

Harbour Plaza Penthouses

Exclusive suites with Manhattan inspired views

Menkes Condo Centre

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BUILDING FEATURES & AMENITIES

- Soaring glass tower designed by architectsAlliance
- 24-hour Concierge
- Welcoming grand 2-storey lobby with fire place seating lounge
- State-of-the-art Fitness Centre including: Weight Studio; Kinesis Studio; Cardio Studio; Pilates/Yoga/Stretching Studio; and Spinning Room
- Serene Indoor Pool with water feature, sparkling mosaic tile accents and resort-style lounge seating
- Men's and women's change rooms with lockers and showers
- Treatment lounge and treatment rooms
- Business Centre
- On-site Recreation Coordinator
- Stunning outdoor terrace
- Games Room
- Party Room with kitchen and bar facilities, lounge seating, casual dining areas and formal dining room
- Fireplace Lounge
- Theatre Lounge
- Lookout Lounge
- Indoor green spaces with lounge seating
- Expansive outdoor landscaped terrace, featuring reflecting pool and sunset lounge offering spectacular city vistas
- Outdoor BBQ and dining areas, including communal seating and private dining alcoves
- Outdoor lounge area with fireplace
- On-site management office
- Two luxurious hotel-styled guest suites
- Six passenger elevators
- Convenient on-site bicycle storage
- Direct connection to PATH network, providing all-seasons, weather-protected access to over 28 km of shopping, services and entertainment, as well as access to TTC subway and commuter train services at Union Station

GENERAL SUITE FINISHES

- 10' in all Principal Rooms
- Ceiling heights are measured from the concrete floor slab to the underside of the finished ceilings above
- Smooth finish ceilings throughout
- Thermally-insulated energy efficient windows
- Coffered ceiling in foyer
- Glass-enclosed, direct-vent gas fireplace* with a cast limestone mantle and natural stone surround**
- Awning-style operable windows
- 8' Solid core security entry door with designer hardware
- Interior hollow core swing doors or barn-style sliding doors*
- Upgraded wood baseboards and coordinated door casings
- Engineered hardwood flooring** in foyer, living room, dining room*, kitchen, den* and bedroom(s)*
- Porcelain**, ceramic**, or stone** tile flooring in bathroom
- Ceramic tile flooring in laundry area
- Seven (7) brand name appliances, including in-suite laundry with stacked Energy Star washer and dryer
- Individually controlled centralized heating and cooling comfort system

KITCHEN

- Custom-designed kitchen cabinetry** with pantry by award-winning interior designer Cecconi Simone
- Soft-close cabinet drawers
- Choice of engineered quartz** countertop** with ceramic**, porcelain**, glass mosaic** tile or engineered quartz** slab backsplash
- Custom-design kitchen island by Cecconi Simone with engineered quartz** countertop, shelving and, pots & pans drawer*
- Stainless steel under-mounted sink with single lever faucet
- Five (5) European appliances, including:
 - Miele refrigerator with bottom-mount freezer
 - Miele ceran cook top with stainless steel trim
 - Built-in Miele stainless steel wall oven
 - Built-in Miele dishwasher
 - Panasonic stainless steel microwave
- Fridge and dishwasher to have custom panel fronts matching kitchen cabinetry
- Over-the-range exhaust hood fan
- Under-cabinet lighting*
- Decorative lighting fixture

MASTER ENSUITE

- Custom-designed vanity** by Cecconi Simone with engineered quartz vanity top**, two under-mount sink basins and single lever faucet*
- Full width vanity mirror
- Soaker tub with full height ceramic**, porcelain** or stone** wall tiles in tub and/or shower enclosure*
- Frameless shower with clear glass door*
- Separate vapour resistant ceiling light in shower enclosure

- Semi-private water closets with a frosted glass privacy screen
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior
- Vanity light fixture

GUEST / SECOND BATHROOM

- Custom-designed vanity** by Cecconi Simone with engineered quartz vanity top**, under-mount sink basin and single lever faucet
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POWDER ROOM

- Custom-designed vanity** by Cecconi Simone with engineered quartz vanity top**, under-mount sink basin and single lever faucet
- Full width vanity mirror
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior
- Vanity light fixture

IN-SUITE LAUNDRY

- 24" front-loading Energy Star side-by-side or stacked washer and dryer**

LIFE SAFETY AND MONITORING SYSTEMS

- Concierge monitoring system includes strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Personally coded suite intrusion alarm system, with suite door contact and keypad connected to Concierge desk for the ultimate in security
- Personal remote panic alarm on key chain for use in parking garage
- Controlled access to the amenity areas
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

ELECTRICAL AND MULTI-MEDIA FEATURES

- A recessed 50-watt halogen pot light will be installed for approximately every 100 square feet of suite area, around the perimeter of the suite (except in instances of mechanical/electrical distribution and structural interference)
- White Decora designer series receptacles and switches throughout
- Pre-wired for cable T.V. and telephone
- Capped ceiling outlet in dining room*
- Individual service panel with circuit breakers
- Pre-wired for automated window coverings
- Distinctive ceiling fixture in foyer, kitchen, den*, bedroom(s) and hallways*

GREEN FEATURES

Suites

- Individual hydro meters for separate hydro billing and resident control over hydro consumption
- Individually controlled centralized heating and cooling system for year-round resident control over energy consumption
- Energy saving construction materials, including superior wall insulation and double-glazed windows
- Low VOC (Volatile Organic Compound) paints and adhesives
- High pressure, low flow showerheads, faucets and dual flush toilets for water efficiency in bathrooms
- Premium quality Energy Star appliances, including: refrigerator; dishwasher; and front loading washing machine designed to conserve water and detergent

COMMUNITY

- Energy efficient lighting in common areas, including motion sensors, where possible, to reduce electricity use
- Carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution
- Convenient building facilities for sorting household recyclables
- Easily accessible and secure bicycle parking areas

* As per plan.

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SKY PENTHOUSE COLLECTION

FEATURES & FINISHES

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WEST TOWER

PH201

2 BEDROOM + DEN RESIDENCE

1,522 sq. ft.

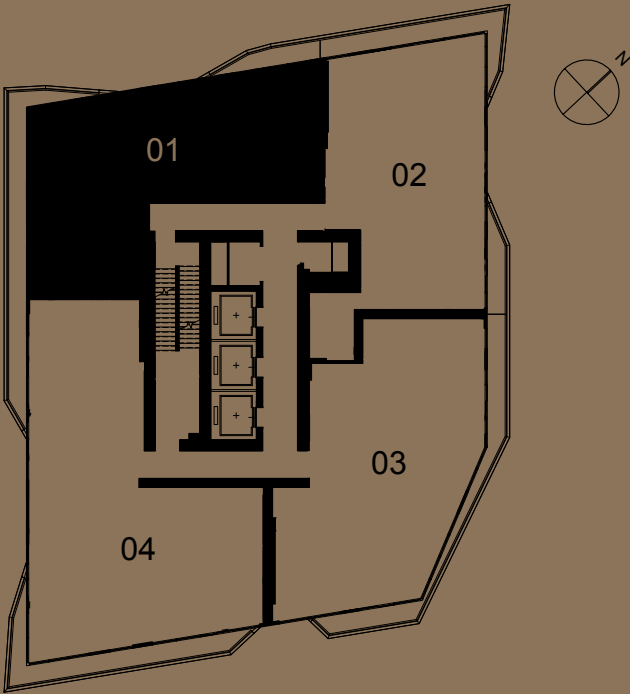
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SKY PENTHOUSE COLLECTION



SKY PENTHOUSE COLLECTION
WEST TOWER

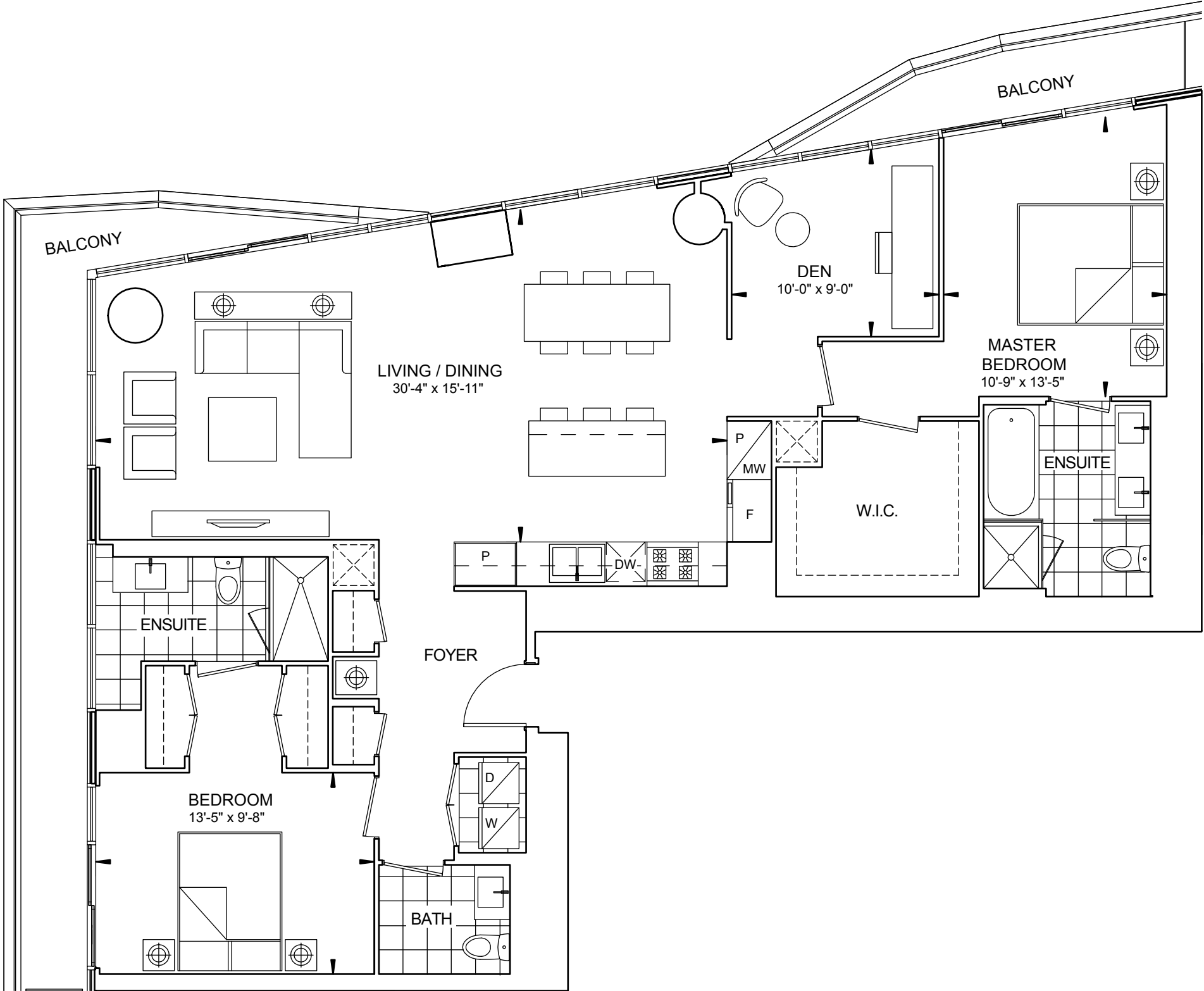
PH201
2 BEDROOM + DEN RESIDENCE
1,522 sq. ft.



PENTHOUSE LEVEL



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BUILDING FEATURES & AMENITIES

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- Serene Indoor Pool with water feature, sparkling mosaic tile accents and resort-style lounge seating
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- Treatment lounge and treatment rooms
- Business Centre
- On-site Recreation Coordinator
- Stunning outdoor terrace
- Games Room
- Party Room with kitchen and bar facilities, lounge seating, casual dining areas and formal dining room
- Fireplace Lounge
- Theatre Lounge
- Lookout Lounge
- Indoor green spaces with lounge seating
- Expansive outdoor landscaped terrace, featuring reflecting pool and sunset lounge offering spectacular city vistas
- Outdoor BBQ and dining areas, including communal seating and private dining alcoves
- Outdoor lounge area with fireplace
- On-site management office
- Two luxurious hotel-styled guest suites
- Six passenger elevators
- Convenient on-site bicycle storage
- Direct connection to PATH network, providing all-seasons, weather-protected access to over 28 km of shopping, services and entertainment, as well as access to TTC subway and commuter train services at Union Station

GENERAL SUITE FINISHES

- 10' in all Principal Rooms
- Ceiling heights are measured from the concrete floor slab to the underside of the finished ceilings above
- Smooth finish ceilings throughout
- Thermally-insulated energy efficient windows
- Coffered ceiling in foyer
- Glass-enclosed, direct-vent gas fireplace* with a cast limestone mantle and natural stone surround**
- Awning-style operable windows
- 8' Solid core security entry door with designer hardware
- Interior hollow core swing doors or barn-style sliding doors*
- Upgraded wood baseboards and coordinated door casings
- Engineered hardwood flooring** in foyer, living room, dining room*, kitchen, den* and bedroom(s)*
- Porcelain**, ceramic**, or stone** tile flooring in bathroom
- Ceramic tile flooring in laundry area
- Seven (7) brand name appliances, including in-suite laundry with stacked Energy Star washer and dryer
- Individually controlled centralized heating and cooling comfort system

KITCHEN

- Custom-designed kitchen cabinetry** with pantry by award-winning interior designer Cecconi Simone
- Soft-close cabinet drawers
- Choice of engineered quartz** countertop** with ceramic**, porcelain**, glass mosaic** tile or engineered quartz** slab backsplash
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- Five (5) European appliances, including:
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 - Miele ceran cook top with stainless steel trim
 - Built-in Miele stainless steel wall oven
 - Built-in Miele dishwasher
 - Panasonic stainless steel microwave
- Fridge and dishwasher to have custom panel fronts matching kitchen cabinetry
- Over-the-range exhaust hood fan
- Under-cabinet lighting*
- Decorative lighting fixture

MASTER ENSUITE

- Custom-designed vanity** by Cecconi Simone with engineered quartz vanity top**, two under-mount sink basins and single lever faucet*
- Full width vanity mirror
- Soaker tub with full height ceramic**, porcelain** or stone** wall tiles in tub and/or shower enclosure*
- Frameless shower with clear glass door*
- Separate vapour resistant ceiling light in shower enclosure

- Semi-private water closets with a frosted glass privacy screen
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior
- Vanity light fixture

GUEST / SECOND BATHROOM

- Custom-designed vanity** by Cecconi Simone with engineered quartz top**, under-mount sink basin and single lever faucet
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POWDER ROOM

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IN-SUITE LAUNDRY

- 24" front-loading Energy Star side-by-side or stacked washer and dryer**

LIFE SAFETY AND MONITORING SYSTEMS

- Concierge monitoring system includes strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Personally coded suite intrusion alarm system, with suite door contact and keypad connected to Concierge desk for the ultimate in security
- Personal remote panic alarm on key chain for use in parking garage
- Controlled access to the amenity areas
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

ELECTRICAL AND MULTI-MEDIA FEATURES

- A recessed 50-watt halogen pot light will be installed for approximately every 100 square feet of suite area, around the perimeter of the suite (except in instances of mechanical/electrical distribution and structural interference)
- White Decora designer series receptacles and switches throughout
- Pre-wired for cable T.V. and telephone
- Capped ceiling outlet in dining room*
- Individual service panel with circuit breakers
- Pre-wired for automated window coverings
- Distinctive ceiling fixture in foyer, kitchen, den*, bedroom(s) and hallways*

GREEN FEATURES

Suites

- Individual hydro meters for separate hydro billing and resident control over hydro consumption
- Individually controlled centralized heating and cooling system for year-round resident control over energy consumption
- Energy saving construction materials, including superior wall insulation and double-glazed windows
- Low VOC (Volatile Organic Compound) paints and adhesives
- High pressure, low flow showerheads, faucets and dual flush toilets for water efficiency in bathrooms
- Premium quality Energy Star appliances, including: refrigerator; dishwasher; and front loading washing machine designed to conserve water and detergent

COMMUNITY

- Energy efficient lighting in common areas, including motion sensors, where possible, to reduce electricity use
- Carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution
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SKY PENTHOUSE COLLECTION

FEATURES & FINISHES

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WEST TOWER

PH202

3 BEDROOM RESIDENCE

1,529 sq. ft.

HARBOURPLAZA

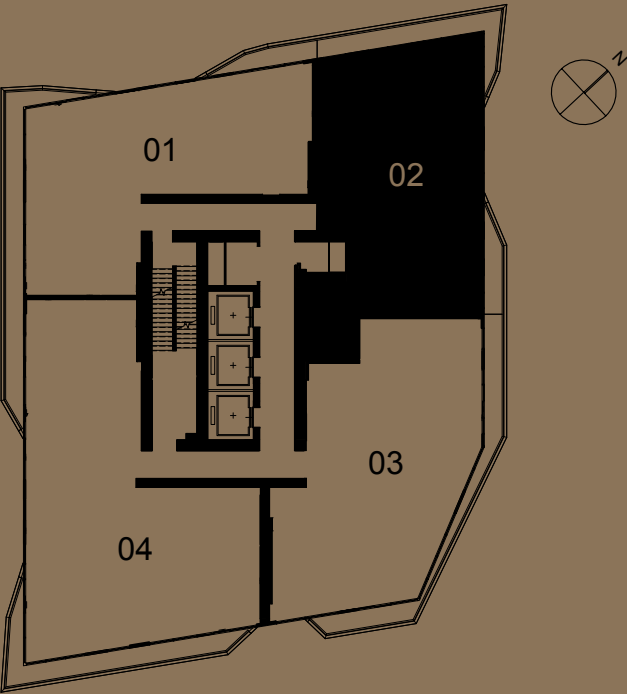
SKY PENTHOUSE COLLECTION



SKY PENTHOUSE COLLECTION
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PH202

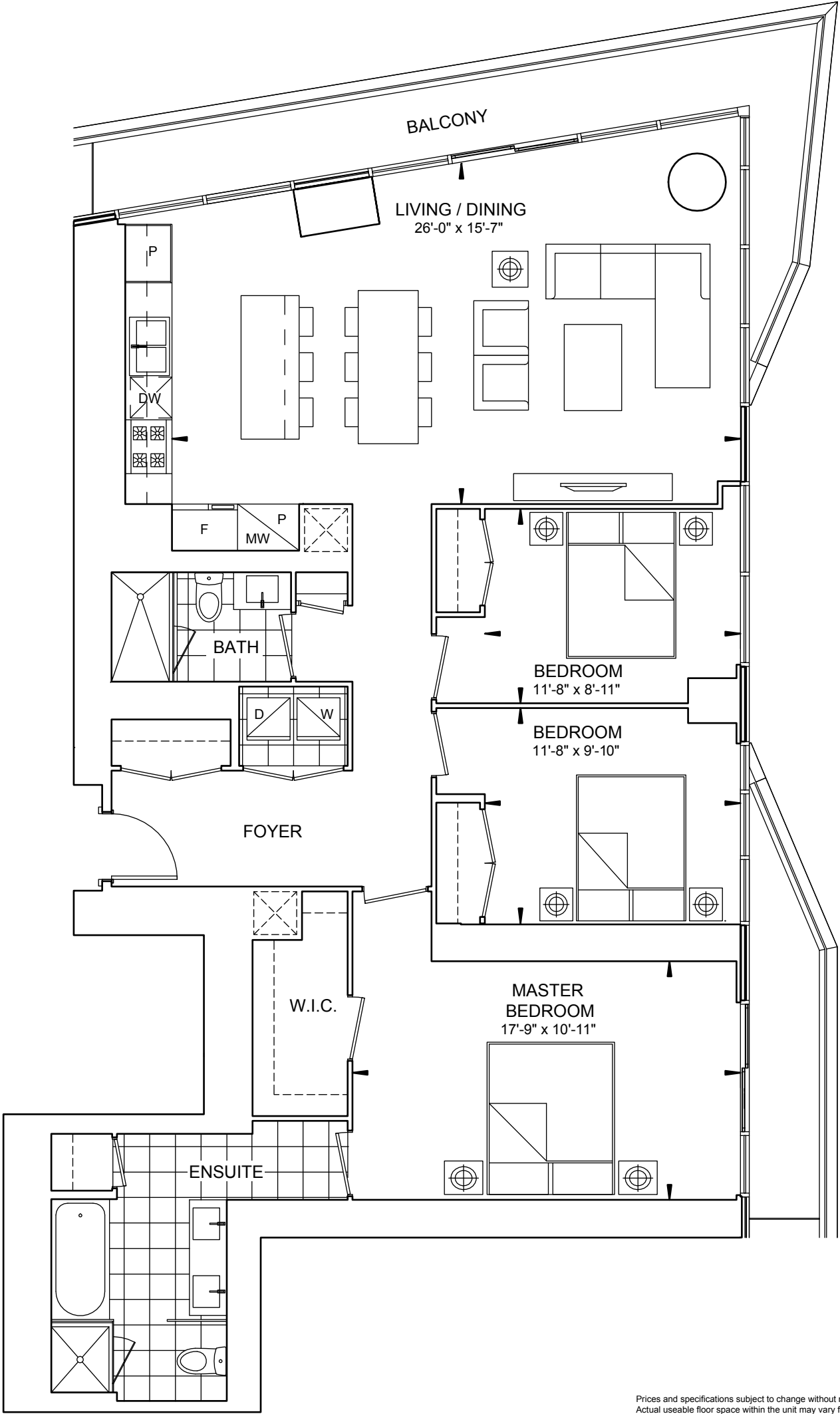
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PENTHOUSE LEVEL



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- Fridge and dishwasher to have custom panel fronts matching kitchen cabinetry
- Over-the-range exhaust hood fan
- Under-cabinet lighting*
- Decorative lighting fixture

MASTER ENSUITE / MAIN BATHROOM

- Custom-designed vanity** by Cecconi Simone with engineered quartz vanity top**, two under-mount sink basins and single lever faucet*
- Full width vanity mirror
- Soaker tub with full height ceramic**, porcelain** or stone** wall tiles in tub and/or shower enclosure*
- Frameless shower with clear glass door*
- Separate vapour resistant ceiling light in shower enclosure

- Semi-private water closets with a frosted glass privacy screen
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior
- Vanity light fixture

SECOND BATHROOM

- Custom-designed vanity** by Cecconi Simone with engineered quartz vanity top**, under-mount sink basin and single lever faucet
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- Soaker tub with full height ceramic**, porcelain** or stone** wall tiles in tub enclosure
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POWDER ROOM

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IN-SUITE LAUNDRY

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PH201

2 BEDROOM + DEN RESIDENCE

1,311 sq. ft.

SKY PENTHOUSE COLLECTION

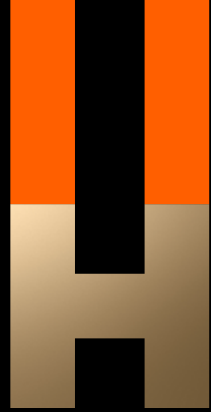
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SKY PENTHOUSE COLLECTION



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PH201

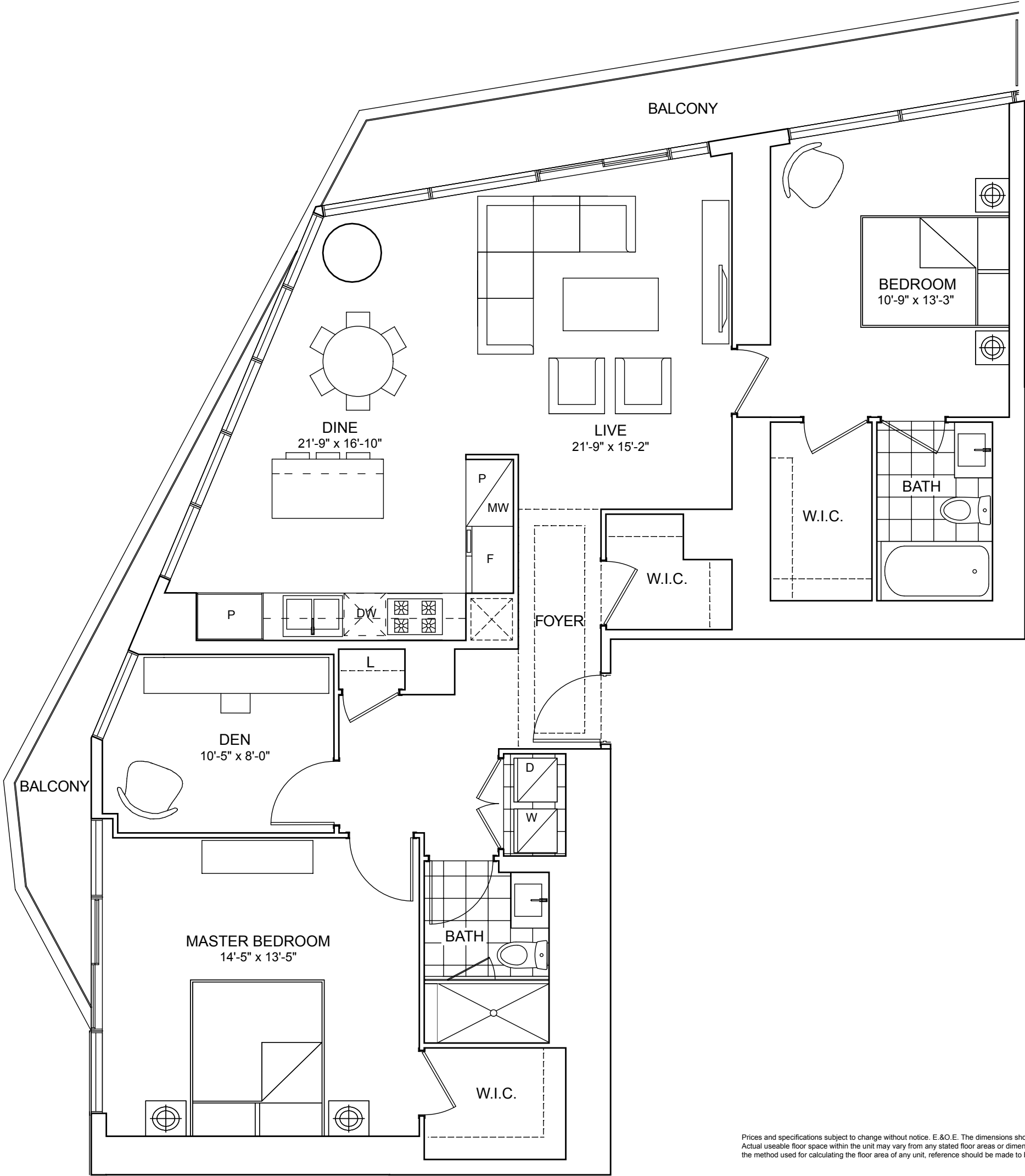
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