

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
- Rogers Smart building and parcel management system

SUITE FEATURES

- Oversized terraces with gas connection, water bib, unit pavers and electrical outlets (as per plan)[†]
- A selection of three finish collections curated by Sixteen Degree Studio**
- Impressive ceiling heights of 10** in principal rooms, excluding bulkheads and other structural elements
- Upgraded, wide-plank engineered hardwood floors
- Smooth-painted ceilings
- High quality, solid-core doors throughout the unit
- Capped ceiling outlet in living/dining room
- Full-size, front loading Energy Star-certified washer and dryer
- Advanced, individually controlled HVAC units with fresh air ventilation system for healthy indoor air quality
- Sliding balcony and terrace doors, (as per plan)[†]

KITCHENS

- Upgraded, custom Italian-designed kitchen cabinetry, natural wood veneer upper cabinets and soft-closing doors and drawers in a selection of finishes**
- Gaggenau* gas cooktop in 24", 30" or 36"
- Gaggenau* paneled refrigerator in 24", 30" or 36"
- Gaggenau* stainless steel, built-in electric wall oven in 24" or 30"
- Integrated Gaggenau* 30" speed oven
- Gaggenau* paneled 24" dishwasher
- Integrated, modern exhaust fan
- Engineered quartz* countertop**
- Eat-in islands with engineered quartz* countertops (as per plan)**
- Engineered quartz* backsplash**
- Designer selected light fixture above island (as per plan)[†]
- Designer selected track light for units without islands[†]
- Designer retractable faucet
- Oversized stainless steel single-bowl, undermount sink
- Under-cabinet LED lighting

MAIN BATHROOMS

- Single or double bathroom vanity[†] (as per plan), with soft-closing drawers in a selection of finishes**
- Engineered quartz* countertop and backsplash**
- Rain shower head and hand shower in matte black
- Modern undermount lavatory sink
- Designer faucet in matte black
- Porcelain tile** on bathroom floor and shower wall
- Frameless glass shower enclosure
- Natural stone** mosaic accent wall

Prestige Collection

2ND AND 3RD BATHROOMS

- Rain shower head and hand shower in matte black
- Modern undermount lavatory sink
- Contemporary mirror and lights above vanity
- Designer faucet in matte black
- Engineered quartz* countertop and backsplash**
- Modern porcelain tile** on bathroom floor
- Alcove tub or shower[†], (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.