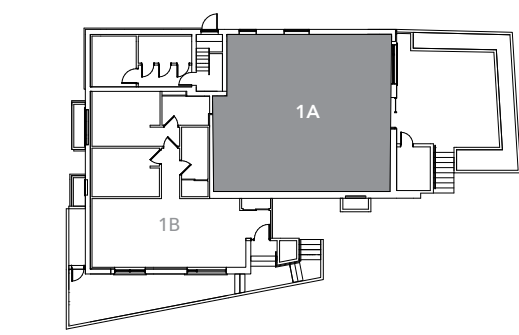
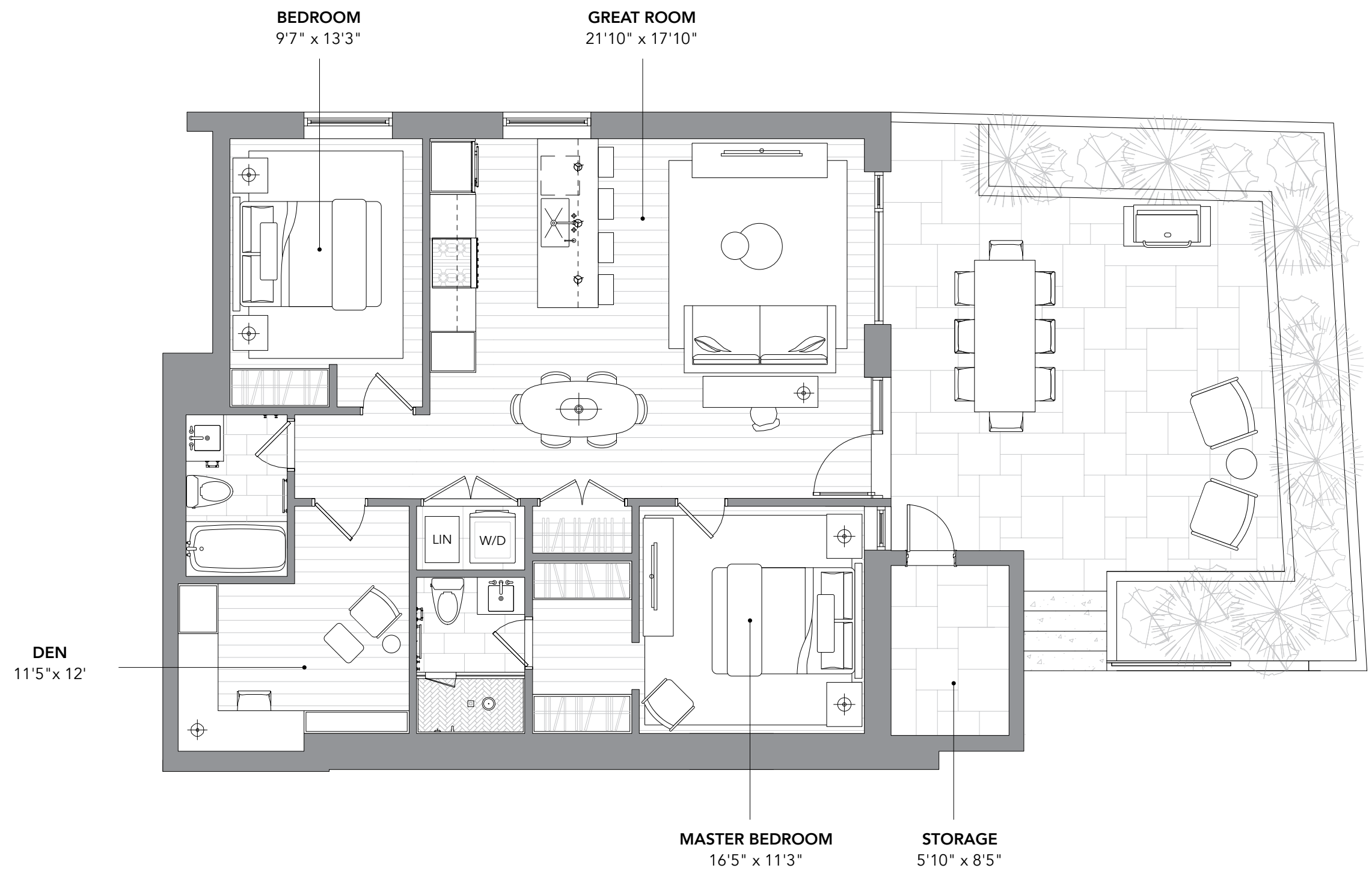
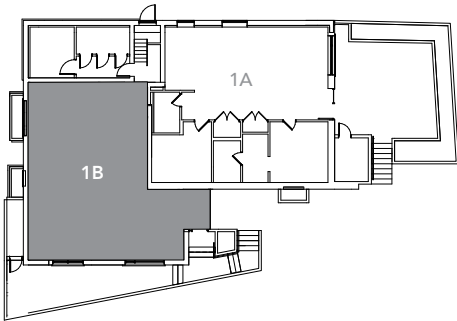
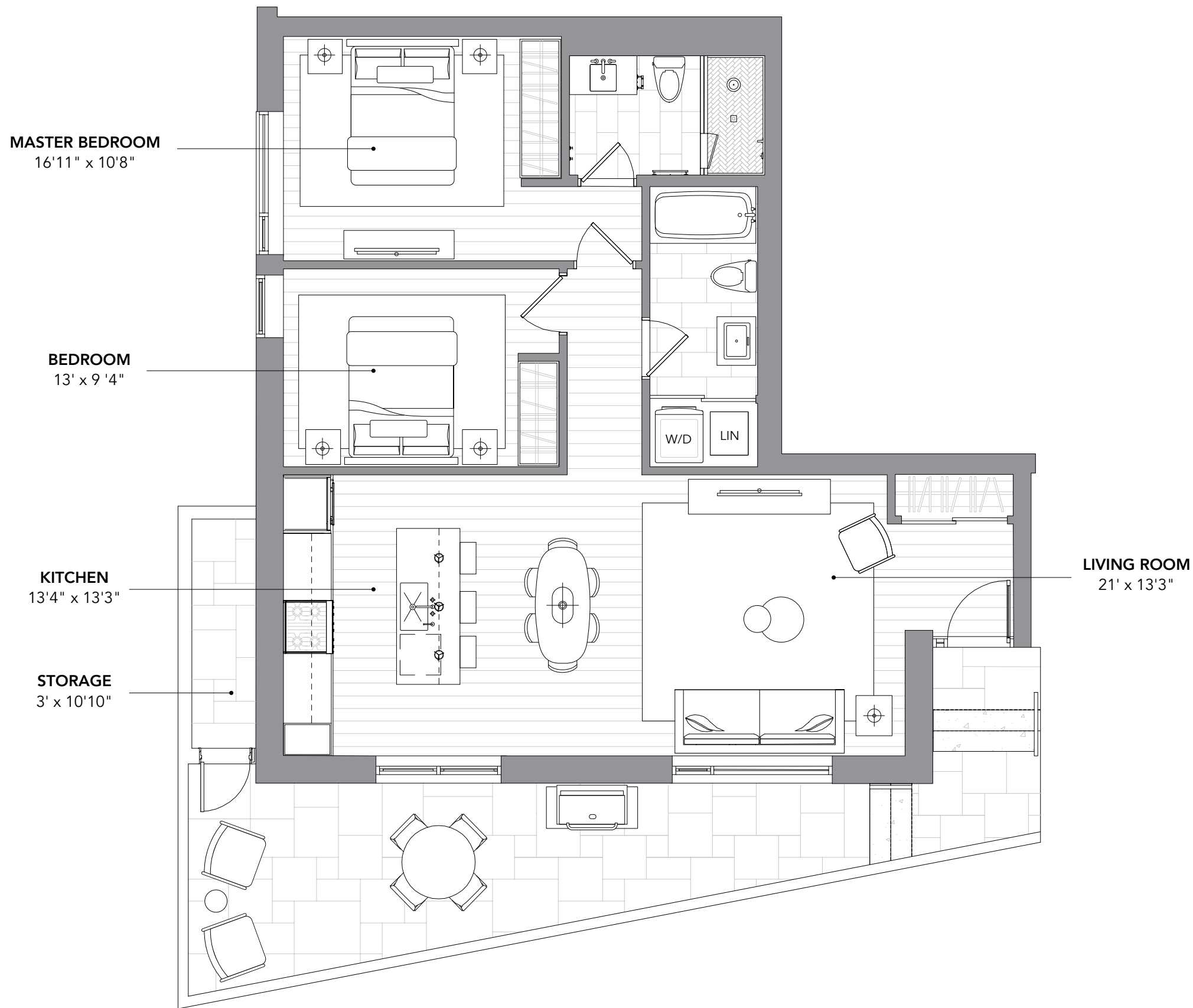


SUITE 1A  
2 BEDROOM + DEN  
**1,132**  
SQ. FT.



SUITE 1B  
2 BEDROOM + DEN  
**1,033**  
SQ. FT.



# CIRCA

3 MARKDALE AVENUE

**GENERAL SUITE FEATURES & FINISHES**

- Wide plank engineered oak flooring
- Classic solid wood trim details
- Shaker profile solid wood doors painted white with matte black hardware
- Elegant sliding doors open onto balcony
- Energy Star windows on three sides bathe the suite in natural light
- Low VOC paint in satin walls, flat ceilings, and semi-gloss trim finish
- Built-in closet storage system

**KITCHEN**

- Scavolini Custom Designer Cabinetry
- Energy Star appliances
- Bertazzoni Dual Fuel Gas Range and Canopy Hood
- Fisher Paykel Stainless Steel Counter Depth Refrigerator
- Bosch Stainless Steel Dishwasher
- Quartz countertop and breakfast bar island
- Contemporary deep basin undermount stainless steel sink
- Single hole faucet with pull out sprayer
- Recycling centre
- Blum hardware with soft close
- Electrical outlet with USB in island
- Cabinet for optional built-in microwave

**BATHROOM**

- Ensuite spa shower featuring dual ceiling rain can and wall mounted handheld showers
- Solid brass plumbing fixtures
- Natural stone and ceramic designer tile
- Custom designed bathroom cabinetry
- Natural stone or quartz countertop and undermount sinks

- Three piece gooseneck basin faucet with pop up drain
- Tempered glass wall and shower door with integrated towel bar handle
- Contemporary deep soaker bath and shower combination in secondary washrooms
- Single piece elongated toilet
- Chrome towel rod, robe hooks, and hardware

**MECHANICAL**

**Radiant in-floor heating:**

- Water is heated relative to the outdoor temperature then circulated through a lightweight concrete floor topping, warming the floor and heating the home
- In suite hydronic manifold allows for individual zone temperature control

**Hot Water Recirculation Line:**

- Scald protected water is constantly circulated to in suite fixtures providing hot water on demand

**Heat pump and air handler unit:**

- Circulates fresh air throughout the suite while providing highly efficient cooling and backup heating

**Smart Home by Nest:**

- Programs itself automatically and helps conserve energy. Control the in-floor radiant heating and heat pump from anywhere, using a smartphone or computer
- Smoke and carbon monoxide detector speaks to notify you of any problems. Sends alerts to your smartphone and integrates with future Nest smart home features

**LAUNDRY**

- Full size front-loading high efficiency washer
- Full size front-loading steam dryer
- Shelving system for linens and broom storage.
- Ceramic tile flooring

**INTENSIVE SOUNDPROOFING**

- Structural de-coupling, resilient channel and sound isolation clips.
- 1 ½” Gypcrete floor topping poured over engineered acoustical matting
- QuietRock putty, mineral wool insulation and acoustical caulking

**ELECTRICAL**

- **Lighting provided includes:**
  - Designer vanity lighting
  - Kitchen island pendants
  - Under-cabinet kitchen task lighting
  - Basic flush mount ceiling fixtures
- Low voltage ethernet and cable wiring
- Intercom with remote entry

**AVAILABLE UPGRADES**

- Bike shed in common element
- Add BBQ gas line as per plan
- Lighting package including recessed lighting and Diva dimmers
- Upgrade kitchen cabinets to solid wood shaker profile
- Upgrade shower and tub walls from ceramic to stone
- Upgrade to Farrow & Ball Off Black doors

# CIRCA

3 MARKDALE AVENUE

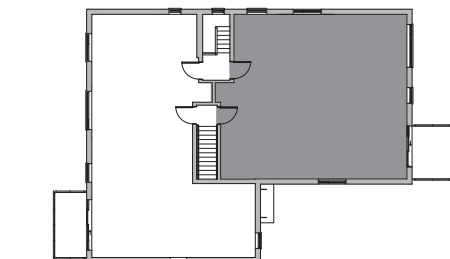
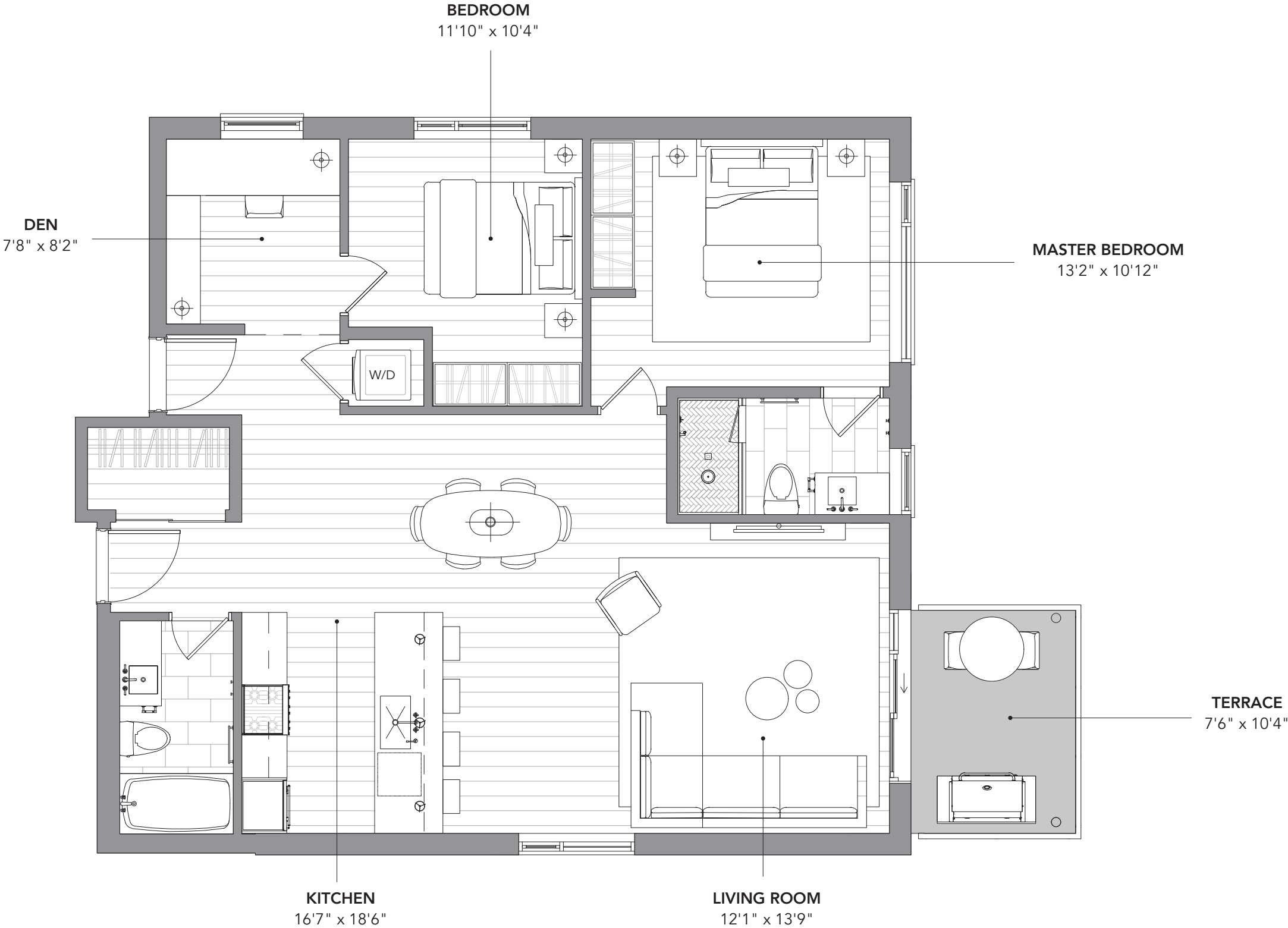


SUITE 2A | 2 BEDROOM + DEN  
1,132 SQ. FT.

Materials and specifications are subject to change without notice. E.&O.E.



SUITE 2A  
2 BEDROOM + DEN  
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SQ. FT.



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# CIRCA

3 MARKDALE AVENUE



SUITE 2B | 2 BEDROOM + DEN  
1,153 SQ. FT.

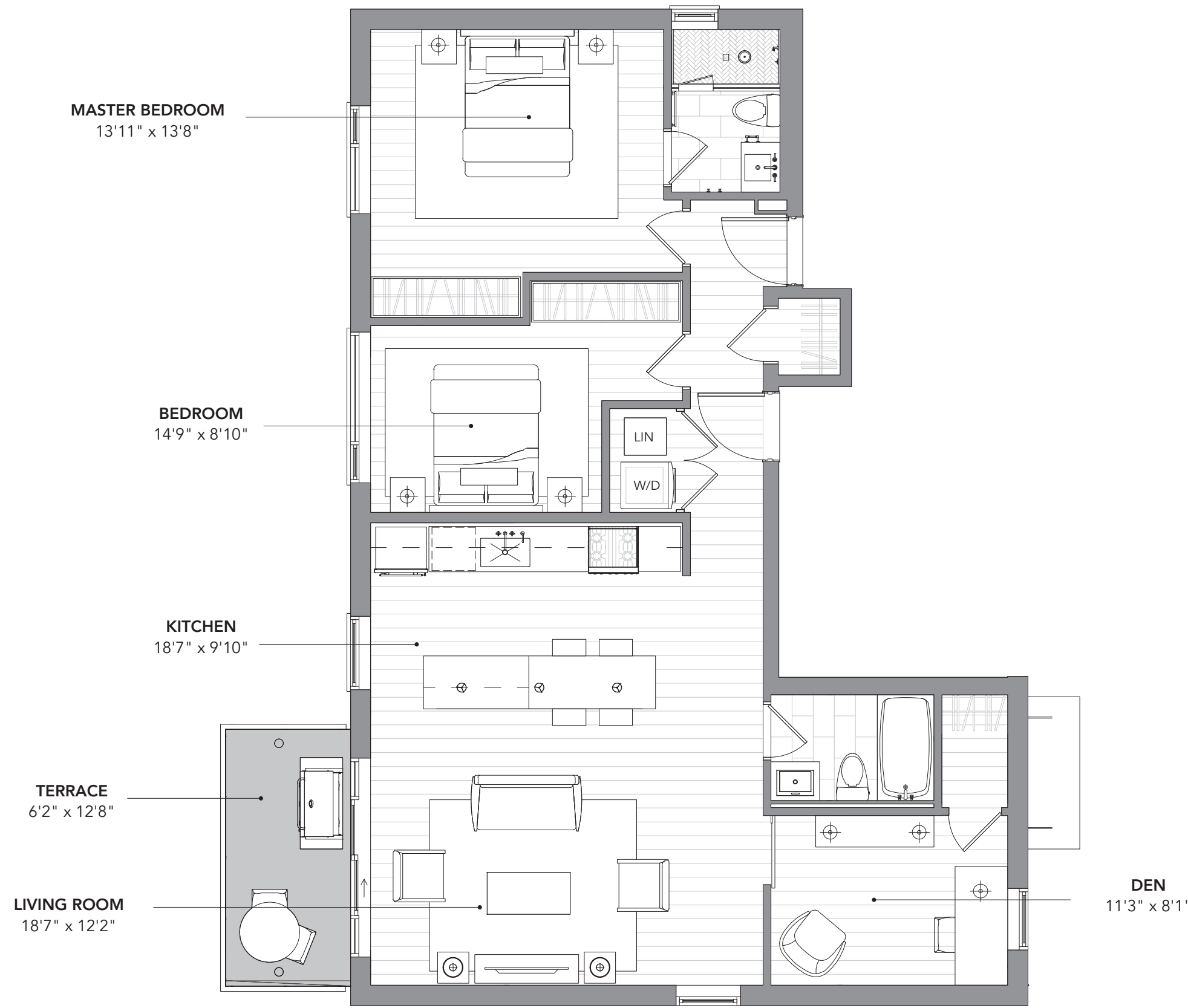
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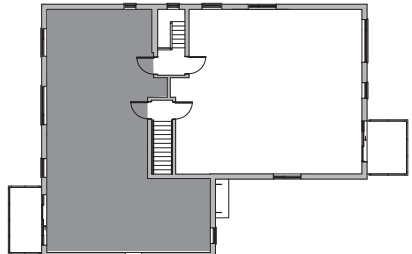


SUITE 2B  
2 BEDROOM + DEN

1,153

SQ. FT.





2nd FLOOR

Sizes and specifications subject to change without notice. E&O.E.