

# Features & Upgrades

## **Foyer**

- Italian Porcelain Slabs (36"x36")
- Crown Moulding
- Pot Lights
- Double Closet

## **Kitchen**

- Custom Downsvie Cabinetry
- Bookmatched Calacatta Porcelain Backsplash
- Solid Oak Framed Cabinets With Integrated Lights
- Italian Porcelain Counters & Backsplash
- Solid Walnut Cabinet Organizers
- Miele Appliances
- Integrated Dishwasher
- 36" Dual Fuel Range With Griddle
- 30" Integrated Fridge With Bottom Freezer
- 42" Custom Stainless Steel Range Hood
- Built-In Pantry
- Built-In Garbage & Recycling
- Elte Light Fixture
- Eat-In Kitchen
- Walk-Out To Terrace

## **Living**

- Coffered Ceiling
- Heated Porcelain Flooring
- Crown Moulding
- Pot Lights
- 7" Solid Wood Baseboards
- Walk-Out To Private Terrace
- South West Clear Views
- Samsung 85" 4K TV (Negotiable)

# Features & Upgrades

## **Dining**

- Heated Porcelain Floors
- Pot Lights
- Windows
- Downsvew Custom Bar & Beverage Centre
- Super White Calacatta Quartzite Counter & Backsplash
- BLI Lighting
- HDMI & Power In Built-In Bar
- Subzero Fridge Drawers

## **Master Bedroom**

- Heated Porcelain Floors
- Crown Moulding
- South Exposure
- Windows
- 7" Solid Wood Baseboards
- LG 4K OLED TV & Sonos ARC Sound-bar (Negotiable)
- Blackout Window Rollers
- Coffered Ceiling
- Caesar Stone Countertops

## **Master Bathroom**

- Downsvew Italian Lacquer Vanity With Matching Mirror
- Kohler Sink
- Rubinet Matte Black Faucet
- Kohler Veil Toilet With Bidet With Remote Control
- Italian Porcelain Slabs On Walls
- Aquabross Matte Black Rain Head & Massager
- Calacatta Book Matched Porcelain Slabs Floor To Ceiling

# Features & Upgrades

## **Walk-In Closet**

- Custom California Closet
- Linen Finish Cabinetry
- Dovetail Drawers
- LED Cabinet Lighting
- Built-In Wall Safe With Jewelry Insert
- Heated Porcelain Floors

## **Second Bedroom**

- Porcelain Plank Floors
- In-Floor Heating
- Crown Moulding
- Independent A/C Unit
- Private Walk-Out To Terrace
- Double Closet
- West Exposure

## **Second Bathroom**

- Porcelain Plank Floors
- In-Floor Heated Floors
- Caesarstone Counter
- Downsview Vanity
- Glass Shower
- Pot Lights
- Porcelain Hexagon Tile
- Aquabrace Rain Head & Massager

# Special Mentions

- Boutique Building
- Rarely Offered Corner Suite
- Two Private Terraces
- Unobstructed South West Views
- Completely Renovated
- Over \$300K In Upgrades
- Lovingly Maintained
- Prestigious Building
- Exceptional Attention To Detail
- Prime 2 Side By Side Parking Next To Elevator With Electrical Plug
- 2 Lockers Side By Side
- 10 Foot Ceilings
- Solid Wood 7" Baseboards Throughout
- Soraa Pot Lights Throughout (Closest To The Sun 95 CRI)
- Smart Home Remote Controlled Lighting "Smart Lighting"
- Wifi Thermostat
- "Lutron" Claro Outlets + Switches Throughout
- Updated Heat Pump 2022
- Miele Appliances With Extended Warranty Until Nov 2023

## **Inclusions**

- Miele Fridge
- Miele Stove
- Miele Dishwasher
- Custom Range Hood
- LG Washer
- LG Dryer
- Restoration Hardware Light Fixtures

## **Negotiable**

- TV's (2)
- Sound Bars (2)
- Media Unit
- Arlo Pro Security Cameras