



TWO THIRTY



Key features

A residence that delivers an elevated living experience, where premium finishes come standard so that you can invest your time on simply living well.



MILLWORK

Modern cabinets with integrated pulls throughout the kitchens, bathrooms, closets and storage spaces.



FLOORING

Wide plank, artisanal, engineered hardwood floors and wide-format premium tiles throughout. Customized flooring supplied locally by Flooring Canada.



WINDOWS & DOORS

Super energy-efficient, floor-to-ceiling aluminium clad wood windows with “lift & slide” extra-wide balcony doors. Interior wood finish customizable on a suite-by-suite basis.



APPLIANCES

Fully integrated, high-efficiency appliance package included with every Suite. Individualized solutions available.



FIXTURES & MATERIALS

Premium plumbing fixtures, recessed lighting & door hardware. Premium selection of quartz or porcelain countertops & backsplashes.



FINISHING TOUCHES

Modern and fully upgraded suite doors, drywall finishing & trim throughout.

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Actual usable space may vary from stated floor plan area. All elevations, floor plans, site plan and landscaping are artists concepts. All dimensions are approximate. The Vendor has the right to make reasonable changes to plans & specifications if required and to substitute materials specified herein with those of equal or better quality without notice. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes provided in the sales centre and/or showroom may vary from Vendor's samples as a result of normal manufacturing and installation processes. See sales representative for details. E&OE.

Building & amenities

- Central Stratford location, in close proximity to Lake Victoria, the new Tom Patterson Theatre, Market Square, the Festival Grounds & the Cooper Block
- Secure in-ground parking (for purchase)
- Storage Lockers with potential for bicycle storage
- Electric vehicle charging stations
- High-speed elevator
- Fiber for high-speed internet/cable access (for individual owner setup)
- Modern & efficient LED light fixtures throughout the lobby, common spaces & hallways
- Whole building water softening system
- Energy efficient forced air heating & cooling system
- Security monitoring system throughout lobby, parking garage & common areas
- Sprinklers with hard-wired smoke detection alarms

Suite features

- Premium energy efficient floor-to-ceiling aluminum-clad (exterior) wood windows (per plan)
- Premium extra-wide and energy efficient "lift & slide" glass doors to balconies (per plan)
- Individually metered electricity
- High efficiency HVAC systems
- WiFi enabled programmable thermostats for in-suite temperature control
- Suites pre-wired for internet, cable TV & telephone access
- Modern high-efficiency dimmable LED pot-lights throughout
- USB plugs in kitchen islands/peninsulas, study areas, dens & bedsides (per plan)
- White decora dimming light switches throughout the living room, kitchen & bedroom

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Standard finishes

- Designer-curated interior finish choices
- Modern light fixtures (per plan)
- Artisanal wide & long plank engineered hardwood flooring throughout
- Built-in premium millwork units for storage (per plan)
- Hanger rods & shelving provided in closets (per plan)
- In-suite fully enclosed laundry nooks with large capacity front-load stacked washer/dryer units and shelving for storage (per plan)
- Tiled laundry rooms (per plan) with side-by-side large capacity washer/dryer units & upper-wall storage
- Walk-in closets per plan, with built-in millwork for organization (shelving, drawers, hanger rods)
- Smooth-finish 9' tall painted ceilings
- 7' hollow core flat interior doors with modern lever-style door hardware
- 8' solid wood suite entry doors
- Modern wall trim and door casings throughout

Kitchen

- Premium kitchen cabinetry featuring modern millwork designs, integrated cabinet pulls, soft-close hardware, integrated under-cabinet lighting and fully integrated appliances
- Quartz or porcelain countertops with premium undermount rectangular sinks and continuous quartz/porcelain backsplash
- Large kitchen peninsula/island with waterfall edges (per plan)
- Custom-paneled European appliances (paneled refrigerator & dishwasher)
- Built-in European convection ovens & electric cooktops
- Cabinet-integrated flush-mount range hoods
- Modern kitchen faucet available in various finishes with pull-down spray nozzle
- Modern light pendants above peninsulas & islands (per plan)
- LED dimmable pot lights on decora dimming switches throughout

Bathrooms

- Powder rooms, 3-piece bathrooms & master ensuites, per plan
- Large porcelain floor tiling throughout
- Fully tiled shower with linear drain and floor-to-ceiling glass divider wall (per plan)
- 5' free-standing bathtubs (per plan) with floor mounted tub-fillers and handheld spray wands
- Floating vanities to match kitchen millwork featuring soft-close pull-out drawer, quartz countertops and rectangular undermount sinks
- Double vanities in select master ensuites (per plan)
- Modern wall-mounted lavatory faucets
- Modern wall-mounted water-saving toilets with soft-close lids
- Premium shower fixtures including rain shower head and hand-held spray wand
- Modern accessories including toilet paper holder, robe hooks & towel rod
- Decora timer switch for effective ventilation

Custom specifications

- Kitchen, bathroom and storage millwork, countertops, backsplashes, appliance packages and flooring can all be fully customized on a suite-by-suite basis.
- Plumbing and lighting fixtures, as well as suite hardware, will also be customizable within the limits of a predetermined collection of premium, designer-selected options.
- Each buyer will have the opportunity to meet with our Designer and premium suppliers to create individualized designs and selections within a preset allowance. Buyer selections can be made based on curated finishes or based solely on personal preferences.