

FABRIK

FABRIK FINISHES

Perfection is in the details. Discover a new texture for life. Unique features and finishes. Fashioned to fit your passion.

Building Features & Amenities

- Stylish 16-storey glass and pre-cast building
- Welcoming lobby with visitor seating lounge
- Daily 8-hour Concierge
- Multi-purpose event room with catering kitchen, bar, lounge seating, double-sided gas fireplace and walk-out to outdoor terrace.
- Adjacent dining room with fireplace that can be closed off separately for private functions.
- Games room with walk-out to private outdoor terrace with lounge seating on 2nd floor
- Spacious private landscaped outdoor terrace with seating, double-sided gas fireplace, BBQ facilities, and sundeck on the 11th floor, offering spectacular city views
- Fully-equipped gym with separate cardio and weight areas
- Hollywood style screening room
- On-site pet spa
- Management office and private boardroom
- One luxurious hotel-styled guest suite
- Two passenger elevators
- Convenient on-site bicycle storage

General Suite Finishes

- 9' ceilings in all Principal Rooms with lower bulkheads in some areas to accommodate mechanical and electrical distribution systems
- Ceiling heights are measured from the concrete floor slab to the underside of the finished ceilings above
- Full-height*, thermally-insulated energy efficient windows
- Awning-style operable windows
- Solid core security entry door with designer hardware
- Interior hollow core swing doors or barn-style sliding doors*
- Wood baseboards and coordinated door casings
- Laminate flooring** in foyer, living room, dining room, kitchen, den* and bedroom*
- Porcelain or ceramic tile flooring in bathroom**
- Ceramic tile flooring in laundry area
- Six (6) brand name appliances, including in-suite laundry with stacked Energy Star washer and dryer
- Individually controlled centralized heating and cooling comfort system

Kitchen

- Unique custom-designed kitchen cabinetry** by Giannone Petricone Associates
- Quartz countertop** with ceramic**, porcelain** or glass** tile backsplash
- Stainless steel under-mounted sink with single lever pull-out spray faucet
- European-style appliances, including:
 - Built-in Energy Star refrigerator with custom panel front matching kitchen cabinetry
 - Self-cleaning, slide-in stainless steel range with glass cooktop
 - Built-in Energy Star dishwasher with custom panel front matching kitchen cabinetry
 - Stainless steel microwave oven
 - Integrated exhaust fan built into kitchen cabinetry
- Designer selected pendant lighting and decorative track lighting

Master Ensuite / Main Bathroom

- Custom-designed vanity** by Giannone Petricone Associates with cultured marble vanity top**, integrated sink basin and single lever faucet
- Full width vanity mirror
- Soaker tub or shower*
- Chrome-trimmed clear glass shower door*
- Full height ceramic wall tiles** in tub / shower enclosure
- Temperature-controlled pressure balance shower faucet
- Designer selected white plumbing fixtures
- Wall mounted decorative light fixture

- Separate vapour resistant ceiling light in shower*
- Exhaust fan vented to exterior

Second Bathroom

- Custom-designed vanity** By Giannone Petricone Associates with cultured marble vanity top**, integrated sink basin and single lever faucet
- Full width vanity mirror
- Shower with chrome-trimmed clear glass door
- Full height ceramic wall tiles** in shower enclosure
- Designer selected white plumbing fixtures
- Temperature-controlled pressure balance shower faucet
- Wall mounted decorative light fixture
- Separate vapour resistant ceiling light in shower
- Exhaust fan vented to exterior

In-Suite Laundry

- 24" front-loading Energy Star washer and dryer

Life Safety and Monitoring Systems

- Concierge monitoring system includes strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Personally coded suite intrusion alarm system, with suite door contact and keypad connected to Concierge desk for the ultimate in security
- Personal remote panic alarm on key chain for use in garage
- Controlled access to the amenity area floors
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

Electrical and Multi-Media Features

- Individual service panel with circuit breakers
- Pre-wired for cable T.V. and telephone
- White Decora designer series receptacles and switches throughout
- Distinctive ceiling fixture in foyer, kitchen, den* and hallways*
- Capped ceiling outlet in dining room*

Green Features

Suites

- Individual hydro meters for separate hydro billing and resident control over hydro consumption
- Individually controlled centralized heating and cooling system for resident control over energy consumption
- Energy saving construction materials, including superior wall insulation and double-glazed windows
- Low VOC (Volatile Organic Compound) paints and adhesives
- High pressure, low flow showerheads, faucets and dual flush toilets for water efficiency in bathrooms
- Premium quality Energy Star appliances, including
 - front-loading washing machine designed to conserve water and detergent
 - refrigerator
 - dishwasher

Community

- Green roof system with stormwater management to reduce the urban heat island effect
- Energy efficient lighting in common areas, including motion sensors to reduce electricity use
- Timed carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution
- Convenient building facilities for sorting household recyclables
- On-site car sharing program
- Easily accessible and secure bicycle parking areas

* As per plan. ** Colours and/or materials to be selected from Vendor's standard sample packages. Principle Rooms consist of the Living Room, Dining Room, Den* and Bedroom. Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E.



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