

# FEATURES & FINISHES

## SPECTACULAR BUILDING FEATURES

- Located in the heart of Erin Mills on the southwest corner of Eglinton Avenue West and Erin Mills Parkway, Arc Condominiums will be the third and final tower within Daniels' visionary master-planned community – Daniels Erin Mills.
- Designed with flowing contours and rising 19-storeys, Arc Condominiums will be anchored by professional offices and 15,000 sq. ft. of retail space, fronting on to The Plaza – a dynamic, community gathering space, which will forever change the corner of Eglinton Avenue West and Erin Mills Parkway. The Plaza features a farmers' market, shops and services, making it a destination perfect for meeting up with friends or grabbing a quick bite.
- The Daniels Erin Mills community is conveniently located across the street from the renowned Credit Valley Hospital and the newly renovated Erin Mills Town Centre, parks, trails, schools, shopping, restaurants, Highways 403 and 407 and so much more.
- Residents and guests of Arc Condominiums will enter through the airy and sunlit Lobby, designed and furnished by HOK's award-winning design team.
- A private 24-hour Concierge welcomes residents and guests while overseeing the sophisticated building security measures.
- The Resident Services Director provides onsite maintenance and supervisory services.
- Three tastefully decorated high speed elevators deliver residents to their destination.
- Convenient locker and bicycle storage is available.

## THE ARCADIA CLUB

LOCATED ON THE 4<sup>TH</sup> AND 5<sup>TH</sup> FLOORS, THE AMENITY SPACES AT ARC CONDOMINIUMS WILL FEATURE:

- The full-court Gymnasium - a complete sports and wellness destination offering a full-court gym with the ability to accommodate everything from yoga classes to basketball games.
- The Fitness Centre - offers residents a full range of state-of-the-art cardio and weight-training equipment.

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- The Bar Lounge – is the perfect place to relax after a hard workout, take in some fresh air from the adjoining outdoor terrace or chill out with friends, play some billiards or watch the game.
- The Party Room – with its outstanding panoramic views, lounge seating and sleek catering kitchen and bar – this will be the perfect place to entertain your guests in style.
- The Library Lounge – when you're looking for a quiet place to unwind, the Library Lounge is ideal. This nice, bright space offers comfortable seating and the comfort of a living room away from home.

## IMPRESSIVE SUITE FEATURES

- Approximately 9 ft. ceiling heights in main rooms\*. Where bulkheads or drop ceilings are required in kitchens, bedrooms, bathrooms, laundry room and closets, the height of the ceiling will be less than 9 ft.
- Solid core entry door with stained finish and brushed chrome lever hardware.
- Contemporary 3 7/8" baseboards in all areas except bathrooms and laundry room, which have a tile baseboard.
- Contemporary 2 1/4" casings throughout.
- Flat interior doors with brushed chrome lever hardware.
- Framed sliding closet doors in foyer and framed mirrored sliding closet doors in bedroom(s), as per plan.
- Designer white Decora-style switches and receptacles throughout.
- Interior walls primed and painted in latex flat finish off-white paint; bathrooms and laundry/storage to be painted in latex semi-gloss off-white paint. All paint is low VOC. Latex semi-gloss off-white paint on all trims.
- White textured ceilings in all areas, except kitchen, bathrooms and laundry/storage area which have smooth painted ceilings.
- Poured concrete finish to all balconies; terraces to receive concrete pavers. Painted underside to all balconies.

## FLOORING FEATURES

- Laminate flooring in the hallway, living/dining room, kitchen, bedroom(s), bedroom closets, den, foyer and foyer closet, as per plan.
- Ceramic floor tile in the bathroom, laundry and storage areas.

# FEATURES & FINISHES

## GOURMET KITCHEN FEATURES

- Custom designed contemporary kitchen cabinetry with soft-close hardware.
- Quartz countertop with single bowl stainless steel undermount sink.
- Single-lever kitchen faucet.
- Imported porcelain tile backsplash.
- Stainless steel appliances including a refrigerator with bottom-mount freezer, slide-in range, hood fan, 24" dishwasher with integrated controls and microwave.

## LUXURIOUS BATHROOM FEATURES

- Custom designed vanity with pull-out drawer and soft-close hardware.
- One piece sink with integrated basin.
- Single-lever water efficient chrome faucet.
- Low consumption toilets.
- Soaker tub with ceramic wall tile surround up to ceiling, as per plan.
- Framed, clear tempered glass shower stall, with pre-formed acrylic base and full-height ceramic tile surround, as per plan.
- Framed vanity mirror and light sconce.
- Open linen shelves, as per plan.
- Chrome bathroom accessories-towel bar and toilet paper holder included.
- Exhaust fan vented to the exterior.

## CONVENIENT LAUNDRY ROOM FEATURES

- Compact stackable washer/dryer combination in white, vented to exterior.

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## ELECTRICAL FEATURES

- Individual service panel with circuit breakers.
- Voice data, and coaxial cable wiring throughout.
- Cable receptacle allowing television connections located in living room, bedrooms and dens, as per plan.
- Pre-wired telephone outlets in living room, bedrooms, and dens, as per plan.
- Decorative style ceiling light fixtures provided in foyer, kitchen, and bedroom(s), as per plan.
- Capped ceiling light fixture outlet provided in living/dining room.
- Switched wall outlet in living room and den, as per plan.
- Decorative style wall mounted light fixture in the bathrooms.
- All appliances connected and ready to use.
- Suite hydro individually metered using "Smart Meter" technology.

## ADVANCED SECURITY FEATURES

- Enter-phone and camera at ground floor visitor entrance allowing in-suite viewing, available through cable television connection direct to suite.
- Suite entry door to have rough-in for keypad and door contacts for intrusion alarm system.
- Key Fob access throughout all common areas and parking garage entry.
- Convenient underground parking with cameras in the garage at pre-selected locations, along with two-way voice communication to monitoring station.

## TARION WARRANTY PROGRAM WARRANTY FOR NEW CONSTRUCTION.

\*Please note: Main living rooms include living and dining rooms. Please see Sales Representatives for full details.

Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, 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. 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. – June, 2016