

# XPRESSION CONDOS

## FEATURES & FINISHES



### AMENITIES

- Striking 2 storey lobby complete with designer furnishings
- Boardroom-style business centre, perfect for meetings and conference calls
- Contemporary landscaped grounds with promenade to Yonge Street
- Swoon Terrace South that includes 3 private BBQ areas, outdoor fireplace, patio furniture, lounge chairs with an exceptional view of Richmond Hill
- Drama Terrace North where you will find 2 BBQ stations, great for entertaining
- Whimsy Terrace East with entry from the Breathe Easy Lounge
- Two professionally designed fully-furnished guests suites for out of town guests
- Take the Plunge Indoor Pool with French balcony doors overlooking beautifully designed landscaping
- Victory Fitness Studio with state of the art work out machines and a Lotus Yoga area
- Relax Spa with change rooms, steam rooms and showers
- Triumph Games Room with table tennis and pool tables
- Laugh/Cry Theatre Room with surround sound and spacious seating
- Xpression Club equipped with a bar for parties and functions
- Breathe Easy Lounge great for entertaining
- Steps away from the best shopping at Hillcrest Mall
- Outdoor pet friendly playground area
- Public transportation conveniently located on Yonge Street

### STANDARD SUITES

- First floor garden suites come with up to 11' ceilings, as per plan
- 9' ceilings, 10' ceilings on second, third and penthouse levels, as per plan
- Bright and airy floor to ceiling windows, as per plan
- Oversized premium balconies, terraces and patios overlooking beautiful landscape and walkways, as per plan
- A striking suite entry designed by professional interior designers with a solid core entry door, security privacy viewer and contemporary finished hardware
- Stunning 12" x 12" ceramic floor tiles in laundry area
- Elegant wide plank laminate flooring in all living areas and bedrooms, from builder's standard samples
- Painted white flat slab interior doors with wood frames and quality finished hardware
- 5 1/2" flat baseboards and 2 3/4" flat casings
- Mirrored sliding closet doors in bedrooms to enhance spaciousness, as per plan
- Vinyl-coated wire closet shelving
- Soaring flat white ceilings throughout, bedrooms excluded
- Cable TV and telephone outlets in bedrooms and living areas, as per plan.

### STANDARD KITCHENS

- Beautiful custom-designed cabinetry including island, as per plan
- Gorgeous quartz countertops
- Stainless steel under-mount sink
- Designer series single handle deck mount faucet with 2 function pull-down sprayer
- Ceramic tile backsplash, from builder's standard samples

### APPLIANCES

- Energy Star stainless steel refrigerator
- Energy Star fully integrated paneled dishwasher
- Stainless steel electric range and black over-the-range microwave
- Energy Star white stackable washer and dryer installed and vented

### STANDARD BATHROOMS

- Finely crafted cabinetry, from builder's standard samples
- Luxurious marble countertops with undermount basin
- Oversized showers finished with tile and glass door in main washrooms, as per plan
- 12" x 24" ceramic floor tiles in master ensuite bathroom and second/third bathrooms, from builder's samples
- Stylish ceramic tiles for tub and shower surrounds, from builder's standard samples
- Elegant soaker tubs in ensuite bathrooms
- One-piece toilets
- Chrome-finished single lever faucet, rain spa showerhead in all bathrooms and powder rooms, as per plan
- Designer selected chrome bath accessories
- Full-width vanity mirrors above countertop

### SECURITY

- Convenient and helpful 24 hour front desk service
- Video surveillance and monitoring in underground garage, elevators and all common areas
- Secured underground visitor parking
- Intercom and video monitoring at all main entrances and exits
- Controlled access throughout common areas
- Smoke and heat detectors placed in all suites

### ELECTRICAL & MECHANICAL FEATURES

- Individually centralized heating & cooling system
- Service panel with circuit breakers and copper wiring
- Category 5 voice-data wiring
- Dual receptacles allowing both television and high speed internet connections located in living room, bedrooms and den, as per plan
- Stylish ceiling light fixtures provided in foyer, kitchen, bedrooms, den and walk-in closets as per plan
- Ground fault electrical outlets in all bathrooms
- All exhaust fans vented to the exterior

Upgrade packages will be made available during colour selections

\*Note 1: All colours and finishes are to be selected from vendor's standard selections. Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area may vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O.E.