

A New Era of Condo Living

With the modern resident in mind, Empire Phoenix was designed by Graziani + Corazza Architects Inc. and Figure 3 featuring thoughtful suite designs and functional floorplans. The amenities were conceived to reflect the vibrant personalities of those who call Phoenix home. Space for shared work, all Wi-Fi enabled along with an outdoor pool that overlooks park land with views to Lake Ontario, parcel storage, pet wash station and a communal coffeehouse-like lobby. Empire Phoenix will connect with the larger community through an inviting courtyard entrance.

STUNNING SUITE FINISHES

- Choose from three colour schemes skillfully selected by our expert designer to personalize your home.
- Laminate flooring throughout your suite to complete your sophisticated look. Excludes bathroom and laundry, as per plan.
- White ceramic tile flooring, including ceramic base in laundry closet.
- White stippled ceilings throughout with smooth ceilings in the bathrooms and closets.
- 8' – 9' ceiling heights in all rooms. Excludes areas with drop ceilings and/or bulkheads, as per plan.
 - Building A: 8' ceiling height on level 2, 8'6" ceiling height on level 3, and 9' ceiling height on levels 1 and 4 to 11.
 - Building B: 8' ceiling height on level 2, 8'6" ceiling height on level 3 to 4, 6 to 10 and 9' ceiling height on levels 1 and 11 to 29.
- Carpeted stairs with painted stringers and natural finished oak handrails with metal pickets, as per plan.
- Vinyl coated wire closet shelving, as per plan, included to help organize your wardrobe.
- Walk-in closets, as per plan.
- Sliding doors and/or hinged doors on closets, as per plan.
- Designer-selected ceiling light fixtures in foyer, hallways, living/dining, bedroom(s), den and walk-in closet, as per plan.
- Individualized climate control centralized heating and cooling system.
- 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.
- Balconies and/or terraces with sliding glass door(s) or swing door(s), as per plan.
- Electrical outlet on all balconies and/or terraces, as per plan.

GORGEOUS KITCHENS

- 24" Stainless Steel refrigerator with bottom-mounted freezer.
- 24" Stainless Steel smooth top electric range.
- 18" Integrated paneled dishwasher.
- 24" Stainless Steel dishwasher, in Garden suites.
- 30" Stainless Steel OTR combination microwave hood fan.
- Composite stone countertops, with an undermount, single-bowl stainless steel sink and a single lever pull-down chrome faucet.
- Designer-selected ceramic tile backsplash to highlight your kitchen.
- Kitchen islands with composite stone countertops, as per plan.
- European style, flat-panel cabinets with open shelving and integrated pantry, as per plan.
- Accessible plug-in USB outlet included for convenient charging of your smartphone or electronic device.

ELEGANT + SOPHISTICATED BATHROOMS

- Designer selected 12" x 24" porcelain tile flooring.
- One-piece composite countertops with integrated sink and single-lever chrome faucet.
- Designer-selected cabinets with vanity mirror and wall-mounted light fixture.
- White soaker tub, as per plan.
- Designer-selected ceramic tile on tub and shower walls, as per plan.
- Framed glass shower with one-piece shower pan, as per plan.
- Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan.
- Safety pressure balance valves for tub and shower.

STATE-OF-THE-ART AMENITIES

- Stylish grand lobby with 24-hour Concierge, comfortable lounge seating and parcel storage room.
- Tranquil spa with sauna, oversized rain shower, relaxation room and his/her change rooms.
- Beautifully landscaped outdoor courtyard with BBQs, dining area and group seating.
- Luxurious outdoor pool overlooking Grand Avenue Park, with private cabanas and lounge seating.
- Professionally equipped fitness centre, with cardio, weights, yoga room, spin area, artificial fitness turf and refuelling zone.
- Wi-Fi enabled shared workspace with booth seating, group seating and custom bar.
- Games room equipped with billiards and poker table.
- Elegant private dining with direct access to servers area.
- Guest suite for friends and family.
- Pet wash station.

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, with keypad and door contacts.
- Well-lit underground parking with video surveillance and entry/exit overhead door and security gates.
- Secured bicycle storage and storage rooms.
- Fire sprinkler system, smoke and CO₂ detector in all suites and common areas.
- Solid core entry door with deadbolt and viewer.

The Developer reserves the right to make changes to the floor plans, project design, appliances, specification, features and finishes without notice, as deemed necessary. Please see a sales representative for details. E.&O.E