



Features and Finishes

A 13-storey heritage-inspired midrise designed to blend seamlessly with the surrounding neighbourhood, The Berczy is defined by superior design, engineering and construction.

- Architecture by Young & Wright / IBI Architects.
- Interiors by Chapman Design Group.
- Energy efficient, sustainable and livable building design targeting LEED gold status.
- Double-height lobby provides a sophisticated welcome.
- Building amenities include a beautiful furnished party room, private dining room and lounge, a well equipped fitness room, a luxurious spa with whirlpool, steam room and sauna, a yoga studio and a media room.
- Two guest suites for over-night guests.
- Professionally landscaped courtyard and roof terrace.
- Large balconies and terraces extend living spaces and provide panoramic views of downtown and the charming St. Lawrence neighbourhood.

The Homes at The Berczy

- 7-foot solid, wood finished entry door with an integral mortise lock set.
- Wide open great room spaces with expansive windows and 9 foot ceiling heights in principal living areas (10 feet on Penthouse levels).*
- 4 ¾" wide plank engineered hardwood flooring throughout entries, kitchens and principal living areas.
- Wool blend tufted carpeting or engineered hardwood (as per plan) in bedrooms.
- Architectural finishes include flat smooth-finished ceilings.
- 7-foot, solid core shaker style interior doors with brushed nickel finished levers.
- Flexible interior rooms with contemporary glass wall and glass sliding doors (as per plan).
- Substantial 4 ½" baseboards throughout.
- Year-round comfort with in-suite controlled, energy efficient air-conditioning, heating and heat recovery ventilation system.
- Contemporary custom roller shades for all exterior windows.

- Generous closets, walk-in closets and linen shelves (as per plan).
- Front loading stacked washer and dryer.

Kitchens

- Built-in, extra tall, flat panel kitchen cabinetry in rift cut oak.
- Semi-gloss lacquered upper accent cabinetry.
- Brushed steel tubular pulls mounted horizontally on doors and drawers.
- Straight edge ¾" thick polished quartz kitchen countertops.
- 1" x 2" polished glass tile backsplash.
- Under mount stainless steel sink with polished chrome single-lever gooseneck faucet and integrated vegetable spray.
- Recessed pot lighting combined with under-cabinet LED puck lighting.

Contemporary built-in European appliances including:

- Counter-depth built-in Liebherr refrigerator with bottom freezer and full overlay paneling to match cabinetry.
- Built-in stainless steel AEG multi-function wall oven.
- AEG ceramic glass electric four-burner cook top with 2 or 3 expandable elements (as per plan).
- Fully integrated AEG multi-cycle dishwasher with upper cutlery tray and full overlay panel to match kitchen cabinetry.
- Faber Cristal slim line pull-out hood fan or Stilo wall hood vent in stainless steel (depending on kitchen configuration).
- Integrated stainless steel Panasonic microwave.

Bathrooms

- Custom vanity with flat panel cabinetry in rift cut oak.
- Straight edge ¾" thick polished quartz countertop.
- Square edge under mount sink with sleek polished chrome single-lever faucet.
- Custom designed wood framed mirror with decorative wall sconce.
- 4" x 16" vertically stacked fully tiled feature wall.
- Handset 12" x 24" Italian-made matte finish porcelain floor tile.

- Recessed pot lighting.
- 5 ½ foot or 5 foot, contemporary square edge soaker tubs.
- Walk-in showers with frameless glass doors.
- 4" x 16" vertically stacked tile tub and shower surrounds with 1" x 2" Italian glass tile accents.
- One-piece water-saving dual-flush toilet.
- Polished chrome accessories including towel bar, towel ring and robe hook.

Security and Construction

- Executive Concierge.
- Encrypted security key fob building access system.
- Security restricted floor access via two high speed computer controlled elevators.
- In-suite TV monitored entry system.
- State-of-the-art fire protection with in-suite sprinklers and smoke detectors.
- Tinted low E double-glazed thermally separated windows.
- Central natural gas-fired domestic hot water system.
- Wired for advanced telecommunication requirements and adaptability.

Concert's Commitment to You

Built-in assurance for you and your home is guaranteed. Your Concert home is fully covered under Tarion, the Ontario New Home Warranty Program.

- New home owners benefit from *One Year Warranty Protection* and *Two Year Warranty Protection* against defects in work and materials, and *Seven Year Warranty Protection* against major structural defects.

**Ceiling heights will be lower in bulkhead areas.*

All finishes are as per plan.

All finishes are from Vendor's standard packages.

Concert reserves the right to make modifications and changes to floor plans, project design, specifications and features. Building and interior photographs and renderings are for general illustration purposes only and should not be relied upon to accurately represent the completed development. May 2010.