Exclusive Broker Package

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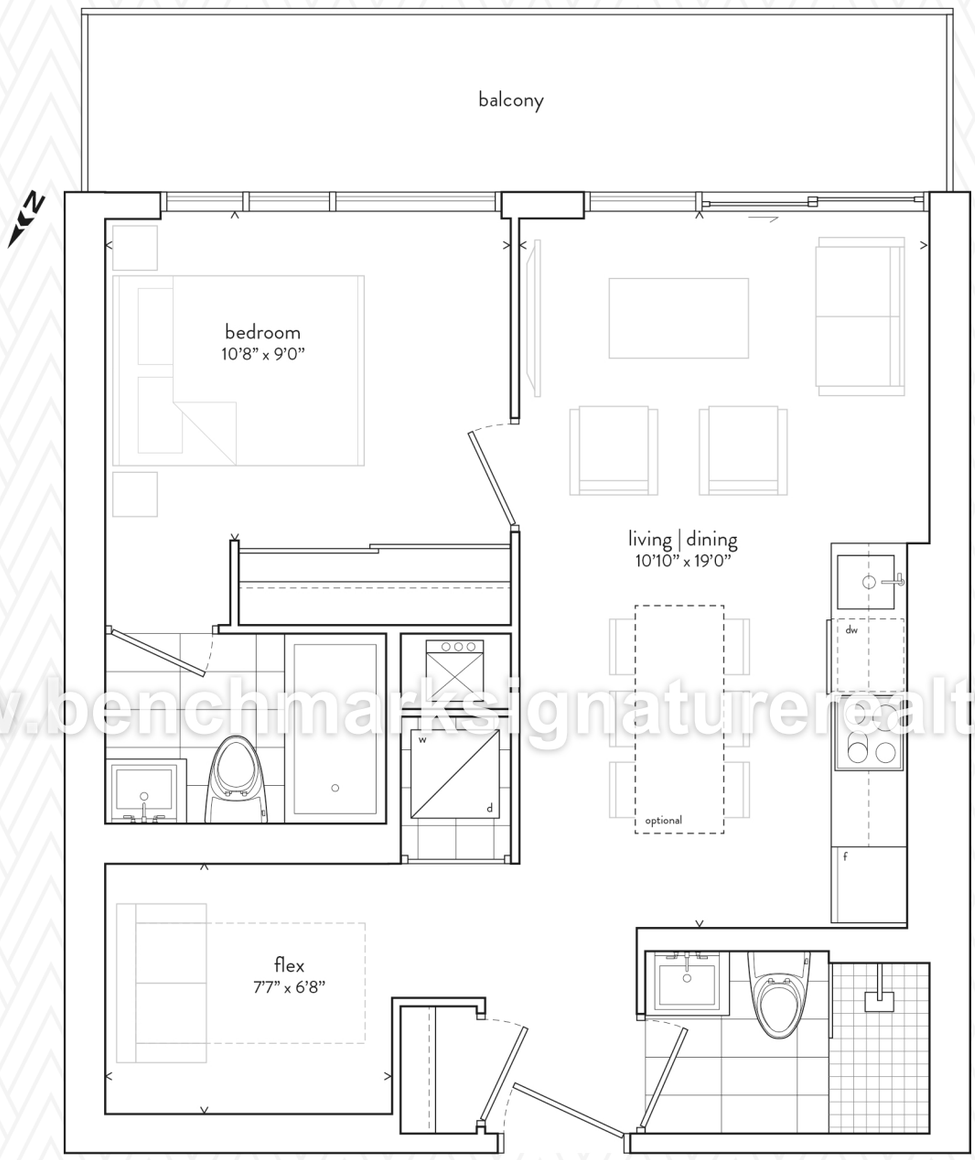
THE GARDEN DISTRICT
CONDOMINIUM

THE TOWER COLLECTION

01 / ONE BEDROOM AND FLEX

692 SF TOTAL / 584 SF INTERIOR PLUS 108 SF EXTERIOR



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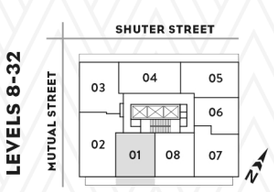

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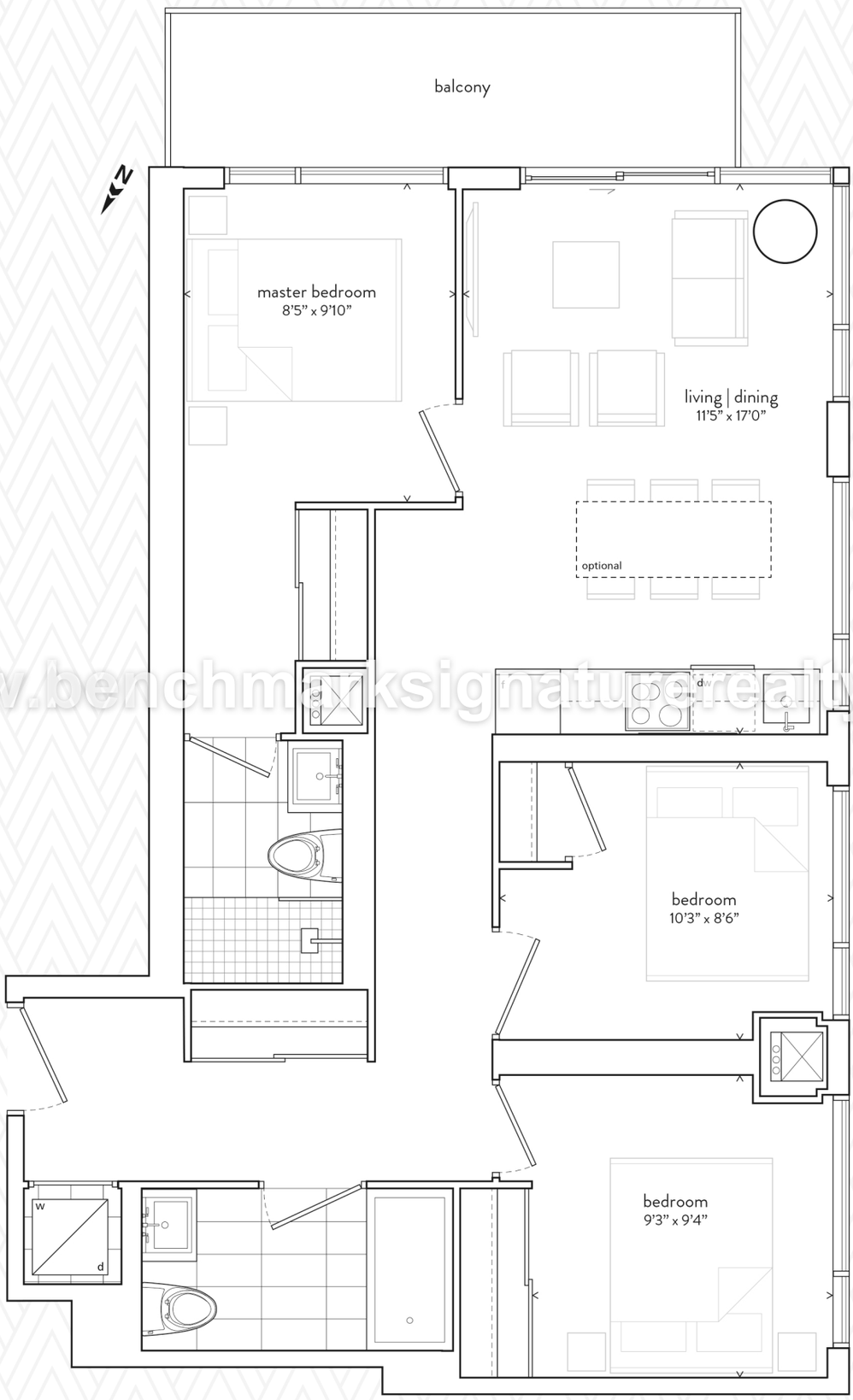
THE GARDEN DISTRICT
CONDOMINIUM

02A / THREE BEDROOM

921 SF TOTAL / 838 SF INTERIOR PLUS 83 SF EXTERIOR



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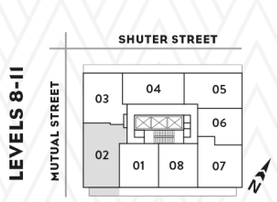

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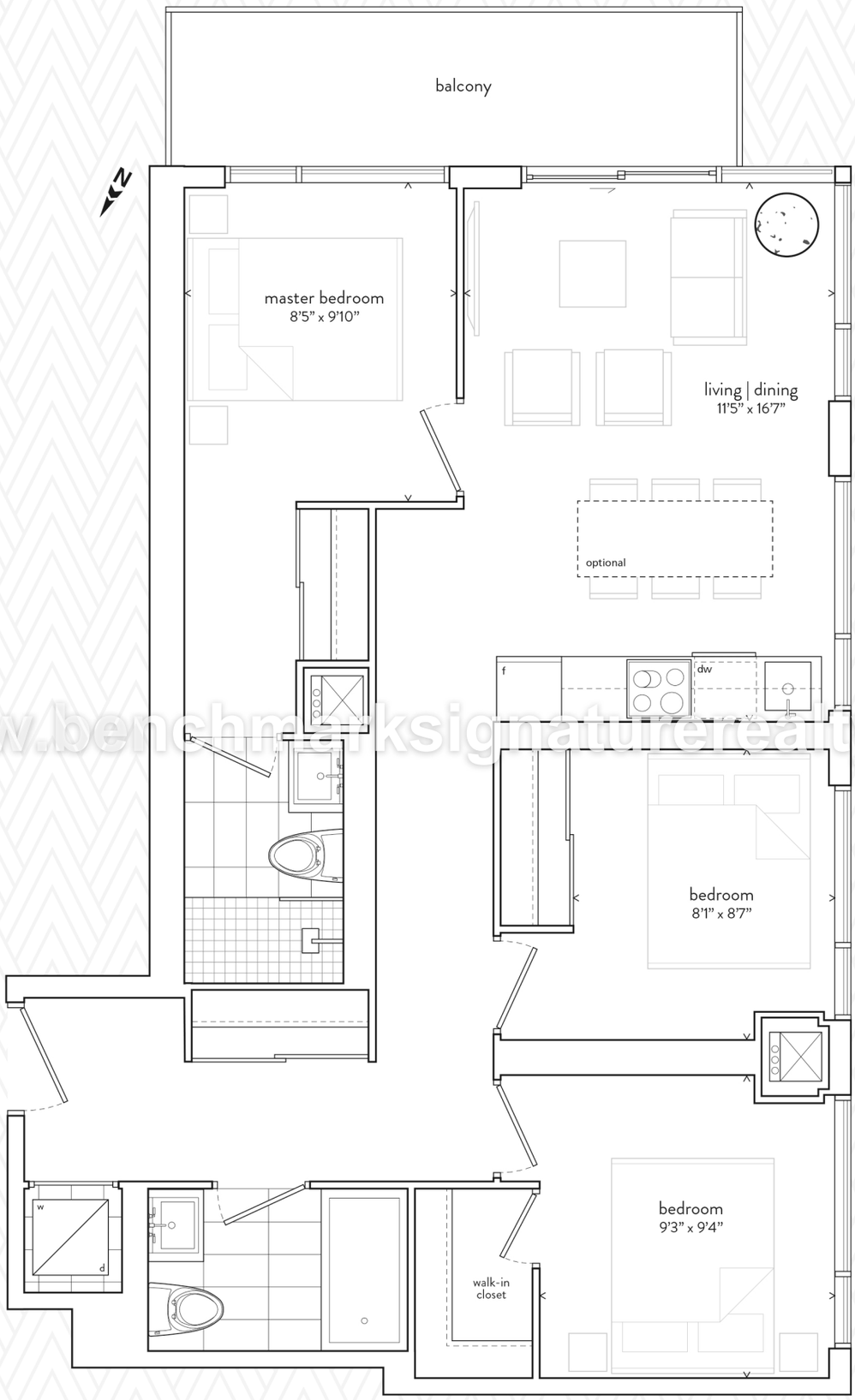
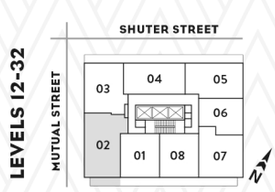
THE GARDEN DISTRICT
CONDOMINIUM

02 / THREE BEDROOM

921 SF TOTAL / 838 SF INTERIOR PLUS 83 SF EXTERIOR





LEVELS 12-32

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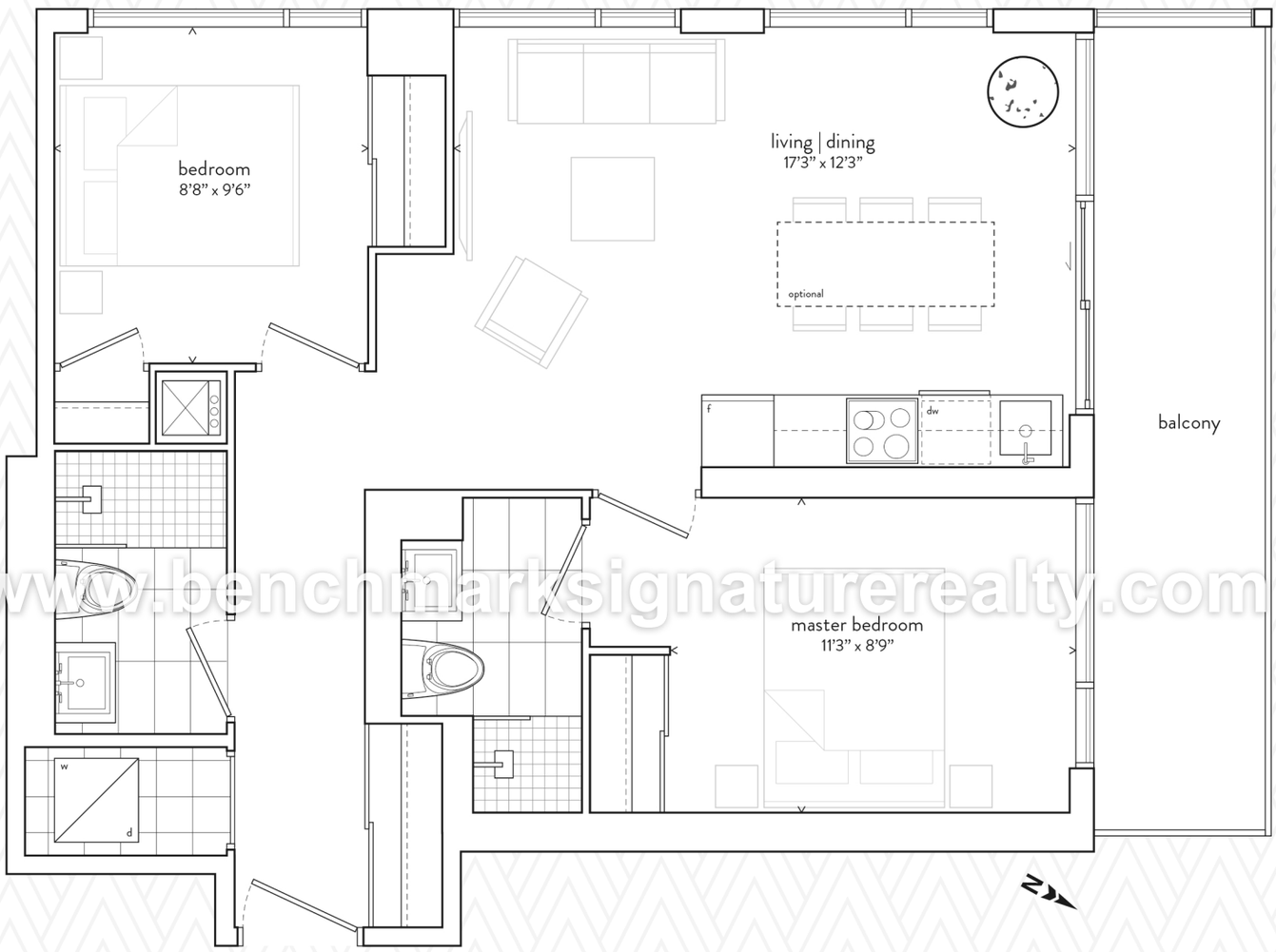
THE GARDEN DISTRICT
CONDOMINIUM

03 / TWO BEDROOM

802 SF TOTAL / 696 SF INTERIOR PLUS 106 SF EXTERIOR



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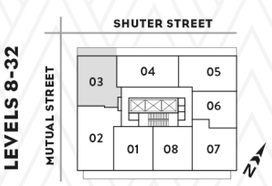

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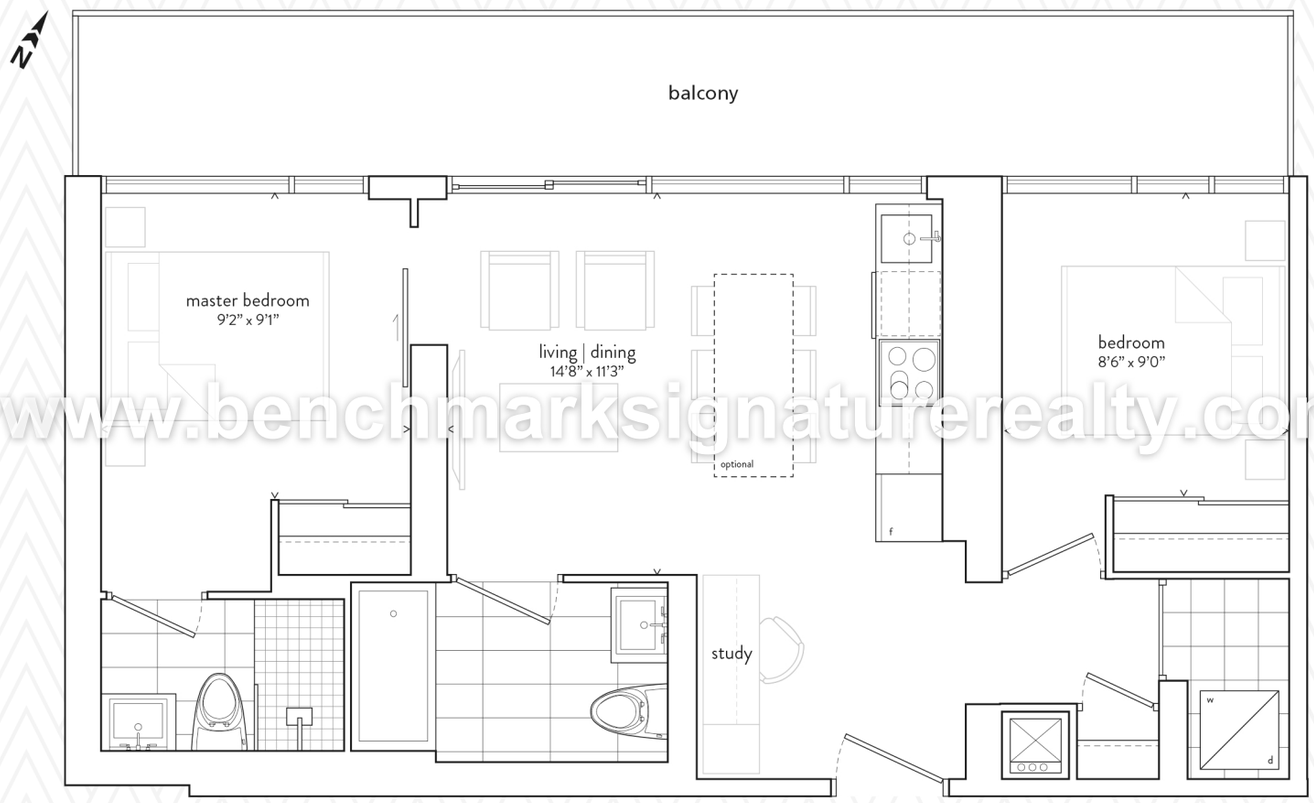
THE GARDEN DISTRICT
CONDOMINIUM

04A / TWO BEDROOM AND STUDY

831 SF TOTAL / 660 SF INTERIOR PLUS 171 SF EXTERIOR



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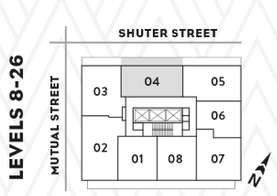

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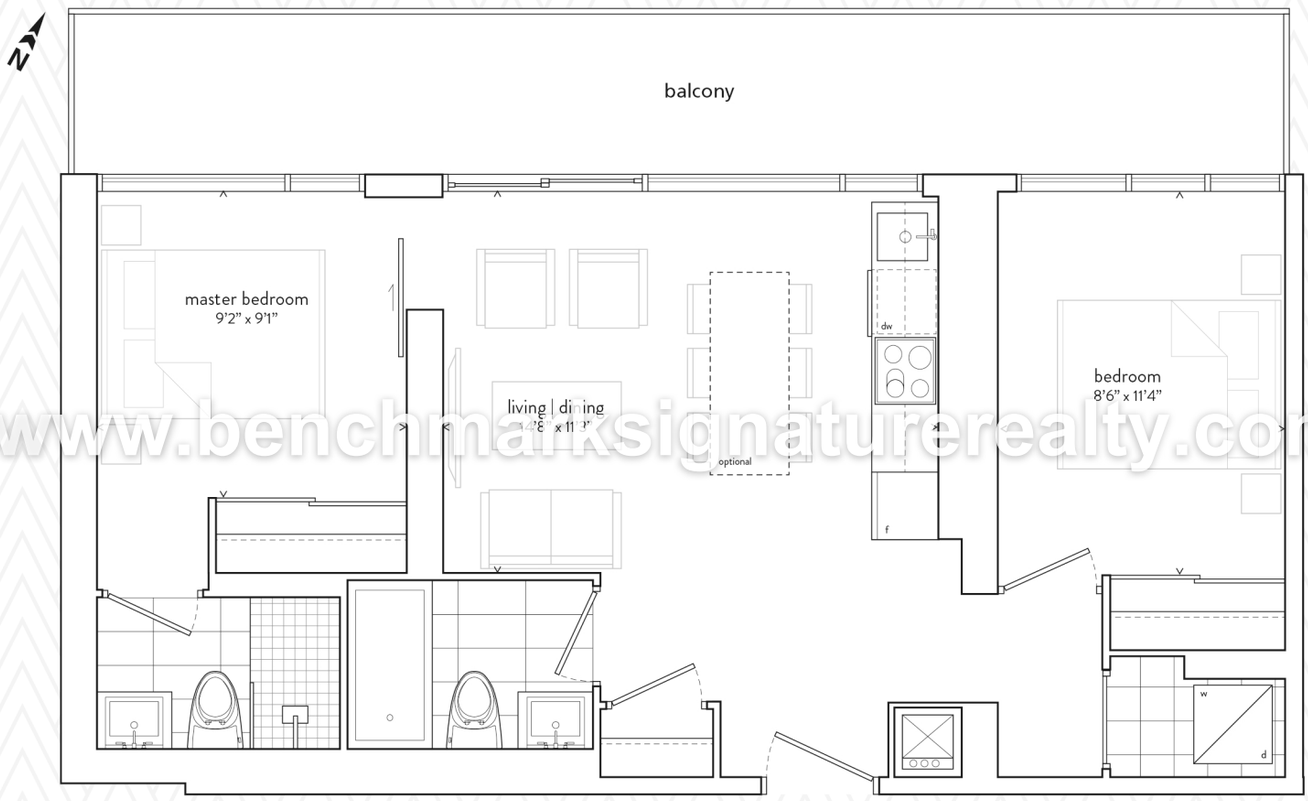
THE GARDEN DISTRICT
CONDOMINIUM

04 / TWO BEDROOM

831 SF TOTAL / 660 SF INTERIOR PLUS 171 SF EXTERIOR



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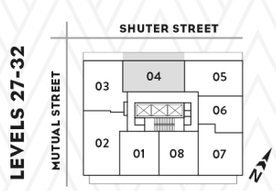

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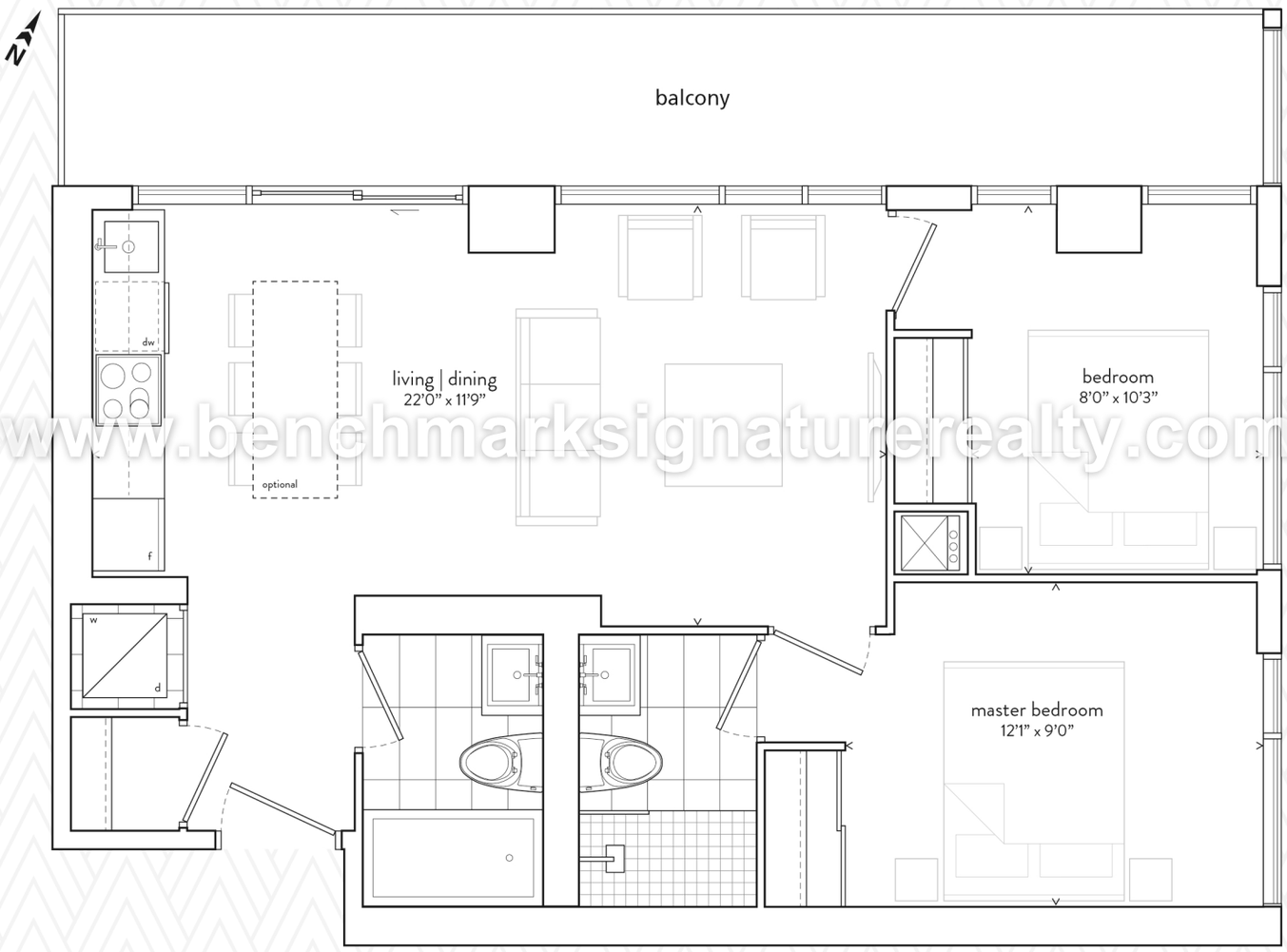
THE GARDEN DISTRICT
CONDOMINIUM

05 / TWO BEDROOM

834 SF TOTAL / 676 SF INTERIOR PLUS 158 SF EXTERIOR



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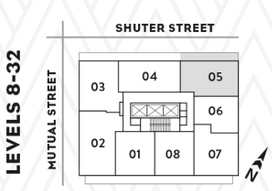

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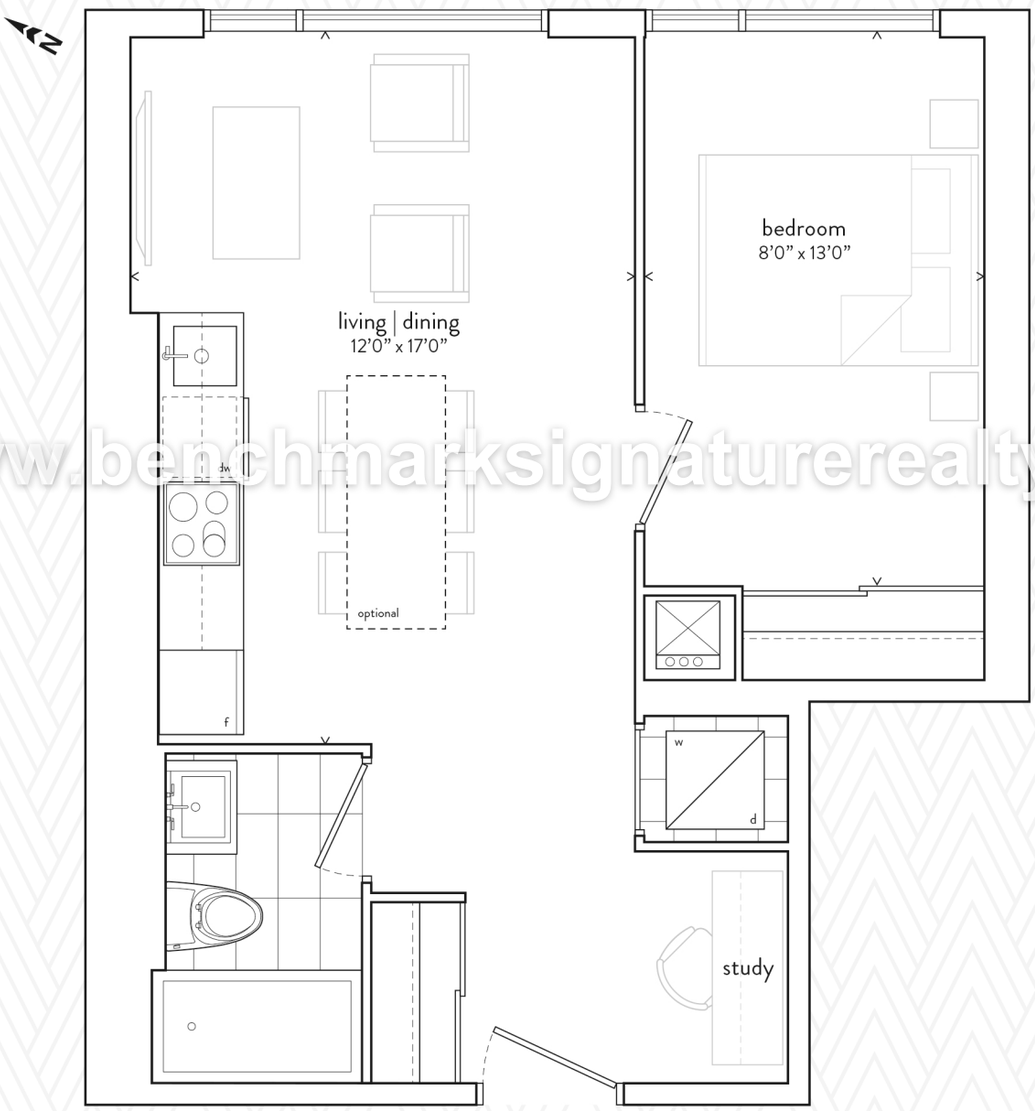
THE GARDEN DISTRICT
CONDOMINIUM

06 / ONE BEDROOM AND STUDY

504 SF INTERIOR



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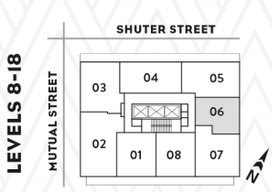

LEVELS 8-18

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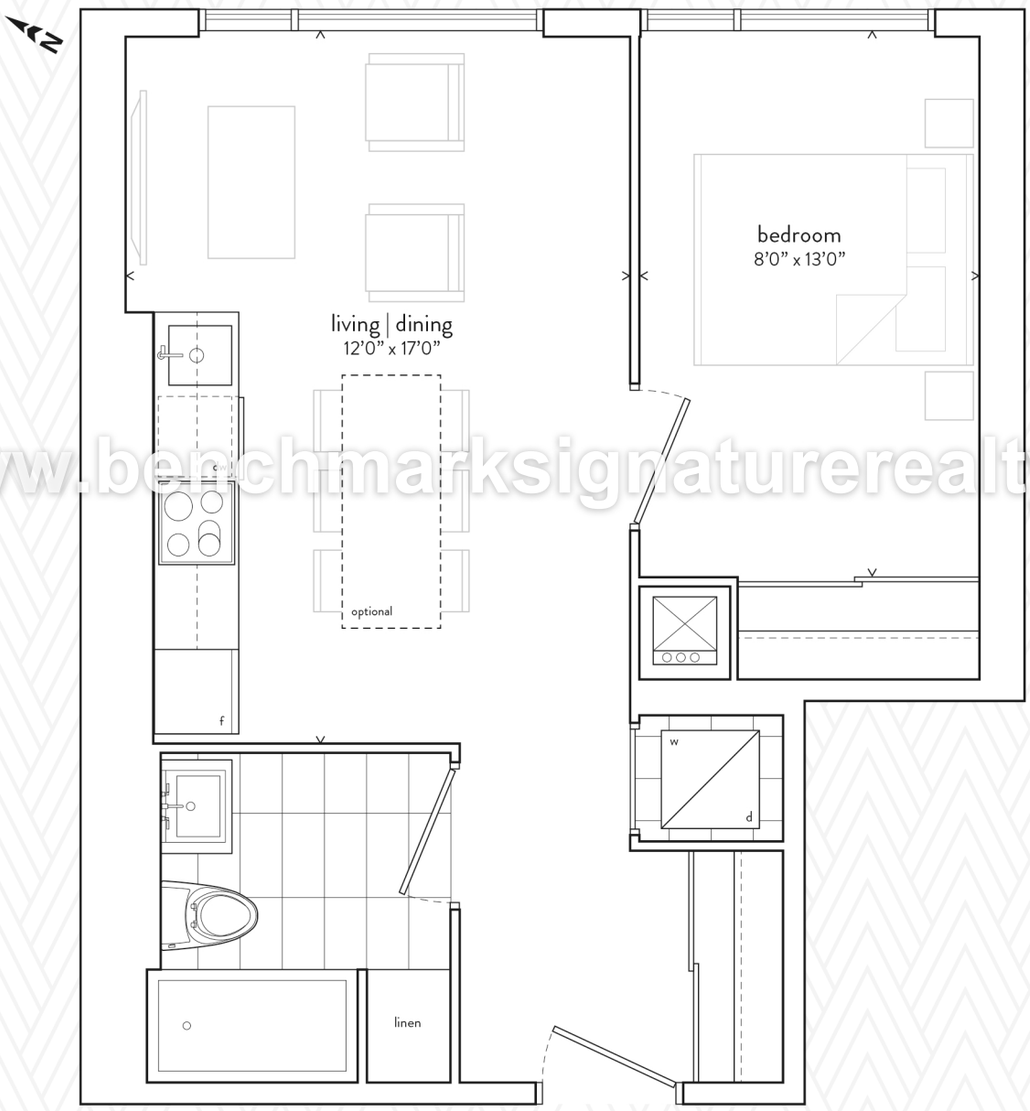
THE GARDEN DISTRICT
CONDOMINIUM

06A / ONE BEDROOM

504 SF INTERIOR



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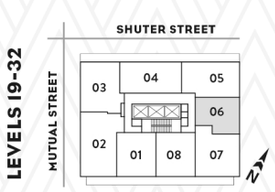

LEVELS 19-32

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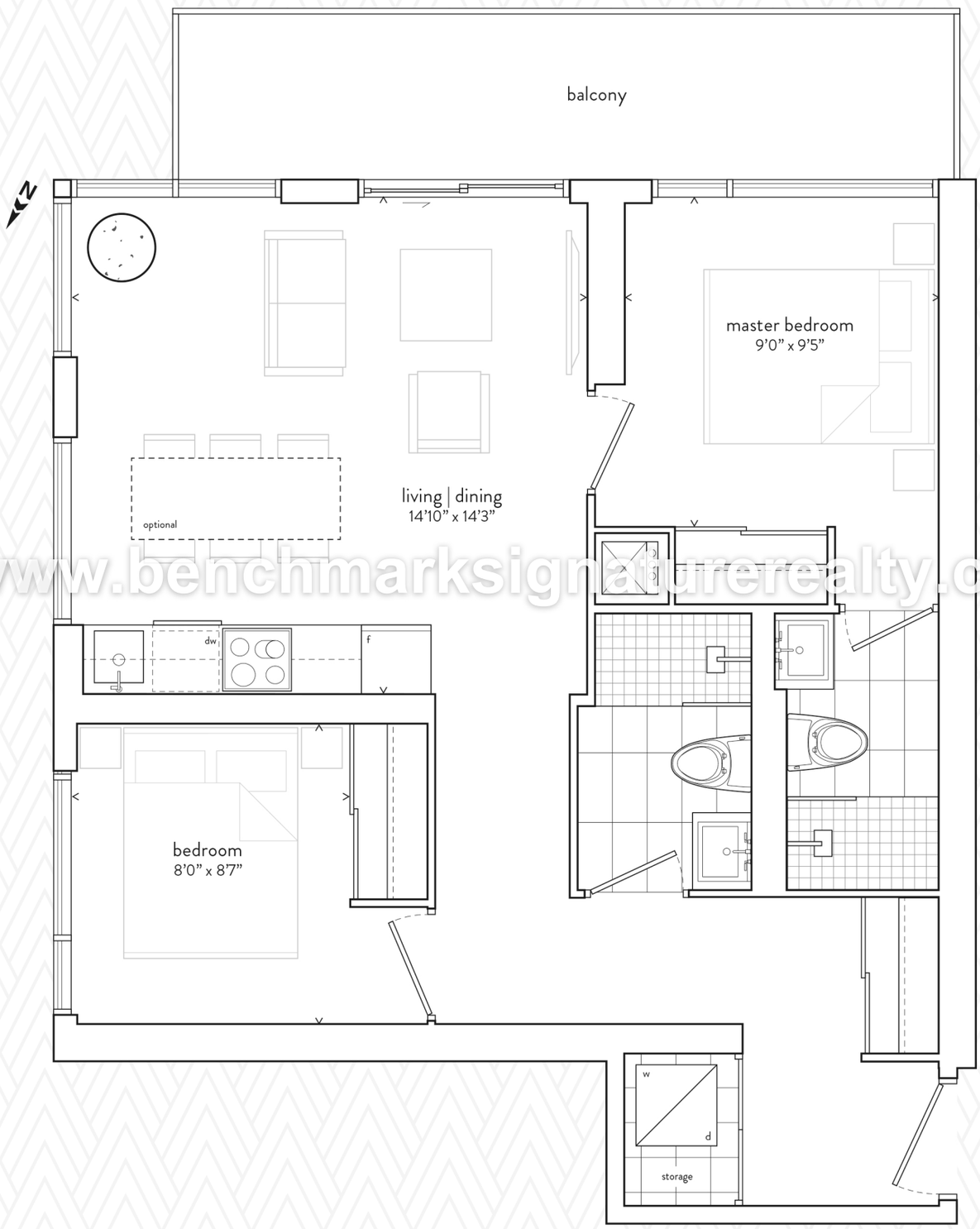
THE GARDEN DISTRICT
CONDOMINIUM

07 / TWO BEDROOM

800 SF TOTAL / 693 SF INTERIOR PLUS 107 SF EXTERIOR



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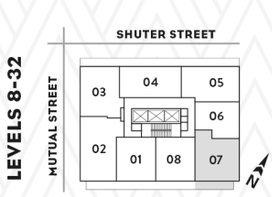

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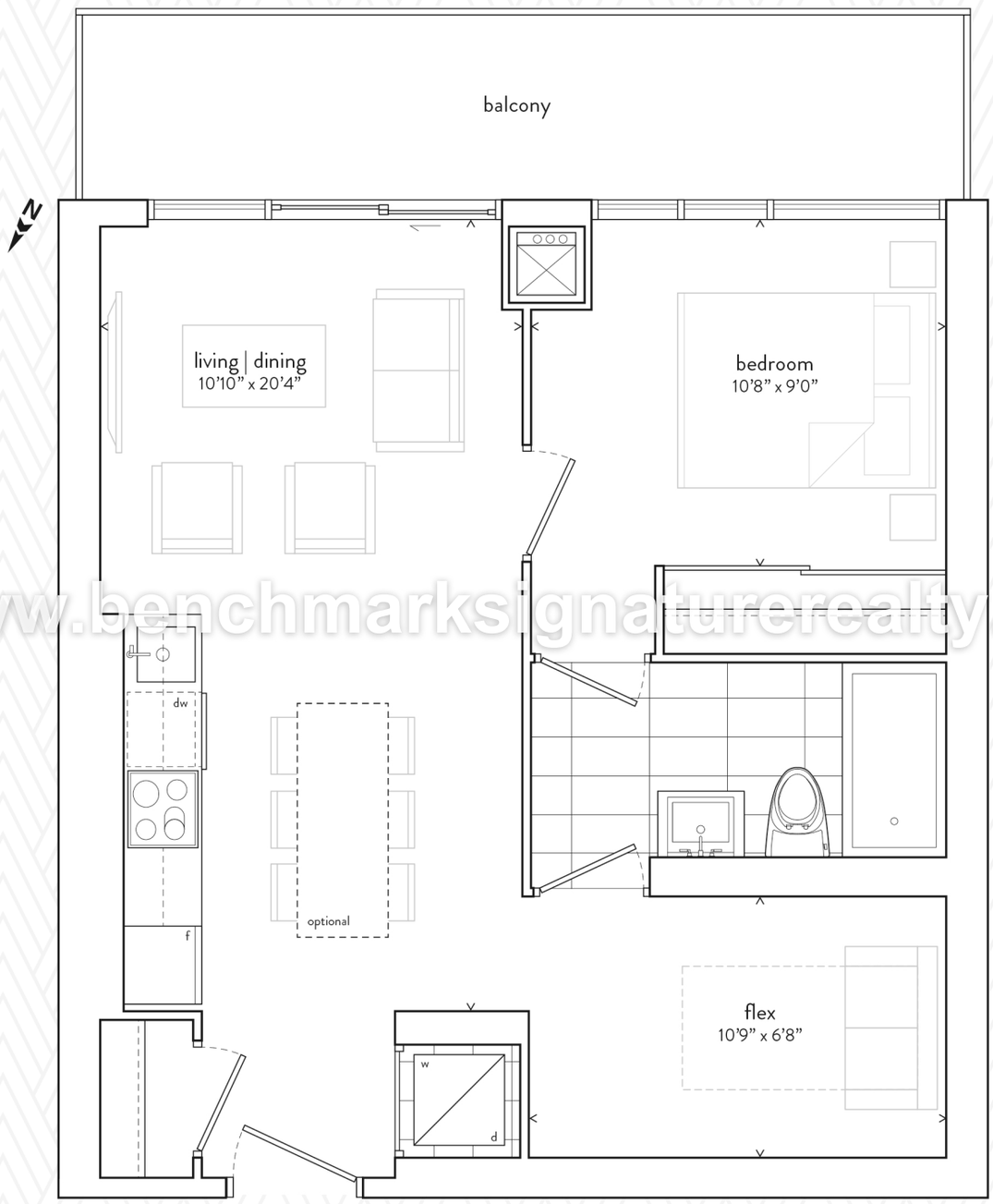
THE GARDEN DISTRICT
CONDOMINIUM

08 / ONE BEDROOM AND FLEX

692 SF TOTAL / 584 SF INTERIOR PLUS 108 SF EXTERIOR



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THE GARDEN DISTRICT
CONDOMINIUM

Features and Finishes

The Garden District Condominium

- Main floor lobby reception and concierge
- Pet washing and grooming area with direct (non-lobby) exterior access
- Two-storey cardio fitness & weight training gym, with stretching area and adjacent outdoor terrace
- Seventh floor indoor amenity area consisting of a children's playroom, and expandable multi-purpose rooms including: a lounge, kitchen and furnished dining area, games and media room with large screen TV, bar area with wi-fi and a furnished meeting room
- Contiguous outdoor terrace consisting of built in BBQ's with adjacent dining areas, fire pits and lounge seating, and decorative raised planter gardens
- Year-round outdoor pet relief area
- Ramp to three level secure underground parking
- Two AutoShare vehicles found on P1
- All main entrances and exits surveillance video monitored
- Fob security controlled access at all main building entry points and in common areas
- Mailroom conveniently located off main lobby
- Convenient main floor visitor bike parking with direct (non-lobby) exterior access
- Electronic "enterphone" lobby communication system for guest access

Suite Features

- 8 1/2 ft or 9 ft exposed concrete ceilings as per plan **
- Choice of wide-plank European designed luxury wood inspired laminate flooring*
- Exposed concrete feature walls and circular columns†
- Square profile baseboard with coordinating door casings
- Solid core suite entry door with deadbolt lock and security viewer
- Contemporary "slab style" interior doors
- Sliding doors and/or swing doors in bedrooms†
- Brushed chrome contemporary hardware†
- Wire shelving in all closets†
- Flat off-white paint throughout all areas with the exception of semi-gloss paint in laundry and bathrooms
- Spacious balconies with sliders or door for access†

Sustainability

- Occupancy sensors in selected common areas to reduce hydro consumption
- Electric car charging station rough-in on each parking level
- Ensuite light fixtures to fit long-lasting energy-saving lamps
- Low VOC paints and finishes
- Water efficient fixtures and energy saving appliances to reduce consumption
- Architecturally designed aluminum window frames with double pane sealed glazing
- Building recycling system
- Energy recovery ventilation (ERV)

Contemporary Kitchens

- Choice of European designed two-tone kitchen cabinetry in a range of colours†*
- Kitchen island†*
- Choice of quartz surface kitchen and island countertop†*
- Back painted glass backsplash†*
- Single bowl undermount stainless steel sink, with single-lever faucet

Appliances

- Integrated panelled 24" refrigerator and dishwasher
- 24" electric cooktop and wall oven
- Concealed hood fan
- Stainless steel microwave with trim kit†
- Stacked washer-dryer

Designer Bathrooms

- Choice of designer vanity cabinetry in a range of colours*
- Choice of quartz surface countertop* with undermount sink† and single lever faucet
- Vanity mirror and light
- Contemporary water-efficient toilet, lavatory faucet and showerhead
- Tub or shower†, with porcelain tile surround†
- Rectangular design, white soaker tub†
- Frameless glass enclosure with door for shower†
- Choice of porcelain floor tile†*
- Pressure balanced valves in all bathtubs and showers
- Privacy lock on bathroom doors

Mechanical and Electrical Systems

- Ensuite thermostat controlled heating and cooling utilizing fan coil system
- Separate suite metering for hydro and water consumption
- Pre-wired telephone, high-speed internet and cable outlets in living room, den and bedrooms
- Individual ensuite electrical panel with circuit breakers
- White decora style switches and receptacles in living areas, and bedrooms, with light fixture(s) in foyer, track or fixture lighting in kitchen* and bathrooms*

† as per plan
* from vendor's samples
** ceiling heights are subject to bulkheads, dropped ceilings and structural beams and all bathrooms, washer-dryer closets and suite foyers will have smooth drywall ceilings

Drawings are not to scale. Prices and specifications are subject to change without notice. Window sizes and locations are approximate only and may vary. Suite purchased may be mirror image of suite layout illustrated. Square footages and dimensions (where shown) are approximate only. Actual usable floor space may vary from the approximate floor area shown. Approximate square footages shown are calculated in accordance with Tarion Builder Bulletin 22. The exact location of any balcony (if applicable) in relation to the unit layout may differ from that shown. Balcony area finishing material and any dividers, where applicable, may vary from suite to suite based on design and material specifications. Balcony dimensions, configuration and location are estimates only and may not be exactly as shown. E.&O.E.

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THE GARDEN DISTRICT CONDOMINIUM