

# THE YARDS

AT FORT YORK

RE/MAX VISION REALTY INC.

SUJAN SHAN, BROKER

2210 Markham Road, Unit 10

Toronto, ONT M1B 5V6



## 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

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