

304-835 St Clair Ave West – Property Descriptions

Suite Features

9 ft. ceiling height in living areas (bulkheads and ceiling drops excluded), smooth ceilings throughout, 4" baseboards with 2" casings, slab style bathroom, closet and laundry room door with brushed nickel hardware. Pre-wired for television and telephone outlets in bedroom, living room as well as den. Smoke and carbon monoxide detectors as per code. Pre-wired for high speed internet and digital television. Individual suite electric sub meters. Decora style light switches and plates.

Foyer

Engineered hardwood flooring, double coat closet (with sliding mirrored doors and shelving), Nest thermostat, pot-lights, ensuite laundry closet with porcelain flooring, stacked washer/dryer, shelving and retractable clothing line.

Kitchen

Modern, two-toned kitchen cabinetry (with a plethora of soft close pull-out cabinet drawers for added convenience), 8 ft. height upper cabinets, quartz countertop, contrasting tile backsplash, under-mounted sink with modern chrome faucet/pullout spray nozzle, AEG gas cook-top, stainless steel built-in AEG convection oven, paneled refrigerator, paneled dishwasher, stainless steel built-in Panasonic microwave, large centre-island with soft close Blum pull-out drawers for added storage. Engineered hardwood flooring. Chrome pendant lighting and ceiling mounted track fixture. Under valance cabinet lighting. Pantry cabinetry with added shelving, soft close pull out draws as well as pull out shelf with an electrical outlet for small appliances. Stainless steel outlet plates on island and backsplash.

Dining Room

Engineered hardwood flooring, built-in beverage/coffee station cabinetry, chrome pendant light.

Living Room

White oak engineered hardwood flooring, chrome pendant light, window (remote controlled Maxxmar window coverings), walkout to covered balcony.

Master Bedroom

Custom sliding starphire glass barn door (frosted, with chrome hardware), floor to ceiling windows (remote controlled Maxxmar window coverings and blackout shade), engineered hardwood flooring, built-in cabinets/vanity station area (sliding mirrored doors available for install).

Ensuite Bathroom (3-piece)

Modern vanity (chrome hardware, quartz counter top, under-mounted porcelain sink with modern chrome faucet), illuminated mirror (3 light settings), modern duo-flush toilet, pot-lights, frameless glass shower (with sliding door, chrome hardware, oversized chrome rain shower head and pressure balanced faucet, built-in starphire glass shelving, flush

linear shower drain, full height tile surround in brick pattern, oversized porcelain floor tiles. 8 ft. ceiling height.

Den (**can be converted to 2nd bedroom – approval from condo board obtained**) Custom built-in wall-to-wall cabinetry with chrome hardware, White oak engineered hardwood flooring, wallpapered accent wall.

Bathroom (4-piece)

5 ft. soaker tub/shower with pressure balanced chrome faucet, rain shower head, full height tile surround (brick pattern) and frameless glass shower door, modern duo flush toilet, Modern vanity (chrome hardware, quartz counter top, under-mounted porcelain sink with modern chrome faucet), illuminated mirror, oversized tile floor. 8 ft. ceiling height.

Private Balcony

Gas line for BBQ! Covered area with glass sliding door and railing, premium balcony floor tiles and electrical receptible.

The Nest Building Features

Innovative nine-storey modern architecture. Modern lobby clad with warm woods and two passenger elevators. 24 hour executive concierge and security service. Stunning rooftop indoor and outdoor entertaining flex space, complete with full kitchen, fireplace, opening onto outdoor lounge with view of city skyline, landscape planters, industrial gas BBQs with serving area. Pet spa and fitness room on main level. Private entertaining area on main floor complete with full kitchen, large dining table and access to outdoor patio. Decorated guest suite with fast speed internet and television. Secured underground parking with controlled access. CCTV surveillance cameras at building entrances and underground garage. Bicycle storage areas in underground garage. Enterphone system a main entrance(s).

Green Living

Individual suite water metering for hydro, gas, water and geothermal consumption. Energy efficient water source heat pump system. Tri-sorter single chute recycling.