

42 Mill St

UPTOWN GEORGETOWN

DISTINCTIVE APPOINTMENTS



At 42 Mill Street, you can look forward to:

EXCLUSIVE DESIGN FEATURES

- Distinguished exterior elevations incorporating brick, stone, Hardie Board siding, aluminum, and other unique, premium quality materials
- All elevations are under strict architectural control to ensure a truly harmonious 4-storey streetscape fronting on Mill Street
- Private driveway welcomes residents and their guests with a roundabout canopy entrance
- 9' 6" ceiling heights (10' 1" at 500 level, 10' 6" at 600 level penthouse units)* with floor-to-ceiling windows
- Exclusive Tomas Pearce-designed interior décor packages for flooring, counters, walls and cabinetry; choose from 3 distinctive standard packages and 1 upgrade package
- High end finishes including Quartz, Stone Tile, Porcelain, European Millwork, Mosaic Tile and Engineered Hardwood
- Private, individual outdoor space (terraces, balconies or patios); 8' tall terrace doors with balconies featuring glass guardrails and exterior sconce light fixtures
- Self-sealing fiberglass articulated roof shingles with manufacturer's limited lifetime warranty
- Superior 2" x 6" light gauge steel exterior wall construction



GOURMET KITCHEN FEATURES

- Custom-built, European style kitchen with built-in cabinetry, fridge and dishwasher standard in ALL homes
 - Upgraded kitchen cabinets with extra height uppers including deep upper cabinet over fridge and microwave
 - Quartz countertops 1 1/2" high with square built-up edge
- Upgraded variable-speed ducted hood fan over stove area
 - Easy-to-clean undermount double stainless steel sink with upgraded single lever tap and vegetable spray
 - Built-in dishwasher with cabinet facing; plumbing and electrical rough in included
 - Heavy-duty wiring and outlet for stove
 - Built-in wall oven and microwave
 - Porcelain tile flooring in foyer



LUXURY BATHROOM FEATURES

- Porcelain tile flooring in main bath, ensuite bath and powder room
- Custom-built European style cabinetry standard in main bath and master ensuite
- Choice of porcelain or accent ceramic wall tiles to full height in main bathtub enclosure and those ensuite bathrooms without a separate shower; those with a separate shower will have ensuite tubs complete with a tile deck and border
- Quartz countertops 1 1/2" high with square built-up edge
- Acrylic tub in bathroom, where applicable
- Separate porcelain-tiled and frameless glass shower enclosure in master ensuite
- Single lever taps on all sinks
- Pedestal sink in powder room
- Ensuite vanities with custom lighting over mirror
- Custom lighting in powder room
- Large mirrors over all bathroom vanities
- Upgraded Energy Star exhaust fans in all bathrooms
- All sinks and toilets with shut-off valves
- Pressure balance controls in all showers



ELECTRICAL SYSTEMS & FIXTURES

- 100 amp electrical service, breaker panel and all copper wiring throughout
- Light fixtures provided throughout except living, dining and family/great rooms
 - Rough-in for cable television outlets in family/living and bedrooms
 - Dining room will have provision for a future light fixture
 - Telephone outlets roughed in as located by builder
 - Decora light switches and plugs throughout
 - Light in ensuite shower stall, if applicable
 - Light fixture in kitchen over work area
 - Switched plug in living room
 - Bedroom lighting is included
 - Electric smoke detector
 - Carbon monoxide detector
 - Rough-in for alarm system



HIGH EFFICIENCY HEATING

- 96% high efficiency forced air gas furnace with ECM Motor
- Programmable set-back thermostat

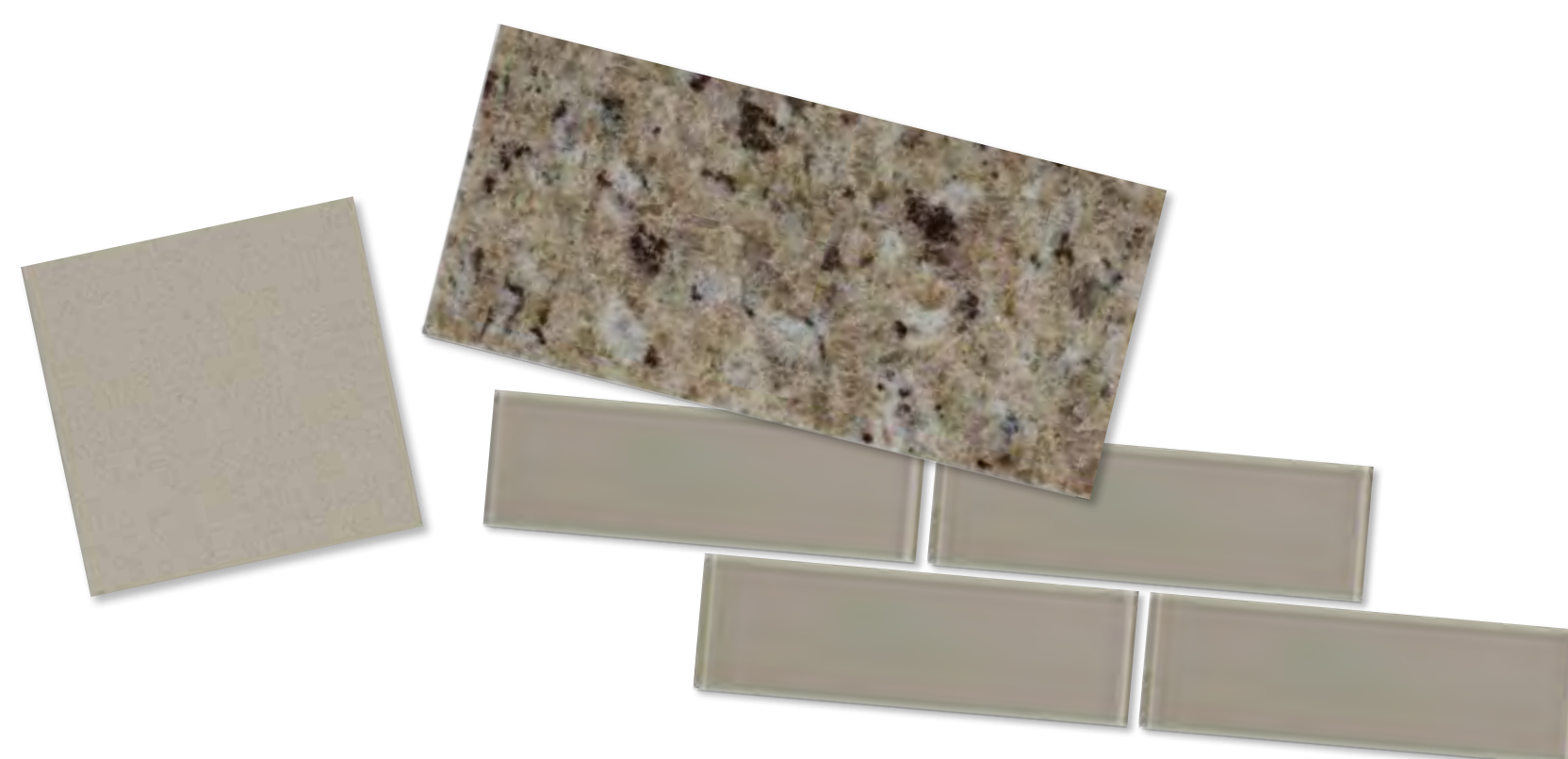
SUPERIOR INTERIOR FEATURES

- Smooth ceilings throughout with low or no VOC paints and finishes
 - 5 1/2" baseboards and 4" casings throughout finished areas
- All baseboard & trim to be painted white including passage doors
- All closets in bedrooms to have swing doors, or sliding doors as per plan
 - One panel Lincoln-style interior doors throughout finished areas
 - Direct access from parking garage to interior of building
 - Polished chrome finish lever passage and privacy sets
 - Kitchen, laundry room, all bathroom and washroom walls to be finished in semi-gloss
 - Entire building sealed on exterior walls with heavy-duty vapor barrier as per OBC standards
 - Fully insulated exterior walls to R26
 - Sound-rated partitions between units
 - Two passenger elevators



LAUNDRY FEATURES

- Stacked washer and dryer in separate laundry room
- Laundry sink with custom millwork available in most units
- Quartz countertops
- Taps and separate drain for automatic washer
- Heavy-duty wiring and outlet for dryer
- Porcelain tile flooring in finished laundry rooms



ENVIRONMENTAL GREEN FEATURES

- Electric car charging stations
 - Separate hydro metering
 - Energy-efficient light bulbs
- Building water softener system
 - Water-saving dual flush toilets
- Water-saving aerators on taps and shower heads
- Amico Green Energy Program: Smart Conservation
- Tri-sorter recycling system with trash chute at each floor



BUILDING FEATURES

- Individual storage lockers
- Underground parking spaces (118) for residents
- Surface parking spaces (19) for visitors
- A select number of accessible parking spots and electric car charging stations available in both underground parking garage and surface lot
- Locked bike storage area for residents; visitor bike storage provided near building entrance
- Sprinklers installed throughout building



*Except where bulkheads are required See unit plans provided for specific ceiling heights

Please see a Sales Representative for a full list of standard features and more details. Prices, specifications, features and offerings are subject to change without notice. Renderings are artist's concept. E. & O. E.