



# LUXURY FEATURES & FINISHES



Carriage Gate Homes is one of the premier names in Ontario's new home industry. From The Berkeley's uncommonly fine common areas to the luxurious appointments of each individual suite, quality is evident in every detail of design and construction.

## THE BUILDING

- Stunning architecture featuring a 3-storey precast stone podium with modern tower above. Set in an idyllic downtown location
- Hotel-inspired, intimate lobby, featuring peak time Concierge services
- 2 well appointed guest suites for use by visiting family and friends
- Professionally equipped exercise room with weight training and cardio areas
- Party Room complete with kitchen, private dining area and lounge with fireplace and wet bar, together with a terrace featuring outdoor lounge and dining areas
- Adjoining games room equipped with billiards table, flat screen T.V. and additional seating
- Breath-taking views from the 3000 sq. ft. outdoor landscaped Rooftop Terrace above the 17th floor, featuring 2 BBQ areas, communal dining areas and a Lounge area with fire feature
- Secure ground floor bicycle storage room with direct street access. Bike share program included, with 2 adult and 3 children's bicycles, for use by residents
- State of the art tri-sorter garbage/recycling chute system
- Building to be designed to LEED® certification standards

## SUITE FEATURES

- Expansive private balcony or terrace as per plan
- 9' ceilings on all floors, except for the 7th, 16th and 17th floors, which have 10' ceilings
- All ceilings are to be smooth-finish painted white
- Secure, solid core suite entry door with dead-bolt and guest viewer
- Stylish white interior doors with modern hardware (contemporary sliders where applicable)
- Prefinished engineered hardwood flooring in the Living Room, Dining Room, Kitchen, Foyer, Hallways and Den, as per plan
- White ceramic floor tile in Laundry Room
- Walk-in closets, as per plan
- Vinyl-coated wire closet shelving, as per plan
- Stacked, electric, front load washer and dryer in white
- Expansive energy-efficient aluminum framed floor to ceiling windows with noise reduction technology

- Cultured marble windowsills, where applicable
- Interior walls are to be painted with 2 coats of designer white, quality latex paint. All Bathrooms, woodwork and doors to be painted with white, durable eggshell paint. All paints are to have low levels of VOC
- Individual climate control centralized air conditioning and heating with an Energy Recovery Ventilator in every suite
- Separately metered suites for personal control of suite hydro and water consumption

## KITCHEN FEATURES

- Custom-designed contemporary kitchen cabinets, including extended height uppers, with soft close doors, under-cabinet valance lighting, built out fridge cabinet and cabinet pantry, as per plans
- Polished Granite or Quartz countertop, with under-mount stainless steel sink and single-lever faucet with pullout spray
- Glass tile backsplash
- One bank of pot and pan drawers
- All cabinet pantries, as per plan, to have 2 pullout drawers
- Upgraded GE Profile, Energy Star® rated, stainless steel appliance package, including: counter-depth fridge with bottom-mount freezer, electric cook top with touch controls, built-in dishwasher with hidden controls, built-in self cleaning convection oven

## BATHROOMS

- Custom-designed high-gloss vanity in all bathrooms, as per plan
- Choice of Quartz or Granite countertop with under-mount sink and single-lever faucet
- Designer vanity mirror including light fixture above
- Deep soaker tub/shower as per plan
- Frameless tempered glass shower enclosure with door and waterproof recessed light fixture, as per plan
- Pressure balanced valves for tub and shower
- 12 x 24 imported ceramic tile flooring in all Bathrooms
- Bathroom walls of tubs and showers to feature modern wall tile with glass mosaic tile décor insert

- Privacy locks on all bathroom doors
- Exhaust fans vented to the outside

## ELECTRICAL AND COMMUNICATIONS

- Conveniently located phone, T.V and data cable wired in all suites
- Light fixtures in Foyer, Halls, Kitchen, Den and Walk-in Closets, as per plan
- LED pot lights in Kitchen ceiling
- Capped ceiling outlet in Bedrooms, Dining Room and Living Room
- White "Decora" style switches and receptacles throughout

## BUILDING SECURITY AND SAFETY

- Personally encoded security system, with keypad and door contacts
- Heat/smoke and carbon monoxide detectors connected to a building alarm, as required by code
- Entrances, exits, elevators, and selected exterior areas monitored by closed circuit television system, with two-way communication to Concierge, in selected areas
- Key fob allows effortless access at selected secure building entrance points
- Main garage doors operated by key fob or transmitter
- Underground parking with security cameras in the garage area along with parabolic mirrors for greater visibility of pedestrians and vehicles
- Well-lit underground garage and exit stairwells painted white
- Garage is ventilated and protected by fire sprinkler system for added safety and protection
- Building Personnel on site, 16 hours per day

All of the above specifications are from Vendor's standard samples and as per plan. Variations from the Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes, due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. Engineered flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be acceptable industry standards. The ceiling height of any suite is approximate and measured from the upper surface of the concrete floor slab to the under surface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than the stated ceiling height for that floor. Where dropped ceilings are required (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms and hallways) the ceiling height will also be less than the stated ceiling height for that floor. Prices, specifications and terms are subject to change without notice. E. &O.E. March 2015