



COVETEUR

Features & Finishes

BUILDING FEATURES

- Set in the heart of Niagara in an idyllic setting, this 4-storey boutique condo features French Chateau architecture
- Meticulously curated 2-storey grand foyer echoing French classism that will welcome you home
- Insulated Concrete Forms - Energy efficient and well insulated concrete structure
- Hambro floor system enables a design without the need for bulkheads
- An Elevator ensures seamless accessibility, adding a touch of convenience and ease to your experience within this luxurious condo building
- One assigned underground parking spot is included
- One assigned storage locker is included
- Smooth painted ceilings throughout
- Interior walls painted in high-quality paint from builders samples
- Energy efficient lighting throughout
- Solid core wood 8 foot entry door with security viewer
- Balcony/Terrace access is provided through elegant three-pane sliding doors
- Spacious closets come with built-in shelving for added convenience
- Laundry room features porcelain tiles and stacked washer and dryer, as per plan

SUITE FEATURES

- Spacious open-concept layouts with outdoor balconies or terraces, as per plan
- 10'+/- ceilings throughout
- An architecturally distinctive circular feature graces the foyer, adding a unique touch to the suite's design.
- Indulge in the art of personalization with our carefully curated array of four exquisitely designed décor options: Parisian, Scandinavian Chic, New York Loft, and European Traveller, ensuring that you infuse your luxury suite with unparalleled elegance and effortless style
- Designer series wide hardwood flooring in living dining, kitchen, foyer, hallways, and bedrooms
- Modern imported porcelain/tile flooring in all bathrooms
- Distinct style 8-foot interior doors and baseboards with coordinated door casings

KITCHEN FEATURES

- Designer cabinetry with crown moulding to the ceiling
- Soft closing doors and drawers
- Quartz countertops with tile backsplash
- Eat-in Island with quartz countertop as per plan
- Double undermount stainless steel sink
- Space for appliances to accommodate approximately 36" freestanding fridge with waterline, 36" cooktop stove, 36" chimney hood fan, 24" built in dishwasher, 30" built in microwave, and built in oven
- Under cabinet LED lighting

BATHROOM FEATURES

- Custom designed cabinetry with white undermount sinks and quartz countertops featuring a variety of finishes from builder's standard samples

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- Quartz countertops with upgraded faucet as per builders standard samples
- Freestanding bathtub in ensuite
- A frameless shower enclosure features beautifully tiled walls and floors
- Enjoy the enhanced shower experience with an upgraded rain shower head and a convenient handheld shower attachment
- Vanity wall lights included in main bath and ensuite as per builders standard samples
- Elegantly appointed mirrors included

ELECTRICAL & COMMUNICATIONS

- Distinctive ceiling fixtures in kitchen, hallways, dining room, and bedrooms to be as per builders standards samples
- Conveniently located phone, TV, and data cables wired in all suites
- White Decora-style switches and receptacles throughout
- A switch-controlled split outlet is available in the living room
- Rough-in wiring for security system in each suite
- Individual electrical service panel

BUILDING SECURITY & SAFETY

- In-suite sprinkler system
- Garage is ventilated and protected by fire sprinkler system for added safety and protection
- In-suite smoke/heat/carbon monoxide detectors as per Ontario Building Code
- Electronic communication system in vestibule for direct communication with guests.

THE AMENITIES

- Large outdoor terrace on the ground floor featuring lush, landscaped gardens, viewing and sitting areas overlooking wooded valley lands
- A stylish party room features a complete kitchen and bathroom for your convenience
- Designer appointed lounge with a stunning 2-sided fireplace adjacent to the library
- Experience some quiet relaxation on the opposite side of the fireplace in the library
- Indulge in the luxurious amenity of a well-equipped fitness and yoga area exclusively for residents.

WARRANTY

- Your new home will be registered with the Tarion Warranty program. The details of the warranty can be found at tarion.com

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