

TOWER ONE

— THE —

KIP

DISTRICT®

FEATURES & FINISHES

The Kip District Tower One is defined by superior design, engineering and construction. The building's modern architecture is at once urban and welcoming, combining extensive tower glazing with an approachable, pedestrian-scale podium of glass, stone and brick.

- Architecture by award-winning Page & Steele/IBI Group Architects.
- Interior design by renowned U31.
- Landscape and public realm design by The MBTW Group.
- Built to be both sustainable and comfortable, targeting LEED® Gold and Tier 2 – Toronto Green Standards certification.

AMENITIES

- Double-height lobby with concierge station.
- On-site property management office.
- Ground floor amenities include a fully equipped fitness studio with cardio and weight training areas, a theatre room and an outdoor terrace complete with BBQs and seating areas.
- Rooftop club room with catering kitchen, private dining area, fireside lounge, wet bar, billiards room and spacious party room with adjoining terrace.
- Central square and park.
- Furnished guest suite for overnight visitors.
- Convenient, secured visitor parking, bicycle storage and storage lockers.
- Pet wash area.

SUITES

- Open plans with over-height 8'6" ceilings throughout principal living areas, as per plan.¹
- Solid core 7' suite entry doors with architectural hardware, contemporary lock set, deadbolt and privacy viewer.
- Flat panel interior doors with satin chrome lever handles.
- Wide plank laminate flooring throughout entries, kitchens and principal living areas.
- Architectural finishes include modern, flat profile 4" baseboards with reveal detail.
- Modern cut pile carpeting in bedrooms.
- Generous closets with space saving mirrored sliding doors and wire linen shelving, as per plan.

- Stacking, full-size front-load washer and dryer.
- Stylish custom venetian blinds on all exterior windows.
- Contemporary rocker-style light switches with "all off" master control at suite entry.

KITCHEN

- Flat-panel, soft close kitchen cabinetry combines modern laminate with stylish solid-colour finishes.
- Upper cabinetry features closed storage and open shelving for a contemporary, custom look.
- Polished quartz, square-edged slab countertop with 4"x16" stacked gloss tile backsplash.
- Polished chrome faucet with integrated pull-out spray.
- Modern under mount, stainless steel sink.
- Under cabinet, LED lighting combined with ceiling mounted track lights.
- Euro-style appliances include:
 - Counter-depth, stainless steel 24" refrigerator with bottom freezer.
 - Built-in stainless steel under counter wall oven.
 - Ceramic glass, four burner electric cook top.
 - Concealed, in-cabinet hood fan.
 - 18" dishwasher with full panel overlay to match surrounding cabinetry.
 - Built-in stainless steel microwave.

BATHROOM

- Flat panel, solid colour cabinetry.
- Custom-designed cultured marble countertop with integrated sink and ceramic tile backsplash.
- Frameless vanity mirror and polished chrome accent sconce lighting.
- Large format, hand-set porcelain tile flooring.
- Full-height stacked ceramic tile tub and/or shower surrounds.
- Walk-in showers with glass doors and polished chrome hardware, as per plan.
- Square edge, 5' soaker tub, as per plan.
- Two piece, high efficiency toilets.
- Polished chrome accessories including towel bar and robe hook.

SUSTAINABILITY

- Designed to LEED® Gold and Tier 2 – City of Toronto Green Standards.
- High performance, double glazed, low E thermal windows.
- Energy efficient, motion-controlled lighting throughout building common areas.
- Extensive green roof system and landscape irrigation system supplied by storm water storage tank.
- In-suite individual controlled programmable thermostat and integrated energy recovery ventilation system (ERV).
- High efficiency, centrally-sourced seasonal heating and air conditioning.
- Designated electric vehicle charging stations.
- Tri-sorting waste management chute system for garbage, recycling and organics.
- Low VOC paint used in suites and throughout common areas.

SECURITY & CONVENIENCE

- Encrypted security key fob building access system.
- Balconies and/or terraces with exterior power outlet, as per plan.
- Cameras at building entrances with in-suite TV monitored building entrance system.
- Pre-wired for telephone, internet and cable in living room, bedrooms and den.
- Car share vehicle on site.
- Fire protection throughout including in-suite sprinklers and smoke detectors.

CONCERT "COMMITMENT TO YOU" WARRANTY

- Your Concert home is fully covered under Taron, the Ontario New Home Warranty program.
- New homeowners will benefit from:
 - One Year Warranty Protection and Two Year Warranty Protection against defects in work and materials.
 - Seven Year Warranty Protection against major structural defects.

¹ Ceiling heights are approximate and will be lower in bulkhead and dropped ceiling areas.