

Imagine looking out from your terrace, cocktail in hand. The warm blues and purples of the night skyline make everything stand still for a moment. Every light has a tracer, every breeze is warm and energetic, and all of your guests seem comfortable, content and vibrant. This is a perfect city moment. This is a condo experience unlike any other. This is luxurious hardwood, 9-foot ceilings, stainless steel and granite. This is Avenue on 7 in Woodbridge. This is yours.

The team at Avenue on 7, featuring II BY IV Design, believe that coming home should be a moment filled with pride, a feeling of comfort and an enduring sense of elegance. That's why every suite will be adorned with only the most stylish, functional, and high quality features and finishes available. The building itself is a structure devoted to the new Woodbridge, which is focused on style, convenience, and an urban lifestyle; the interior of your suite at Avenue on 7 will be no different. From a romantic evening on the couch, to an all out New Years Eve bash, the features and finishes here are ready to make all of your moments memorable.

BOUTIQUE BUILDING FEATURES

- Multi-purpose party room with serving kitchen and bar.
- Lounge and billiards room with access to fully landscaped terrace.
- Luxurious guest suite to provide convenience to your overnight guests.
- Gorgeous, well-appointed lobby with convenient access to TTC.
- Fully equipped gym with change rooms, showers and sauna which overlook a striking rooftop saltwater pool.
- Large, rooftop deck area complete with saltwater pool, cabanas, fire pits and bbq area.
- Underground car wash bay.

REFINED INTERIORS

Each suite at Avenue on 7 has been designed to reflect the high standards of its future residents.

- Lofty 9' high ceiling heights in main living areas.
- Soaring 10' ceilings heights in main living areas on Penthouse floors.
- Grand 10' ceilings in Tower "A" 3rd, 4th & Penthouse suites.
- Immense 10' ceilings in Tower "B" 3rd & Penthouse suites.
- Ground floor suites offer 10 ½' ceilings.
- Premium pre-finished engineered laminate flooring in foyer, kitchen, living, dining, den and bedrooms from Vendor's standard selections.
- Timeless ceramic tile in bathroom(s), laundry/storage areas and adjacent entry closet from the Vendor's standard selections.
- 7' high interior passage doors complete with contemporary brushed nickel hardware.
- Contemporary baseboards and casing trim package for all typical suites throughout.
- Contemporary upgraded baseboards and casing trim package for all Penthouse Level suites throughout.
- Mirrored sliding doors to entrance foyer, master bedroom and second bedroom closets (as indicated on plans).
- 7' high fire rated wood entry door with contemporary brushed nickel hardware and guest viewer.
- ENERGY EFFICIENT double glazed windows painted off-white on interior side.
- All interior walls primed and painted with high quality latex paint.
- All interior doors and trim painted with high quality white semi-gloss latex paint.

TASTEFUL EUROPEAN KITCHENS

A modern, sleek, and usable kitchen will highlight the heart of your suite. Elevate your party prowess and entertain in style via our exclusive gourmet appliance package.

- Italian-style 2 tier kitchen cabinetry to be selected from Vendor's standard selections.
- All kitchen cabinets complete with one bank of drawers.
- Five high quality stainless steel finish enersave rated kitchen Appliance package:
 - 24" perfect fit refrigerator,
 - 24" drop in electric cooktop,
 - 24" built in wall oven below cooktop,
 - 18" fully integrated multi-function dishwasher
 - 24" over the range microwave with built-in exhaust fan vented to exterior.

- Sleek single under-mount stainless steel sink with modern integrated pull-out vegetable sprayer faucet.
- Luxurious granite or manufactured stone, 2cm kitchen countertop with polished edge selected from Vendor's standard selections.

SPA-INSPIRED WASHROOMS

European style vanity selected from Vendor's standard selections.

- All vanities complete with useful and stylish storage drawers.
- 2cm elegant granite or preformed stone like vanity tops as selected from Vendor's standard selections.
- Contemporary 5' bathtub with water-saving showerhead as per plan.
- Luxurious single handle plumbing fixtures.
- Convenient exhaust fan vented to exterior.
- Subtle and flattering vanity lighting.
- Beveled designer vanity mirror.
- Water-saving dual flush toilets.

TIME SAVING LAUNDRY AREA

- Convenient in-suite energy efficient white front load washer/dryer vented to exterior, as per floor plans.
- Quick water shut off valve.
- Easy Access Lint Trap.

ELECTRICAL SERVICE AND FIXTURES

- Individual 100 amp service panel with circuit breakers.
- Individualized metered hydro service to each suite.
- White designer receptacles and switches throughout.
- Energy efficient ceiling light fixtures in foyer and washroom.
- Capped switched ceiling outlet in master bedroom, second bedroom/den and dining area adjacent to kitchen.
- Energy efficient light fixture in kitchen/adjacent to dining areas.
- Two way switched in foyer and adjacent to master bedroom.

COMMUNICATION AND MEDIA

- All suits are conveniently pre-wired from the Vendor for cable television, telephone and internet services.
- Pre-wired TV outlets in living room and master bedroom, and in second bedroom for two bedroom suites.
- Pre-wired telephone outlet in one location tied to P3000 for one land line and use of cell phone.

SAFETY AND SECURITY

- Well lit underground parking with security cameras in the garage.
- Carbon monoxide, smoke and heat detector(s) hard wired.
- Suite fire alarm connected to building fire panel.
- Building and suites contain fire suppressive sprinklers for additional safety.
- Incredibly helpful concierge.
- Security cameras in lobby entrance and underground garage.
- Swipe access control to building.

PERSONAL COMFORT SYSTEM

- Separately metered hydro for personal control of suite.
- Individually controlled vertical fan coil system providing seasonal heating and air conditioning.