelain tile flooring (12" x 24") in all bathrooms and laundry rooms
- ◆ Neutral low VOC paint on walls, ceilings, and bulkheads
- ◆ Generous custom closets, linen storage, and walk in closets
- ◆ Custom built-in storage under staircases in select City Homes
- ◆ Samsung front load stacking steam washer and dryer
- ◆ 8' tall suite entry doors

Soothing Bathrooms

- ◆ Luxurious bathrooms with spa-like ambiance
- ◆ Floating vanities with solid quartz countertops and Kohler undermount sinks
- ◆ Pedestal sinks in powder rooms (City Homes only)
- ◆ Glass enclosed walk-in showers with custom tile shower bases and walls
- ◆ Riobel invigorating pressure balanced shower faucets
- ◆ Kohler elongated dual flush toilets with night light and quiet close lid
- ◆ Produits Neptune bathtubs
- ◆ Contemporary polished chrome bath hardware
- ◆ Floating vanity mirrors with indirect lighting
- ◆ Dropped ceilings with LED potlights
- ◆ Under-vanity lighting in ensuites

Designer Colour Schemes

- ◆ Curated with materials from around the world
- ◆ Choose from Champagne or Bourbon collections
- ◆ Neutral tones with metallic touches
- ◆ Gold accents throughout
- ◆ Combination of matte and high gloss finishes for depth and texture

Elegant Kitchens

- ◆ Custom designed built-in cabinetry
- ◆ Tall upper cabinets built right to bulkheads in all homes
 - ◇ High gloss upper cabinets and woodgrain base cabinets
- ◆ Blum soft-close drawers and doors
- ◆ Double bowl under-mount stainless steel sink
- ◆ Designer matte black kitchen faucet with pull-out spray
- ◆ Custom fit cutlery tray
- ◆ Miele kitchen appliances for Sky Estates and City Homes including:
 - ◇ Separate wall oven
 - ◇ 30" smooth electric cooktop
 - ◇ Built-in dishwasher
 - ◇ 30" counter-depth refrigerator with bottom freezer
- ◆ Sleek, modern over-the-range microwave (Sky Estates and City Homes)
- ◆ Quartz countertops with natural stone vein finish
- ◆ Stylish glass tile backsplash

Designer Lighting & Electrical Features

- ◆ Gold accented fixtures in all bedrooms
- ◆ Switch receptacles in master bedroom on headboard wall
- ◆ Gold pendant fixture in dining rooms
- ◆ Entries include semi-flush fixtures
- ◆ Under-cabinet lighting in kitchens
- ◆ LED potlights in dropped ceilings
- ◆ Living rooms have switch operated receptacles for owners' own personal style
- ◆ Contemporary rocker style light switches and matching receptacles in white

Thoughtful Amenities

- ◆ An expansive hotel inspired lobby
- ◆ Pet friendly building featuring indoor pet spa facility
- ◆ Heated parkade with 2 parking stalls for two bedroom homes, and 3 stalls for select homes
- ◆ Bike storage
- ◆ Every home has its own secure storage unit located in the parkade
- ◆ Video security system and enterphone
- ◆ On site recycling center

The Penthouses

- ◆ Elevated features and finishes to match these exclusive homes
- ◆ Sophisticated collection of fine materials
- ◆ 8' tall solid core shaker panel interior doors
- ◆ Upgraded quartered maple or walnut base kitchen cabinets that include a 2-bin garbage roll-out
 - ◇ Kitchen upper cabinets extra tall
- ◆ Miele appliance package:
 - ◇ Wall oven
 - ◇ Speed wall oven to serve as second oven or microwave
 - ◇ Built-in dishwasher
 - ◇ 48" counter-depth fridge/freezer with integrated panel
 - ◇ 36" 5 burner gas range with hood fan
- ◆ Freestanding or drop-in soaker tubs with air bubbler in master ensuites
 - ◇ Floor mount tub filler with freestanding tubs
 - ◇ Drop-in tubs include a tiled deck and deck-mount filler
- ◆ Dual vanities in all master ensuites
- ◆ Powder rooms in most homes
- ◆ Elegant gas fireplaces with custom 2' x 4' tile surrounds from floor to ceiling
- ◆ Den or media room in most homes
- ◆ Laundry sinks and cabinetry in select homes
- ◆ Large, spacious walk-in closet in master bedrooms
- ◆ Large extended balconies with exterior floating porcelain tile

Extraordinary Construction Details

- ◆ Developer's reputation is second to none in providing the best quality constructed buildings on the market
- ◆ Concrete construction from foundation to roof
- ◆ Fire protection throughout the building including in-suite sprinklers, smoke detectors, horns, and strobe lights
- ◆ Developer's custom designed quality control app, TraQC, allows the developer to ensure no detail is overlooked throughout every stage of construction
- ◆ Over height ceilings:
 - ◇ 9' on levels 1 to 5
 - ◇ 10' on level 6
 - ◇ 12' on level 7
 - ◇ Some areas within the suites are dropped below these heights for mechanical and structural items
- ◆ Snow melt system on the exterior lobby entry and parkade ramp
- ◆ Heating and air conditioning with individual climate controls for comfort:
 - ◇ Four pipe fan coils providing forced air heating and cooling in all Sky Estates and Penthouses
 - ◇ City Homes have in floor heating and slim line split system cooling
- ◆ Superior sound attenuation details, including:
 - ◇ Cast-iron piping and drainage
 - ◇ Underlay mat under all hardwood
 - ◇ Developer's higher standard for STC ratings
- ◆ Exterior finishes of the building have been designed by Building Envelope Engineer to ensure the highest quality of design

Eco3000 Features

- ◆ Solar hot water heating system supplementing boilers
- ◆ High efficiency glazing in all windows
- ◆ Low VOC paint
- ◆ Bike storage
- ◆ Low maintenance plant material
- ◆ Energy Star appliances (select)

Peace of Mind

- ◆ Saskatchewan New Home Warranty program coverage for:
 - ◇ 1 year workmanship and material protection warranty
 - ◇ 2 year water penetration protection coverage
 - ◇ 10 year major structural defects protection warranty
 - ◇ Deposit protection

