



# FEATURES & FINISHES



UPPER  
WEST  
SIDE  
CONDOS AT  
OAKVILLAGE



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## BUILDING FEATURES:

- Upper West Side Condos in Oakvillage by Branthaven is designed in collaboration with Kirkor Architects.
- Luxurious indoor and outdoor amenities designed by renowned IIBYIV Interior Design.
- Ground floor: Lofty and luxurious 2-storey height lobby and state-of-the-art indoor amenities including Social Lounge, Party Room with Entertainment Kitchen, and Yoga & Movement Studio.
- 11th Floor: Chef inspired Entertainment Kitchen and Lounge Area with direct access to furnished Rooftop Terrace.
- Direct and convenient access from building to underground parking via building elevators.
- Secure Locker storage rooms conveniently located in underground parking levels.
- Indoor Bicycle storage spaces available for use on a first come first serve basis.
- Electric Vehicle (EV) charging infrastructure, including transformer capacity, empty conduit and junction boxes are available on a select number of parking spaces, as per plan.
- Environmentally friendly leading edge Geothermal high-performance mechanical system.
- **\* Branthaven Smart Connect™, an innovative and leading edge Smart Home solution providing an integrated building / home access and control system.**
- Enjoy unparalleled service provided by a dedicated Executive Concierge.
- Secure, automated Parcel Management Solution via Branthaven Smart Connect™ system.
- Pet Wash Station, conveniently located on the ground floor with easy access from exterior and interior of building.

## GENERAL:

- Painted California knockdown ceiling finish throughout all finished areas except bathrooms, laundry room and closets, which have smooth finish ceilings.
- Modern style interior doors and trim. Modern trim includes approx. 3 1/2" casing, 4 3/4" baseboard and 2-panel painted doors.
- Baseboards with "floor stop" at all tiled and laminate areas.
- Interior swing doors are hung on fully cased jambs and are fully trimmed.
- Interior swing doors are approx. 8' high on ground and Penthouse floors and approx. 6'- 8" high on 2nd through 13th floors.
- Drywall returns at windows and exterior doors for a sleek and modern look. Windows also include painted wood sill.
- Bedroom and Entry closets include sturdy wire shelving and free slide hanging rails for easy organization.
- Sophisticated satin nickel-finish interior lever door hardware with privacy locks on all bathrooms.
- All interiors are painted with purchaser's choice of one (1) colour from Branthaven's six (6) exclusive standard samples.
- All interior doors and trim are painted with Branthaven's semi-gloss designer white.
- Double pane aluminum frame windows with thermal break, including one (1) operable window pane per bedroom, as per plan.
- Double pane exterior sliding patio door or garden door, as per plan.

- Approx. 9' high ceilings on 2nd to 13th floor inclusive, with the exception of Suites 704, 705, 804, 805, 809, 1208 at approximately 8'-8" and Suite 1008 at approximately 8'-4" ceiling height. Where dropped ceilings or bulkheads are required, the ceiling height will be lower. Further exceptions may arise due to architectural/construction requirements.

- Approx. 10' high ceilings on ground floor, and Penthouse floor with the exception of Suite 101 at approximately 9' ceiling height. Where dropped ceilings or bulkheads are required, the ceiling height will be lower. Further exceptions may arise due to architectural/construction requirements.

- Solid construction and design techniques ensure floor and wall assemblies between suites exceed Ontario Building Code sound transmission class requirements.

## FOYER:

- Approx. 7' high suite entry door on 2nd through 13th floor with viewer and high-security. Branthaven Smart Connect™ provides easy to use digital keyless lockset.

- Approx. 8' high suite entry door on ground and Penthouse floors with viewer and high-security. Branthaven Smart Connect™ provides easy to use digital keyless lockset.

- **\* Stylish and modern wide plank, wear resistant laminate flooring from vendor's standard design packages.**

## KITCHEN:

- **\* Full-size ENERGY STAR® stainless steel finish appliance package including Fridge, Range and Dishwasher.**

- **\* Quartz solid-surface kitchen countertops from Branthaven's Caesarstone Level 1 samples.**

- **\* Modern 3"x 6" subway tile backsplash in material from vendor's standard design packages.**

- Custom-crafted kitchen cabinetry with extensive choice of styles and colours from Branthaven's standard design packages.

- **\* Approx. 39" extended height upper cabinets.**

- Full height base cabinet doors for maximum storage.

- **\* A bank of 2 deep drawers (may not be available on all models), convenient for storing pots and small appliances.**

- **\* Soft close doors and drawers.**

- **\* Cutlery organizer.**

- **\* Moen 'Align' chrome finish, single lever high arc kitchen faucet, complete with pull down spray.**

- Stainless steel undermount single compartment sink.

- **\* Stylish and modern wide plank, wear resistant laminate flooring from vendor's standard design packages.**

- Stainless steel finish hood vent with integrated lighting, vented to the exterior.

## LIVING, DINING, DEN, & BEDROOM(S):

- **\* Stylish and modern, wide plank, wear resistant laminate flooring from vendor's standard design packages.**

## ENSUITE & BATHROOM:

- 12" x 24" imported ceramic tile from Branthaven's standard design packages.

- **\* Sleek Moen 'Align' chrome finish single handle vanity faucet.**

- **\* Contemporary Chrome finish towel bar and paper holder.**

- **\* Modern elevated vanity cabinet with storage drawers.**

- **\* Soft close doors and drawers.**

- **\* Cultured Marble countertop with integrated cube sink.**

- **\* Square Edge vanity mirror.**

- **\* Designer wall mounted light fixture above mirror.**

- Low flow, high efficiency elongated toilet.

- **\* Shower enclosure with semi-frameless glass sliding door, acrylic base, approx. 2" x 16" modern-style tile walls and ceiling pot light.**

- Safety-minded pressure balanced faucet in shower.

- Bathroom sinks fitted with mechanical pop up drain.

- **\* Hotel-style chrome corner caddy in shower.**

- All plumbing fixtures are fitted with shut-off valves.

- White bathroom fixtures throughout.

## LAUNDRY ROOM:

- Fully installed Full-size ENERGY STAR® Washer and energy efficient Heat Pump Ventless Dryer.

- 13" x 13" imported ceramic tile from vendor's standard design packages.

## TERRACES, BALCONIES & PATIOS:

- Patio, balcony and terrace access via sliding patio door or garden door, as per plan. Step within suite may be required, as per plan.

- Railings / privacy screening, as per architectural design.

## MECHANICAL:

- Individual in-suite controlled heating and cooling units.

- Individual in-suite Electricity and Water consumption sub-metering.

- Individual in-suite Energy Recovery Ventilator (ERV) to help optimize humidity levels throughout the year while providing fresh air to improve indoor air quality and comfort for residents. ERV and/or Exhaust fan(s) will be provided for bathroom ventilation, as per plan. ERV cannot be accommodated in Units 201, 301, 401, 501, 601, 701, 801, 901 and 1001 due to architectural/construction requirements. In these units, an Exhaust fan will be provided for bathroom ventilation, as per plan.

- Branthaven Smart Connect™ integrated smart thermostat allows convenient access and control from a mobile app.

## LIGHTING & ELECTRICAL:

- Individual 100-amp electric service (each suite is separately metered).

- White Decora style receptacles and switches throughout.

- Ceiling light fixtures in foyer, hallway(s), kitchen, den, living room and bedroom(s), as per plan.

- Wall mounted light fixture in bathroom(s).

- Balcony and terrace areas include one weatherproof electrical receptacle.

- **\* Electrical receptacle with integrated USB charging port in 1 Bedroom and Main Living Area, as per plan.**

- Hard wired smoke alarm(s), heat detectors and carbon monoxide detectors, as per plan.

## SECURITY & COMMUNICATIONS:

- **\* Integrated Smart Home system includes convenient Building entry system - Branthaven Smart Connect™ to allow residents to grant access to their guests into the building.**

- **\* Integrated Network Smart lock system to allow residents access to building's amenities and suites via fob or mobile devices.**

- **\* Enhanced security via 24- hour video surveillance monitoring system for lobby, main entrances and exits.**

- **\* Integrated touchpad control panel for home comfort, building/suite access and option for suite intrusion monitoring.**

- **\* Ground Floor suites receive one (1) in-suite security motion sensor.**

- Telephone, cable and high-speed internet access via fibre optic. Jacks are available in Living, Den and Bedroom(s), as per plan.

## 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, 1 Bedroom and 1 Bathroom.

- 1 Bedroom and 1 Bathroom include Barrier-free width doorway.

- Enlarged floor area in 1 Bathroom to accommodate Barrier-free turning radius.

- Reinforcement provided within wall assembly to accommodate future installation of future grab bar at toilet and shower or tub/shower in 1 Bathroom.

## 2-STOREY SUITES:

- Oak Stairs (including treads, risers, stringers, pickets and railing) with purchasers' choice of stain colour from Branthaven's standard selection.

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better value than that provided for herein. The determination of whether or not a substitute material is of equal or better value shall be made by the Vendor and this determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes. Natural materials may vary in colour. E.&O.E.

\*Indicates Branthaven Fresh Thinking™ feature.



# BRANTHAVEN



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HOME ON  
THE **UPPER**  
WEST SIDE



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All renderings are artist's concept. Sizes, materials and specifications are subject to change without notice. E.&O.E.