

FEATURES & FINISHES

RESIDENCE FEATURES

- Expansive 10'-0" ceilings with coffered areas **
- Elegant oversized 7'-6" solid core interior doors with designer selected hardware **
- Contemporary 6 1/2" solid wood baseboards with complimentary 3 1/2" casings **
- Designer selected oversized 7" engineered wood flooring †
- Built-in contemporary linear gas fireplace **
- Closets outfitted with millwork shelf and rod †
- Walls, doors, trim, and baseboards painted to designer-ready prime finish †

GOURMET KITCHEN

- Custom U31 designed kitchen with soft close cabinets and drawers by Cameo **
- Custom U31 designed island with cabinetry and integrated breakfast bar by Cameo **
- Designer selected stone countertop †
- Designer selected tile backsplash †
- Full height pantry for additional storage ***
- Contemporary single lever Kohler faucet in polished chrome †
- Inclusive of signature Miele appliances †
 - Integrated 30"-36" Miele refrigerator *
 - Integrated 24" Miele dishwasher
 - 30"-36" Miele gas cooktop *
 - 30" Miele built-in wall tower oven
 - Miele Speed oven*
 - Built-in Miele canopy hood fan
 - Built-in undercounter wine refrigeration system *
- Under cabinet valence LED lighting †
- Interior cabinet lighting in glass door accent cabinets **

OUTDOOR LIVING

- Expansive outdoor terraces *
- Designer selected concrete pavers on terraces and balconies **
- Convenient outdoor natural gas line on terraces *

ENSUITE BATHROOM

- Custom U31 designed double floating vanity with integrated storage and soft close cabinets and drawers ***
- Designer selected stone countertop and tile backsplash with vessel sink **
- Full height mirror with integrated medicine cabinet storage ***
- Designer selected full height wall tile throughout washroom **
- Designer selected flooring and shower wall tile **
- Frameless glass shower enclosure with large rain head-style shower faucet with separate handheld spray **
- Convenient separate water closet *
- Relaxing freestanding soaker bathtub **
- Contemporary Kohler wall mounted basin faucet in polished chrome †
- Exhaust fan vented to exterior
- LED pot lights in bathroom, shower stall, and water closet **
- Contemporary paper holder and towel bar †

MAIN BATHROOM*

- Custom U31 designed vanity with soft close cabinets and drawers **
- Designer selected stone countertop with undermount sink †
- Designer selected flooring and shower wall tile ***
- Frameless glass shower enclosure with rain head-style shower faucet ***
- Contemporary Kohler faucets in polished chrome †
- Contemporary paper holder and towel bar †

POWDER ROOM*

- Custom U31 designed vanity with soft close cabinets and drawers **
- Designer selected stone countertop with undermount sink †
- Designer selected tile flooring †
- Contemporary Kohler faucets in polished chrome †

LAUNDRY

- Full size front load washer and dryer directly vented to the exterior †
- Custom designed upper cabinetry and countertops in side-by-side laundry rooms **
- Tile flooring in laundry areas **
- Linen closets with millwork shelves **

H

FOREST HILL

PRIVATE RESIDENCES

EXTERIOR FEATURES

- Distinguished contemporary limestone/precast cladding
- Custom black canopies defining Townhome entrances *
- Black balcony railings and floor-to-ceiling windows ***
- Elegant Porte Cochère finished with decorative stone

BUILDING FEATURES**

- Premium 2 Forest Hill Road address
- Property Management provided by The Forest Hill Group
- Grand main lobby with 24-hour executive concierge and security
- Conveniently located Service Lobby off the Porte Cochère
- Porter Services
- 24-hour valet parking
- Secured entry phone integration modules for visitor access
- Secured storage for package deliveries
- In-suite daily parcel delivery
- Mail room with individual key access
- Security monitoring system throughout all common areas with backup video recording
- Elevators with card readers for access control per floor
- Bicycle storage area
- Convenient pet relief and pet spa

AMENITIES

- Residents lounge and dining room complete with catering kitchen, fireplace, and seating for 20 guests
- Private Wine Collection with temperature controlled resident wine storage and access to sommelier curated collection
- Fitness studio including top-of-the-line cardio, weight and conditioning equipment, and private personal training rooms
- Heated indoor swimming pool with adjoining wet and dry saunas
- Towel and water service offering in gym and pool area
- Men's and women's change rooms with showers and beauty services area
- Outdoor space with residents' lounge, dining area with barbeque, and double-sided fireplace connecting the garden oasis †

DOUBLE-HEIGHT MAIN LOBBY

- Designer selected stone flooring in large scale format
- Contemporary millwork with a double-height shelving feature wall
- Custom designed stone concierge desk accented with decorative bronze privacy screens
- Custom light fixtures with illuminated alabaster and leather details
- Elegant upholstered seating

CORRIDORS AND ELEVATOR LOBBIES

- Designer selected carpet flooring, wood baseboard, and trim †
- Tile flooring and door surrounds at elevator lobbies †
- Thoughtfully designed elevator doors with detailed stone surrounds †
- Designer lighting throughout †
- Custom designed suite entry complete with accent light †

AVAILABLE SERVICES**

- Spa, Gym, Health Club and Salon Reservations
- Personal Training
- Automotive Repair
- Car Detailing
- Dry Cleaning
- Grocery Delivery
- Restaurant Reservations
- Dog Walking and Pet Boarding
- Party / Event Catering and Staff
- Flower Delivery
- Car Services
- International and Domestic Vacation Reservations

ELECTRICAL AND EXTRAS

- Pot lights around coffered ceiling areas in select locations ***
- Capped ceiling outlet above kitchen island, dining, living area, bedroom(s), and den ***
- Individually controlled HVAC system(s)
- Pre-wired for security *
- Fiber optics run to suite *
- Individual service panel with in-suite circuit panels
- Centrally monitored smoke, and carbon monoxide detectors
- Fire Suppression Sprinkler System

* Where applicable and as per plan

** See disclosure

† As per Vendor's preselected standard finish packages

‡ Ceiling Heights are subject to Bulkheads, dropped ceilings and structural beams.

Specifications are subject to change without notice. E. & O.E.

