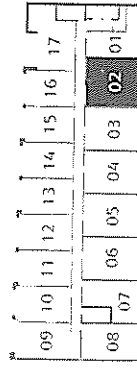
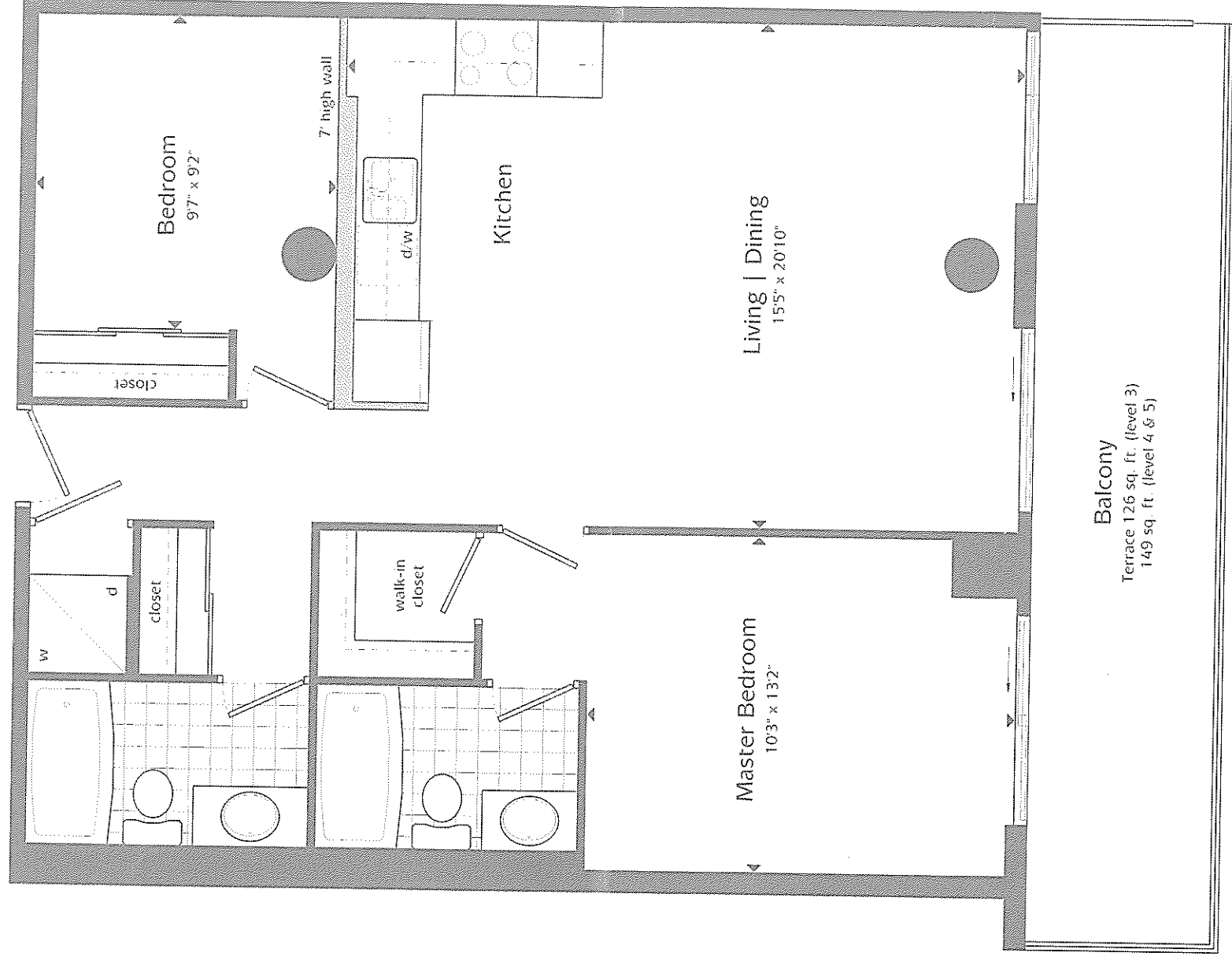
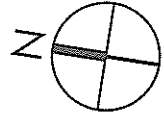


long beach

2 Bedroom — 827 sq.ft. | Terrace/Balcony 126/149 sq.ft. | Total 953/976 sq.ft.



Level 3 - 5



NORTH BEACH

condominium residences

601 KINGSTON ROAD

All dimensions, drawings and areas are approximate. Information subject to change without notice. E&O.E.
Floor size measured in accordance with census guideline #22. Actual living area may vary from floor area stated.

features and finishes

BUILDING FEATURES

- Exposed concrete columns, as per plan
- Main level suites with 10' clear ceilings. Levels two thru six with 9' clear ceilings.
- Large walkout garden terraces or oversized balconies with glass sliding doors as per plan
- Sprayed white ceiling
- Oversized solid core maple veneer entry door with brushed aluminum lever hardware and privacy viewer
- Brushed aluminum hardware on interior doors
- Large double pane thermally broken windows; with low e glass on southern exposure
- Composite hardwood flooring with natural maple finish in living/dining, bedrooms and dens
- Ceramic tile flooring in kitchens and bathrooms
- All walls painted in white flat latex paint
- Bathroom, kitchen and trim painted in semi-gloss white
- Baseboards 4" square edge in paint grade finish
- Demising party walls separated by acoustic engineered wall to OBC code sound transmission requirements
- Individually controlled seasonal heating and air conditioning; horizontally mounted fan coil system
- LIGHTING PACKAGE: dramatic track and strap-pendant low voltage halogen lights across living room, suspended industrial canopy lights in dining area, kitchen counter valence lighting, wall mounted contemporary sconces in bathroom, industrial style lighting in hallways
- Stacked washer and dryer located in a convenient closet or storage area, as per plan
- Plastic coated wire shelving in all closets
- Cable outlets in living room and bedrooms
- Telephone outlets in living room and bedrooms
- Smoke and carbon monoxide detectors required by OBC code
- Pre-wired for security and high speed internet access
- Terraces equipped with outdoor lighting
- Penthouse terraces equipped with water and natural gas

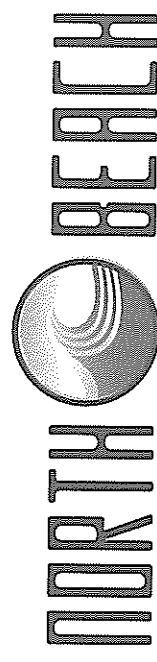
KITCHENS

- Contemporary open concept kitchens
- Choice of designer selected contemporary cabinetry
- Choice of a variety of designer selected laminate kitchen counter top finishes
- Penthouse floor has choice of granite counter top
- Premium three appliance package in brilliant white or black finish: 16 cubic foot free refrigerator, 30" self clean oven, stove and multi-cycle dishwasher
- Stainless steel appliance package and granite counter top in the kitchen of all penthouse suites
- Sink and a half stainless steel basin
- Chrome finish single lever faucet with spray
- Mosaic ceramic backsplash from developer samples
- Optional natural gas hookup for cooking or fireplace

BATHROOMS

- Four piece bathroom with combination tub/shower, floor and surround tiled in designers choice of mosaic ceramics, as per plan
- Contemporary designer sink/vanity combination with stone counter tops
- Designer selected chrome contemporary finished faucet tap set
- Unique designer vanity mirror with contemporary light sconces
- White panel entry door with privacy lock
- Shower equipped with industrial style, oversized overhead rain shower, as per plan

Purchaser understands that the texture and smoothness of the finish is to concrete forming industry standards. All specifications, dimensions and materials are subject to change. Floors and specific finishes will depend on Vendor's package as selected. Errors and omissions excluded.



condominium residences

601 KINGSTON ROAD