



# the Residences

ON LOMBARD

## FEATURES & FINISHES

### BUILDING HIGHLIGHTS

- Private entry from Lombard Street
- Dedicated elevator service – Exclusive to the Residences on Lombard
- Via the exclusive Skywalk - Residents of the Residences on Lombard have access to both the Yonge+Rich tower amenities (located on level 5) and the exclusive Lombard Tower amenities (located on level 46).
  - Private Couture Lounges designed by world-renowned interior designers Burdifilek
  - Professional Catering Kitchens for large- and small-scale events
  - Health and Leisure Studio for yoga, aerobics or Pilates, featuring state-of-the-art fitness equipment
  - Sky Garden featuring outdoor pool, BBQ and expansive dining and lounge areas
- Property management providing responsive personal service
- Brightly lit underground parking in tower monitored by security
- Secure encrypted key fob building access

### THE HERITAGE SUITES

- Unique grand terraces up to 560 sq. ft., on level 5
- Smooth finished ceilings with ceiling heights of approximately 10'0" in suites 201, 202, 203 and 205, approximately 9'6" in suite 204, approximately 9'0" on level 3, approximately 8'6" on level 4, and approximately 9'0" on level 5.\*\*
- Solid core suite entry door to including hardware with RFID, security code access and security view
- Recessed ceiling lighting in foyer\*
- Individual in-suite climate control for year-round heating and cooling comfort, with ventilation system bringing fresh air directly into suite
- Sealed suite entry door for enhanced noise reduction
- Designer selected pre-finished engineered wood flooring throughout (except in bathrooms and laundry)
- Architecturally-designed trim includes baseboards, door frames and casings
- Baseboards, door frames, and casings to be painted white

- Black matte metal door handles and hardware
- Sliding or swing doors in bedrooms\*
- Insulated double-glazed aluminum and/or wood windows
- Acoustically insulated partitions on common bedroom walls\*
- Washer/dryer stacked or side by side, with exterior venting\*
- Hose bib, electrical outlet, and gas line on level 5 terraces\*
- High-speed internet and 'future technology' ready
- Exposed brick\*

### THE KITCHENS

- Designer kitchen cabinetry, in a variety of finishes with soft close hardware\*
- Recessed under-mount cabinet lighting
- Designer selected quartz kitchen countertop\*
- Designer appointed gourmet kitchen island with quartz countertop and cabinetry\*
- Quartz backsplash
- Single stainless steel undermounted sink with finished slab edge. Designer faucet and integrated pull-out head
- Suites to contain kitchen appliances including integrated refrigerator, gas cooktop and stainless steel convection oven, integrated hood fan, stainless steel microwave, and integrated dishwasher\*

### THE BATHROOMS

*(ensuite bathroom or main bathroom in one-bathroom suites)*

- Designer bathroom cabinetry, with softclose hardware
- Quartz countertop with single or double undermounted sinks and matte black faucet\*
- Custom designed mirror and wall cabinet\*
- 12"x 24" porcelain floor tile
- Free-standing tub or soaker tub with frameless glass enclosure\*
- Frameless glass walk-in shower\*
- Pot lights and/or vanity sconces\*
- Designer spa shower fixture with hand shower\*
- Accessory package including robe hook, towel bar and toilet paper holder, where applicable
- Ceramic wall tiles in tub/shower enclosure
- Contemporary white plumbing fixtures
- Exhaust fan vented to exterior
- Privacy locks on bathroom door



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### THE SECOND BATHROOMS

*(in two-bathroom suites only)*

- Designer bathroom cabinetry with soft close hardware
- Quartz countertop with undermounted sink and matte black faucet
- Custom designed mirror above vanity\*
- 12" x 24" porcelain floor tile
- Ceramic wall tiles in shower enclosure
- Frameless glass walk-in shower\*
- Soaker tub with frameless glass enclosure\*
- Pot lights and/or vanity sconces\*
- Spa shower fixture with hand shower\*
- Contemporary white plumbing fixtures
- Accessory package including robe hook, towel bar and toilet paper holder, where applicable
- Exhaust fan vented to exterior
- Pressure balance valve for tub and shower
- Privacy locks on bathroom door

### THE TECHNOLOGY

- Emergency voice communications system, smoke, heat and carbon monoxide detector, where applicable, in each suite
- Pre-wired for high-speed internet access with "future technology-ready" features in all suites (service not included)
- Rough-in for future security system
- Pre-wired for cable TV and telephone\*
- White "Decora" style switches and outlets

\* As per plan

\*\* Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts, and may be reduced. All bathrooms and closets in each suite to have ceiling heights of approximately 8'. Please speak with a sales agent for further details.

#### NOTES:

1. Flooring, countertops, wood cabinetry and/or engineered wood flooring, where applicable is subject to natural variations in colour and grain. Ceramic and porcelain tile are subject to pattern, shade and colour variations.
2. The Vendor has preselected all colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those items listed in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
3. References to model types or model numbers refer to current manufacturer's models. If these types or models change or become unavailable, the Vendor shall provide an equivalent model.
4. All dimensions, if any, are approximate.
5. All specifications and materials are subject to change without notice. E. & O.E.

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