

E EMPIRE MIDTOWN



FEATURES & FINISHES

SUITE FEATURES

- Private balcony or terrace as per plan.*
- 9' ceilings on all floors.
- All ceilings are white stippled excluding bathroom(s).
- Secure, solid core suite entry door with dead-bolt and guest viewer.
- Stylish white interior doors with modern hardware (contemporary sliders where applicable).
- Mirrored sliding doors on foyer entrance closet as per plan.*
- Laminate engineered flooring in living/dining area, kitchen, den, foyer and hallways as per plan.*
- 40 oz. broadloom for bedroom(s).
- White ceramic floor tile for laundry room.
- Walk-in closets as per plan.*
- Vinyl-coated wire closet shelving as per plan.*
- Stacked washer and dryer in white.
- Cultured marble window sills where applicable.
- Walls painted with white latex paint; semi-gloss white in bathrooms and all trim work.
- Individual climate control centralized air conditioning and heating.
- Separately metered suites for personal control of suite hydro, water and heating and cooling consumption.

KITCHENS

- Custom-designed contemporary kitchen cabinets.
- Polished granite countertop.
- Glass tile backsplash.
- Stainless steel kitchen sink with single lever pull-out faucet.
- Stainless steel finish appliance package including range, fridge, dishwasher and over the range microwave.

BATHROOMS

- One-piece custom-designed cultured marble integrated sink with single-lever faucet.
- Full width vanity mirror including designer light fixture.
- Deep soaker tub as per plan.*
- Framed glass shower enclosure as per plan.*
- Pressure balanced valves for tub and shower.
- Choice of ceramic and/or glazed porcelain tile for floor, tub and shower enclosures.
- Privacy locks on all bathroom doors.
- Exhaust fans vented to the exterior.

ADDITIONAL FEATURES

TWO-STORY SUITES

- Elegant natural finished oak handrail and pickets on all finished area stairs. Main staircase to be carpeted and stringers to be painted white as per plan.*

TOWNHOMES

- Elegant natural finished oak handrail and pickets on all finished area stairs. Main staircase to be carpeted and stringers to be painted white as per plan.*
- Direct access to suite from parking garage.
- In suite storage area at garage level.

(Note: All kitchen appliances are stainless steel finish, washer and dryer with white finish.) All of the above specifications are from Vendor's standard samples and as per plan. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. Engineered flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. The ceiling height of any suite is approximate and is measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than the stated ceiling height for that floor. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms, and hallways), the ceiling height will also be less than the stated ceiling height for that floor. Prices, specifications and terms are subject to change without notice. E.&O.E. *Availability determined by suite design.

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MIDTOWN AMENITIES

- 24-hour Concierge coverage consisting of 8 hours of manned coverage.
- 2 Guest Suites for visiting family and friends.
- Professionally equipped Exercise Room with weight training equipment and cardio machines.
- Yoga & Pilates Space with mats and stability balls.
- Party Room complete with Kitchen and Private Dining Room.
- Entertainment Lounge equipped with card tables, flat screen TV, and fireplace with lounge seating.
- Outdoor Landscaped Terrace complete with BBQ, dining areas and relaxing lounge areas.
- Pet Wash Room.
- Bicycle Repair Room complete with compressor.
- 2 Electric Vehicle Charging Stations located in visitor parking area.

ELECTRICAL & COMMUNICATIONS

- Phone and data cable wired in all suites.
- Conveniently located phone outlets in kitchen, living room, bedrooms and den as per plan.*
- Light fixtures in foyer, halls, kitchen, den and walk-in closets as per plan.*
- Capped ceiling outlet in bedroom(s) and living/dining area.
- White "Decora" style switches and receptacles throughout.

BUILDING SECURITY & SAFETY

- Personally-encoded security system, with keypad and door contacts.
- Heat/smoke and carbon monoxide detectors connected to building alarm as required by code.
- Entrances, exits, elevators and selected exterior areas monitored by closed circuit television system.
- Key fob allows effortless access at selected secure building entrance points.
- Main garage doors operated by key fob or transmitter.
- Main front entrance cameras allow you to view your visitors on a special channel on your own TV.
- Underground parking with security cameras in the garage area along with parabolic mirrors for greater visibility of pedestrians and vehicles.
- Well lit underground garage and exit stairwells painted white.
- Garage is ventilated and protected by a fire sprinkler system for added safety and protection.