

# 400 Wellington

## FEATURES AND FITTINGS

### 400 Wellington Site Amenities

- Landscaped courtyard
- Bicycle storage racks
- Underground parking & private lockers available
- Executive concierge

### Interior Details

- Private balconies, terraces and roof decks as per plan
- Gas available as an upgrade in 9th, 10th, 11th and 12th floor units to kitchen, terrace and balconies
- 9' ceiling heights in principal rooms (8'9" height on floors 2 and 3)
- Slab interior doors with designer lever hardware
- Paint grade baseboards and door casings
- Natural exposed concrete ceilings as per plan (bulkheads and drop ceilings where required)
- Track lighting in the foyer and kitchen
- Capped electrical outlets in living and bedroom area
- Engineered plank laminate floating floor in main living area
- Ceramic tile in entry foyer, laundry closet, powder room and bathrooms
- Double-glazed low-e thermal windows
- All walls painted antique white
- Pot light(s) in powder rooms, pot light(s) in dropped ceiling in bathrooms as per plan
- Balconies equipped with outdoor electrical receptacle, roof terraces equipped with outdoor electrical receptacle and hose bib

### Kitchen Finishes

- Designer kitchen in choice of cabinet finishes\*
- Ceramic tile backsplash\*
- Choice of granite countertops\*
- Stainless steel sink
- 4 ENERGY STAR®\* black or stainless steel appliances including refrigerator, stove, dishwasher and combination microwave/hood fan.

### Bathroom Features

- Dropped drywall ceiling with pot light(s)
- Tub/Shower enclosure finished in choice of designer selected tiles\*
- Designer sink and faucet
- Vanity mirror
- Pressure balance for tub/shower controls

### Laundry Details

- Stacked white washer/dryer
- White ceramic tile flooring in laundry closets

### Electrical and Technical Details

- High-speed wiring for future connections to internet, fax and email
- Pre-wired for cable TV and telephone as per plan
- Smoke and carbon monoxide detectors as per code
- HVAC – each unit individually thermostat controlled
- Individually metered hydro service

### Security Details

- Remote control access to underground parking
- Card access from underground to elevator lobby
- Card access to building
- Enterphone System for guests linked through TV/Monitor
- Underground Security system complete with security key fob

### Environmentally Friendly Features

- Energy-efficient window glazing
- Master light switch in each unit
- High-efficiency lighting in common areas
- Occupancy-censored lighting for non-essential common areas
- Waste recycling system
- Individual electrical suite metering
- In-suite programmable heating and air conditioning controls
- CO control exhaust fans in garage
- Heat-recovery unit in amenity room

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