

FEATURES

INTERIOR SUITE FEATURES

- Approximately 9' ceilings, 10' on top floor; as per plan.
- Interior walls painted with Dulux Lifemaster in a three-coat paint system - one primer coat and two finish coats in StreetSide standard neutral color with flat finish. *
- Concrete ceilings painted white. Finish will vary suite to suite based on surface condition.
- White 4" contemporary baseboards and 3" casings with semi-gloss finish.
- Wood veneer suite entry doors.
- Modern matte black finishes throughout.
- Designer LED lighting package with decora switches
- Free sliding wire shelving in closets. *

KITCHENS WITH STYLE

- Contemporary flat-panel thermofoil cabinetry with engineered quartz countertops with soft-close hardware, paired with matte black cabinet pulls *
- StreetSide Builders Standard tile backsplash*
- LED under cabinet lighting and bottom molding. *
- Upper cabinets are extended to the underside of bulkheads, approximately 8' and 9' on top floor.
- Double-basin stainless steel under mount sink with matte black Moen® deluxe high arc pulldown faucet.*
- Black Stainless-Steel Kitchen appliance package*

BATHROOMS

- Contemporary flat-panel thermofoil cabinetry with engineered quartz countertops. *
- White undermount sink or dual undermount sinks as per plan; with single-lever matte black Moen® faucet.
- Illuminated LED mirrors above sink.
- Eco-friendly comfort height single flush toilet.

FLOORING

- Luxury vinyl plank flooring throughout suites (Models A - C)
- Premium click-together luxury vinyl plank flooring with sound-absorbing backing throughout Model D & E.
- Builder Series carpeted bedrooms as per plan in Models D1 & E1

A SMART EFFICIENT HOME

- Programmable Wifi Thermostat
- Tri-pane vinyl windows with argon gas filled with two Low-E coatings. Balcony doors are dual glazed with argon gas fill, Low-E coating, and exterior metal cladding
- Fan coil with ducted forced air heating and cooling and rooftop A/C unit. Central heat recovery ducted to bathroom exhausts. Central fresh air supply from pressurized corridor.
- Electric 40 U.S. gallon hot water tank; 70 U.S. gallon Model D & E.
- Individual suite electricity meters.

BUILDING FEATURES

- Exclusive access to owner's lounge, fitness studio, outdoor common terrace and landscaped river-front seating area.
- Secure key-less entry and heated underground parking garage with exterior visitor parking.
- Private balconies with contemporary aluminum & glass railing systems. Mainfloor private oversized terraces.
- Bicycle parking available to building residents & visitors.
- 2 passenger elevators.
- Parcel room.

SOLID CONSTRUCTION

- Pre-cast concrete pile foundation.
- Hollow-core concrete slabs with 2" concrete topping on structural steel beams between parkade and main floor. Masonry and steel structure from main to 6th floor. Hollow-core concrete floor system with gypcrete topping on 2nd to 6th floor. Hollow-core concrete roof structure with ballasted EPDM Roof system.
- Minimum R-20 insulation for exterior walls above grade. Minimum R-40 roof insulation.
- Pre-cast concrete balconies with paving stone terraces on main floor as per plans.
- Weather resistant building wrap system.
- Steel stairs and landings with steel rails in stairways.

SOUND PROOFING

- Walls between suites are masonry sandwiched between steel studs with insulated cavities and drywall (estimated STC rating of 69) or double steel stud walls with offset insulation cavities and two layers of drywall per side (estimated STC rating of 65).
- Floors are constructed of hollow core concrete slabs with gypcrete floor topping (estimated STC rating 50).

PEACE OF MIND

- Developed and built by StreetSide Developments, a QUALICO Company.
- Comprehensive fire alarm system includes full fire suppressing sprinkler system for all areas of the building.
- Early detection, hard wired, in-suite smoke, carbon monoxide and heat detectors.
- Secure lobby with access controlled digital interphone.
- High-security astragals & key fob access on all exterior entry doors.
- Security cameras at building access points, parcel room and amenity spaces.
- Every home at The Banks Condominiums is enrolled for the National Home Warranty Program coverage. The National Home Warranty Program is recognized by CMHC and major lending institutions and provides a 1-2-5-10 Year Warranty.

Contact Our Sales Team For More Information
[visit thebankscondos.ca](https://www.thebankscondos.ca)

OPTIONS

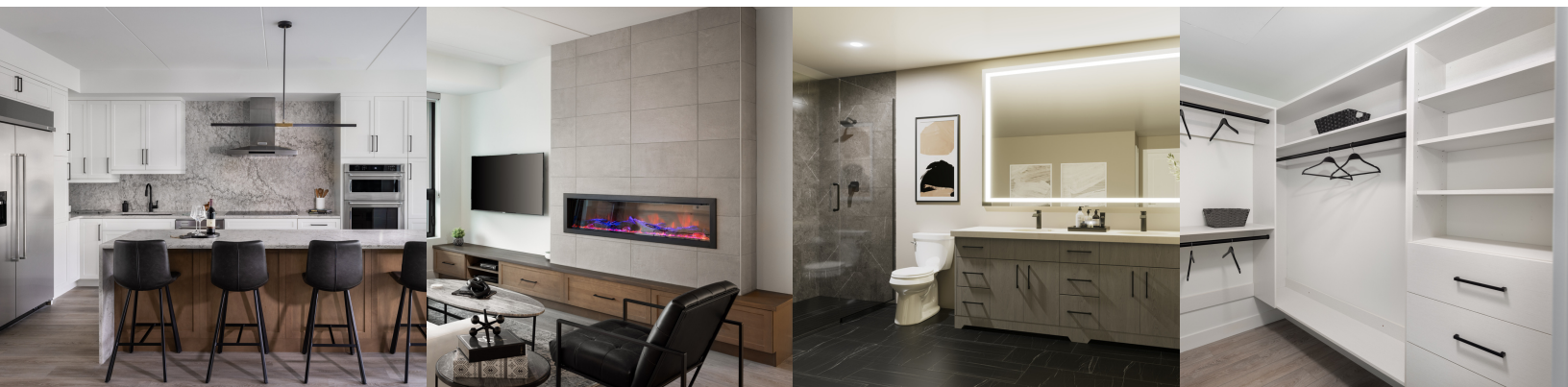


One of the unique features of buying a brand new, under-construction condo at The Banks by StreetSide is the opportunity for you to custom select your finishes with our StreetSide Design Consultant. All Design Appointments will start booking in Spring 2025. Prior to this we will be holding two exclusive Design Centre Open Houses where homeowners will get to tour the Design Centre and meet your Design Consultant.

- **Cabinetry Finish Selections** - various cabinet and drawer styles, materials & finishes available.
- **Quartz countertops** - various colours and levels available.
- **Heated Tile Floor in Bathrooms** - addition of electric in-floor heating to suites with standard tile flooring or upgrade to tile flooring including electric in-floor heating.
- **Washer & Dryer Package** - supply and installation of Whirlpool® front-load washer & front-load dryer in stacking configuration as shown on floorplan.
- **Window Coverings Throughout Suite** - specifications to be determined.
- **Electric Fire Place Feature Wall**
- **Premium Laundry Room** - addition of laminate countertop, upper and base cabinets (where room size permits).
- **Paint Possibilities** - feature wall(s) or upgrade with Dulux Diamond Matte paint in custom colour(s).
- **Custom Closet Organization** - closet organizers for bedroom/entry closets and shelving for pantry/linen.

Add-ons to discuss at time of offer with our Sales Team:

- Addition of an extra indoor parking stall
- Addition of a storage locker
- EV charging capability



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