

# Leaside Common

## BUILDING FEATURES

- Striking architecture by renowned BDP Quadrangle
- Sophisticated interiors by Sixteen Degree Studio
- Lobby with 24-hour concierge
- Nest multi-purpose spaces throughout
- Ground-level amenity area with party room, co-working lounge and kids play area
- State of the art fitness studio
- Curated ground-floor retail spaces
- Outdoor lounge with BBQ and landscaped garden
- Pet washing station and outdoor pet area
- Smart building and parcel management system

## SUITE FEATURES

- Ceiling heights of approximately 9' in principal rooms+, excluding bulkheads and other structural elements
- Premium, engineered hardwood floors
- Exposed concrete ceilings with smooth-painted bulkheads
- Solid core suite entry door
- High-quality, flat panel doors throughout
- Sliding balcony and terrace doors (as per plan)<sup>†</sup>
- Capped ceiling outlet in living/dining room
- Energy Star Certified washer and dryer
- Advanced, individually-controlled HVAC units with fresh air ventilation system for healthy indoor air quality
- Gas connection, water bib, unit pavers and electrical outlet on terraces (as per plan)<sup>†</sup>
- Electrical outlets on balconies<sup>†</sup>
- Gas and water connection on balconies available as upgrade

## KITCHENS

- Custom-designed Italian kitchen cabinetry, with soft-closing doors and drawers in a selection of finishes\*\*
- Porter & Charles\* high-end stainless steel, built-in electric oven in 24" or 30"
- Porter & Charles\* gas cooktop and paneled refrigerator in 24" or 30"
- Porter & Charles\* paneled 24" dishwasher\*
- Built-in microwave and hood fan
- Engineered quartz\* countertop\*\*
- Eat-in islands with engineered quartz\* countertops (as per plan)<sup>†</sup> \*\*
- Engineered quartz\* slab backsplash\*\*
- Designer selected light fixture above island (as per plan)<sup>†</sup>
- Designer selected track light for units without islands<sup>†</sup>
- Modern, retractable faucet in stainless steel
- Contemporary stainless steel single bowl, undermount sink
- Under-cabinet LED lighting

## MAIN BATHROOMS

- Single or double bathroom vanity<sup>†</sup> (as per plan), with soft-closing drawers in a selection of finishes\*\*
- Engineered quartz\* vanity countertop and backsplash\*\*
- Rain shower head and hand shower
- Modern undermount lavatory sink
- High-end single lever faucet
- Porcelain tile\*\* on bathroom floor and shower wall
- Frameless glass shower enclosure

# Premier Collection

## 2ND AND 3RD BATHROOMS

- Rain shower head and hand shower
- Modern undermount lavatory sink
- Contemporary mirror and lights above vanity
- Designer faucet
- Engineered quartz\* vanity countertop and backsplash\*\*
- Modern porcelain tile\*\* on bathroom floor
- Alcove tub or shower<sup>†</sup> (as per plan)

## SMART HOME AND SUSTAINABILITY

- Smart Community including mobile resident app for in-unit and building controls, keyless suite entry locks and smart thermostat
- Energy Recovery Ventilators (ERVs) for each suite
- Electricity, water and thermal to be separately metered
- Modern, energy-efficient appliances and fixtures
- Wiring for high speed internet, TV and telephone

## SAFETY AND SECURITY

- Concierge service, building security system with CCTV and key fob access
- Pre-wired for smart home monitoring
- Smoke and carbon monoxide detectors

\*Denotes specifications which are subject to change based on equivalent or better quality. \*\*Denotes finishes to be selected from the vendor's samples.  
†Denotes availability determined by suite design †Excluding bathrooms, bulkheads where applicable.