



EMBLEM

The Design District 41





## GENERAL BUILDING FEATURES

- Timeless podium building with three iconic 31-storey towers located in Downtown Hamilton
- Contemporary architectural design
- Balconies with modern railing systems\*
- 24-hour, 7-day-a-week concierge\*\*
- Bicycle parking for building residents, with access at ground level
- Three high-speed elevators per tower
- Parcel and mail rooms conveniently located adjacent to the front lobbies
- Above ground garage with access available at ground level and security monitoring from the concierge station
- Garage painted white and lit with LED lighting for added safety and security
- Chute waste and recycling system in each tower

## AMENITIES

- Elegant, well-appointed lobbies and entrance lounges
- Large, open-concept lounge that includes a contemporary co-working space and exclusive party room
- Fenced dog run and relief area
- Extensive outdoor amenities on the podium roof, easily accessible from all towers and including:
  - Luxurious outdoor swimming pool
  - Integrated bar and BBQ area
  - Dining tables and separate spaces for intimate dining
  - Comfortable seating options, including lounge furniture around a fire feature
  - Flexible, open synthetic lawn with sculptural seating
- State-of-the-art fitness centre and serene yoga studio

## GENERAL SUITE FEATURES

- Approximately 9'-0" ceiling heights except where bulkheads and dropped ceilings occur, with smooth finishes throughout ^
- Wood plank vinyl flooring\*~ in the foyer, living/dining room, kitchen, bedroom(s), and den
- Suite door entry with security view-hole
- Painted flat-slab sliding door(s) (hollow core and/or glass) and/or swing door(s) (hollow core and/or glass) throughout\*
- Brushed, chrome-finished door handles and hardware\*
- 4" flat-cut baseboards throughout with 2" flat-cut casings\*
- Wire shelving in all closets\*
- Off-white paint finishes for walls throughout; semi-gloss off-white paint in bathrooms and trim\*
- Flat white paint finish on ceilings throughout\*
- Balconies and terraces with sliding doors and/or swing doors\*
- Floor-to-ceiling, insulated, double glazed aluminum windows\* ^
- Laundry area floor finished in white tile with floor drain\* ^

## THE KITCHENS

- Option of Ombré or Neige package contemporary kitchen cabinetry\*~ ^\*\*\*
- Composite quartz slab countertops\*~
- Composite quartz kitchen backsplash\*~
- Single-basin stainless steel undermount sink, with single lever pull-down spray faucet in chrome finish\*
- Optional kitchen island for selected suites; additional costs apply\*\*\*~

## THE APPLIANCES

- Kitchen appliances consisting of a 24" stainless steel refrigerator, 24" cooktop, 24" stainless steel built-in oven, 24" integrated dishwasher, stainless steel microwave and hood fan exhausted to the exterior\* ^
- Stacked washer-dryer directly vented to the exterior\* ^

## THE BATHROOMS

- Option of Ombré or Neige with custom vanity bathroom cabinetry featuring composite quartz countertop and undermount sink\*~ ^\*\*\*
- Contemporary single-lever faucet with chrome finish\*~
- Custom-designed mirror above vanity and wall sconce\*~ ^
- Full-height ceramic tiling in the tub surround and separate shower stall\* ^
- Faucet with chrome finish, and showerhead in the tub or separate shower\*
- Frameless glass shower door\*
- Pressure-balanced valve(s) for tub and/or shower\*
- Acrylic soaker tub with shower rod\*
- Recessed, moisture-resistant ceiling light in the shower stall(s) and over bathtub(s)\*
- Chrome accessories package including towel bar, toilet paper holder and robe hook
- White plumbing fixture(s)\*
- Porcelain floor tiling in bathroom(s)\*~
- Privacy lock on the bathroom door(s)\*
- Exhaust fan vented to the exterior\*

## THE ELECTRICAL, MECHANICAL, AND TECHNOLOGICAL

- Individually controlled, seasonal, central air conditioning and heating system with thermostatic control
- Individual suite electricity meter(s) and water meter(s)\*
- Ceiling-mounted track lighting in the kitchen\*
- Pre-wired for telephone and cable outlet in living/dining area
- Switched, capped ceiling outlet in living room, bedroom(s)\* and den
- Switched lighting fixture in kitchen, foyer and den\*;
- Bulk high-speed internet in all suites\*\*
- Stylish white switches and outlets\*
- In-suite smoke alarm(s)\*
- In-suite sprinkler fire protection system
- Energy Recovery Ventilators (ERVs) in each suite for washroom exhaust, providing energy savings and direct fresh air supply for improved indoor air quality.

\* Where applicable and as per plan.

\*\* See disclosure documents for full details.

\*\*\* See Sales Representative for further details.

~ As per vendor's pre-selected standard finish packages.

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

Natural products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture and appearance, etc. of features and finishes installed in the unit may vary from vendor's samples as a result of normal manufacturing and installation processes. All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area, if so stated. Ceiling heights are calculated from the finished concrete slab floor to the underside of the concrete slab, or finished ceiling above. Where bulkheads or drop ceilings are required in kitchens, bathrooms, bedrooms, dens, laundry rooms and closets, the height of the ceiling will be lower. Sizes and specifications subject to change without notice. All features and finishes are subject to change without notice. E.&O.E.