

FEATURES & FINISHES



THE BUILDING AND COMMON AREAS

- Ballantry's Villages of Oak Park condos are part of a master planned urban community.
- Steel and concrete building construction includes precast cement and brick panel system with architectural features in other materials, as per elevation.
- Smart, Keyless Entry System.
- Aluminum sliding door or swing door to balcony or terrace, as per plan.
- Private outdoor balconies or terrace with metal railings.
- All windows and patio doors have Low E coating and argon glass.
- Fire rated 7' tall suite entry doors with door closer, viewer and high security smart keyless suite door entry system, integrated with Ballantry Homes' Connect Technology.
- Underground visitor parking.
- Automated garage entry via RFID technology for residential parking area.
- 24/7 Concierge.
- Large, outdoor rooftop terrace with BBQs.
- Party Rooms.
- Meeting Room.
- Exercise Room.
- Paw washing station.
- Automated parcel locker room.
- Private lockers.
- Electric Vehicle charging for visitor (limited use).
- Indoor bicycle storage spaces.
- Professionally landscaped grounds.

KITCHEN

- Custom quality kitchen cabinets with straight edge quartz countertop, from vendor's standard package.
- Soft close doors and drawers.
- Tile backsplash, from vendor's standard packages.
- Quality stainless steel undermount kitchen sink with single lever chrome faucet with pullout spray (Align by Moen or equivalent).
- Four deluxe stainless steel appliances installed, including counter depth fridge, dishwasher, front control electric range, and over-the-range microwave with integrated exhaust fan vented to exterior.
- Colour coordinated kick plates to compliment kitchen cabinets.

- Split receptacle(s) at counter level for future small appliances.
- Shut-off valves for kitchen sink.
- Heavy duty stove receptacle.

BATHROOM

- White bathroom fixtures throughout.
- Single lever chrome low flow vanity faucet.
- Bathroom cabinets, with straight edge quartz countertop and white undermount sink, from Vendor's standard packages.
- Bathroom sinks fitted with mechanical pop-up drain.
- Soft close cabinet doors and drawers, as per plan.
- Quality imported wall tile for bathtub enclosure walls, from Vendor's standard packages where applicable.
- Quality imported tile for tiled shower stall, including ceiling, from Vendor's standard packages with acrylic base, glass sliding or swing door, and waterproof potlight, as per plan.
- Chrome bathroom accessories includes towel bar and toilet tissue dispenser.
- Square edge plate mirrors in all bathrooms.
- Energy efficient water saver shower heads and elongated right height toilets.
- Privacy locks on all bathroom doors.
- Pressure balance valves on all showers.
- Shut off valves for bathroom sinks and toilets.
- Ceiling exhaust fan in all bathrooms vented to exterior.

LAUNDRY

- Stackable washer and dryer.
- Recessed laundry connection box with shut off valves and drain.
- Heavy duty electrical outlet for dryer.

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- Nine foot (9') (approximately) ceilings with smooth ceiling finish throughout. (except in areas where architectural design, mechanical or duct work require heights to be lowered).
- Ten Foot (10') (approximately) on 9th floor, (except in areas where architectural design, mechanical or duct work require heights to be lowered).
- Quality 7' two-panel interior passage doors throughout finished areas.
- Contemporary 5 1/2" baseboard in finished areas, with door stop in all tiled and vinyl wood areas.

- Contemporary 2 5/8" casings on all interior swing doors.
- Satin nickel appearance lever door hardware and hinges.
- All closets to have white sturdy wire shelves with free slide hanging rails for easy organization.
- Drywall returns at windows and exterior doors for a sleek and modern look.

ELECTRICAL

- Quality light fixtures in all bedrooms, kitchens, bathrooms, foyer, walk-in closet, living/dining room and den. Bathrooms to have wall-mounted light fixture.
- Waterproof pot light in shower.
- Hardwired smoke detectors/carbon monoxide detector and fire sprinkler system as per Ontario Building Code.
- USB wall receptacle in the living room.
- White 'Decora' style switches and receptacles throughout finished areas.
- 100 Amp service with circuit breaker type panel.
- All wiring in accordance with electrical safety authority standards and Ontario electrical safety code.
- GFI protected electrical outlets in all bathrooms, as per plan.

MULTI-MEDIA TECHNOLOGY

- Suites feature structured high speed wiring infrastructure to support the latest entertainment and high-speed communication services.

MECHANICAL

- Geothermal heating and cooling.
- Individual controlled in-suite heating and cooling system.
- Smart programmable in suite thermostat.
- Individual suite sub-metering for electricity and water consumption.
- Individually controlled Heat Pump with integrated ERV providing efficient in suite heating and cooling all year.

PAINTING

- Interior walls to be painted with superior quality, low VOC latex paint throughout finished areas.
- Interior doors and trim to be painted white.
- Smooth white ceilings throughout.

FLOORING

- Quality imported 12' x 24' porcelain floor tile from Vendor's standard packages in bathrooms.
- Laundry closet to have ceramic floor tile.
- Metal strip thresholds where tile flooring abuts other flooring.
- Luxury vinyl flooring with wood grain designs in entry, hallways, kitchen, living/dining room, bedrooms and den (where applicable) from Vendor's standard packages.

SECURITY COMMUNICATIONS & TECHNOLOGY

- Ballantry Connect Solution provides an integrated building suite access and control system.
- Integrated network smart lock system to allow residents access to the building's amenities via fob or mobile devices.
- Surveillance cameras in strategic locations throughout the building and parking garage.
- All main entrances, exits, and elevators feature cameras with closed circuit television system monitored by concierge.
- Heat, smoke, and carbon monoxide detectors connected to a building alarm.

BARRIER-FREE SUITES (DESIGNATED SUITES ONLY)

- Suite entry door sized to accommodate Barrier-free access.
- Barrier-free path of travel from the suite entrance to the kitchen, living area, one bedroom and one bathroom.
- One bedroom and one bathroom include barrier-free width doorway.
- Enlarged floor area in one bathroom to accommodate barrier-free turning radius.
- Installation of grab bar at toilet, tub or shower in one bathroom.

Specifications are subject to change without notice.
E. & O.E. March 2023.

