



THE BATHROOM

Illustrationa are artist's concept.

BUILDING FEATURES

Distriktr Trailside 2.0 is part of a master-planned community. The 2.0 phase includes a ten storey building with 1 block of single and two storey executive townhouse 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 3rd floor there is an extensive residents' amenity space featuring a catering kitchen, private dining room, a separate lounge with fireplace, and a games room. The fireside lounge and bar extend 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

- Distriktr 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 townhouse 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 fiber 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 townhouse 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

- Approximately 10' ceiling heights on the ground, second floor, lower penthouse and penthouse levels and approximately 9' ceiling heights on all floors below, except as required for structural, mechanical, electrical or design limitations. Suites 207 and 208 may be impacted by reduced ceiling heights due to structural requirements
- 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 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

DISTRIKT TRAILSIDE 2.0

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 LPH and PH balconies or terraces, 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 fiber 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.