

# ortus

## ALLURING AMENITIES

- SkyHaven rooftop: 4,000 square feet of open air, resort-style amenities including five distinct areas:
  - Dining lounge with an extra-long table, illuminated pergola, and gourmet prep area
  - Quiet space for peaceful meditation and sunrise vinyasa
  - Community garden with raised beds, perfect for residents with a green thumb
  - Games area featuring mini-putt
  - Lounge for social hour and sunset views
- Residents' lounge: indoor facilities designed for comfort and productivity, including:
  - Flexible workspace area for those who work from home
  - Private co-working pods tailored for remote meetings and focused work sessions
  - Warm and cozy fireplace lounge with a relaxing atmosphere
  - Kitchen and dining facilities, perfect for hosting celebrations, no matter the weather
- Outdoor children's play area
- Spacious, well-equipped bike repair room
- Dog-washing station equipped with dryer for muddy paws
- Fully finished, brightly illuminated parkade with flawless cell service
- Convenient car-wash area
- Snail smart parcel lockers for secure deliveries
- Secure, easy-access bike storage with electrical outlets for E-Bikes at all spaces

## TAILORED LIVING

- Two designer colour schemes: Light & Dark
- Wide-plank engineered hardwood flooring throughout
- Floor-to-ceiling windows enhance natural light and create a seamless indoor-outdoor living experience
- Roller blind, solar screen shades for enhanced light control
- Custom millwork organizers in every closet
- Built-in work stations (select homes)
- Spacious den, ideal for a home office or mudroom (select homes)
- In-suite storage (most homes)
- Expansive balconies and terraces designed to maximize outdoor living
- Secure backing pre-built into living room and primary bedroom walls for easy TV installation
- Full-size LG smart washer and dryer

## GOURMET DINING

- Premium appliances including\*:
  - 30" Bosch stainless steel touch-control electric cooktop
  - 30" Bosch pull-out hood fan
  - 30" Bosch stainless steel, true convection smart wall oven
  - 24" Bosch integrated dishwasher
  - 30" integrated Fulgor Milano refrigerator with blue light technology, bottom-mount freezer and wine rack
  - Built-in Panasonic microwave
- Breakfast bar for functional mornings (most homes)
- Square-edge, soft-close cabinetry and drawers with integrated handles
- Built-in spice rack and cutlery tray by Richelieu
- Recessed under-cabinet lighting
- Contemporary stainless steel undermount kitchen sink
- Polished chrome or black faucet with dual function pull-down spray

\*1 bedroom and 1 bedroom + den homes:

- 24" Bosch stainless steel touch-control electric cooktop
- 24" Bosch pull-out hood fan
- 24" Bosch stainless steel, true convection smart wall oven

## RELAXING BATHROOMS

- Modern frameless glass shower
- Tiled shower basin in penthouse units
- Elegant 12" x 24" porcelain tile shower surround
- Luxurious soaker tub
- Premium polished quartz countertops
- Designer floating vanity with soft lighting
- Sleek chrome fixtures
- 12"x 24" ceramic floor tiles
- Quiet and efficient dual flush toilet
- Motion-sensor, undermount LED nightlight for minimal sleep disruption

## PEACE OF MIND

- Durable, sound-reducing concrete construction
- Triple-glazed acoustically rated windows in all homes
- Sophisticated air quality system enhances in-home ventilation by 50%
- Advanced climate control with electric pumps for efficient heating and cooling
- All parking spaces pre-wired for EV charging
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
  - Materials and labour (2 years)
  - Building envelope (5 years)
  - Structural defects (10 years)