INTERIOR

ENTRANCE

- Patterned high quality Crema Marfil and Rosso Acecaute marble floor
- Domed ceiling with indirect continuous lighting finished in gold or copper leaf
- Two columns decorated in special marble finish paint
- Natural stone alabaster wall mounted light fixtures
- Glazed French doors sandblasted to each owner's custom design
- Gold plated door handles

LIVING ROOM/DINING ROOM

- High quality low profile stain resistant 45 ounce carpet
- Baseboard and entry molding finished in semi-gloss paint
- Recessed halogen pot lights with 24 karat gold plated trims
- Custom paneled doors finished in two tone semi-gloss paint finish
- Hand carved marble fireplace
- Gold plated door handles

The developer reserves the right to adjust pricing without prior notice.

KITCHEN

- German based Sie Matic kitchen cabinets with unparalleled design elements and accessories
- Karadon solid surface countertops
- 36 inch Amana built-in refrigerator with water and ice dispenser complete with paneled doors
- 30 inch glass top Amana cooktop with two halogen burners
- Jennair wall mounted convection oven and microwave
- Whirlpool dishwasher with paneled door
- Italian made Best stainless steel hood fan with 600 CFM exhaust fan
- High quality 16 x 16 ceramic tile flooring imported from Spain
- 3/4 horsepower garborator
- Nook area with bay window
- Under-mount cabinet lighting, recessed pot lights and indirect ceiling light
- Under-mount stainless steel double sink
- Glass French doors

The developer reserves the right to adjust pricing without prior notice.

MASTER BEDROOM

- Fully carpeted with high quality low profile stain resistant 45 ounce carpet
- Marble fireplace with wood mantel
- Baseboard finished in semi gloss paint
- Walk in closet with mirrored doors
- Halogen closet light with gold plated trims
- Gold plated door handles

MASTER ENSUITE

- Maax Acrylica jetted tub
- Double undermount sinks
- Separate shower with marble walls and floor
- Karadon solid surface countertops and tub surround
- High quality Crema Marfil marble floor
- window with unobstructed view
- 24 karat gold Euromix (Magna Crystal Series) faucet, tubfiller, spray and showerhead
- Natural stone alabaster wall mounted light fixtures and halogen recessed pot lights with gold plated trim
- Gold bathroom accessories

SECOND BEDROOM

- Fully carpeted with high quality low profile stain resistant 45 ounce carpet
- Walk in closet
- Baseboard finished in semi-gloss paint
- Gold plated door handles

The developer reserves the right to adjust pricing without prior notice.

SECOND BATHROOM

- High quality ceramic tiles on floors and walls
- Italian made Apra Laminati counter top
- 24 karat gold plated Euromix (Magna Crystal Series) faucet and shower head
- Gold plated bathroom accessories

THIRD BEDROOM

- Eight foot long closet mirrored door
- Sliding glass door with French railing
- Baseboard finished in semi gloss paint
- Custom paneled doors finished in two tone semi-gloss paint
- Gold plated door handles

POWDER ROOM

- Karadon solid surface countertop and sink with Karadon mirror frame
- Natural stone Alabaster wall mounted light fixtures and recessed pot lights with gold plated trim
- Gold bathroom accessories
- Custom paneled doors finished in two tone semi-gloss paint
- 24 karat gold Euromix (Magna Crystal Series) faucet
- Gold plated door handles

The developer reserves the right to adjust pricing without prior notice.

BUILDING LOBBY

- Patterned high quality marble floor
- Domed ceiling finished in special paint
- Ornamental wall mounted light fixture and recessed pot lights
- Wall finished in wood paneling and wallpaper

STORAGE

- Ensuite storage area with natural light
- Bicycle storage area in parking level

PARKING

- Completely painted parking area for added security

The developer reserves the right to adjust pricing without prior notice.

SECURITY FEATURES

PARKING

- Individually coded remote garage door with computer recording of each entry
- Second car warning to garage entry
- Individually coded monitored panic button with strobe light and siren
- Wired glass door to the elevator lobby to eliminate the element of surprise
- Cameras recording activity in the parking area

LOBBY ENTRY

- Individually coded magnetic entry system
- Camera at the front entrance
- Camera in the lobby recording all activities

PERIMETER

- High security Abloy locks on all exit doors from the suites and lobby and parking levels

ELEVATOR

- Individually coded magnetic entry system
- Elevator release button for guests located each suite
- Camera with monitor in each suite

The developer reserves the right to adjust pricing without prior notice.

The Magnolia

BUILDING FEATURES

Exclusive twelve storey concrete high-rise with one residence per floor which includes the following features.

EXTERIOR

BUILDING ENVELOPE

- Ornamental front gate together with suspended metal and glass canopy
- Extensive mature soft landscaping complete with landscape lighting and paving blocks
- Custom French style front entry door with Magnolia logo
- Custom Magnolia logo cut into stone and mounted on living room panels and perimeter landscaping pillars
- Renaissance masonry stone at the base of the building
- Clear double glazing in thermally broken aluminum frames in beige champagne custom colour including custom metal spandrels in selected areas
- Coated reinforced concrete walls with reveal design
- Pre-fabricated concrete panels with custom acrylic finish and reveals

The developer reserves the right to make modifications to material specifications, without prior notice.

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