

# Boutique Living on Avenue Road

Empire Maven's elegant façade and luxurious interiors were skillfully designed with the discerning Avenue Road resident in mind by Rafael + Bigauskas and U31. With a deliberate presence that is at once sophisticated and bold, the limited collection of suites in this boutique residence were designed to fit the full lifestyles of the Avenue Road crowd. The large suites, stunning amenities and well-planned common areas lend themselves to a way of life worthy of this beautiful and historical neighbourhood. Discover what's in store for the few that will call Empire Maven home.

## Features & Finishes

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### Stunning Suite Finishes

- Choose from three designer selected colour schemes to personalize your home.
- EverWood flooring throughout. Excludes bathroom(s) and laundry, as per plan.
- Smooth painted ceilings throughout.
- Ceiling heights are approximately 9'. Excludes areas with drop ceilings and/or bulkheads.
- 7" painted, traditional styled baseboards in all suites with 3" door casing.
- 7'-0" solid interior traditional style doors with metal hardware.
- All interior walls are primed and painted with off-white, latex paint. Kitchen, and bathroom(s) painted a satin off-white, and all woodwork and trim painted with white semi-gloss paint. All paints have low levels of volatile organic compounds (VOC).
- Designer selected ceiling light fixtures in foyer, hallways, living/dining area, bedroom(s), den and walk-in closet, as per plan.
- All bedrooms to receive insulated walls.
- Thermally insulated aluminum window frames with low-E coated, argon gas filled double pane glass, sealed glazed units with operable awning window.
- All closets to include wood shelving with a closet rod.
- Phone, cable and data wired to all suites.
- Rough in low voltage electrical wiring for future blinds, as per plan.
- White decora series receptacles and switches.

- Individual climate controlled heating and cooling for year-round temperature control.
- Individual metering of hydro and water.
- All suites with balconies to receive one (1) natural gas BBQ connection on one (1) balcony, and one (1) exterior electrical receptacle on each balcony.
- All suites with terraces to receive paving stones, one (1) natural gas BBQ connection on one (1) terrace, one (1) water hose bib on each terrace, one (1) exterior electrical receptacle and designer selected outdoor light fixture on each terrace, as per plan.

### Gorgeous Kitchens

- Irpinia Kitchens custom-designed cabinets include extended uppers with under cabinet lighting and soft close mechanism on all drawers and cabinet doors.
- 36" Sub-Zero refrigerator with bottom mount freezer and panelled doors to match kitchen cabinets.
- 36" Wolf gas range.
- 33" built-in hood fan.
- 24" built-in Wolf microwave oven.
- 24" Asko dishwasher with panelled door to match kitchen cabinets.
- Composite stone countertops and backsplash complemented with an under mount stainless steel sink and single lever kitchen faucet, complete with retractable handheld spray.
- Kitchen island will feature a cantilevered top for additional seating, as per plan.

## Elegant Bathrooms

- Designer selected 12" x 24" porcelain tile flooring in all bathrooms, including tile base.
- Designer selected 12" x 24" wall tile for showers and tub and shower combo
- Designer selected 12" x 24" ceiling tiles for showers.
- Designer selected cabinets with vanity mirror and wall mounted light fixture(s).
- Composite stone countertops with under mount sink and single-lever faucet.
- One (1) LED pot light in all showers and bathtubs ceilings, as per plan.
- White soaker tub, with wall mounted tub/shower controls and rain showerhead, as per plan.
- Enclosed frameless glass shower with a mosaic floor, wall mounted shower controls and rain showerhead, as per plan.
- Pressure balance valves for tub(s) and shower(s), as per plan.
- Low flush one-piece toilet in all bathrooms.

## Skillfully Planned Laundry Rooms

- Side by side or stacked front loading white washer and dryer, as per plan.
- White lower laundry cabinets, including a single basin sink with a designer selected single lever faucet and solid surface countertop, as per plan.
- Designer selected white 12" x 24" porcelain tile, including tile base.
- Above-counter electrical receptacle.

## Spacious Amenities

- Ground floor lobby with 24-hour Concierge, and parcel storage room.
- Outdoor terrace with group seating, BBQ, dining area and stylish pergola for additional shade.
- Professionally equipped fitness centre, with cardio and weights.
- Party room with kitchen, dining room, and access to the private outdoor terrace.
- Lounge with group seating, wet bar and direct access to 8th floor outdoor terrace.
- Guest suite for family and friends.

## Unwavering Safety & Security

- 24-hour Concierge.
- Entrance, exits, elevators and selected exterior areas, monitored by closed-circuit security system.
- Secure key-fob proximity reader.
- Enterphone security entry system conveniently located at main entry points in the building for visitor access.
- Personally, encoded alarm system, suite door contact and keypad, in all suites.
- Well-lit underground parking with video surveillance and entry/exit overhead door.
- Secure bicycle storage rooms and lockers.
- Fire sprinkler system, smoke and CO2 detector(s) in all suites and common areas.
- Solid core entry door with deadbolt and viewer.

