

# INDIVIDUALITY IN EVERY DETAIL



STATION N°3 CONDOS  
DOWNTOWN WHITBY

Plus:

- 9' Ceilings (10' on 5th and Penthouse Floors)\*
- Smooth Ceilings Throughout
- Wide Plank Laminate Flooring
- Frameless Glass Shower\*
- Stackable Washer & Dryer
- myCommand Smart Home Technology
- And More

Rendering is artist's concept and illustrates both included and upgraded finishes. Features are subject to change without notice. Some features not representative of standard inclusions. Ceilings heights may vary where ceiling bulkheads are required, as per plan. Frameless glass shower in stand alone showers, as per plan. Extended height upper cabinets available as per plan. See Features List for full details. E. & O. E.



**Brookfield**  
Residential

# STATION N<sup>o</sup>3

## FEATURES LIST

### SUITE FEATURES

- Ceiling height of the fifth and penthouse floors is approximately +/- 10', except in bathrooms and where ceiling bulkheads are required. Ceiling heights in these areas are approximately +/- 8'2"
- Ceiling height of suites on the second, third and fourth floor is approximately +/- 9', except in bathrooms and where ceiling bulkheads are required. Ceiling heights in these areas are approximately +/- 7'8"
- Smooth ceilings throughout
- 7 9/16" wide laminate flooring (8mm thick) throughout per Vendor's coordinated colour packages, excludes tiled areas, per plan
- Solid suite entry door with guest viewer and smart lock technology
- Contemporary casing (+/- 2-1/2") and baseboard (+/- 4"), per Vendor's standard samples
- Smooth interior swing doors, per plan
- Closets will have swing or sliding panel doors, per plan
- Suites with internal Bedrooms/Den will have clear glass sliding doors on aluminum track, per plan
- Sliding or single swing doors to exterior balcony or terrace, per plan
- Contemporary lever door hardware in satin nickel finish throughout, per Vendor's standard sample
- Designer selected light fixtures provided throughout for bedrooms, hallways, bathrooms, dens and walk-in-closets, except in living area
- Switch controlled electrical receptacle in Living Room
- Track lighting provided in Kitchen
- Capped outlets provided for future light above kitchen island and suites with designated dining areas, per plan
- Stackable white washer and dryer, per plan
- Heavy-duty wiring and receptacle for clothes dryer and stove
- One exterior weather-proof outlet on balcony and terrace, per plan
- Individual suite metering for homeowner's utility consumption

### DESIGNED INTERIOR FINISH PACKAGES

- Your choice from three designer selected colour packages, from Vendor's standard samples
- Your choice of one wall colour selection from three designer paint colours from Vendor's standard samples, with white trim and doors

### KITCHEN FEATURES

- Designer selected cabinets with soft close hardware, per Vendor's coordinated colour packages
- Deep upper cabinet above fridge and extended height upper cabinets, per plan
- Quartz countertop in Kitchen includes island, per plan, per Vendor's coordinated colour packages
- Brushed nickel handle, per Vendor's standard sample
- Stainless steel single basin under-mount sink with single lever Delta chrome faucet and pull out spray handle, per Vendor's standard sample
- Ceramic tile backsplash, per Vendor's coordinated colour packages
- Valance trim with LED under-cabinet lighting, coordinated with cabinetry finish
- Stainless steel appliance package including over the range microwave, 30" free standing electric range, 24" dishwasher and 30" fridge with freezer, as per plan and Vendor's standard samples

### BATHROOM FEATURES

- Designer selected cabinets, per Vendor's coordinated colour packages
- Solid surface countertop in white with integrated sink, per Vendor's standard sample
- Single lever Delta chrome faucet, per Vendor's standard sample

- Mirror treatment over vanity with wall mounted lighting
- Ceramic floor tile, per Vendor's coordinated colour packages
- White plumbing fixtures: sinks, round toilets, and tubs
- Baths, per plan, to receive an acrylic skirted tub with shower rod and ceramic wall tile to ceiling height, per Vendor's standard sample
- Walk-in showers, per plan, to receive combination frameless glass shower door and fixed glass panel, with recessed pot light, including ceramic wall tile to ceiling height, per Vendor's standard sample
- All bathrooms to receive chrome finish decorative accessories: towel bar and toilet paper holder

### SMART HOME TECHNOLOGY

- Keyless building entry system with two-way communication
- Zigbee 3.0 keyless suite entry system with digital interface and mobile app access
- In-suite smart wall pad for climate control, building and suite security, parcel notifications and integration of smart home products
- Mobile app integration with building services including parcel delivery notifications, on-duty concierge support and community notifications
- One lighting control smart switch
- Cable, telephone, and data outlets, per plan

### ENERGY SAVING FEATURES

- Energy Recovery Ventilator System (standard ERV)
- All windows factory-sealed Low-E, Argon
- All windows and exterior door frames caulked
- Exterior masonry walls exceed the Ontario Building Code
- Water conservation toilets
- In-suite HVAC system for year-round heating and cooling with a high efficiency air source Variable Refrigerant Flow system (VRF)

### INTERIOR BUILDING FEATURES

- Smart parcel locker system located in mail room
- Gym and yoga studio located on the mezzanine floor with views to the lobby and exterior
- Pet spa located on the ground floor with direct access from both the interior and exterior of the building
- Co-work lounge located on the mezzanine floor with views to the lobby and the exterior
- Guest suite available for residents; accommodation to be coordinated with property management
- Bicycle storage available for residents; accommodation to be coordinated with property management
- Party Room/Lounge located on the fifth floor overlooking the downtown area. Party Room to include fireplace, bar area, soft lounge seating, kitchenette and designer finishes; accommodation to be coordinated with property management

### EXTERIOR BUILDING FEATURES

- Exterior building finishes to include masonry brick, window wall glazing, aluminum panel system and storefront glazing system in retail and lobby areas
- Designated suites to have concrete balconies with railing system and privacy divider, per plan
- Designated suites to have terraces finished with pavers and railing system with privacy divider, per plan
- Courtyard located on the third floor with seating, BBQs and large central landscaped area
- Party Room Terrace with a BBQ, seating areas, landscaping and gas firepit