



Building

8-storey building with 9-foot reinforced concrete slabs structure, 10-foot on the ground floor and Penthouse;
243 condominiums, two-storey underground parking;
Sophisticated contemporary architecture inspired by translucent elements;
Masonry exterior cladding on the north facade and glass on the Lachine Canal side;
Large aluminum fenestration and lift and slide doors on the south, east and west facades;
Terrace, loggia and private garden with a view on the Lachine Canal;
Glass and aluminum guard rails of loggias and terraces;
Outdoor layout giving direct access to the Lachine Canal bicycle path;
Indoor courtyard with a mini-golf area;
Double gypsum common walls, metal studs with acoustic insulation and sealant;
Guarantee plan.

Common spaces

Roof terrace with swimming pool and panoramic views of the mountain, downtown and the Lachine Canal;
Large lobby leading to the Lachine Canal Park;
3 elevators serving all floors;
Planned station for security guard;
Gym on ground level;
Storage lockers accessible on each floor and at garage levels;
Garbage chute on all floors;
Centralized hot water system;
Recycling bin in the basement;
Bicycle storage indoors and outdoors;
Comprehensive fire detection and protection system with sprinklers connected to alarm central;
Secure lobby door unlocking system with intercom;
Optional electrical recharging stations in the garage.

Units interior

9-foot plaster ceilings;
If needed, gypsum panel for the mechanics of the bathroom, kitchen, wardrobe and technical space;
Solid core entrance door;
Minimalist mouldings and skirting;
Contemporary door handles;
Self sealing low-emission white paint;
Engineered prevarnished wood slats floors on a membrane;
Soundproofing of living spaces, kitchen, and bedrooms;
Ceramic bathroom floor and walls;
Built-in melamine wardrobes.

Electricity and mechanics

Individual heat pump ventilation unit;
Individual air exchanger with heat recovery;
Baseboard heating for exterior walls;
60 AMP or 100 AMP electrical input depending of condominium size;
Telephone and cable pre-wiring with connections in the lounge room and bedroom;
Decora sockets and switches;
LED recessed lights with white deflector in the entrance, kitchen, bathroom and walk-in (if applicable);
Ceiling electrical socket in dining room;
Optional lighting, ventilation and audio home automation system.

Kitchen

Customized, contemporary-style kitchen cabinets;
 $\frac{3}{4}$ inch quartz countertop;
Quartz backsplash;
Stainless steel sink with Grohe contemporary single-lever faucet and hand shower;
Stainless steel appliances, including dishwasher, refrigerator, built-in oven, induction hot plate.

Bathroom

Custom-made vanity;
Acrylic bath or shower with tempered glass separator;
Thermostatic Grohe faucets for the bath, shower, including hand shower, rain showerhead, and bath filler;
One piece elongated white sanitary fixture with dual flush.

Options

Power outlet for electric vehicle;
Washer/dryer delivered and installed;
Home automation system.