Features and Finishes

Building Features
- 9-storey boutique building, designed by Roderick Lahey Architects, containing approximately 5,000 sf of retail space on the ground floor and approximately 151 residential suites on Floors 2 to 9
- Entrance lobby on Flora Street and two residential elevators
- Underground parking, accessed from Flora Street
- Executive concierge service

Amenities

Interior Amenities
- Party room containing kitchen and screening area, opening onto the outdoor terrace, with wireless high-speed internet access
- Fully equipped fitness room including free weights, weight machines and state-of-the-art cardio equipment, and adjacent yoga/stretching area
- Office/productivity centre, containing large-format printer and conference room
- "Product library," for residents to rent useful household items

Outdoor Amenities
- Outdoor terrace on the second floor, adjacent to the indoor amenity area, with intimate lounge seating areas surrounding gas fire pits, barbecues, dining tables, freeform plantings and landscaping

Smart Suites
- "Micro-condo" style suites, with designs focused on efficient space planning
- 9’0” high exposed concrete ceilings
- Suite entry doors with security viewer
- Choice of pre-finished engineered hardwood or wide-plank laminate floors in all living areas and bedrooms
- 9’ wide by 8’ high windows with sliding doors onto balconies (where no balcony, balcony guard is located on inside of suite)
- Brushed aluminum contemporary hardware
- Individually controlled energy-efficient heating and cooling

Smart Kitchens
- Highly efficient open concept kitchens, with a retractable cutting board for added work area that can be put away when not needed
- Engineered stone countertop and ceramic tile backsplash
- Undermount stainless steel sink, with retractable single-lever chrome faucet

Smart Appliances
- Energy Star appliances including a fully-integrated Liebherr 24” refrigerator and a 24” AEG architectural fan-hood
- Space saving built-in Porter & Charles 12” two-burner smooth cook top
- 1.5 cubic foot stainless steel combined microwave-convection oven
- Integrated Fisher & Paykel 24” single tall-tub dishwasher drawer
- European-style Porter & Charles 24” all-in-one washer/condensing dryer in its own cabinet, with storage above
  Note: Appliances may be substituted with brands and/or models of equal or better value

Smart Bathrooms
- Integrated vanity cabinet and sink
- White bathroom fixtures throughout
- Ceramic tiling on floors and to the ceiling on the shower and vanity walls
- Temperature controlled valves in all showers
Smart Closets
• Built-in storage in all clothes closets*, including a bank of shelves with two drawers, full height hanging areas* and a double row of half height hanging areas
• All closets approximately 7’6” high

Electrical Features
• Service panel with breakers
• Pre-wired telephone and cable outlets
• Switched controlled receptacles in living areas and bedrooms, light fixtures in entrance foyers (where applicable), track lighting in kitchen and rough-in for overhead fixture in dining room

Safety and Security Features
• Enterphone system in lobby
• Strategically located security cameras
• Fob-based access system at all main building entry points, and at the amenity entrance
• Sprinkler system throughout the building for fire protection
• Smoke and heat detectors as per code
• Garage is painted white and brightly lit

Green Features
• A "smart" urban development, Smart House is being developed on a downtown site, close to public transit, using existing municipal infrastructure
• All suites will have water efficient toilets, faucets and showerheads; and low-emitting paints, coatings, adhesives, sealants and flooring
• Overall energy usage will be reduced as against the Model National Energy Code for Buildings by using energy efficient windows and lighting, Energy Star™ appliances*** and high-efficiency boilers
• All units will be individually metered for all utilities, allowing occupants to control their personal electricity, water and energy use – and be rewarded for an energy-conscious lifestyle

Warranty
• Tarion Warranty Corporation New Home Warranty Protection
• One Year, Two Year and Seven Year warranty protection as per Tarion Construction Performance Guidelines
• Manufacturer’s warranty on appliances

Packages
• Ask your sales representative for details on Smart House Ottawa’s Furniture Package and Smart Technology Package

As per plan
From builder’s samples
For applicable appliances
See budget for details of proposed hours of executive concierge service
Ceiling heights may be subject to bulkheads, dropped ceilings and structural beams. Entrance areas may be dropped up to 1’6” from the standard 9’0” height.
Optional and additional cost
Package covers cost of upgraded hardware or fixtures including smart light switches and dimmers, the required electrical rough in for blinds, a smart thermostat and a Sonos or equivalent sound system.
On fee for service basis
See disclosure document for further details

All renderings shown throughout brochure and in all marketing material are artist’s impression.