



SPECIFICATIONS

Signature Collection

BUILDING

This luxurious 14 storey building located in the heart of Alta Vista featuring amenities not seen before in Condo living, what better way to decrease your carbon footprint than by growing your own vegetables and herbs in your very own urban garden.

The outdoor living space is incorporated into all aspects of this building, making it the ideal choice for those who want more out of a condo than four walls. Step out your front door and enjoy the many trails and bike paths. Head out for a jog through the park, or in the winter throw on your cross-country skis and allow the breathtaking scenery to draw you in. Living at Citä means partaking in all of Mother Nature's wonders.

LOBBY

The two-story Cita lobby features a dramatic deco-inspired full height wall with a fireplace. A sophisticated mix of classic elements, such as the book matched paneling, organic accent lighting and lounge seating create a welcoming atmosphere.

The lobby will be reserved for the exclusive use of Cita residents/owners and their guests and will feature a contemporary design theme with upscale finishings.

ELEVATORS

- 2 residential, state of the art, quiet elevators with access to all condo, roof-terrace and parking levels; for residential use only.
- Cab finishes will complement the modern lobby styling.

INTERIOR AMENITIES

Ground floor amenities include:

- A private party room/lounge and gourmet kitchen, with direct access to the outdoor terrace and bbq station. A double sided gas fireplace and doors connect you to the adjacent formal dining/business centre complete with wet bar.
- An equipped gym and yoga studio with state-of-the-art equipment.
- A furnished guest suite can be reserved for your overnight guests.
- Concierge services are available for use for all residents.

OUTDOOR AMENITIES

The abundant green spaces that surround this development have shaped its design and defined what Cita living has to offer: peace, water garden and inspiration. The outdoor amenities were conceived for balanced living. The water wall blends into the meditation area and the butterfly garden.

Urban farming flows from these areas and complements the available outdoor kitchen, dining and rooftop terrace. Private access to the adjacent 80 acre parkland makes it easy to enjoy walks jogging, skiing and all flavours of activity.

EXTERIOR

- The building exterior will be clad in a combination of brick, stone with punched windows & aluminum window wall system as indicated on the plans.
- Above grade glazing will consist of aluminum window wall system with aluminum swing or sliding terrace doors as per plan.
- The Glazing will consist of sealed units.
- All suites will have their own extra-large private balcony with concrete slab surface. Ground floor units will have their private patios and Penthouse level units will have their own balcony or private terraces, as per plan. **
- Exterior wall construction will meet energy performance

requirements as per the Ontario Building Code. Party walls between suites will be fire rated as per OBC requirements, and will be designed to meet applicable STC rating criteria.

PARKING

- All available resident parking is indoors - 2 levels below grade.
- CO2 monitors are included in the parking garage to activate air handling equipment when needed.

INDIVIDUAL LOCKERS

- 1 locker for each condo suite available for purchase.

SUITE FEATURES

- Principle room ceiling heights will be approximate 11 Ft. for Ground floor and Penthouse levels, 10 Ft. for floors 12th to 14th and 9 Ft. for all other floors, except as required for bulkheads for structure and mechanical /electrical installations. Ceilings are flat and painted.
- Dropped drywall ceilings in all bathrooms and entrances with smooth finish painted drywall as per plan. **
- Large windows as per plan with energy efficient double pane, sealed glazing units increases thermal efficiency and owner comfort while reducing heating and cooling costs.
- Sliding or hinged doors open onto the balcony and/or terrace as per plan
- Cylindrical columns will be exposed bare concrete as per plan. **
- All other columns will be clad with smooth finish painted drywall as per plan. **
- White painted interior walls.
- 5" baseboard and 3" door casing. *
- Bathroom, closet and washer/dryer room doors with brushed chrome hardware. *
- Vinyl coated wire shelving in all closets.
- Stackable white front loaded washer and dryer. *
- Individually controlled heating and air conditioning system.

FLOOR COVERINGS

- engineered wood floors* throughout with the exception of the bathroom(s) areas and washer/dryer closet.
- porcelain floor tile* in bathroom(s) as per plan.

- ceramic floor tile* in washer/dryer closet.
- Ceramic floor tile in the heating and airconditioning system area.

KITCHENS

- Contemporary designed two-tone kitchen cabinetry with dining style island in select suites as per plan in a selection of finishes*, ¾ Soft Closing drawers, LED Kitchen Undercover lighting.*
- Quartz surface counter top*.
- Porcelain backsplash.*
- Under mount single bowl stainless steel sink with single-lever chrome faucet.*
- Stainless steel appliances - Frost free bottom mounted refrigerator, integrated dishwasher, slide-in electric range, vent hood and microwave oven.*

BATHROOMS

- Contemporary custom designed vanity cabinet in a selection of finishes*.
- Pressure balanced shower head for bathtub /shower.
- Porcelain tile for walls of bathtub /shower enclosure.*
- Integrated design marble vanity top and sink.*
- Exhaust fan vented to the exterior.
- Chrome bathroom accessories.*
- Contemporary mirror with custom medicine cabinet.*
- Fixed glass divider panel in shower.*
- Standard acrylic shower base.
- 2nd bathroom with deep soaker bathtub.*
- Pressure balanced valve for bathtub and shower.
- White low flow toilets.*

SAFETY AND SECURITY

- Key fob controlled access system at all main building entry points and parking garage.
- Communication system between main entry vestibule and resident units.
- Surveillance cameras in the lobby, and main entry vestibule.
- Smoke and carbon monoxide detectors provided in all suites.

ELECTRICAL FIXTURES

- Individual electrical panel with circuit breakers.
- Dishwasher rough-in on a separate circuit.
- Range, washer & dryer receptacles.
- Full fire alarm.
- White 'decora style' receptacles and switches throughout.
- Ceiling mounted track lighting in kitchen and ceiling mounted light fixtures in foyer and hallways.*
- Pot lights in bathroom(s) and powder room. Including shower or bathtub area.
- Capped ceiling light fixture outlet in dining room.
- Switch-controlled split outlets in living room, den and bedroom(s).
- Separate meter for Hydro by condo suite.

MULTI-MEDIA TECHNOLOGY

- Pre-wired telephone, internet, cable television and communication outlets. Each cable television and telephone outlet connects directly to the Suite Network Center.
- Telephone based intercom system.

WARRANTY

- All units will be registered in the Tarion Corporation which carries a limited seven year warranty. A one year all inclusive builder warranty, 2 year mechanical and electrical warranty and 7 year structural warranty.
- All construction to meet or exceed Ontario Building Code or the requirements of any authority having jurisdiction.

CHANGES

- The right to make changes to plans and specifications is expressly reserved to the builder (Greatwise Developments) without notice.
- Dimensions are approximate and may vary from plans due to site conditions.
- Dimension and location of mechanical chases, ducts, bulkheads, dropped ceilings, etc., may vary due to site conditions; the right to make such variations is expressly reserved to the builder without notice. Material dimensions may be nominal. Variations in the colour and texture of both natural and man-made materials may occur.

Purchaser agrees to confirm such choices to the Vendor within seven days of being requested to do so by the Vendor, and in the event such where the Purchaser is given a choice of materials or colours, the confirmation is not received by the Vendor within the prescribed time, the Vendor shall irrevocably make such choices on behalf of the Purchaser, and such choices shall be binding on the Purchaser.

** As per plan

* From vendors samples

Oct 16, 2013