

## PREMIER FEATURES &amp; FINISHES

## THE BUILDING

- ★ **Fourteen storeys with 139 residential suites in the most prime, picturesque location in Downtown Guelph. At the edge of the Speed River, walking trails and parkland, with all the Downtown Guelph amenities at your doorstep.**
- Modern architecture with distinguished brick podium and over 2000 sq. ft. of commercial space fronting Wyndham Street.
- Designer lobby with dual high-speed elevators.
- Bright, extra-wide hallways lead to all our spacious suites.
- One secured entry underground parking space included with every suite. Additional spaces may be available for purchase. Limited number of electric vehicle spaces available for purchase.
- Storage lockers available for purchase.

## AMENITIES

- ★ **Expansive ground floor social lounge and billiards room with outdoor dining & terrace space extending to the new City trails along the river.**
- Professionally appointed fitness centre with cardio and weight equipment, space for stretching and meditation.
- 4th floor amenity space with panoramic views of the trails, park, and river. Socialize with friends in the lounge, entertain in the dining area or relax and enjoy a book in the quiet library room.
- A guest suite is available for overnight guests.
- Golf simulator with lounge seating.

## SUITE FINISHES

- Spacious, open concept suites with quality, contemporary finishes.
- ★ **Engineered hardwood flooring throughout living areas and bedrooms with porcelain and ceramic tile options for foyer, kitchen, laundry, and bath areas.**
- Generous-sized windows provide expansive views and natural light.

- Roller screens are included on all windows.
- In-suite laundry including a full-size front-loading washer and dryer.
- Balconies and/or terraces (based on plan) to expand your living space to the outdoors and enjoy the fresh air and amazing views .
- ★ **Pot lights in living room, kitchen, foyer, and master bedroom.**
- ★ **Flat ceiling finish throughout.**
- ★ **Each living room is complete with a linear electric fireplace and full height drywall build out. Comes with painted drywall or porcelain/ceramic tile finish from builders' selections.**
- ★ **Modern trim, casing and interior door style.**

## GOURMET KITCHENS

- ★ **Gorgeous Barzotti custom cabinets.**
- ★ **Cabinetry features soft close doors and drawers, crown moulding, quality hardware and a variety of finishes to complement your suite.**
- Under-cabinet valance lighting and 4" pot lights over the breakfast bar illuminate your kitchen.
- Granite or quartz countertops.
- Designer faucets, undermount stainless sinks and tile backsplash.
- **Stainless steel appliances included - refrigerator, slide in stove, dishwasher, chimney style rangehood, and built-in microwave (or over the range microwave/ exhaust fan as per plan).**

## ENSUITE &amp; BATHS

- Custom-designed vanities with soft closing doors and drawers, granite or quartz countertops, designer faucets and frameless mirrors.
- ★ **Rainshower head with hydrorail system included in ensuite for a spa like experience.**
- Main bath features a tub-shower combination or stand-up shower (as per plan).
- Baths and showers include choice of full-height porcelain or ceramic tile surround.

- ★ **Ensuite baths include a stand-up shower. Some suites include freestanding bathtub in ensuite.**

## MULTI-MEDIA &amp; ELECTRICAL

- Pre-wired for communications and electronics including fibre internet to each suite.
- Electrical outlet on exterior balcony or terrace.
- Energy efficient central heating and cooling system; individually controlled with programmable thermostats in each suite.
- Individually metered hydro service for each suite with a 100-amp breaker panel.

## LIFE &amp; SAFETY FEATURES

- Smoke detectors monitor each suite. All suites are individually sprinklered with a fire suppression system that is electronically monitored and controlled by a fire panel.
- Each resident can control visitor access via their phone.
- High-definition colour security cameras are stationed at all entrances and include night-vision and live-time recording to a DVR system.
- All exterior and garage doors are controlled by an electronic access system.
- Barrier-free door operation offers hands-free entrance to all residents.

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- **TRADITIONALLY TRICAR:**  
Our always beautiful and above standard finishes
- ★ **EXCEPTIONALLY EDGEWATER:**  
Enhanced and exclusive features & finishes only at Edgewater.