



All illustrations are artist concept only. E.&O.E.

BUILDING FEATURES

Distrik Trailside West is part of a master-planned community. The West phase includes a ten storey building with two blocks of single and two storey executive suites designed by Kirkor Architects.

- Spectacular indoor amenity and suite features by award-winning interior design firm figure3
- Outdoor amenity spaces and rooftop designed by landscape architect Adesso Design
- The lobby includes a 24 hour concierge, double-height ceilings, and two feature fireplaces
- Located just off the lobby is the property management office and a convenient parcel storage system and mail room
- The ground floor amenity space includes a pet washing station and a double height fitness studio equipped with state of the art weights and universal cardio equipment, as well as ample indoor and outdoor spaces to do yoga and Pilates
- On the 6th floor there is an extensive residents' amenity space featuring a chef kitchen, private dining room, a separate lounge with fireplace, and a games room. The fireside lounge and bar extends to a beautiful outdoor terrace featuring two barbecues and both a trellised dining area and several lounge spaces, surrounded by expansive views of Oakville, Glade side Pond and the nearby lush greenery
- Ample underground parking for all residents and surface parking for visitors
- Extensive bicycle parking for residents, located on the main floor

INNOVATIVE FEATURES

- LED lighting throughout the building. Energy efficient, long lasting and low maintenance
- Exclusive selection of low volatile organic compound (VOC) paints, sealants, and adhesives, including carpet and underlay (as applicable)
- High-performance mechanical systems to ensure the building performs efficiently while providing optimal comfort in all conditions
- CO2 controlled ventilation in amenity spaces to ensure efficient and comfortable control of air quality in amenity spaces
- Electric Vehicle (EV) charging infrastructure in parking garage where applicable
- CO controlled ventilation in the parking garage to ensure efficient and safe control of air quality within the garage
- Building Automation System (BAS) to monitor, control, and ensure efficient and comfortable operation of common area HVAC, lighting and safety systems
- Wi-fi available in all amenity spaces including parking garage

COMFORT, SAFETY AND SECURITY

- Distrikt AI Smart Community System available in-suite and through mobile application includes:
 - One (1) Digital touch-screen wall pad in-suite for residents to interact with home and community
 - Executive suites to include One (1) suite entry door camera
 - Midrise building main entrance intercom system that is integrated to wall pad and mobile app

- Digital door lock for front entrance of all units
- Integrated suite security including door contacts and motion sensor for terrace/ground floor suites
- Community security management with ability to view all buildings' cctv cameras
- Email notifications and phone alerts
- Remote visitor management
- Remote thermostat control and HVAC integration
- Community messaging and notification system (by property management)
- Integrated unit and building alarm notification includes integration with smoke detector
- Building parking management ready
- Suite water floor detection ready
- Parcel integration ready
- Building wired with fibre optics and ready for future technologies
- Each suite to have individually controlled heating and cooling system that provides year round heat and air conditioning
- Sub metering of hydro and water as per applicable plan in Midrise building. Executive suites have also sub metering of gas
- Security cameras in main entrance and key areas around property
- Smoke, heat and carbon monoxide detector(s), as per applicable plan
- Fire detection, protection and sprinkler systems, as per applicable plan

KITCHEN FEATURES

- Luxury kitchen by Trevisano, made in Italy
- Choice of quartz stone countertops from builder's selections
- Choice of luxurious combination of glass and European laminate cabinetry materials including a convenient bank of drawers
- Soft close drawers and cabinets
- Choice of exotic porcelain backsplash tile from builder's standard selections
- Single basin under mount stainless steel sink with single lever faucet and convenient pulldown spray
- Quality appliances include:
 - Stainless steel ENERGY STAR® refrigerator
 - Stainless steel electric smooth top freestanding range
 - Stainless steel hood fan
 - Panel ready ENERGY STAR® dishwasher
 - Stainless steel microwave located in kitchen cabinetry

IN-SUITE FEATURES

- 10' ceiling heights on the penthouse levels and approximately 9' ceiling heights on all floors below, except as required for mechanical and electrical or special architectural features
- Smooth ceiling finish throughout
- Choice of laminate flooring throughout, except in tiled areas, as per applicable plan, from builder's standard selections
- 2-storey suites to receive oak stairs, oak veneer stringer and nosing with metal handrail
- Approximate 4" baseboards with approximate 2" casing on all interior swing doors throughout
- Slab Style (Flat) smooth interior painted swing

DISTRIKT TRAILSIDE

- doors, as per applicable plan. One style throughout
- White flat panel sliding closet doors in bedrooms and in the foyer, as per applicable plan
- Lever on all interior swing doors. Privacy locks on all doors and master bedroom door

LAUNDRY FEATURES

- Laundry areas receive 12" ceramic tile flooring, as per applicable plan
- Stacked energy and water saving front loading white dryer and ENERGY STAR® washer vented to exterior

OUTDOOR FEATURES

- One (1) Natural gas bib on all executive suite patios and terraces, LPH and PH balconies or terraces, as well as certain terraces on level 5 (as per plan) and ground level patios in the midrise building
- Privacy screening for ground floor patios (as per applicable plan where permitted by approval authority)

ELECTRICAL AND COMMUNICATIONS

- Cell phone signal amplifier for quality cell phone reception throughout the building
- Telephone, cable and high speed Internet access via fibre optic distribution in suites
- Surface mounted ceiling lights provided in foyer, bedrooms, living, hallways and den; track light with 3 heads provided in the kitchen and capped ceiling box over dining and kitchen island as per applicable plan
- Designer selected wall mount light fixture installed above each sink in all bathrooms
- Exterior duplex weatherproof receptacle on balconies, terraces and patios
- One (1) USB port
- Decora switches and plugs

MASTER ENSUITE OR MAIN BATHROOM & SECOND BATHROOMS

- Vanity cabinet by Trevisano, made in Italy
- Choice of 12" x 24" tile flooring from builder's standard selections
- Choice of quartz stone countertops from builder's standard selections
- Soft close drawers and cabinets
- Mirror above vanity
- Chrome or Gold colour bathroom accessories to include towel bar and toilet tissue dispenser
- Acrylic soaker tub and/ or stand up shower with ceramic wall tiles to ceiling height as per builders standard selections
- Water saving single lever faucets and shower heads and pressure balanced temperature controlled shower valves included
- Premium high-performance plumbing fixtures and premium single flush toilets throughout to save water and money
- Bathroom vented to exterior with fan and timer

All dimensions are approximate and subject to normal construction variances. Sizes and specifications are subject to change without notice. E. & O. E.