

SKY COLLECTION

# Features and Finishes

ONE DELISLE

BUILDING

47-storey residential building with retail at ground floor. The residences are divided into three enviable tranches, with destination control in the elevators.

AMENITIES

- 24-Hour Concierge
- Lobby Lounge - seating areas and fireplace
- Ante Room
- Porte Cochère
- Ravine Terrace - including pool lounge area, BBQ, and dining area
- Pool (Interior)
- Fitness Centre - tailored to any health and workout regime
- The Wellness Spa - including a Himalayan Salt Room, Eucalyptus Steam Room, Infrared Sauna, and Private Japanese Terraces join the Spa
- Chef’s Kitchen and Private Dining Room
- Wine and Cocktail Lounge
- Kids’ Playroom
- Lounge areas and co-working spaces
- Pet Spa
- Mail room and automated parcel storage
- Smart home building centre - with applications for security, privacy, and amenity bookings
- Wi-Fi - provided in principle building common areas
- Cell phone repeaters - to increase signal coverage throughout the building and parking garages
- Parking and lockers
- Delisle Park

DESIGN PALETTES

- A | Marbles and grains — classic luxury
- B | Urban and bold — edgy modern
- C | Minimal and muted — simple and sophisticated
- D | Warm wood and stone — elevated and warm

SUITE FEATURES

- White smooth painted ceilings throughout
- 9' ceilings in principle areas, excluding required bulkheads and ceiling drops
- Double glazed windows throughout
- Sliding balcony and terrace doors, as per plan
- Juliet balcony sliding doors, as per plan
- Solid core suite entry door
- Solid core suite interior doors
- Hardware and fixture options correspond to design palettes
- Glue-down engineered oak hardwood floors (plank or herringbone pattern)
- Contemporary profiled painted baseboards and trim throughout
- Walk-in closets, as per plan
- Bedrooms and front hall closets include built-in millwork shelving
- Washer and vented dryer, with porcelain or natural stone tile flooring throughout
- Walk-in laundry rooms, as per plan

SMART HOME

- Smart home building system - including a mobile resident app available to all residents
  - Application will control in-suite thermostats, enable amenity booking, and include features for community, security, and privacy
- Keyless suite entry locks
- Utility submetering for electricity, water, and thermal



PALETTE A



KITCHEN

- Custom, Studio Gang-designed kitchens, with lacquer finish and frosted glass uppers, or wood veneer finish with lacquer island, as per plan and per design palette
- Pill-shaped Studio Gang-designed kitchen island, as per plan; dining extension or breakfast bar, as per plan
- Soft-closing precision drawers and doors throughout
- Contemporary built-in under cabinet lighting
- Natural stone kitchen countertop and backsplash
- © Miele cooking appliances (induction cooktop, convection oven) built-in microwave or speed oven, as per plan
- © Miele panelized fridge and dishwasher
- Stainless steel undermount sink
- Pantry, as per plan

BATHROOM

- Bathtub and/or tiled shower with curb, as per plan
- Showers and baths include thermostatic valve with rotating diverter
- Showers include rain and adjustable handheld showerheads, frameless glass enclosures, as per plan
- Custom, Studio Gang-designed bathroom vanities with soft close drawers
- Lacquer or wood veneer finish cabinetry, per design palette
- Natural stone vanity top with built up edge and undermount sink(s), as per plan
- LED pot lights at bath and/or shower
- Full height tiled feature wall (wet wall) in master ensuite bathrooms, as per plan
- Full height tiled feature wall (wet wall) in main bathroom
- Wall mount faucet

BALCONY AND TERRACE

- BBQ gas connection on terrace, as per plan
- Water hose bib connection on terraces, as per plan
- White painted balcony soffits
- Unit pavers on all terraces
- Exterior light fixture on terraces throughout
- Outdoor receptacles on balconies and terraces

MECHANICAL AND ELECTRICAL

- Recessed LED pot lights where dropped ceilings are required; track lighting in kitchens
- Capped ceiling outlet in bedrooms, dining areas (including over islands), and dens, where applicable
- Switched outlet in bedroom(s) and living room(s)
- Light fixtures in walk-in closets and walk-in laundry rooms, where applicable
- Wall sconces in bathroom throughout, as per design
- Electric/Vapor fireplace, as per plan
- Thermostats with app control
- In-suite heat pump system with heating and cooling all year round
- In-suite ERVs (Energy Recovery Ventilators)

Purchasers are advised of the following:

All suites are protected under the Tarion Warranty Corporation.

All interior floor, wall finishes and materials are to be chosen with the assistance of the Vendor. All materials and other selections for which the Purchaser is entitled to make are to be chosen from Vendor's samples, and are as per the Vendor's specifications. The Purchaser shall only be entitled to make such selections provided that the items are not already ordered and/or installed.

Ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, heating and cooling ducts and sprinklers.

All renderings are for illustrative purposes only and do not necessarily reflect actual finishes to be provided. 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. Sizes and specifications are subject to change without notice. E. & O. E.





# Afternoon Views

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NORTH VIEW



SOUTH VIEW



EAST VIEW



WEST VIEW





