



**Kingsley
Square**
NEWMARKET RESIDENCES

Features & Finishes
PENTHOUSE COLLECTION



KingsleySquareCondos.com

KINGSLEY SQUARE FEATURES

- Kingsley Square will be a LEED Silver Certified Building. LEED certification provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: location and transportation, sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED is governed by the Canada Green Building Council.
- Town of Newmarket community park adjacent to the property
- Landscaped Urban Square with commercial units and outdoor seating overlooking Davis Drive
- Podium rooftop landscaped terrace with lounging areas, seating, tables, barbecue facilities and water feature
- Indoor gym with change rooms, yoga area and commercial-grade gym equipment
- Contemporary party/event room with servery and wet bar
- Generous visitor parking, both surface and underground
- Outdoor dog walk area and indoor dog wash station
- Daytime concierge, virtual concierge after hours and weekends
- Elegant lobby with lounge area and parcel storage room
- Designer-appointed guest suite

INNOVATIVE BUILDING FEATURES

- Building access includes Enterphone security system and FOB controlled access
- Two elegantly appointed elevators serving all floors from underground parking to penthouse
- Furnished meeting room
- Mail room
- Eco-conscious tri-sorter waste and recycling system with disposal chute serving each floor, except ground floor
- Underground resident parking
- Bicycle storage areas
- Provision (rough-in) for 25 electric car charging stations
- Lockers available for purchase

SUITE INTERIORS

- Smooth, white paint finish ceilings throughout
- 9' 6" nominal height ceiling except under bulkheads and dropped ceiling areas
- Drywall finished in builder's standard off-white paint

- Interior trim and baseboards painted to match walls
- Painted interior doors, with designer hardware
- Contemporary engineered hardwood flooring throughout, except in bathrooms, laundry and utility closets
- Coated wire closet shelving, as per plan
- Private terrace with sliding glass door and/or glass swing door access, as per plan
- Connection for a natural gas barbecue on terrace
- Optional gas fireplace in living room

CONTEMPORARY KITCHENS

- Contemporary kitchen cabinetry from Builder's Upgrade 2 option
- Stylish quartz countertop with square edge
- 5' long island with quartz countertop and breakfast bar
- Ceramic tile or matching quartz backsplash
- Single bowl stainless steel undermount sink
- Upgraded single lever faucet with pull-out vegetable spray
- Stainless steel fridge, dishwasher, Ceran top range and vented hood fan.

LUXURY BATHROOMS

- Ceramic or porcelain floor tiles
- Ceramic wall tile for shower walls and bathtub enclosures
- Contemporary vanity cabinet with square edge quartz countertop, white undermount sink and single lever faucet
- Vanity mirror
- White soaker bathtub, as per plan
- Frameless glass shower enclosure, as per plan
- Pressure controlled shower faucet with rain head
- One-piece toilet with soft close seat

LAUNDRY ROOM

- Ceramic tile floor
- White stacked washer/dryer vented to exterior

ELECTRICAL AND MECHANICAL DETAILS

- Electrical panel with circuit breakers in each suite
- Electrical outlets throughout and GFI receptacles in kitchen, bathrooms and balcony/terrace and 2 outlets with USB port
- Telephone and cable outlets in living room and master bedroom
- Rogers Ignite high-speed internet service, including Rogers advanced wi-fi modem

- Up to 12 strategically located pot lights throughout suite
- Designer pendant type fixture over island
- Switched ceiling mounted light in walk-in closets, laundry and entrance foyer
- Designer wall mounted light fixture in bathrooms over vanity
- Waterproof pot light in shower/tub enclosures
- Switched receptacle in bedrooms and living room
- White Decora switches and outlets
- Interconnected smoke and carbon monoxide detectors
- In-suite sprinkler system
- Individual suite metering for hydro, water, gas and thermal consumption
- Individually controlled heating/cooling system for climate control, with programmable thermostat

HOMEOWNER WARRANTY PROTECTION

- Tarion Warranty Corporation New Home Warranty protection
- Manufacturer's warranty on appliances

NOTES

Vendor reserves the right to substitute other products and materials listed with equal or better quality products as determined by the Vendor. All specifications and materials are subject to change without notice. Natural products (i.e., wood, granite, stone, marble, etc.) are subject to natural variations of shade, appearance, colour, grain from samples displayed and purchaser accepts same.

References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

All colour and finishing selection allowing the purchaser a choice are to be made from Builder's quality samples. The Purchaser acknowledges that finishing materials contained in any model suites or sales office displays including but not limited to substrates, floor and wall coverings, broadloom, furniture, electrical fixtures, window coverings, flooring, upgrade cabinetry, staircases, railings, appliances etc. may be for display purposes and may not be of the same grade or type or may not necessarily be included in the dwelling unit purchased herein.

The ceiling height of the unit will be approximately 9', measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab or ceiling structure, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly. Drop ceilings and bulkheads may occur to accommodate HVAC, electrical and mechanical requirements which will reduce ceiling height.

The measurements adhere to the rules and regulations of the Tarion Warranty Corporation of floor areas in a condominium unit. All dimensions and perspectives provided are approximate. Actual useable floor space may vary from any stated or represented floor area or gross floor area, and the extent of the actual or useable living space or net floor area within the confines of the Unit may vary from any represented square footage or floor area measurement(s) made by or on behalf of the Vendor. Floor plans are subject to change without notice. All renderings, floor plans and maps in brochures or sales office display purposes are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary.



Illustration is artists' concept only