



Features & Finishes*

609 Avenue Road is located steps from Toronto’s most prestigious neighbourhood of FOREST HILL and DEER PARK

Building

- Contemporary, elegant nineteen-storey condominium residence
- Premier location at Avenue Road and Lonsdale Road close to transit, shopping, cafés, parks, nature and fitness trails, and the city’s major thoroughfares and highways
- Beautifully landscaped circular driveway with interlocking stone and gracious glass canopy
- Spacious outdoor balconies and terraces
- Elegant finishing details in corridors and at suite entrance doorways
- Stunning grand hotel-style lobby
- Three convenient elevators
- Underground parking for visitors

Amenities

Spectacular amenities are located on the ground floor and roof-top level

Ground Floor:

- Convenient pet washing area in front lobby with separate vestibule and direct street access
- Private fitness centre
- Men’s and women’s washrooms
- Media lounge complete with lounge seating, television, tables and chairs
- Party room / lounge with a caterer’s kitchen
- Private dining area
- Outdoor terrace with landscaped area for dining and lounging located off of the party room
- Management office
- Furnished guest suite for overnight guests

Roof Top:

- Open, landscaped, rooftop terrace with spectacular city views
- Outdoor lounge furniture
- Barbeque and outdoor dining area
- Open sitting area
- Men’s and women’s washrooms

Suites

- Approximately 9’0” high ceilings in principal rooms**
- Approximately 10’0” high ceilings in principal rooms on floors 2, 19 and 20 only**
- Attractive solid core entry doors with designer-selected metal lever hardware
- Expansive windows (as per plan) offering an abundance of natural light and panoramic views
- Sliding glass door to balconies or terraces, as per plan
- Individually controlled air conditioning and heating system
- Designer-selected, pre-engineered laminate flooring for suite foyer, hallway, kitchen, bedroom(s), den, dining/living areas
- Porcelain flooring in bathrooms(s), laundry areas, as per plan
- Smooth ceiling finishes throughout
- Designer-selected 4” baseboards and 3” door casings
- All drywall and trim primed and painted in an off-white
- Stacked washer/dryer with exterior venting, as per plan

Kitchen

- Designer-selected kitchen cabinetry and hardware
- Designer-selected granite or engineered stone countertops
- Mirror kitchen backsplash.
- Cabinetry with extended height upper cabinets
- Ceiling mounted contemporary track lighting fixture, where applicable
- Undermount, single-basin, stainless steel sink with single lever pull-out faucet
- Quality appliance package includes a fully integrated refrigerator and dishwasher with cabinetry panel, built-in microwave hood fan, cook-top and oven

Bathrooms

- Designer-selected porcelain floor tiles
- Designer-selected porcelain shower wall tiles.
- Designer-selected marble or engineered stone countertop with undermount sink(s)
- Designer-selected vanity cabinetry
- Frameless glass shower enclosure in master ensuite as per plan
- Low flow, dual flush white toilet
- Pressure balanced valve for tub and shower
- Full-height and width vanity mirror
- Exterior vented exhaust fan
- Privacy lock on bathrooms doors

Lighting, Electrical and Suite Systems

- Year-round fan coil heating and cooling system
- Individually controlled Programmable thermostats in each suite to allow residents to choose the temperature setting and schedule their own heating and cooling
- Light fixtures provided in foyer, kitchen and bathrooms
- Capped ceiling outlet in bedrooms, dining area, kitchen and den if applicable
- Duplex electrical outlet(s) at counter level in kitchen and bathroom(s)
- All balcony areas to have one electrical outlet, as per plan
- Individual metering of in-suite electricity and water
- Electric service panel with circuit breaker
- Cable television outlets located in living room, master bedroom, secondary bedroom and den, if applicable
- Telephone outlets in living room, master bedroom, secondary bedroom and den, if applicable

Safety and Security

- Controlled electronic access system provided at main building entry points, parking garage, amenity areas and other common areas
- Concierge monitored two-way communication in selected key common areas
- Fire detection, protection and sprinkler systems as per Ontario Building Code
- In-suite sprinkler system, smoke and heat detector, and hard-wired fire alarm speaker as per Ontario Building Code
- Brightly painted and illuminated underground garage, with sprinklers containing several strategically located cameras monitored by the concierge and connected to a central recording device.
- Emergency call stations strategically located on each parking level to enable two-way communication with the concierge
- Stand by generator to provide emergency lighting in common areas.

Warranty

All suites are protected under the Tarion Warranty Corporation

* ALL SELECTIONS ARE FROM VENDOR’S STANDARD SAMPLES. FEATURES AND FINISHES VARY BY SUITE DESIGN AND PLAN.

** Height of ceiling may vary due to height of floor finishes and noise attenuation features. Some areas will have dropped ceilings or bulkheads to accommodate HVAC, mechanical, insulation and structural requirements and will result in lower ceiling heights.

Plans and specifications are subject to change without notice. Builder may substitute materials provided such materials are of equal or better quality than the material provided in the plans and specifications. Purchaser shall only be entitled to make selections provided that the items are not already ordered or installed. Decorative upgrade items displayed in sales office or furnished model are for display purposes only and are not included in the purchase price. E. & O.E. October 2015

