

# THE LEASIDE FEATURES AND FINISHES INSERTS

**EMBLEM**

core Development  
Group

**FIERA  
REAL ESTATE**

MAY | V1B

©THE BRAND FACTORY 2023. ALL RIGHTS RESERVED.

**TBF.**

FEATURES & FINISHES  
BIFOLD INSERTS  
8.5" X 11"

THE LEASIDE

GENERAL BUILDING FEATURES

- Boutique 8-story building located in the heart of Leaside
- Contemporary architectural design
- 12-hour, 7-day-a-week concierge\*\*
- Modern elevators
- Smart Building Automation Technology\*\*
- Below grade parking garage with security monitoring and lighting
- Restoration Hardware furniture in common areas
- Bicycle parking for building residents\*\*
- Chute waste and recycling system

GENERAL SUITE FEATURES

- 9' ceilings, except where bulkheads and dropped ceilings occur, with smooth finishes throughout\*\*
- 10' ceilings on ground floor, except where bulkheads and dropped ceilings occur, with smooth finishes throughout\*\*
- Expansive floor-to-ceiling windows\*\*
- Juliette balconies and/or terraces with modern railing system, sliding doors and/or swing doors\*
- Paint finish for walls and ceilings throughout\*
- Painted flat slab sliding door(s) and/or swing door(s) throughout\*
- Luxury vinyl flooring\*\* in the dryer, living/dining room, kitchen, bedroom(s), and den
- Painted contemporary baseboards, door frames and casing\*
- Shelving in all closets\*
- Pre-wired TV/telephone outlets in living/dining area
- Bulk high-speed internet in all suites

THE KITCHENS

- Sleek kitchen with a selection of a Sma, Terra or Luna package\*\*
- Crisp white quartz countertop and kitchen backsplash\*\*
- Stainless steel undermount sink, with single lever pull-down spray faucet\*
- 24 in. or 30 in. \*\* kitchen appliance packages with integrated fridge, built-in wall oven, electric cooktop, integrated dishwasher, integrated hood fan and built-in microwave\* \*\*\*\*
- Ceiling-mounted track lighting\*
- Optional kitchen island for selected suites; additional costs apply\*\*\*\*

THE BATHROOMS

- Contemporary bathroom with a selection of a Sma, Terra or Luna package\*\*
- Custom vanity cabinetry featuring composite quartz countertop and undermount sink with a single-lever faucet\*\*
- Mirror and wall lighting above vanity\*\*
- Full-height tiling in the tub surround and/or shower stall\*\*
- Porcelain floor tiling\*\*
- Faucet and showerhead in the tub or separate shower\*\*
- Custom designed glass shower door\*
- Recessed ceiling light over the shower stall(s) and/or over bathtub(s)\*\*
- Energy Recovery Exhaust Ventilation System

THE AMENITIES

- Refined lobby lounge with luxury furnishings
- Covered lounge with private meeting room(s) and high-speed Wi-Fi\*\*
- Elegant private dining area with catering kitchen\*
- Fitness centre with state-of-the-art cardio and fitness machines
- Roofing terrace with all Fresco dining furniture, fireplace and BBQ station\*\*
- Outdoor children's play area
- Private fenced pet relief area

EMBLEM CORE Development REAL ESTATE

INSIDE SPREAD

FEATURES & FINISHES

THE LEASIDE

EMBLEM CORE Development REAL ESTATE

THE LEASIDE.COM

FONT COVER

EMBLEM CORE Development REAL ESTATE

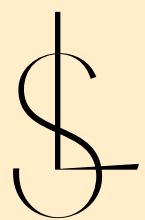
THE LEASIDE.COM

BACK COVER

EMBLEM

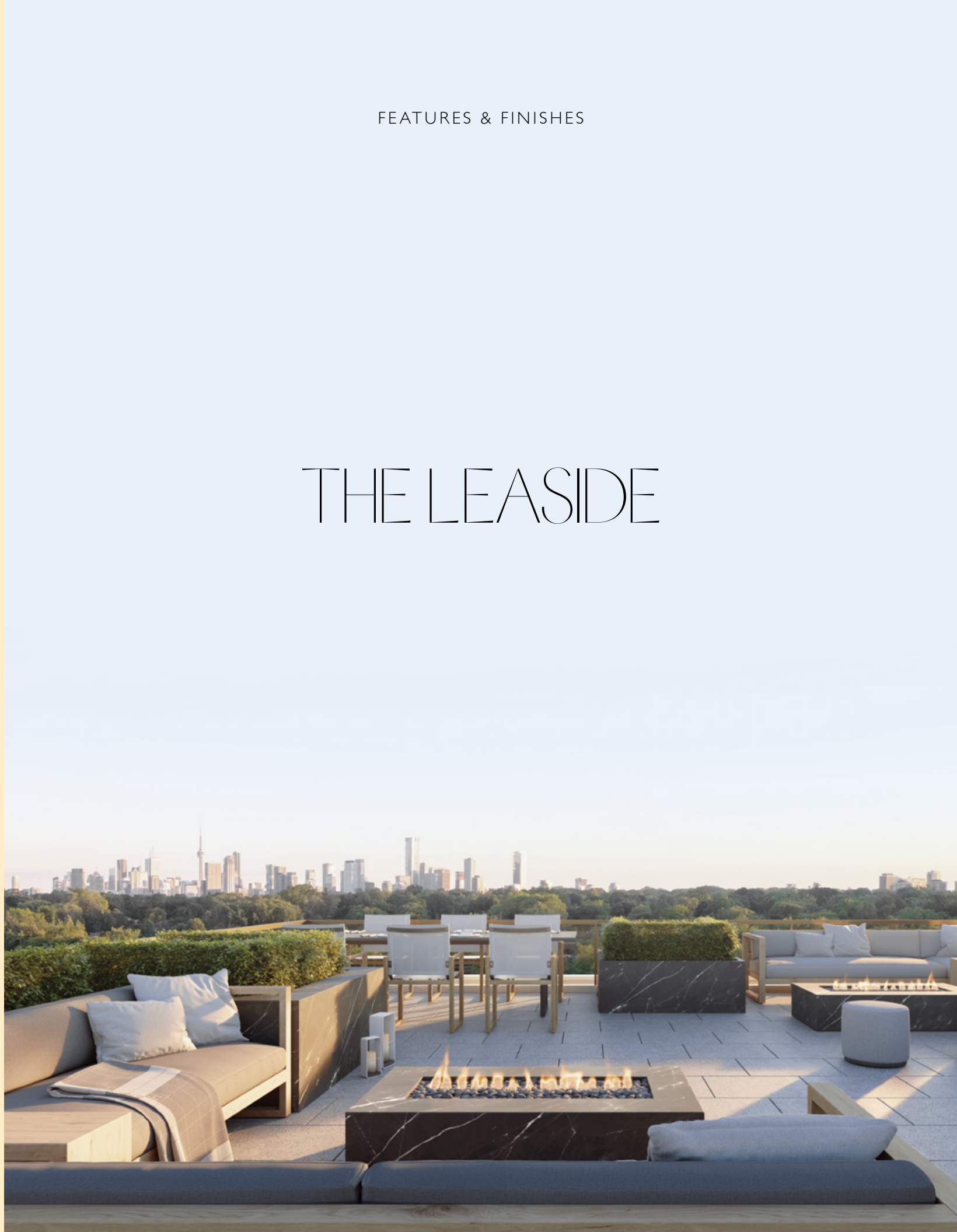
CORE  
Development  
Group

PIERA  
REAL ESTATE



FEATURES & FINISHES

# THE LEASIDE



THELEASIDE.COM



# THE LEASIDE

## GENERAL BUILDING FEATURES

- 01 Boutique 8-storey building located in the heart of Leaside
- 02 Contemporary architectural design
- 03 12-hour, 7-day-a-week concierge\*\*
- 04 Modern elevators
- 05 Smart Building Automation Technology\*\*
- 06 Below grade parking garage with security monitoring and lighting
- 07 Restoration Hardware furniture in common areas
- 08 Bicycle parking for building residents\*\*
- 09 Chute waste and recycling system

## GENERAL SUITE FEATURES

- 10 ~ 9' ceilings, except where bulkheads and dropped ceilings occur, with smooth finishes throughout^
- 11 ~10' ceilings on ground floor, except where bulkheads and dropped ceilings occur, with smooth finishes throughout\*^
- 12 Expansive floor-to-ceiling windows\*^
- 13 Juliette balconies and/or terraces with modern railing system, sliding doors and/or swing doors\*
- 14 Paint finish for walls and ceilings throughout\*
- 15 Painted flat slab sliding door(s) and/or swing door(s) throughout\*
- 16 Luxury vinyl flooring\*† in the foyer, living/dining room, kitchen, bedroom(s), and den
- 17 Painted contemporary baseboards, door frames and casings\*
- 18 Shelving in all closets\*
- 19 Pre-wired TV/telephone outlets in living/dining area
- 20 Bulk high-speed internet in all suites

- 21 Switched, capped ceiling outlet in living room, bedroom(s) and den\*
- 22 Individually controlled, central air conditioning and heating system with thermostatic control
- 23 Stacked washer and dryer\*^
- 24 In-suite smoke alarm(s) and sprinkler fire protection system\*

## THE KITCHENS

- 25 Sleek kitchen with a selection of a Sona, Terra or Luna package\*†^\*\*\*‡
- 26 Composite quartz countertop and kitchen backsplash\*†
- 27 Stainless steel undermount sink, with single lever pulldown spray faucet\*
- 28 24 in. or 30 in \*\* kitchen appliance packages with integrated fridge, built-in wall oven, electric cooktop, integrated dishwasher, integrated hood fan and built-in microwave.\* \*\*\*‡
- 29 Ceiling-mounted track lighting\*^
- 30 Optional kitchen island for selected suites; additional costs apply\*\*\*†



Natural products (i.e. granite, stone, wood and marble) are subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture and appearance, etc. of features and finishes installed in the unit may vary from vendor's samples as a result of normal manufacturing and installation processes. All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area, if so stated. Ceiling heights are calculated from the finished concrete slab floor to the underside of the concrete slab, or finished ceiling above. Where bulkheads or drop ceilings are required in kitchens, bathrooms, bedrooms, dens, laundry rooms and closets, the height of the ceiling will be lower. Sizes and specifications subject to change without notice. All features and finishes are subject to change without notice. E.&O.E. Artist's rendering only. Subject to change without notice. All measurements and/or dimensions are approximate and subject to change.

## THE BATHROOMS

- 31 Contemporary bathroom with a selection of a Sona, Terra or Luna package\*†^\*\*\*
- 32 Custom vanity cabinetry featuring composite quartz countertop and undermount sink with a single-lever faucet\*†
- 33 Mirror and wall lighting above vanity\*†^
- 34 Full-height tiling in the tub surround and/or shower stall\*^
- 35 Porcelain floor tiling\*†
- 36 Faucet and showerhead in the tub or separate shower\*
- 37 Custom designed glass shower door\*
- 38 Recessed ceiling light over the shower stall(s) and/or over bathtub(s)\*
- 39 Energy Recovery Exhaust Ventilation System

## THE AMENITIES

- 40 Refined lobby lounge with luxury furnishings
- 41 Coworking lounge with private meeting room(s) and high-speed Wi-Fi\*
- 42 Elegant private dining area with catering kitchen\*
- 43 Fitness centre with state-of-the-art cardio and fitness machines
- 44 Rooftop terrace with al fresco dining furniture, fireplaces and BBQ stations\*\*
- 45 Outdoor children's play area
- 46 Private fenced pet relief area



\* Where applicable and as per plan  
 \*\* See disclosure documents and APS for full details  
 \*\*\* See Sales Representative for further details  
 † As per vendor's pre-selected standard finish packages  
 ^ Ceiling heights vary among floors/units and purchasers should refer to the specific terms of the agreement of purchase and sale for their respective unit; and are subject to bulkheads, dropped ceilings and structural elements  
 ‡ Units are designed with either 10' or 11' long kitchen with corresponding appliance sizes



THANK YOU.