

North CONDOS AT Oakville Oak

Features & Finishes



minto
Communities



BUILDING FEATURES

- North Oak by Minto Communities: two towers (Tower 4A - 20 storey and Tower 4B - 16 storey) connected by a two-storey amenity pavilion, imaginatively designed by BDP Quadrangle.
- Spectacular indoor amenity features designed by FIGUR3.
- Outdoor amenity spaces, rooftop and landscaping designed by landscape architect NAK Design Strategies.
- The building and amenities are inspired by a blend of transitional and modernist styles and a focus on health, wellness, community and connecting to nature.
- High speed elevators serve residences, parking and amenities.
- Exclusive Promenade
 - Landscaped boulevard running along the west side of the Oakvillage pond, designed for relaxing walks that provide access to the pond and trail network and connections to plazas
 - Elegantly designed entry plaza with space for drop-off and views overlooking the Oakvillage pond.
- Exclusive “Neighbourhood Nest”, a distinct two-storey atrium around which all amenities connect, features:
 - Lobby with feature garden
 - Dedicated service team consisting of concierge (16 hours per day, 7 days per week) and property management
 - Abundant parcel storage
 - Grand Lounge with flexible space for socializing, lounge, work and study
 - Private co-working lounge with individual work pods, meeting room, zoom rooms and coffee and printer station
 - Water bar with filtered hot, cold and sparkling water
 - Games lounge with billiards, card table, TV lounge and access to a private terrace with BBQ.
 - Snack and beverage vending machines
 - Catering kitchen for events
 - Pet wash
 - Bike wash and repair station
 - Feature stair connecting to 2nd floor special event rooms and health and wellness amenities
- 2nd floor Social Club features:
 - Two special event rooms (one per tower) for private functions with kitchen and lounge space and views overlooking Oakvillage pond. Special event rooms extend to the beautifully landscaped outdoor terrace.
 - Communal Outdoor BBQ and lounge/dining space with landscaped planters and sculptural seating with views overlooking the plaza, promenade and Oakvillage pond.
 - Multi-purpose craft, hobby/craft, and children’s play room (Tower 4B)
- 17th floor Terrace (Tower 4B) with city and pond views features:
 - Private outdoor “room” with BBQ, dining table, lounge seating, fire feature and surrounded by plantings.
 - Sun bathing area with lounge chairs

HEALTH, WELLNESS AND SUSTAINABLE FEATURES

- Amenities, centered around the two-storey atrium, features:
 - State of the art Gym with free-weights, benches and racks, machines, open fitness studio space, and water bar with filtered hot, cold and sparkling water
 - Cardio Studio with elliptical machines, bikes and treadmills
- Tower 4B
 - Yoga studio that can also be used for private sessions with third party health practitioners (i.e. RMT, acupuncture, etc)
 - On-Demand Digital Fitness classes (Wellbeats system or similar) with pre-programmed fitness content



- Aromatherapy/light therapy and meditation room
- Infrared Sauna
- Biophilic design to help support resident physiological and psychological health including:
 - Natural and textured materials (i.e. wood, stone, fabrics, etc.) throughout the building providing connection to nature
 - Biomorphic patterns in amenity spaces and common elements enhance perception of these spaces
 - Plants within interior amenity spaces, exterior amenities and building landscaping reinforce connection to nature
 - Interior and exterior amenity spaces designed to be visually and physically interconnected
 - Exposure to natural light is maximized throughout the building
- Connection and views to the Oakvillage Pond and easy access to the extensive trail network
- High-performance Geoexchange Community Energy system ensures reliable, comfortable and cost-efficient heating and cooling that significantly reduces the carbon footprint of the building.
- Energy Recovery Ventilator (ERV) promotes improved comfort and interior air quality by providing fresh, filtered outdoor air directly to the suite. The system exchanges the energy in exhausted air and uses it to precondition incoming outdoor air while reducing heating and cooling costs and optimizing humidity levels.
- Suites are designed and constructed to be fully compartmentalized to avoid air transfer from common corridors to suites. A sample of suites are tested to verify that they are air-tight further helping to reducing noise within the building.
- In-suite under counter kitchen waste sorting system for ease of sorting organics, recycling and general waste.
- Electric Vehicle (EV) charging stations included in 3% of parking stalls as determined by the builder. EV infrastructure capacity for additional 10% of spaces includes increased transformer capacity, empty conduit and junction boxes installed in select locations in the underground garage.
- Convenient bicycle storage and bike repair station with maintenance tools for ease of access to alternative and healthy modes of transportation.
- Sub-metering of electricity and water to promote conscientious consumption.
- Whole-building water filtration system
- Enhanced in-suite point-of-use water filtration on kitchen sink
- Water efficient plumbing fixtures to provide superior performance and efficiency.
- Drip irrigation ensures efficient use of water for landscaping features.
- Building Automation System (BAS) to monitor, control, and ensure efficient and comfortable operation of building-wide HVAC, lighting and safety systems.
- Select ENERGY STAR® appliances.
- LED lighting throughout the building. Energy efficient, long lasting, mercury-free and low maintenance.
- Adaptive lighting in the Neighbourhood Nest adjusts lighting based on ambient conditions
- Chemical free cleaning system for use in all common elements to help improve indoor air quality.
- Exclusive selection of Low Volatile Organic Compound (VOC) paints and low VOC sealants, adhesives, and flooring materials improves indoor air quality. Suites painted white throughout.
- Smoke free building promotes healthy indoor air quality.
- Amenity and public space receive enhanced ionized air filtration system reducing airborne pollutants such as VOCs, odours and particulate matter.
- Motion sensor common area lighting in corridors, stairwells and parking garage reduces lighting levels when areas are not occupied, reducing costs associated with lighting.
- CO2 controlled ventilation in amenity spaces to ensure efficient and optimal control of air quality in amenity spaces.
- CO controlled ventilation in the parking garage to ensure efficient and safe control of air quality within the parking garage.
- Targeting ENERGY STAR® Multifamily High Rise certification. Performance-tested efficiency, third-party verified inspections and government-backed, ENERGY STAR® is one of the most trusted brands in the world.



SMARTER LIVING FEATURES

- Smart Home System controlled via personal mobile devices include:
 - Digital suite entry door lock including remote operation for guests
 - Remote visitor management including registration
 - Integrated suite security and monitoring
 - Thermostat control
 - Integrated alarm notifications
 - Community messaging and notification system
 - Amenity booking (where required) and access
 - Remote garage door entry
 - Touchless path of travel through the building (from entrances to suite)
- All main entrances and exits with closed circuit video system.
- Wi-Fi throughout the building including all amenities and common elements
- Space saving double hanging clothes rod and linen shelving in portion of master closet to maximize storage, as per applicable plan.
- In-slab ductwork in select locations to optimize the number of in-suite bulkheads
- Integrated kitchen pantry

LIVING AREA FEATURES

- Approximately 9'-0" ceiling heights with approximately 11'-6" ceiling height on Ground floor, 9'-0" ceiling height on 2nd floor.
- Smooth ceiling finish throughout.
- Choice of quality engineered laminate flooring from builder's standard selections, except in tiled areas, as per applicable plan.
- Approximately 4" baseboards with approximately 2 ¼" casing on all interior swing doors throughout.
- Contemporary slab painted interior swing doors, as per applicable plan. One style throughout.
- Satin chrome hardware on all swing doors.
- White flat panel sliding closet doors, as per applicable plan.
- Laundry areas receive 13"x13" white ceramic tile flooring, as per applicable plan. Laundry rooms located within bathrooms receive porcelain tile flooring to match bathroom flooring, as per applicable plan.
- Telephone, cable and high speed internet access via fibre optic distribution, available in living room, den and bedrooms.
- Stacked energy and water saving front loading 24" white dryer and ENERGY STAR® qualified washer vented to exterior.
- Designer selected light fixtures as per plan and switched outlets in living room, bedrooms and dens.
- 2 storey suites receive stained finish oak stairs, oak veneer stringer and nosing. Stained finish oak handrail with choice of stained finish square style oak pickets and posts.

KITCHEN FEATURES

- Choice of Caesarstone countertop from builder's standard selection.
- Designer cabinetry including a convenient bank of drawers, pantry and under cabinet lighting, as per applicable plan. Choice of cabinetry finishes and hardware from builder's standard selections.
- Choice of backsplash tile from builder's standard selections.
- Single basin undermount stainless steel sink with single lever faucet and convenient pulldown spray.
- Designer selected ceiling mounted light fixture
- 1 Bed and 1 Bed+Den Suites receive quality appliances including:
 - 24" stainless steel ENERGY STAR® qualified refrigerator
 - 24" fully integrated ENERGY STAR® qualified dishwasher with cabinetry matching front panel
 - 24" 4-burner electric cooktop
 - 24" hood fan integrated into cabinetry



- 24" built-in stainless steel wall oven
- 24" built-in stainless steel microwave
- Select 1-Bed+Den, 2-Bed, and 2-Bed plus Den Suites receive quality appliances including:
 - 30" stainless steel ENERGY STAR® qualified refrigerator
 - 24" fully integrated ENERGY STAR® qualified dishwasher with cabinetry matching front panel
 - 30" 4-burner electric cooktop
 - 30" hood fan integrated into cabinetry
 - 30" built-in stainless steel wall oven
 - 24" built-in stainless steel microwave

BATHROOM & ENSUITE FEATURES (as per applicable plan)

- Choice of 12"x24" tile flooring with matching 4" tile base from builder's standard selections.
- Designer cabinetry with choice of cabinetry finish and hardware from builder's standard selections.
- Choice of Caesarstone countertop from builder's standard selections.
- Undermount sink as per plan.
- Mirror above vanity.
- Water saving single lever faucets and shower heads and pressure balanced temperature controlled shower valves included.
- Soaker tub or walk-in shower as per applicable plan. Choice of 4"x16" ceramic wall tile tub/shower surround to ceiling from builder's standard selections. Choice of 2"x2" mosaic floor tile for walk-in showers from builder's standard selections.
- Frameless glass shower divider and door for walk in showers, as per applicable plan.
- High-performance plumbing fixtures and Single flush toilets throughout to save water and money.
- Chrome bathroom accessories to include towel bar and toilet tissue dispenser.
- Bathroom vented to exterior, through energy recovery ventilator's two speed fan, while transferring heat energy to the ERV. High speed setting user-controlled by a bathroom timer.
- Designer selected wall sconce, as per applicable plan.

TERRACES (as per applicable plan)

- Hose bib

Disclaimer:

The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutes and changes to the information contained herein without notices; so long as in the Vendor's sole and unreviewable discretion any substituted materials and/or changes are of at least comparable quality. Floors and specific finishes will depend on Vendor's packages as selected. The Purchaser upon request by the Vendor shall meet with the Vendor or its representative and shall select certain colours and materials from Vendor's finish packages. The Vendor shall not be responsible for shade differences occurring from different dye lots or characteristics of natural material, including with respect to tiles, carpets, hardwood flooring, kitchen cabinets, trim and doors as the case may be. Details of the entry doors and other design features may not be exactly as shown on renderings. All dimensions are subject to normal construction variances. Dimensions including ceiling heights, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The installation of some features and finishes may vary by suite design and normal construction variances.