

# RADIO ARTS



## FEATURES & FINISHES

### BUILDING AMENITIES

- Retail coffee shop/café on street level.
- Ground floor lobby features soaring ceilings and lobby lounge.
- Lobby also features refurbished or replicated mosaic tilework from the original Radio Arts building era (circa 1960 (approx.) that spells out 'Radio Arts'.
- Private mail and parcel pickup room.
- Two elevators with 1VALET Elevator Control Integration.
- Wi-Fi in lobby and main amenity areas.
- State-of-the-art Fitness Studio with cardio & weight equipment.
- The Fifth Floor Coworking space overlooking King Street with seating nooks and an outdoor terrace.
- Social Lounge on the 14<sup>th</sup> floor features a prep kitchen, bar and various lounge zones complemented with a contemporary fireplace and large screen TV.
- "Bookend" Rooftop Terraces on the 14<sup>th</sup> floor – The North Terrace extends the lounge seating to the outdoors and The South Terrace has a BBQ area and dining seating.
- Surveillance cameras strategically placed throughout the common ground floor areas and underground parking areas and amenities, as well as access doors to the buildings.
- Storage lockers available.
- Tri-sorter waste chute for garbage and recycling conveniently located on each floor.
- Dedicated indoor bicycle storage rooms with racks.

### SMART COMMUNITY FEATURES

- 1VALET Smart Entry System with Resident App to access building & your suite, high-tech facial recognition and smartphone video calling to verify guests.
- Smart Locks/keyless smart lock integration at suite entry door.
- Smart Thermostats to control individual unit temperature.
- Smart Parcel Room with package delivery notification on your Resident App.
- 1VALET property management including communication, community messaging, and amenity booking through your Resident App.
- 24-hour Digital Concierge including two-way communication from select common areas.
- Smart air purification technology purifies, cleanses and disinfects indoor air while monitoring the quality in real time.
- CLEAR Hydro-Optic™ UV Water System is a centralized, chemical-free method to treat building water and designed to kill 99.99% of viruses and bacteria, resulting in pharmaceutical grade pure water without the use of chemicals.
- Underground Smart Stacked Parking by Klaus – innovative urban stack parkers.

### SUITE FEATURES – PODIUM LEVELS (2<sup>nd</sup> - 4<sup>th</sup>)

- Sliding door with screens to outside balcony or terrace, as per applicable plan.
- Juliet balconies as per applicable plan.
- Brick and beam soft loft design with exposed brick feature walls, concrete ceiling and exposed ductwork in primary living areas.
- 9' high smooth white ceilings painted flat white where applicable, except for bulkheads and dropped ceilings when required for mechanical purposes such as kitchen and bath exhausts and heating and cooling ducts.
- Contemporary flat profile 7" baseboards and 5" casings.
- Wide plank luxury vinyl flooring throughout suite, hard wearing floor tile in bathrooms.
- Modern interior door hardware in satin chrome finish.
- Solid core suite entry door with guest viewer and contemporary matte black hardware.
- Smooth slab interior and closet doors, swing or sliding as per applicable on plan.
- Closets fitted with rod and shelf.

## SUITE FEATURES – TOWER FLOORS (5<sup>th</sup> – 14<sup>th</sup>)

- Sliding door with screens to outside balcony or terrace, as per applicable plan.
- Juliet balconies as per applicable plan.
- 9' high smooth white ceilings painted flat white where applicable, except for bulkheads and dropped ceilings when required for mechanical purposes such as kitchen and bath exhausts and heating and cooling ducts.
- Contemporary flat profile 7" baseboards and 5" casings.
- Wide plank luxury vinyl flooring throughout suite, hard wearing floor tile in bathrooms.
- Modern interior door hardware in satin chrome finish.
- Solid core suite entry door with guest viewer and contemporary matte black hardware.
- Smooth slab interior and closet doors, swing or sliding as per applicable on plan.
- Closets fitted with rod and shelf.

## KITCHENS

- Quality quartz countertops with contemporary square profile edge detail and luxury return matching quartz backsplash.
- Kitchen islands or peninsulas with quartz countertop (for applicable suites).
- Designer selected kitchens with upper cabinets featuring integrated open shelving and under cabinet lighting.
- Full height kitchen uppers or to bulkheads where applicable as per plan.
- Base cabinets include pot drawers where applicable.
- Undermount stainless kitchen sink.
- Single-lever pull down spray faucet in chrome.
- Energy Star® rated full sized contemporary appliance package including; s/s bottom freezer refrigerator, self cleaning 30" slide in s/s electric range, contemporary s/s kitchen hood fan, 24" dishwasher, and under cabinet microwave all installed

## BATHROOMS & LAUNDRY

- Custom designed vanity with quartz countertop and backsplash, drawer storage and open shelf.
- Vitreous china undermount sinks and chrome faucets.
- 5' soaker tub with full height wall tile surround.
- Rainhead showerhead in chrome finish.
- Framed shower enclosure with water resistant ceiling potlight.
- Thermostatic tub/shower controls for precise temperature control.
- Elongated front one-piece high efficiency toilets.
- Privacy lock on bathroom door.
- Exhaust fan vented to exterior.
- In-suite laundry facilities including Energy Star frontload stacked washer and dryer with wall mounted safety valve.
- Tile floor & baseboard in laundry areas.
- Heavy duty wiring and receptacle for dryer.

## LIGHTING, TECHNOLOGY & MECHANICAL

- Individual electrical panel in each suite.
- Smart thermostat to control individual unit temperature.
- Each suite is individually metered for hydro & hot and cold water consumption.
- Living room will receive a switched outlet.
- Finished cable/phone data with outlets in living room.
- Electrical outlet with integrated USB port in kitchen and master bedroom.
- Exterior balconies/terraces will receive an electrical outlet.
- White "Decora" switches and outlets throughout.
- Builder standard ceiling light fixtures in foyer, halls, den, bathrooms, bedrooms, walk-in closets and laundry rooms.
- Kitchens with islands will include rough-in for 2 pendant lights as per plan.
- Linear style kitchens will receive 2 pot lights.

The developer and our builder are committed to providing excellent service under the guidelines of The Tarion Warranty Corporation. For more information visit [www.TARION.com](http://www.TARION.com)

NOTE: The Vendor reserves the rights to substitute alternative materials and fixtures of equal or better quality. All renderings and illustrations are artist's concepts. Size and location of windows may vary. The purchaser acknowledges that there shall be no reduction in the Purchase Price or credit / supply / pick up for any standard feature listed herein which is omitted at the Purchaser's request. Tub shapes depicted in the rendering may not reflect the actual shape of tub installed, and the Purchaser(s) agree(s) to accept tub as installed. Specifications and conditions are subject to change without notice. Finished floor height and build-in noise-attenuation measure may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC, plumbing, electrical and structural requirement. All measurements and dimensions are approximate only and not guaranteed to be exact or to scale. Dimensions may vary with actual construction. All references to sizes, measurements, construction styles, brand/industry names or terms may be subject to change or variation within industry accepted standards & tolerances. All references to features and finishes are as per applicable elevation/plan, and each item may not be included in each suite. All features & finishes where a selection is provided will be selected from the predetermined standard selections. Any references or depictions, if any, to furniture, appliances or other related items and equipment are conceptual in nature and not included in the unit unless otherwise provided for in the agreement of purchase and sale. Nothing herein shall be relied upon as a representation or warranty, collateral agreement or condition, express or implied, of the final plans and specifications for the project, as the final plans and specifications are subject to the final review and approval of any applicable governmental authority and the developer and its consultants and engineers.

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