

## FEATURES + FINISHES

### THE BUILDING

- > Great Gulf Tux is a new approach to architectural design in the heart of the entertainment district, at the southwest corner of King Street West and Blue Jays Way, Toronto. The main entrance is off of Blue Jays Way.
- > Spectacular double-height lobby and extensive amenities designed by internationally-renowned and award-winning interior design firm, Figure 3. Amenities will be located on the 7th and 42nd floors. The 7th floor will include a juice bar, yoga room, weight room, cardio room and fitness room, his and her change-rooms, ping pong room, media lounge, private lounges known as "The Seven", and an outdoor lounge equipped with seating. The 42nd floor will include the "Skytop Lounge" equipped with indoor seating, a dining room, bar, and washrooms. This floor also features an outdoor cabana deck with Highwater Pools, lounge seating, dining areas and barbecue.
- > 24 hour, 7 day a week concierge.
- > Executive porter.
- > Underground parking with security monitoring from concierge station.
- > Groundbreaking and innovative automated parking garage.
- > 3 custom-designed high-speed elevators.
- > Bicycle parking for residents and visitors.
- > Mailroom conveniently located beside front lobby.

### THE SUITES

- > Ceiling heights of approximately 9 ft. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as heating, cooling ducts, and sprinklers, as well as dropped ceilings in bathrooms.
- > Choice of designer-selected pre-finished engineered flooring throughout, except in bathroom and laundry areas, as per builder's standard samples.
- > Laundry areas to be porcelain floor tile.
- > Solid core entry door with security view-hole.
- > Sliding or swing closet doors in bedrooms, as per plans.
- > Satin chrome lever door handles and hardware.
- > White wire shelving in all closets.
- > Insulated double-glazed, aluminum windows.
- > Stacked brand-name energy efficient washer and dryer with exterior venting in all suites, as per plans.
- > Emergency voice communications system, smoke, and carbon monoxide detector where applicable.
- > Pre-wired for cable TV and telephones.
- > Pre-wired for high-speed internet access provided with future ready technology features in all suites.
- > White "Decora" switches and outlets throughout.
- > Integrated Media Niche as per plan.

### COOK

- > Contemporary kitchen cabinetry custom designed by Figure 3, in a variety of colours, from builder's standard samples.
- > Solid surface stone kitchen countertop, from builder's standard samples.
- > Glass backsplash, from builder's standard samples.
- > Single bowl stainless steel under mounted sink with contemporary design faucet with integrated pull-out head.
- > Ceiling mounted track lighting.
- > Integrated counter-depth refrigerator, stainless steel slide-in electric range with convection oven, stainless steel microwave and integrated dishwasher.
- > Integrated hood fan insert.

### WASH

[main wash in one bathroom suites]

- > Contemporary washroom vanity in a selection of colours from builders standard samples, featuring a white solidtech countertop basin.
- > Polished chrome side mounted faucet.
- > Full width mirror above vanity.
- > Recessed ceiling light(s).
- > Choice of porcelain floor tiles, from builder's standard samples.
- > Frameless glass shower enclosures, as per plan.
- > Accessory package including towel bar and toilet paper holder, where applicable.
- > Full height white ceramic wall tiles in shower enclosure, from builder's standard samples.
- > White toilet, and shower base as per plan.
- > ERV exhaust fan vented to exterior.
- > Pressure balance valve shower.
- > Wall mounted polished chrome rain shower as per builders plan.
- > Integrated wall accent featuring coloured glass.

### MASTER WASH

[or second bathroom in two bathroom suites]

- > Contemporary washroom vanity in a selection of colours from builders standard samples, featuring a white solidtech countertop basin.
- > Polished chrome side mounted faucet.
- > Full width mirror above vanity.
- > Recessed ceiling light(s).
- > Choice of porcelain floor tiles, from builder's standard samples.
- > Soaker tub, as per plan.
- > Accessory package including towel bar and toilet paper holder, where applicable.
- > Full height white ceramic wall tiles in tub enclosure, from builder's standard samples.
- > White tub, and toilet as per plan.
- > ERV exhaust fan vented to exterior.
- > Pressure balance valve for tub.
- > Wall mounted polished chrome rain shower as per builders plan.

### THE BUILDERS

Great Gulf is a member of BILD (Building Industry and Land Development Association) of Toronto.

All suites protected under the Tarion Warranty Corporation.

Interior design consultation at Décor Centre on all finishes and colour packages included in purchase price.

All interior floor, wall finishes and materials are to be chosen with the assistance of the Builder's Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are as per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. All renderings are for illustrative purposes only and do not necessarily reflect actual finishes to be provided.

Sizes and specifications are subject to change without notice. E. & O.E.



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