

# 139 TUXEDO

## UNIT TYPE I | PH11

1609 SQUARE FEET / 2 BED, 2-1/2 BATH / PLUS BALCONY



### FEATURES

- 10' Ceilings
- Floor-to-Ceiling Corner Windows (Energy Efficient Hybrid Curtain Wall)
- Quartz Solid Surface Countertop in Kitchen and Bathroom
- Stainless Steel Kitchen Appliances with Built-in Oven and Microwave, Natural Gas Cooktop and 36" French Door Refrigerator with Bottom Mount Freezer and Ice/Water.
- Subway Tile Backsplash in Kitchen w/ Under Cabinet Lighting
- Kohler Fixtures
- Garburator
- Porcelain Tile Shower Surround in Ensuite Bathroom
- Glass Shower Doors
- Porcelain Tile Flooring in Bathrooms (heated in Master Ensuite)
- Free Standing Soaker Tub
- Lauzon Pure Genius Series - 3/4" Sawn Face Engineered Canadian Hardwoods
- Large in Suite Laundry/Storage with Front Load Washer and Dryer.
- Additional Storage Locker on same floor.
- Window Coverings
- Room-to-Room Built-In Audio System
- Large Balconies with 9' Patio Door and Natural Gas BBQ Hook-Up
- 2 Indoor Heated Parking



Square footage noted is approximate gross area that has been calculated from the centerline of the demising walls and the outside face of the exterior walls. All renderings, floor plans, models, and maps are designer/artist concepts and are not actual depictions. These matters will be governed strictly by terms of the applicable purchase contract of each case.