

THE PENTHOUSE

SKY SUITES

FEATURES

THE LOMBARD STORY

Welcome to 20 Lombard Street located at Yonge and Richmond, in the heart of Toronto. Live in boutique luxury high above the city in Toronto's most stunning 46 storey tower, designed by acclaimed architectural firm, Architects Alliance. The Lombard suites are 149 private residences nested above the 33rd floor of the Yonge + Rich tower. At 20 Lombard, experience a new standard in exclusive living with private lobby entrance from Lombard Street and dedicated concierge and elevator service. Interiors designed by world renowned Burdifilek, expansive terraces and breathtaking city and lake views surround. Embrace the very best of the city with every convenience mere steps from the Subway, PATH, Eaton Center, U of T and Financial and Entertainment Districts.

- Exclusive entry and lobby from Lombard Street
- Dedicated concierge
- Dedicated express elevator service
- Private Couture Lounge designed by world renowned interior designers Burdifilek
- Professional catering kitchen for large and small scale events
- Health and Leisure studio for yoga, aerobics or pilates, featuring state-of-the-art fitness equipment
- Sky garden features outdoor pool, BBQ and expansive dining and lounge areas
- Onsite property management providing responsive personal service
- Brightly lit, underground parking monitored by security
- Secure encrypted key fob building access

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THE LUXURY SUITES

- Ceiling heights of approximately 9'0" on floors 34-43, and approximately 10'0" on floors 44 and 45. Where bulkheads are required for mechanical or other purposes (such as kitchen and bathroom exhausts, heating and cooling duct work), ceiling heights may be reduced.
- Smooth finished ceilings.
- Choice of designer-selected pre-finished engineered flooring throughout (except in bathrooms and laundry).
- Solid core entry door with security view-hole.
- Potlight(s) in foyer, as per plan.
- Electronic door hardware with radio frequency ID/ security code access.
- Sliding or swing doors in bedroom, as per plan.
- Baseboards, door frames and casings to be painted white.
- Brushed metal door handles and hardware.
- White, plastic-coated, wire shelving in all closets.
- Insulated double-glazed, aluminum windows.
- Stacked brand name washer/dryer with exterior venting in all suites, as per plan.
- Acoustically treated partitions at common bedroom walls, as per plan.
- Electrical outlet on balcony, as per plan. Levels 38-45 to also include gas connection on balcony.

THE KITCHENS

- Custom designed kitchen cabinetry with soft close drawers in choice of finishes and colours, from Vendor's standard samples.
- Recessed undermount cabinet lighting.
- Choice of quartz kitchen countertop, from Vendor's standard samples.
- Kitchen island with choice of quartz countertop and kitchen cabinetry as per plan, from Vendor's standard samples.
- Pantry with choice of kitchen cabinetry as per plan, from Vendor's standard samples.
- Quartz backsplash, from Vendor's standard samples.
- Single bowl stainless steel undermounted sink with contemporary design faucet with integrated pull-out head.
- Choice of pre-finished engineered flooring, from Vendor's standard samples.
- Appliance package includes integrated fridge; built-in oven; electric or gas cooktop (as per plan); integrated dishwasher; stacked or one-piece laundry (as per plan); separate microwave and range hood or combination microwave/range hood (as per plan).

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THE ENSUITE OR MAIN BATHROOMS

(ensuite bathroom or main bathroom in one bathroom suites)

- Choice of custom designed cabinetry finishes and colours, from Vendor's standard samples, with soft close drawers.
- Quartz countertop with undermount ceramic sink and polished chrome faucet.
- Custom designed mirror and wall cabinet .
- Wall mounted lighting above vanity.
- Choice of porcelain floor tile, from Vendor's standard samples.
- Soaker tub with frameless glass enclosure, as per plan.
- Pot light above tub and vanity.
- Designer shower fixture with hand shower, as per plan.
- Accessory package including towel bar and toilet paper holder, where applicable.
- Choice of full height ceramic wall tiles in tub/shower enclosure, from Vendor's standard samples.
- White plumbing fixtures.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub.

THE SECOND BATHROOMS

(in two bathroom suites only)

- Designer bathroom cabinetry by Burdiflek, in a variety of finishes with soft close hardware from builder's premium samples
- Choice of quartz or granite countertop with under mount ceramic sink and polished chrome faucet from builder's premium samples
- Custom Burdiflek designed mirror above vanity with intergrated lighting*
- 12"x24" porcelain floor tile from builder's premium samples
- Full height porcelain or ceramic wall tiles in shower enclosure, from builder's premium samples
- Walk-in shower with frameless glass enclosure and door*
- Pot lights above tub and vanity*

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- Spa shower fixture with handshower*
- Contemporary white plumbing fixtures
- Luxury accessories including towel bar and tissue holder
- Exhaust fan vented to exterior
- Pressure balance valve for tub and shower
- Privacy locks on all bathroom door

THE TECHNOLOGY

- Emergency voice communications system, smoke, heat and carbon monoxide detector, where applicable, in each suite.
- Pre-wired for high-speed internet access with “future technology-ready” features in all suites (service not included).
- Rough-in for future security system.
- Pre-wired for cable TV and telephone as per plan.
- White “Decora” style switches and outlets.

THE BUILDER

Great Gulf is a member of BILD (Building Industry and Land Development Association) of Toronto. All suites are protected under the Tarion Warranty Corporation.

Interior design consultation at Décor Centre on all finishes and colour packages included in purchase price.

All interior floor, wall finishes and materials are to be chosen with the assistance of the Builder’s Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder’s samples, and are as per Builder’s specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.