

FEATURES

1830 BLOOR ST W, TH 109



SPECTACULAR BUILDING FEATURES

- High Park Condominiums is an impressive 14-storey residence nestled on the edge of High Park, Toronto's largest urban park, and overlooks nearly 400-acres of unobstructed vibrant parkland and the mature streetscape of the surrounding community.
- This elegant residence not only offers incredible design and craftsmanship, but also superior amenities and a location that's second to none.
- Located directly across from High Park, moments from the quaint shops, restaurants and services of Bloor West Village, steps to two TTC stations, GO transit and the Gardiner Expressway.
- Beautifully landscaped and inviting entrance courtyard.
- Impressive double-height Lobby designed and furnished by Tomas Pearce.
- Private 24-hour Concierge welcomes residents and their guests while overseeing the sophisticated building security measures.
- Resident Services Director provides on-site maintenance and supervisory services.
- Three tastefully decorated elevators deliver residents to their destination.
- Convenient locker and bicycle storage.
- Convenient car share program.
- A unique resident Bike Engagement and Bike Share program.
- Suites offer sweeping panoramic views of the city skyline, park, lake and beyond.

THE PARKSIDE CLUB

- Located on three separate floors, The Parkside Club offers 18,000 sq ft of sophisticated indoor and outdoor amenities.

SECOND FLOOR:

- Challenge yourself on the unique double-height rock climbing wall.
- Build your strength in the Weight Studio.
- Enjoy a flick on the big screen in the Home Theatre.
- Spend some time relaxing in the Sauna.
- Plant your own herbs, flowers, vegetables and spices and watch them grow in the outdoor Gardening Plots.

THIRD FLOOR:

- Get your heart racing in the sun-drenched Cardio Studio.
- Seek inner peace in the fabulous Indoor/Outdoor Yoga & Pilates studio.
- Gather with friends and celebrate in style in the Party Room.
- BBQ a delicious meal and dine alfresco on the Outdoor Lounge.
- Play a round of pool in the Billiards Room, or soak up the sun on the Sun Deck.

TENTH FLOOR:

- Enjoy mingling in the Social Room or prepare a fabulous meal in the Catering Kitchen.
- Dine under the stars on the Outdoor Terrace.
- Cozy up by the Indoor or Outdoor Fireside Lounge.

TOWNHOME SUITE FEATURES

- West-facing townhome units have approximately 9' ceiling heights in principal rooms on both levels, with bulkhead or drop ceilings as required.
- East-facing townhome units will have approximately 10' ceiling heights in principal rooms on main level and 9' ceiling heights on second level, with bulkhead or drop ceilings as required.
- Custom internal access suite entry door surround designed by Tomas Pearce.
- Solid core entry door at level two with painted finish and brushed nickel lever hardware.
- Contemporary 6" baseboards in all areas except bathrooms and laundry/storage area, which have a tile baseboard.
- Contemporary 2-1/4" casings throughout.
- Flat interior doors with brushed nickel lever hardware.
- Frameless mirrored sliding closet doors in bedroom(s) and foyer, as per plan.
- Optional third bedroom plan to have fixed frosted glass partition in aluminum frame, as per plan.
- Interior walls primed and painted in latex flat finish off-white paint; kitchen, bathrooms and laundry/storage area to be painted in latex semi-gloss off-white paint. All paint is low in Volatile Organic Compounds (VOC). Latex semi-gloss off-white paint on all trims.
- Smooth painted ceilings in all rooms.
- Poured concrete finish to all balconies. Painted underside to all balconies.
- Entry from grade complete with doorbell and exterior coach light.
- Balcony railing glass will have an applied film density pattern as part of Toronto Green Standard requirements.

CONVENIENT LAUNDRY ROOM FEATURES

- Stackable, front loading washer/dryer combination vented to exterior with wall mounted water control safety slide.

ELECTRICAL FEATURES

- Suite hydro individually metered using "Smart Meter" tech.
- Individual service panel with circuit breakers.
- Pre-wired CAT 5 outlets for telephone and/or internet connections in living/dining room, bedrooms and den/media, as per plan.

1830 BLOOR ST W, TH 109 FEATURES, CONTINUED

- Pre-wired RG6 cable outlets for television and/or internet connections in living/dining room, bedrooms and den/media, as per plan.
- Energy efficient ceiling light fixtures provided in foyer, bedrooms and den, as per plan.
- Sconce at washroom vanities and shower/tub pot light provided in bathrooms.
- Capped ceiling outlet in dining room and at kitchen island.
- Switched wall outlet in the living room.
- All appliances connected and ready to use.
- Integrated "Control 4" home automation system. Control and customization of temperature sets and lighting via homeowner's TV** and/or wireless device** or smart phone**. Rough-in for future motorized roll-up window blinds to be operated by "Control 4" system.

ADVANCED SECURITY FEATURES

- Enter-phone and cameras at all visitor entrances, allowing for in-suite viewing through cable television.
- Resident key fob access throughout common areas.
- Convenient underground parking with security cameras in the garage at pre-selected locations, along with two-way voice communication to concierge or monitoring stations.
- Rough-ins for two keypads at front and level two entrances for intrusion alarm systems. Rough-in for door and operable window contacts at all levels.

FLOORING FEATURES

- Contemporary laminate flooring in the hallway, living/dining room, den, kitchen, bedrooms, level two foyer and level two foyer closet, as per plan.
- Porcelain floor tile at ground floor foyer, foyer closet and in bathrooms.
- Ceramic floor tile in laundry/storage areas.
- Staircase to coordinate with laminate floor colour complete with flat iron plate handrail, as per plan.

GOURMET KITCHEN FEATURES

- Exclusive contemporary kitchen with extended upper cabinets, custom designed by Tomas Pearce with integrated, under-cabinet valance lighting and soft-close hardware.
- Quartz countertop with contemporary double bowl stainless steel under-mount sink. Chrome kitchen faucet with pull-out head for ease of use.
- Contemporary mirrored and tiled marble backsplash.
- Contemporary track lighting fixture.
- Kitchen island with lower cabinet storage and dining accommodations, as per plan.
- Kitchen appliances include 28" stainless steel refrigerator with bottom mount freezer, 30" electric cooktop, 30" stainless steel built-in oven, built-in hood fan, stainless steel microwave and integrated 24" dishwasher.

LUXURIOUS BATHROOM FEATURES

- Custom designed bathroom vanity with porcelain under-mount sink and marble countertop. Integrated medicine cabinet with mirror included in ensuite bathroom, designed by Tomas Pearce. Mirror above vanity in second and third bathroom, as per plan.
- Single-lever chrome faucet.
- Acrylic deep soaker tub with porcelain tile surround up to ceiling.
- Frameless, clear tempered glass shower stall with porcelain tile base and full-height surround. Tiled feature wall behind toilet and vanity included in ensuite bathroom.
- Chrome bathroom accessories, including towel bar and toilet paper holder.
- Low consumption toilets.

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