

101 LOCKE FEATURES & FINISHES

SUITE FEATURES:

The painstaking care and attention to detail dedicated to the design and selection of materials and finishes is reflected in each and every suite. Exceptional workmanship and top-quality materials ensure that the contemporary styling of each unit is masterfully executed.

- Exquisite standard and upgrade finishes packages professionally assembled by local interior design firm (LB Design) appealing to all tastes
- Soaring 9'-0" (approximate) finished ceiling heights throughout suites on 2nd, 3rd, 4th and 5th floors (bulkheads have been eliminated where possible)
- Spectacular 10'-0" (approximate) finished ceiling heights throughout all suites on 6th floor (bulkheads have been eliminated where possible)
- Smooth finish ceilings throughout
- Convenient individualized heating and air-conditioning climate controlled in each suite
- Separately metered suites for personal control of suite hydro and gas consumption
- Sleek aluminum glass terrace door(s) opening to a Juliet balcony rail (where applicable)
- Sleek aluminum glass terrace door(s) opening to balcony or terrace (where applicable)
- Inviting Solid Core entry door with upgraded brushed nickel lever hardware
- Beautiful 8'-0" Shaker Style interior doors
- Contemporary Brushed Nickel lever style hardware on interior doors
- Mirrored Sliders in Foyer closet(s) (where applicable)
- Stylish Contemporary flat mould 4-1/4" baseboard and 2-3/4" flat mould casings
- Handsome 7-1/2" Wide Plank Laminate flooring with acoustic underpad layer for Foyer, Bedroom(s), Living/Dining Areas and Den (where applicable) (choice from Builder's standard samples)
- Sophisticated large format 12" x 24" porcelain floor tile for Laundry (choice from Builder's standard samples)
- Space saving vinyl coated wire shelving installed in all closets
- 1 coat of primer and 2 coats finish paint throughout (choice from Builder's standard samples)
- Interior trim and doors to be finished in fresh white semi-gloss finish
- Semi-gloss paint finish in wet areas; Kitchen, Laundry and Bathroom(s)

EXQUISITE KITCHEN and LAUNDRY FEATURES:

101 LOCKE's kitchens are true showcases offering true functionality and a place for friends and family to convene with warm touches of wood cabinetry and sleek styling of granite countertops and tiled backsplash.

- Quality custom Kitchen cabinetry (choice from Builder's standard samples)
- Gorgeous extended 92cm upper Kitchen cabinetry
- Stylish 7-1/2" Wide Plank Laminate flooring with acoustic underpad layer (choice from Builder's standard samples)
- Kindred stainless steel undermount sink
- Contemporary Moen "Align Collection" single lever pull-down faucet (chrome finish)
- Sleek granite countertops and breakfast bars (where applicable) (choice from Builder's standard samples)
- Classic ceramic/porcelain subway tile backsplash
- Electrical outlets installed at counter level for countertop appliances
- Premium stainless steel builder appliance package (fridge, stove, dishwasher and over-the-range microwave/hood fan (where applicable)
- Stacked Unitized washer and dryer in suite (white) complete with braided hose vented to exterior
- Shut-off valves on all plumbing fixtures

LUXURIOUS SPA BATH FEATURES:

Bathrooms are a place to rejuvenate and prepare before or luxuriate and unwind at the end of the hustle and bustle of everyday life. 101 LOCKE's Bath features offer the ideal mix of everyday conveniences and luxury for our modern day lives.

- Quality custom vanity cabinetry (choice from Builder's standard samples)
- Refined granite countertops (where applicable) (choice from Builder's standard samples)
- Sleek American Standard "Studio Collection" undermount basin(s) (white)
- Stylish Moen "90 Degree Collection" single lever vanity faucet (chrome finish)
- Comfortable American Standard "Studio Collection" Right Height Elongated toilet(s) (white)
- Alluring American Standard "Studio Collection" soaker tub (white) complete with tiled alcove and ceilings
- Sophisticated Moen "90 Degree Collection" tub/shower faucet (chrome finish)
- Moen "90 Degree Collection" matching towel bar and toilet paper holder (chrome finish)
- Dazzling tiled shower alcove with tempered glass shower enclosure (where applicable)
- Beautiful large format 12" x 24" porcelain floor tiles (choice from Builder's standard samples)
- Cement Wonderboard in tub alcove and shower alcove of Bath and Ensuite
- 5mm clear square cut vanity mirrors with 1" bevelled edge
- GFI controlled electrical outlets installed at counter level
- Shut-off valves on all plumbing fixtures

BUILDING AMENITIES:

101 LOCKE's contemporary exterior design is complete with multiple indoor and outdoor amenity spaces for its residents to indulge in and enjoy. Rooftop patio, sun lounge and yoga deck offer an opportunity to enjoy the outdoors and the breathtaking views while the fitness area, steam room and rooftop lounge provide spaces to revel indoors.

- Showcase six (6) storey building with precast accents
- Predominately floor-to-ceiling glass wall system (where applicable)
- Inviting Urban Contemporary 2 storey Lobby featuring exposed brick, beams and wood wall features professionally appointed by LB Design
- Professionally appointed Amenity Spaces, Common Areas and Corridors by LB Design
- Impressive Rooftop Lounge perfect for entertaining friends and/or neighbours complete with bar, dining area, lounge seating and sleek ping pong table
- Vogue landscaped patio area complete with planting beds, hardscapes and gardens
- Elegant outdoor fireplace with dining and lounge seating to take in and enjoy outstanding views of the City and Escarpment
- Outdoor grill stations and patio complete with two (2) BBQs, stone counters and preparation stations
- Fabulous Skyline Fitness Centre with state of the art workout equipment and aerobics centre with gorgeous panoramic escarpment views
- Inspirational Yoga/Pilates and Meditation garden is the perfect quiet sanctuary with awe inspiring views
- Tranquil Steam Room offering a place to decompress and rejuvenate
- Convenient Pet Spa and Grooming area
- Direct and secured access to lobby elevators and parking garage
- Two custom-designed high-speed elevators servicing all levels
- Underground parking available
- Locker storage included (1 per suite)
- Indoor Bike storage on ground floor level
- Convenient Mail Room located just off the lobby

- Convenient Wi-Fi network capability in Lobby, Lounge & Fitness Area
- 24-hour video surveillance (DVR) monitoring system for Entrance Lobby & Parking Lobby
- Fully equipped fire alarm complete with fire suppression sprinkler system throughout
- Peace of Mind standby power generator for elevators, corridor and stair lighting, overhead garage door access and garage exhaust in the event of a power interruption

ELECTRICAL FEATURES:

Each suite is prewired to ensure the most modern conveniences and the assurance of superior building security features.

- 100 amp service panel with circuit breakers and copper wiring throughout
- Stunning modern light fixtures in Foyer, Hall, Kitchen, Bedroom(s), Ensuite, Bath & Den (where applicable); rough-in & capped outlet only in Living/Dining Room
- Convenient USB charging outlets in Kitchen, Bedroom(s) and Den (where applicable)
- Prewired for cable television in Living/Dining Room, Bedroom(s) and Den (where applicable) as per plan
- Provision for high speed internet access; prewired CAT6 data outlets in Living/Dining Room, Bedroom(s) and Den (where applicable)
- Telephone outlets in Kitchen, Living/Dining Room, Bedroom(s) and Den (where applicable) as per plan
- Decora-style switches and receptacles
- Controlled access security system with intercom facilities at the building entrance and parking lobby, with in-suite monitoring capabilities

ADDITIONAL FEATURES:

- Hamilton's trendiest and most desired neighbourhood with a Walk Score of 94
- Accessibility to public transit, which means a reduced need for cars
- Pet friendly *Please refer to condo documents for outlined information
- Wheelchair accessible
- Minutes away from both Hunter Street GO and West Harbour GO Stations
- Convenient highway access both east and west simplifying commute

PEACE OF MIND WARRANTY:

- Spallacci Homes' warranty backed by Tarion Warranty Corporation