



# HIGHLAND COMMONS

RESIDENCES BY THE CREEK

## Features & Finishes

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### BUILDING FEATURES

- Heritage architectural design;
- Balconies, Juliet Balconies and terraces with contemporary glass railing systems\*;
- 24/7 concierge service\*\*;
- Ground floor indoor amenities include squash court, two level fitness centre with spinning and yoga area, co-working space with separate meeting rooms, party room, kids play area with separate parent's lounge, guest suites, pet wash, and indoor games area including ping-pong table and pool table\*\*;
- Ground floor outdoor amenities includes outdoor pool with sun loungers, BBQ space with dining areas, communal garden, firepits with lounge seating, basketball court, and outdoor games area including ping-pong table and life sized chess\*\*;
- Rooftop outdoor amenity includes lounge seating, sun loungers and cabanas, and outdoor dining area\*\*;
- Underground parking with security monitoring from concierge station;
- Underground garage (with EV chargers/rough-in for EV chargers) well-lit for added safety and security\*\*\*;
- Bicycle parking available to building residents and visitors;
- Key FOB controlled access system at entry points and garage;
- Three custom designed high-speed elevators (per building);
- Mailroom conveniently located beside front lobby.

### GENERAL SUITE FEATURES

- Ceiling height approximately 9'-0" throughout\* ‡;
- Living room area of ground floor suites with approximately 15'-0" ceiling heights\* ‡;
- Two level suites at grade with approximately 9'-0" ceilings on the ground and second level and soaring 15'-0" ceilings on the main floor open to above area(s)\* ‡;
- Wide plank laminate flooring throughout foyer, living/dining area(s), bedroom(s), kitchen and den\* ‡;
- Approximately 4" contemporary baseboards throughout with 2 1/2" door casings\* ‡;
- Suites with separate laundry rooms to be completed with white tile\* ‡;
- Custom designed solid core entry doors to suites, complete with view hole for added security;
- Sliding door(s) and/or swing door(s) throughout\*;
- Matte black finish hardware on swing door(s)\* ‡;
- Eggshell off-white paint finish for walls throughout; semi-gloss off-white paint in bathrooms and trim on doors. Flat white paint finish for ceilings throughout\* ‡;
- Balconies, Juliet balconies, terraces and patios with sliding door(s) and/or swing door(s)\* ‡;
- Floor to ceiling glazing/window systems in accordance with building elevations\* ‡.

*Specifications are subject to change without notice. E.&O.E.*





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### KITCHEN

- Contemporary kitchen cabinetry custom designed by DesignAgency\*†‡;
- Quartz slab countertops with contemporary tile backsplash\*†;
- Single basin stainless steel undermount sink, with single-lever pull-out faucet in matte black finish\*†.

### APPLIANCES

- Kitchen appliances consisting of 24" panel-ready fridge, 24" slide-in range, 24" panel-ready dishwasher, and OTR microwave\*†;
- Stacked laundry machines are directly vented to the exterior\*†.

### BATHROOMS

- Contemporary vanity custom designed by DesignAgency, with quartz countertops and undermount sink\*†‡;
- Contemporary single lever faucets in matte black finish\*†;
- Full height porcelain wall tile in tub surround and in separate shower stall\*†‡;
- Faucet in matte black finish and showerhead in tub or in separate shower stall\*†‡;
- Framed clear glass shower door and recessed ceiling moisture resistant shower light in separate shower stall\*†‡;
- White plumbing fixture(s)\*†;
- Porcelain floor tile in bathroom(s)\*†;
- Privacy lock on bathroom door(s)\*†.

### MECHANICAL FEATURES

- Individually controlled seasonal central air conditioning and heating system\*†;
- Individual suite electricity meter(s) and water meter(s)\*;
- Switch controlled receptacles in living area, and bedrooms(s)\*;
- Ceiling mounted light fixture(s) in den and entry corridor\*†;
- Track lighting in kitchen\*†;
- In-suite smoke detector and water sprinkler system;
- In suite ERV (Energy Recovery Ventilation unit(s)\*.

\* Where applicable and as per plan.

\*\* See disclosure documents for full details.

\*\*\* See sales representatives for further details.

† As per Vendor's preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.