

## A SOPHISTICATED WAY OF LIFE

Empire Maverick was skillfully designed by IBI Architects and U31 for the sophisticated Torontonians who have the pulse of the city in the palm of their hand. Empire Maverick is fully equipped with all the latest and greatest elevated suite finishes to suit each resident's lavish lifestyle. Each suite was meticulously designed for a Maverick; for an unorthodox way of life. From advanced technology, to luxurious suite finishes, to exclusive amenities, Empire Maverick is guaranteed to make a bold statement on the coveted King St. West. Why settle for anything less?

## AN UNPRECEDENTED SOCIAL CLUB

Introducing The Maverick Social, a new social club experience exclusively for Empire Maverick. The Maverick Social provides residents with access to the city's hottest curated events, shows and perks like private yoga and wine tasting, bespoke concierge services and elevated experiences as discerning as our homeowners through the assistance of an on-site Social Architect to satisfy their every need.

# FEATURES & FINISHES

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### STUNNING SUITE FINISHES

- Choose from three colour schemes skillfully selected by our expert designer to personalize your home.
- Laminate flooring throughout. Excludes bathroom and laundry, as per plan.
- White ceramic tile flooring, including a ceramic base in laundry closet.
- Smooth painted ceilings throughout.
- 8'6" ceiling height on levels 6 to 13, 9' ceiling height on levels 14 to 47. Excludes areas with drop ceilings and/or bulkheads, as per plan.
- Vinyl coated wire closet shelving, as per plan, included to help organize your wardrobe.
- Walk-in closets, as per plan.
- Frameless mirrored sliding doors and/or hinged doors on closets, as per plan.
- Designer-selected ceiling light fixtures in foyer, hallways, living/dining area, bedroom(s), den and walk-in closet, as per plan.
- Individualized climate control centralized heating and cooling for year round temperature control.
- Front loading white stackable washer and dryer.

- Phone, cable and data wired to all suites.
- Energy efficient, aluminum frame thermal pane windows to keep out exterior temperatures and allow for a more balanced climate inside.
- White, flat panel interior doors with modern hardware.
- Individual metering of hydro and water.

### GORGEOUS KITCHENS

- 24" Integrated paneled refrigerator with bottom-mounted freezer.
- 24" Stainless Steel smooth electric cooktop.
- 24" Stainless Steel convection wall oven.
- 18" Integrated paneled dishwasher.
- 30" Stainless Steel OTR combination microwave hood fan.
- Composite stone countertops and backsplash complemented with an undermount single-bowl stainless steel sink with a single lever pull-out black faucet.
- European style, flat-panel cabinets.
- Extended upper cabinets on 9' ceiling heights, as per plan.

- Cabinet doors and drawers installed with soft-close mechanism.
- Accessible plug-in USB outlet included for convenient charging of your smartphone or electronic device.

### ELEGANT AND SOPHISTICATED BATHROOMS

- Designer-selected 12" x 24" porcelain tile flooring.
- Full height tiled vanity feature wall extending into tub and shower walls, as per plan.
- Composite stone countertops with undermount sink and single-lever black faucet.
- Designer-selected cabinets with vanity mirror and wall mounted light fixture.
- White soaker tub, as per plan.
- Frameless glass shower with mosaic floor tiles, black wall mounted rain showerhead and separate handheld showerhead, as per plan.
- Black wall mounted tub/shower controls with black rain showerhead, as per plan.
- Safety pressure balance valves for tub and shower.

### GROUND-BREAKING AMENITIES

- Ground floor lobby with 24-hour Concierge, and parcel storage room.
- Social Architect for event planning and social club coordination.
- Wi-Fi enabled shared workspace with coffee bar, boardroom, private meeting rooms and private phone booth.
- Open-concept event space with modern prep kitchen and bar, lounge seating and feature fireplace.
- Lounges with wet bar.
- Maverick Social bar with direct access to intimate outdoor terrace.
- Dining room with access to private outdoor kitchen and BBQ.
- Maverick Fitness Centre with cardio, weights, TRX system, yoga room and personal trainer consultation area.
- Beauty Bar with radiant lighting.
- Outdoor terrace with group seating, fire pit, art and water feature, BBQ and stylish pergola for additional shade.
- 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.
- Conveniently located security entry system for visitor access.
- In-suite personally encoded security system.
- Well-lit underground parking with video surveillance and entry/exit overhead door.
- Secure bicycle storage rooms.
- Fire sprinkler system, smoke and CO<sub>2</sub> detector in all suites and common areas.
- Solid core entry door with deadbolt and viewer.