

FEATURES AND FINISHES

CONDOMINIUMS PAINTBOX

SPECTACULAR BUILDING FEATURES

- PAINTBOX Condominiums is the first condominium within the second phase of the Award-Winning Regent Park Revitalization.
- This impressive 26-storey tower was designed by Diamond + Schmitt Architects and features colourful spandrel glass detailing and an illuminated rooftop trellis.
- Unlike any other condominium in Toronto today, PAINTBOX Condominiums will rise above the new Regent Park Arts & Cultural Centre.
- Situated directly across from the new six-acre Community Park and just steps from new retail, the Regional Aquatic Centre, City of Toronto Community Centre and Pedestrian-Friendly Mews.
- Located in the heart of Toronto's exciting and vibrant Downtown East, between Cabbagetown and the Distillery District and just moments from TTC, the Gardiner Expressway and the Don Valley Parkway.
- The 24-hour Concierge welcomes residents and guests while overseeing the sophisticated building security measures.
- Three tastefully decorated high-speed elevators deliver residents to their destination.
- Convenient locker and bicycle storage.
- A Resident Services Director provides onsite customer service for residents.

THE CANVAS CLUB

This exclusive club offers incredible social and leisure amenities where residents can meet with friends and neighbours.

- The Social – a comfortable space filled with plush couches and a flat screen TV.
- The Lounge Terrace – an outdoor retreat with cabana seating, a BBQ area, lounge seating, incredible green space and a water feature.
- The Games Room – a place to compete or just play a friendly match of foosball, billiards, Wii or outdoor Ping-Pong.
- The Party Room – a gathering space for friends and neighbours complete with a bar, catering kitchen, casual and formal seating and easy access to the outdoor Dining Terrace and Sun Deck.
- The Fitness Centre – a fully-equipped fitness centre offers state-of-the-art cardio and weight-training equipment.
- The Home Theatre – a comfortable setting to watch the latest movie or game on the big screen.
- Outdoor Gardening Plots – a place where residents can grow their own herbs, flowers and plants.

ENVIRONMENTALLY SUSTAINABLE FEATURES



PAINTBOX Condominiums is designed to achieve LEED® Gold Certification Standard. Features that contribute to this high environmental standard include:

- Low Volatile Organic Compounds (VOC's) used throughout the suites and common areas to create a healthier living environment*.
- Heat Recovery Ventilator with individual fresh air intake, direct from exterior.
- Water-efficient faucets and dual-flush toilets to reduce water consumption.
- High-efficient lighting throughout the common areas will last longer and use less electricity.
- A green roof helps reduce Toronto's urban heat island effect.

GENERAL SUITE FEATURES

- Approximately 10 ft. ceiling heights in principal rooms** on floors 3 and 4 and 9 ft. ceiling heights on floors 5 to 26, with bulkheads where required.
- Solid core entry door with stained finish and satin nickel lever hardware.
- Contemporary 4" baseboards in all areas except bathroom(s) and laundry room which have a tile baseboard.
- Contemporary 2 1/4" casings throughout.
- Flat interior doors with satin nickel lever hardware.
- Framed mirrored sliding closet doors in foyer and in bedroom(s), as per plan.
- Interior bedroom/den (Model E, F, G, H, K, Q, R, S, T and U) to have fixed frosted glass partition with frosted glass sliding door in aluminum frame, as per plan.
- Designer white Decora-style switches and receptacles throughout.
- Interior walls primed and painted in latex flat finish off-white paint; kitchen, bathroom(s) and laundry/storage to be painted in latex semi-gloss off-white paint. All paint is low VOC. Latex semi-gloss off-white paint on all trims.
- White textured ceilings in all areas, except kitchen, bathroom(s) and laundry/storage which have smooth painted ceilings.
- Poured concrete finish to all balconies; terraces to receive patio pavers. Painted underside to all balconies.

FLOORING FEATURES

- Laminate flooring in hallway, bedroom(s), living/dining room, den/media, kitchen, foyer and foyer closet, as per plan.
- Ceramic floor tile in bathroom(s).
- Ceramic floor tile in laundry/storage areas.

GOURMET KITCHEN FEATURES

- Contemporary flat slab paneled cabinetry from Daniels' select lines with extended upper cabinets.
- Granite countertop with a single bowl stainless steel undermount sink.
- Single lever kitchen faucet with pullout spray.
- Linear modern porcelain tile backsplash.
- Stainless steel appliances including: 18 c.f. frost-free refrigerator, self-cleaning oven, built-in 24" dishwasher and combination microwave/hood fan located above ceran top stove, vented to exterior.

LUXURIOUS BATHROOM FEATURES

- Dual-flush, low consumption toilets.
- Comfort-height cabinetry from Daniels' select lines.
- Custom designed Caesarstone countertop with undermount porcelain sink.
- Single lever water efficient chrome faucet.
- Acrylic deep soaker tub with ceramic wall tile surround up to ceiling.
- Framed, clear tempered glass shower stall where applicable, with pre-formed acrylic base and full-height ceramic tile surround, as per plan.
- Chrome framed mirror with wall sconce above.
- Chrome bathroom accessories including towel bar, toilet paper holder and shower rod.

LAUNDRY ROOM FEATURES

- Stackable front loading washer/dryer combination vented to exterior with wall mounted water control safety slide.

ELECTRICAL FEATURES

- Individual service panel with circuit breakers.
- Pre-wired CAT 5 outlets for telephone and/or internet connections in living room, bedroom(s) and den/media nook, as per plan.
- Pre-wired RG6 cable outlets for television and/or internet connections in living room, bedroom(s) and den/media nook, as per plan.
- Energy efficient ceiling light fixtures provided in foyer, kitchen, bedroom(s) and den, as per plan.
- Capped ceiling outlet in living/dining room.
- Energy efficient decorative style wall mounted light fixture in bathroom(s).
- All appliances connected and ready to use.
- Switched outlet to be provided in living room area.
- Suite hydro individually metered using "Smart Meter" technology.

ADVANCED SECURITY FEATURES

- Enter-phone and cameras at all visitor entrances, allowing for in-suite viewing through cable television.
- Resident key fob access throughout common areas.
- Convenient underground parking with security cameras in the garage at pre-selected locations, along with two-way voice communication to Concierge or monitoring station.
- Rough-in suite entry door contacts provided for intrusion alarm system.
- Rough-in exterior door and window contacts for the third, fourth, fifth, sixth and penthouse floor.

* VOC finishes include paint, carpeting, adhesive and sealants.

** Principal rooms include living/dining rooms and kitchens.

Tarion Warranty Program Warranty for new construction. Please note: Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price.
E. & O.E. – September 2011.

Daniels
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