

# KENSINGTON

## FEATURES

### ARRIVAL

- Architectural design by Casola Koppe. Interior design by Area3
- Over-height entry with dramatic lighting, finishes and reclaimed hardwood flooring from the former Carpenters' Union Hall

### SUITE FINISHES

- Contemporary flat panel entry door with polished chrome lever and deadbolt by Orion, Astra Collection
- Decora light switches with USB charging ports throughout each home
- Two custom designed colour personalities to choose from: Hillhurst and Sunnyside
- Contemporary-style laminate flooring provided by Haro
- 4" Painted baseboards, door mouldings and window mouldings throughout each home
- 9' ceilings in the living areas
- Cut-pile trackless stain resistant carpeting throughout the bedrooms
- Front-loading Energy Star two-piece stackable washer and dryer by Whirlpool
- Contemporary roller solar shades on each exterior window
- Individually controlled Air Conditioning in each home

### KITCHEN

- Choice of two colour personalities:

#### Hillhurst (Chestnut)

- » Contemporary v-edge high-gloss white cabinet doors with chrome pulls by Cubo
- » Square eased edge, 3cm Caesarstone quartz countertops and ceramic subway tile backsplash

#### Sunnyside (Mocha)

- » Square edge high-gloss lacquered cabinet doors in Stone Grey
- » Crystal Ivory polished 3cm quartz countertops by VicoStone
- » Elegant paper-folded pattern Italian porcelain tile backsplash

### Energy efficient Appliances

- » ActiveSmart™, Energy Star Stainless Steel Fridge – 17 cu. ft. Counter Depth Bottom Freezer by Fisher & Paykel
- » 30" Low profile, 4 Burner Gas Cooktop with centralized controls by Bosch
- » 30" Stainless steel Single Wall Oven by Bosch
- » 24" Stainless steel Dishwasher by Bosch with stainless steel interior tub and sound-reducing technologies
- » 30" Over-the-Range Microwave by Bosch with multi-speed fan and 1000W max Microwave power
- » ½ Horsepower InSinkErator Badger® with Quiet Dura-Drive® Induction Motor
- Speciality cabinetry with soft-close mechanisms, built-in wine rack and space-saving Magic Corner storage device
- Deep under-mount double sink by Franke
- Chrome Hansgrohe SemiArc kitchen faucet with extractable spray nozzle
- Recessed 50,000 hr LED kitchen pot lights
- Under-cabinet puck lighting to illuminate work spaces

### BATHROOM

- 12" x 24" Porcelain tile flooring in bathrooms and utility space/laundry closet
- Private master ensuite with frameless shower enclosure
- Elegant square edge quartz countertops and backsplash with rectangular under-mount sink and Hansgrohe faucet
- Kohler Moxie showerhead and wireless speaker enabled with Bluetooth technology in ensuite
- Single-lever Grohe Eurosmart shower diverter with Kohler showerhead
- Large vanity mirror with specialty cabinetry for maximum storage
- Under-vanity LED lighting with automatic on/off sensor
- Infinity collection polished chrome towel bars and accessories

### THOUGHTFUL DETAILS THROUGHOUT

- 9' ceilings in the living areas
- Digital temperature controls provided by Honeywell
- Combination USB / electrical outlets conveniently located throughout the home
- Pre-wired fibre optic cable for high speed internet and digital cable entertainment
- Generous walk-through closet with dual-sided storage
- 16" closet linen shelving and hang bars
- Spacious terrace or patios with gas BBQ hookup
- Two individually coded security fobs for parkade, front entrance and common areas
- Individual storage lockers and secure bicycle storage

### BUILDING DETAILS - SAFE AND SOUND

- Stylish concrete construction with industry leading Window Wall technology. Energy Efficient, Low E Windows with integral tinting to reduce glare and solar gain
- Enterphone with camera surveillance
- Hard-wired smoke detectors
- Fire sprinklers throughout
- Secure, bright underground parkade
- **1-2-5-10 Building Warranty** provided by Blanket
  - » 1 year for defects and material labour
  - » 2 years material and labour related to delivery and distribution systems warranty
  - » 5 years coverage for defects in the building's envelope
  - » 10 years coverage for major structural components
- **BUILT GREEN®** – Canada is an industry-driven voluntary program that promotes green building practices to reduce the impact of building and development on the environment