

DANIELS ERIN MILLS

KINDRED

CONDOMINIUMS



Illustration is artist's concept. E. & O. E.

SPECTACULAR BUILDING FEATURES

- Located in the heart of Erin Mills on the north east corner of Eglinton Avenue West and Erin Mills Parkway, Kindred Condominiums joins Daniels' visionary master-planned, multi-generational community of Daniels Erin Mills.
- Contemporary in design, Kindred Condominiums rises 25-storeys, and is surrounded by abundant outdoor green space.
- The Daniels Erin Mills community is conveniently located across the street from the renowned Credit Valley Hospital and the newly renovated Erin Mills Town Centre, and just minutes to parks, trails, schools, shopping, restaurants, Highways 403 and 407 and so much more.
- Residents and guests of Kindred Condominiums will enter through the airy and sunlit Lobby, designed, and furnished by an award-winning interior design team.
- 24/7 Concierge welcomes residents and guests while overseeing the sophisticated building security measures.
- Cameras and two-way voice communication monitored by concierge or monitoring station.
- Easy key fob access throughout the common areas.
- Enter-phones to facilitate visitor access to the building.



LOCATED ON THE 1ST, 2ND & 8TH FLOORS, THE AMENITY SPACES AT KINDRED CONDOMINIUMS WILL FEATURE:

- **Co-Working Space** - located off the Lobby, get connected, host a meeting, brainstorm, and get your work done.
- **Fitness Centre** - offers residents a full range of state-of-the-art cardio and weight-training equipment, plus a yoga studio.
- **Bookable Party Room** - celebrate and entertain all the possibilities in a stylish social setting with lounge seating, sleek catering kitchen and bar.
- **Bookable Lounge** - reserve the lounge to host a private event and extend the gathering onto the connecting Outdoor Terrace.
- **Outdoor Terrace** - fresh, friendly and full of fun, this social sanctuary has it all.
- **Games Room** - complete with comfy seating and serving counter for refreshments, play a round of pool, watch the game on the big screen TV, or challenge your neighbours to a board game.
- **Playground Courtyard** - enjoy an exclusive enclave of nature that offers the perfect place to come together, just steps from your front door.
- **Pet Spa** - freshen up your four-legged friend.



FEATURES AND FINISHES

**ACCESSIBILITY
DESIGNED** 

CEILINGS/FLOORS/PAINT

- Approximately 9 ft. ceiling heights in principal rooms, defined as living rooms and dining rooms. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Smooth finish to ceilings throughout.
- Porcelain floor tile in bathrooms.
- Ceramic floor tile in laundry and storage closets.
- Laminate flooring in all other areas.
- Semi-gloss, latex off-white paint in bathroom(s), laundry, and storage closets, and on all trim.
- Flat-finish, latex off-white paint on all other walls and ceilings.

DOORS/HARDWARE/CARPENTRY

- Entry door to be solid core with door viewer.
- Interior swing door(s) to be hollow core, flat panel.
- Interior closet sliding door(s) on track to be frameless and mirrored, as per plan.
- Internal bedroom(s) to have clear glass partition and/or clear glass sliding door, as per plan.
- Balcony swing door to have minimum 865mm clearance and low threshold, as per plan.
- Minimum 865mm clearance on all doorways.
- Minimum 1500mm turning radius at entry door, with low threshold.
- Black lever hardware on entry door and interior swing doors. Pocket door(s) to receive black door pull.
- Privacy lock on all bathroom doors.
- 4" baseboards in all areas where laminate flooring is located.
- 2" casings throughout.

KITCHEN

- Custom-designed cabinetry with integrated pulls and soft-close hardware.
- Quartz countertop with single edge profile.
- Single bowl, stainless steel, undermount sink.
- Single lever, black faucet with pull-out head.
- Quartz slab backsplash to match countertop.

APPLIANCES

- All suites to receive:
 - 24" stainless steel refrigerator.
 - 24" built-in electric cooktop and stainless steel wall oven, with hood fan vented to exterior.

- 24" integrated dishwasher.
- Stainless steel microwave in island or peninsula. Suites without an island or peninsula to receive built-in microwave with trim kit.
- 24" side-by-side, front-load washer and dryer.

ACCESSIBLE BATHROOM

- Custom-designed vanity cabinetry with quartz countertop, integrated pulls, soft-close hardware, and knee clearance under single bowl, porcelain, undermount sink.
- Single lever, black faucet.
- Custom-designed, recessed vanity shelving and frameless mirror.
- Roll-in, full-height porcelain tiled shower with black, hand-held and ceiling mounted shower heads, shower rod, and grab bars.
- Shower seat provided in shower.
- Low consumption toilet with grab bar beside and behind toilet.
- Black accessories (towel bar or ring, toilet paper holder, robe hook).
- 1500mm turning radius within the bathroom.
- Secondary drain in main bathroom area.

BATHROOM

- Custom-designed vanity cabinetry with integrated pulls and soft-close hardware.
- Surface-mounted, mirrored medicine cabinet.
- Quartz countertop with single edge profile.
- Single bowl, porcelain, undermount sink.
- Single lever, black faucet.
- Low consumption toilet with soft close seat.
- Black accessories (towel bar or ring, toilet paper holder, robe hook).
- Acrylic deep soaker tub to have:
 - Full-height porcelain tile surround in bath area.
 - Fixed-mount, black shower head, single lever control handle, and spout.
 - Black shower rod.

ELECTRICAL/LIGHTING/ COMMUNICATIONS/SECURITY

- Dedicated panel with hydro and water consumption individually metered.
- White decor-a-style switches and receptacles throughout.
- Capped ceiling outlet in living/dining area, as per plan.

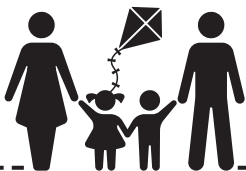
- Capped ceiling outlet above kitchen island or peninsula, as per plan.
- Track light in kitchen area.
- Valance lighting below upper kitchen cabinets.
- In-suite light fixtures to be LED.
- Surface mount or pot light fixture in foyer and walk-in closets, depending on ceiling condition.
- Surface mount fixture in all bedroom(s) and den.
- Wall mounted sconce above sink(s) in all bathrooms.
- Pot light in all bathrooms, located in the tub/shower area.
- Pre-wired outlet(s) for television, telephone and/or internet located by vendor.
- Balconies, terraces, and patios to receive exterior electrical outlet.
- Level 2 west-facing suites with patios to receive exterior light fixture.
- Power door operator and rough-in for security keypad and door contact at suite entry door. Level 2 west-facing suites to also have rough-in for security provision on windows and exterior door.

MECHANICAL

- In-suite digital thermostat.
- In-suite heating and cooling provided through 2-pipe vertical fan coil unit.
- Exhaust fans in kitchen and bathroom(s).
- Level 2 west-facing suites with patios to receive exterior hose bib and BBQ gas line connection.

TARIOR WARRANTY PROGRAM FOR NEW CONSTRUCTION.

PLEASE NOTE: Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. All areas and stated room dimensions are approximate. Floor area measured in accordance with HCRA Directive titled "Floor Area Calculations - Condominium Homes," dated February 1, 2021. Actual living area will vary from floor area stated. 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 quality than that provided for herein. The determination of whether a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgraded items displayed in the future furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E. September 2021



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- Laminate flooring in all other areas.
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- Flat-finish, latex off-white paint on all other walls and ceilings.

DOORS/HARDWARE/CARPENTRY

- Entry door to be solid core with door viewer.
- Interior swing door(s) to be hollow-core, flat panel.
- Interior closet sliding door(s) on track to be frameless and mirrored, as per plan.
- Internal bedroom(s) to have clear glass partition and/or clear glass sliding door, as per plan.
- Black lever hardware on entry door and interior swing doors.
- Privacy lock on all bathroom doors.
- 4" baseboards in all areas where laminate flooring is located.
- 2" casings throughout.

KITCHEN

- Custom-designed cabinetry with integrated pulls and soft-close hardware.
- Quartz countertop with single edge profile.
- Single bowl, stainless steel, undermount sink.
- Single lever, black faucet with pull-out head.
- Quartz slab backsplash to match countertop.

APPLIANCES

- All units to receive:
 - 24" stainless steel refrigerator.
 - 24" built-in electric cooktop and stainless steel wall oven, with hood fan vented to exterior.
 - 24" integrated dishwasher.
 - Stainless steel microwave in island or peninsula. Suites without an island or peninsula to receive built-in microwave with trim kit.
 - 24" stacked, front-load washer and dryer.

BATHROOMS

- Custom-designed vanity cabinetry with integrated pulls and soft-close hardware.
- Surface-mounted, mirrored medicine cabinet. Secondary bathroom(s) to receive surface-mounted, frameless mirror.
- Quartz countertop with single edge profile.
- Single bowl, porcelain, undermount sink.
- Single lever, black faucet.
- Low consumption toilet with soft close seat.
- Black accessories (towel bar or ring, toilet paper holder, robe hook).
- Shower to have:
 - Full-height porcelain tile surround in shower area.
 - Fixed-mount, black shower head and single lever control handle.
 - Frameless glass shower enclosure with preformed base.
- Acrylic deep soaker tub to have:
 - Full-height porcelain tile surround in bath area.
 - Fixed-mount, black shower head and single lever control handle, and spout.
 - Black shower rod.

ELECTRICAL/LIGHTING/COMMUNICATIONS/SECURITY

- Dedicated panel with hydro and water consumption individually metered.
- White decora-style switches and receptacles throughout.
- Capped ceiling outlet in living/dining area, as per plan.
- Capped ceiling outlet above kitchen island or peninsula, as per plan.
- Track light in kitchen area.
- Valance lighting below upper kitchen cabinets.
- In-suite light fixtures to be LED.
- Surface mount or pot light fixture in foyer and walk-in closets, depending on ceiling condition.
- Surface mount fixture in all bedroom(s) and den.
- Wall mounted sconce above sink(s) in all bathrooms.
- Pot light in all bathrooms, located in the tub/shower area.
- Pre-wired outlet(s) for television, telephone and/or Internet located by vendor.
- Balconies, terraces, and patios to receive exterior electrical outlet.
- Level 2 west-facing suites with patios to receive exterior light fixture.

- Rough-in for security keypad and door contact at suite entry door. Level 2 west-facing suites with patios to also receive rough-in for security provision on windows and exterior door.

MECHANICAL

- In-suite digital thermostat.
- In-suite heating and cooling provided through 2-pipe vertical fan coil unit.
- Exhaust fans in kitchen and bathroom(s).
- Level 2 west-facing suites with patios to receive exterior hose bib and BBQ gas line connection.

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