

# THE YARDS

AT FORT YORK

## THE YARDS FEATURES AND FINISHES

### CHIC COMMON AREAS

- Stylishly finished lobby with 24-hr. concierge
- Conveniently located security entry phone for visitors
- Security cameras in underground parking; parabolic mirrors for improved visibility
- Brightly lit underground parking garage and exit stairwells
- Security control card access or key fobs for accessing underground parking
- Multi-purpose Room with feature staircase leading up to a beautifully landscaped terrace
- Rooftop terrace with lounge, dining and BBQ area
- Dedicated Guest Suites
- Business Centre

### Y CLUB AMENITIES

- Fully equipped Fitness centre
- His/Her locker rooms with showers
- Steam Rooms
- Multi-purpose room with cocktail lounge, chef's kitchen, bar and dining room
- Interactive Social Room
- Library
- Outdoor BBQ and dining area
- Sun Deck with lounge chairs
- Rooftop Urban Agricultural Garden

### ELEGANT SUITE FEATURES

- Solid core entry door with secure brushed chrome hardware
- Spacious outdoor balcony or terrace, as per applicable plan
- Distinctive sliding glass doors or swing door to balcony or terrace, as per plan
- 9' to 10'8" ceiling heights in all principal rooms, as per applicable floor
- Individually season controlled centralized air conditioning and heating
- Decora style white electrical switches and outlets
- Designer quality ceiling light fixtures in foyer and hallways
- Individual circuit breaker panel with copper wiring
- Dual flush toilet(s) and low flow faucets
- Ceramic tile throughout laundry area
- Personally encoded intrusion alarm system with 2-way voice communication to concierge

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## LUXURIOUS LIVING AREA FEATURES

- Contemporary slab interior doors with satin hardware throughout
- Laminated flooring in hallways, living room, dining room, kitchen, bedroom(s), foyer and den, as per plan
- Elegant mirrored sliding closet doors in front foyer, as per plan
- Contemporary designed baseboards, door frames and casings. Trim and doors painted in durable white satin latex paint
- Premium low VOC white paint on walls and drop ceilings
- White stippled ceilings in all areas except kitchen and laundry area; bathroom ceiling(s) in smooth finish with white satin latex paint
- Conveniently located pre-wired telephone outlets in living room, kitchen, bedroom(s) and den, as per applicable plan; pre-wired outlets for cable TV in living room, bedroom(s) and den, as per plan
- Suite wired for the internet with enhancements for future upgradeable connectivity

## CONTEMPORARY BATHROOM FEATURES

- Designer selected cabinets
- Porcelain tiles for bathroom floors
- Designer chosen ceramic tiles for bathtub and shower surround
- Luxurious soaker tub, as per plan
- Elegant shower stall includes porcelain mosaic floor tiles and chrome framed shower doors, as per plan
- Designer chosen chrome faucets for all vanity sinks
- Composite Stone vanity countertop with undermounted sink
- Vanity mirror with designer chosen light fixture
- Convenient privacy locks on all bathroom doors
- Safety pressure balance valves for tub and shower

## GOURMET KITCHEN FEATURES

- Contemporary style cabinets
- Composite Stone countertop
- Designer chosen tile backsplash
- Designer chosen lighting in kitchen
- Capped ceiling light in dining area, den, and bedroom(s), as per plan

## ENERGY STAR® APPLIANCE PACKAGE

- Stainless steel 17 cu. Ft. frost-free refrigerator
- Self-cleaning range
- 24" Built-in dishwasher, as per plan
- Full size unitized washer/dryer
- Built-in microwave oven/range combo vented to outside

Dimensions, square footage and floorplans are approximate only. Final dimensions, square footage and floorplans may vary and will be determined by final state plan measurements. Final floorplans may be a mirror image of the floorplans shown above. The Developer reserves the right to make changes to the floorplans, project design, appliances, specifications, and features. E&OE.