

Features & Finishes

Lobby

Designer-appointed entrance with a modern art installation, acrylic Abelie logo, elevator and mailroom.

Suites

1. Ceiling heights of approximately 9' as per plan. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes.
2. Floor-to-ceiling windows for unobstructed views, where plan allows for floor-to-ceiling windows.
3. Choice of designer-selected engineered flooring in all principal rooms and bedrooms.
4. Smooth finish ceilings except where bulkheads are required.
5. Solid core entry door with security view-hole.
6. Contemporary profile painted wood baseboards, door frames and casings.
7. Designer-selected door handles and hardware.
8. Insulated double-glazed windows.
9. Spacious balconies or terraces, as per plan.
10. (1) One parking space included with each unit, as per plan.

Kitchens

11. Designer-selected kitchen cabinetry from builder's standard samples.
12. Choice of natural stone or quartz kitchen countertops, from builder's standard samples.
13. Stainless steel under-mount sink with designer-selected faucet and integrated pull-out head.
14. Capped electrical kitchen lighting, as per plan.
15. Miele stainless steel stove top and built-in oven with Miele over stove exhaust fan.
16. Miele stainless steel dishwasher.
17. Miele refrigerator.

Bathrooms

(Master bathroom or main bathroom in one bathroom suites)

18. Designer-selected bathroom cabinetry from builder's standard samples
19. Choice of ceramic tiles in all master bathrooms, from builder's standard samples.
20. Choice of natural stone and quartz countertops, from builder's standard samples.
21. Wall-mounted mirror and capped electrical, as per plan.
22. White porcelain toilet.
23. 5' white soaker tub with chrome faucets, as per plan.
24. Glass shower stall with chrome fixtures, if indicated on plan.
25. Pressure balanced chrome faucet and shower fixtures.

Second Bathrooms

(Additional full bathroom or powder room)

26. Designer-selected bathroom cabinetry from builder's standard samples.
27. Choice of ceramic tiles in all additional bathrooms, from builder's standard samples.
28. Choice of natural stone and quartz countertops, from builder's standard samples.
29. Wall-mounted mirror and capped electrical, as per plan.
30. White porcelain toilet.
31. Glass shower stall with chrome fixtures, if indicated on plan.
32. Pressure balanced chrome faucet and shower fixtures.

Laundry

33. In-suite laundry closet with stacked washer and dryer, as per plan.
34. Builder's pre-selected ceramic tile flooring in the laundry closet.

Technology

35. Individual thermostat for temperature control of each suite.
36. Emergency voice communications system, smoke and carbon monoxide detector, where applicable in each suite.
37. Pre-wired for cable TV, high-speed Internet access and telephone, as per plan locations.
38. Card and key access throughout all common areas.
39. All main entrances and exits monitored with closed circuit television camera system.
40. Cameras strategically placed in public areas including parking garage.
41. Enterphone in lobby entrance vestibule.
42. Remote control/access card private garage access.
43. Standard Home Automation system by Bang & Olufsen including: (1) one main repeater; (1) one wall keypad for light, drapery, or motorized shade operation; (1) one remote dimmer; (4) four 600 watt adaptive dimmers, depending on plan.
44. Standard rough-ins for alarm system at front door.

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Principal rooms include: kitchen, living room and den (where applicable). Note that prices, sizes and specifications are subject to change without notice. Vendor may substitute materials for those provided in the plans and specifications, provided that such materials are of equal to or better than the material provided for in the plans and specifications above. E. & O. E.