



## Neighbourhood

Take a stroll down Queen West and enjoy all this emerging neighbourhood has to offer, in the eclectic array of restaurants, cafés, fashion boutiques, and art galleries. For night-time entertainment, catch a performance in the King West Theatre District or hit one of the area's many nightclubs

## Building and Common Areas

**ART** is an intimate boutique condominium of only 150 suites, in a terraced 11-storey building, in a very unique neighbourhood setting near Queen West and Liberty Village neighbourhoods.

## AMENITY FEATURES

- Residents' Lounge with fireplace, bar and catering kitchen
- Enormous outdoor terrace with outdoor lounge, featuring a barbeque, built-in banquettes, hot tub and fire pit
- Equipped gym
- Screening room, meeting room, and business centre
- Art Gallery style lobby with 8-hour executive concierge

## SUITES

- Exposed 9' concrete ceilings except in bathrooms and in bedroom\*\* or for structural or mechanical reasons (1) which are drywalled\*\*
- Architecturally-designed door frames, with 4" baseboards
- Contemporary interior slab doors
- Sliding white closet doors
- Framed aluminum sliding walls in bronzite finish with translucent tempered glass\*\*
- White rocker light switches and receptacles
- Lever door hardware for interior doors in stainless steel finish
- Capped ceiling outlet in living area
- Aluminum-framed operable windows
- Exterior light fixtures, gas and water connection on terraces and patios\*\*
- Stacked washer and dryer

## PREMIUM FLOOR COVERINGS

- Choice of pre-finished, engineered hardwood floors in choice of stain\* in foyer, kitchen, living and dining, bedroom and den areas\*\*
- Choice of porcelain mosaic floor tiles\* in bathrooms
- Porcelain tile flooring in laundry closet\*

## DESIGNER KITCHENS

- Designer European-style solid core veneer slab kitchen cabinetry in choice of finishes\*
- Kitchen counter height island with moveable bank of drawers\*\*
- Kitchen pantry\*\*
- Choice of Corian or Caesar stone kitchen countertops\*
- Choice of Corian or white glass tile backsplash\*
- Stainless steel, single bowl undermount kitchen sink with single lever faucet with pull out vegetable spray
- Brand name appliances including stainless steel slide-in self-clean range, 9.9 cu. ft. or 12 cu. ft. paneled frost-free refrigerator-freezer\*\* and 24" wide paneled multi-cycle dishwasher
- Over-the-range stainless steel microwave oven with integrated exhaust fan
- Integrated under kitchen cabinet lighting
- Ceiling light fixture over island

## STYLISH BATHROOMS

- White acrylic sink with solid core veneer slab bathroom cabinetry with drawer
- Full width vanity mirror with integrated lighting and medicine cabinet
- Caesar stone shelf in bathroom above sink and toilet\*\*
- Drop in soaker 5' bath tub\*\*
- All white plumbing fixtures and designer selected polished chrome single lever faucet
- Shower with frameless glass door, finished in porcelain subway tile\* and pressure balanced shower controls\*\*
- Choice of porcelain mosaic tub skirt tiles and tub surround\*

## SECURITY AND TECHNOLOGY SYSTEMS

- Uniformed executive concierge on duty 8 hours a day, 7 days a week
- Surveillance security cameras in underground parking garage, at entrances and lobby
- Personal remote transmitter for parking garage door access provided with each parking space
- Rough-in intrusion alarm security system with keypad at all suite entries
- Ground floor suites have alarm security system with keypad at entry
- Smoke detector and heat detector in all suites
- Controlled door access throughout common areas
- Long-life service panel with circuit breakers in each suite

## FOR YOUR COMFORT

- Individually controlled HVAC units for air-conditioning and heating
- Exhaust fans in bathrooms and kitchens and dryer exhaust vented to exterior

## COMMUNICATIONS

- Pre-wired multi-media technology with RG6 for cable and television
- Prewired for telephone and high speed communication wiring Category 5 in every suite
- Telephone and cable outlets in living room, bedrooms and den

\* denotes finishes to be selected from Vendor's samples

\*\* denotes as per plan

(1) Upper floor townhomes on west façade have a minimum of 8'2" ceiling heights