

A nighttime photograph of a city street. In the foreground, a road with white lane markings is visible, with long, horizontal light trails from cars in red, white, and yellow. In the background, a multi-story building with arched windows and a sign that says "DINO" is on the left. A street lamp with a warm glow is in the center, and trees are silhouetted against the dark sky. The text "140 THOMAS STREET" is overlaid in the center in a white serif font.

140 THOMAS STREET

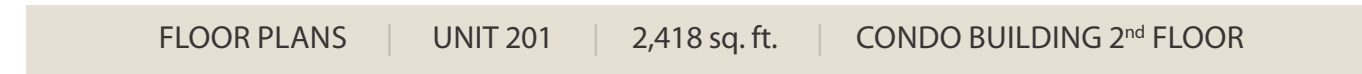


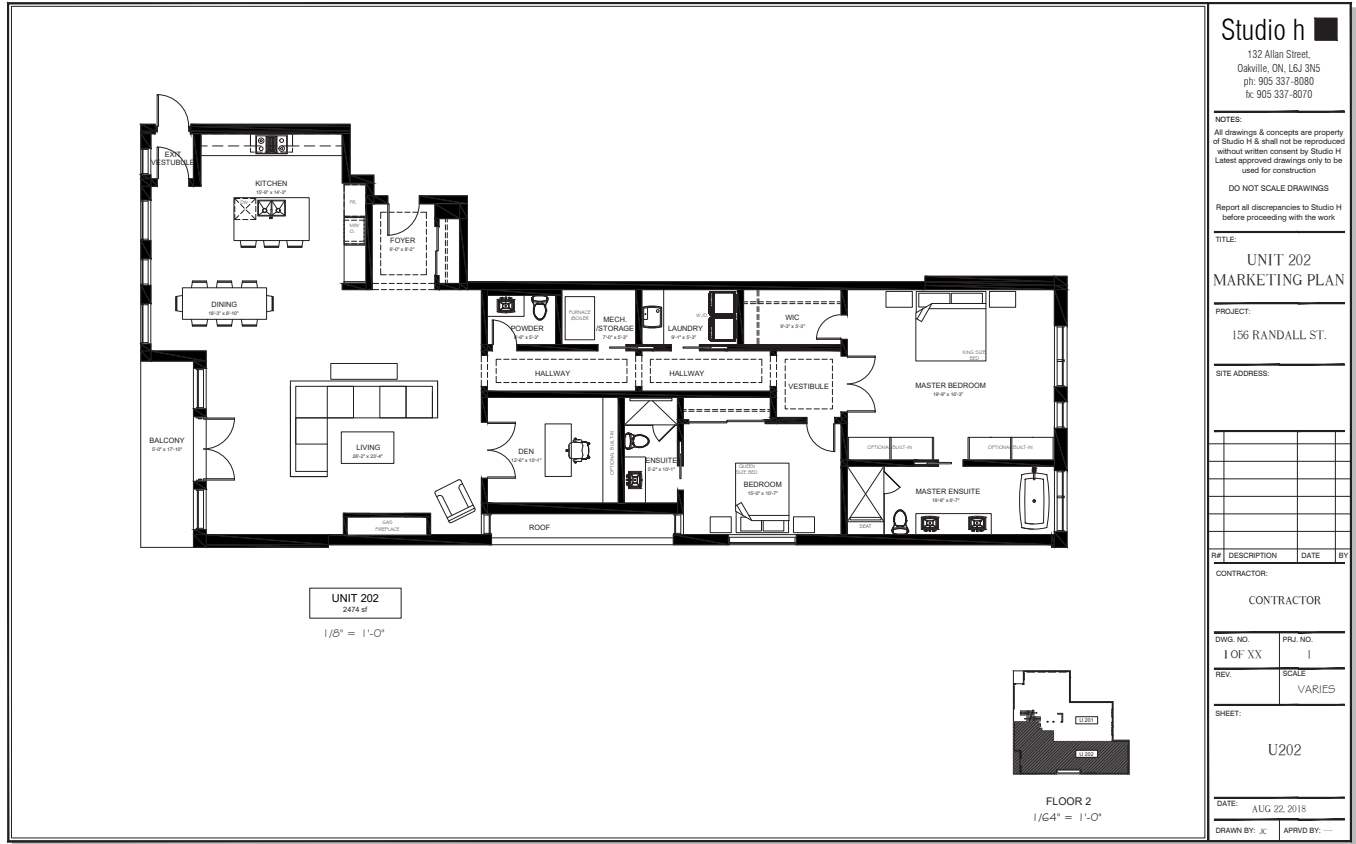
140 THOMAS STREET

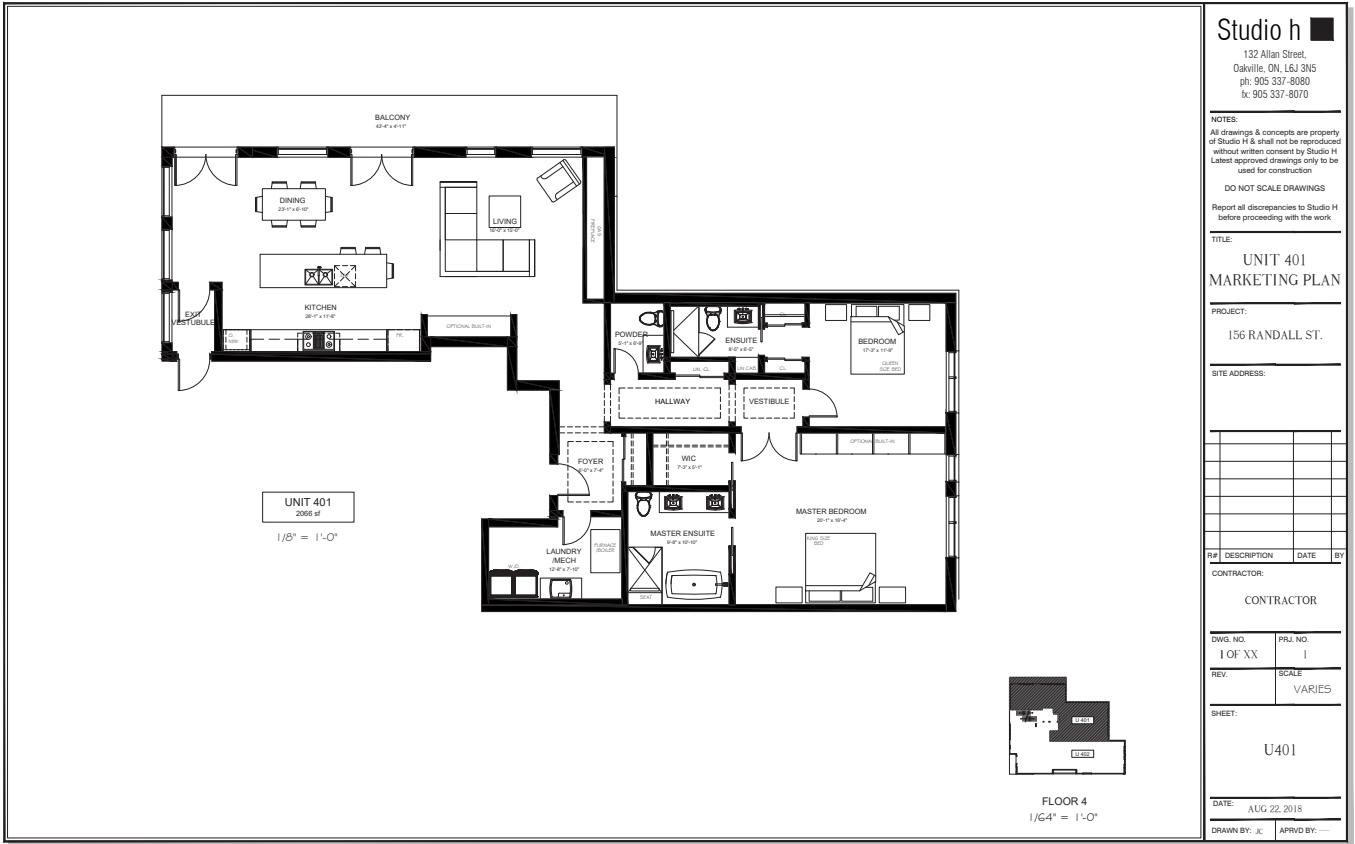
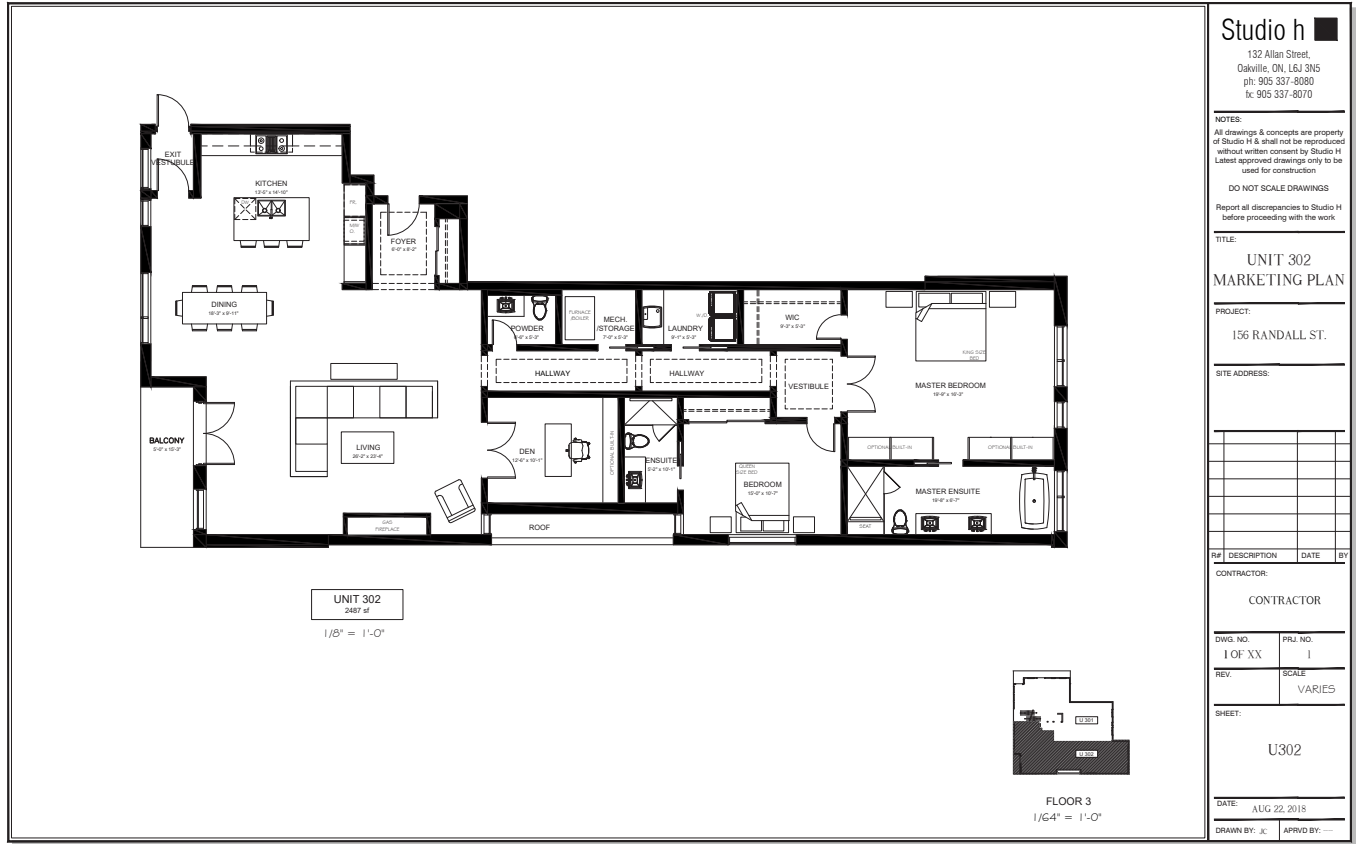
**7 EXCLUSIVE RESIDENCES
IN DOWNTOWN OAKVILLE**

1,657 - 2,487 SQUARE FEET

\$1,850,000 - \$2,984,000

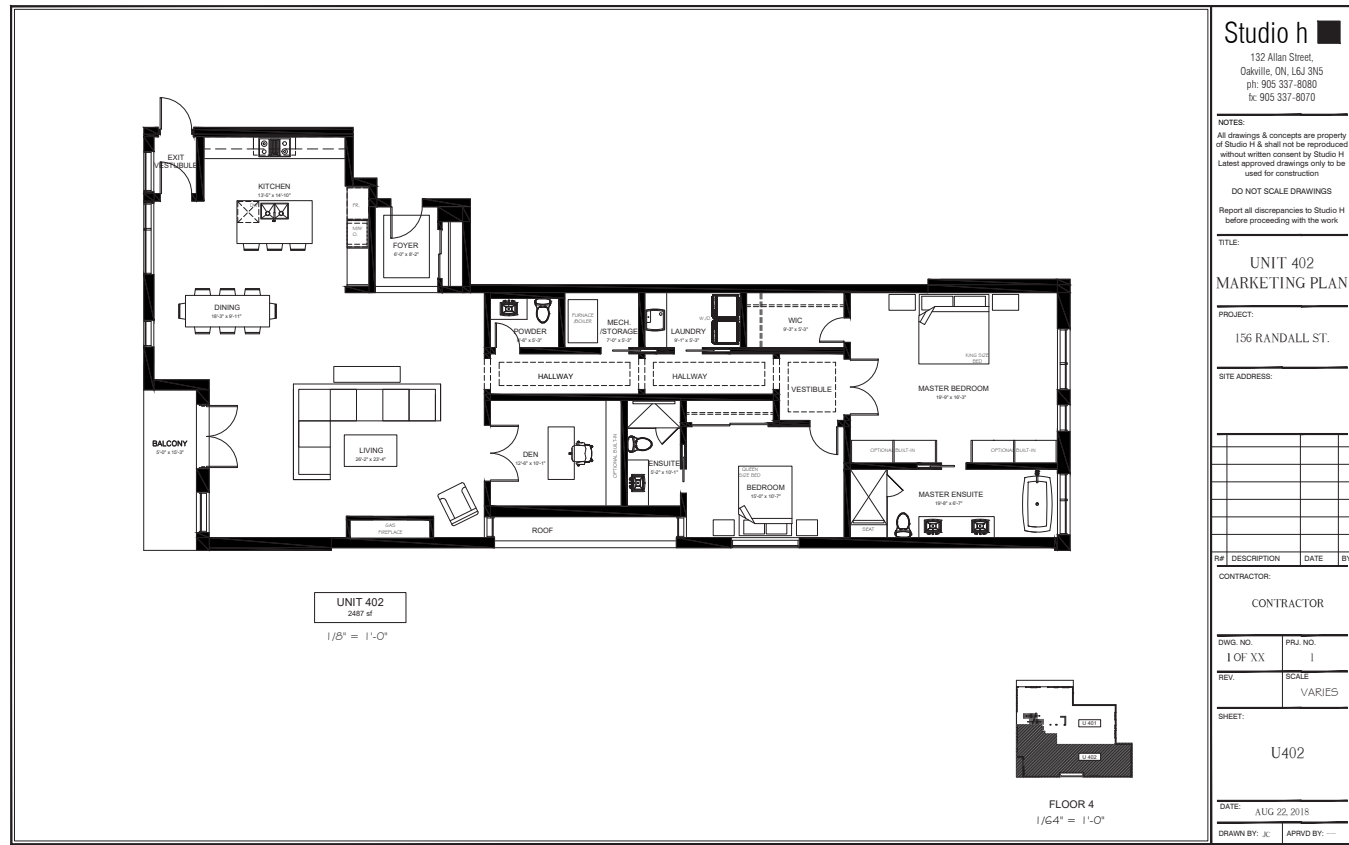






FLOOR PLANS | UNIT 302 | 2,487 sq. ft. | CONDO BUILDING 3rd FLOOR

FLOOR PLANS | UNIT 401 | 2,066sq. ft. | CONDO BUILDING 4th FLOOR



FLOOR PLANS | UNIT 402 | 2,487 sq. ft. | CONDO BUILDING 4th FLOOR

BUILDING FEATURES

- Concrete and steel construction
- Glass perimeter walls where shown
- Low E tinted glass with Argon filled
- Brick, metal and cementitious façade
- Gracious front entry
- Virtual concierge
- Parking at grade (stacked parking available)
- Glass balcony railings
- Oversized balconies where shown
- Large suites
- All suites come with gas lines for BBQ on balconies
- Gymnasium
- Private Roof top terraces

SUITE FEATURES

- Ceiling height in principal rooms is up to 10' and 9' in bath and laundry rooms except for the heritage house unit which has 9' ground floor ceilings and vaulted ceilings on 2nd floor
- 8' solid core suite entry door
- 8' interior suite doors solid core
- Swing door to balconies
- Smooth finished ceilings

- Contemporary style 10" baseboard and 3 1/2" door casing
- White painted interior walls
- Rod and shelf in all closets and storage areas.
- Stacked and or side by side washer and dryer
- Individually controlled heating and air conditioning system with programmable thermostat
- Shades/ blinds throughout

KITCHEN FEATURES

- Custom designed European style kitchen cabinets in a selection of door and hardware finishes. Kitchens supplied by Braam Kitchens
- Granite and or Quartz countertops
- Undermount stainless sink
- Single lever deck mounted faucet set
- Appliance package includes integrated fridge, dishwasher, microwave convection oven, gas cooktop and built in electric oven,
- Appliance package from Miele, Subzero fridge, Wolf cooktop, oven, convection microwave, whirlpool washer, Whirlpool dryer and Sirius exhaust hood.

BUILDING FEATURES AND FINISHES

BATHROOMS

- Custom designed European style cabinets in a selection of door finishes (see notes)
- Rain style shower head where shown
- Low flush toilets
- Full vanity and mirror
- Porcelain wall tiles on all wet walls and surrounds
- Quartz countertop with undermount basin
- Full sized shower with tiled floor and framed glass enclosure and/ or deep soaker tub
- White and chrome bathroom fixtures
- Bathroom accessory package including towel bar and toilet paper holder and robe hook
- Pressure balanced mixing valve in the shower
- Exhaust fan vented to the exterior
- All bathrooms with thermostatically controlled heated electric floor

FLOOR FINISHES

- Prefinished 7" engineered hardwood flooring throughout from builder samples save and except in bathrooms, laundry and storage areas
- Porcelain floor tile in bathrooms, laundry and storage areas from builder samples

SAFETY AND SECURITY

- Units come equipped with whole home automation integration system to control alarm, HVAC, home audio, lighting, blind control and sound system
- Electronic communication system located in the secure main entry vestibule. Guests at main entry viewed via camera tied into security system.
- Elevator stops at owner suite floor via key card device
- Controlled access at all building entry points
- Virtual concierge at main door.
- Smoke, carbon monoxide and heat detectors provided in all suites.
- Suites are sprinklered for your protection

ELECTRICAL FEATURES

- Individual electrical panel with circuit breakers
- Individual suite metering
- White decora style receptacles and switches throughout
- Capped ceiling lights at fixture outlets where applicable
- A 40 pot light allowance per suite
- Undermount lighting in kitchen

MULTI- MEDIA TECHNOLOGY

- Structured high speed wiring infrastructure to support central network system the latest entertainment and high speed communication services.
- Suites come prewired for Cat 5e and coaxial cable
- Each unit to come with Control 4 or equivalent home automation integration system that allows for home security, HVAC control, home audio control, lighting control, blind control in a one touch control panel.
- A six speaker allowance which will be tied into the Control 4 unit and also tied into the buyer supplied amplifier and or home theatre system.
- Blinds are supplied for each unit from builder samples.

OTHER

- Natural products (i.e. granite, wood and marble) are references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;
- All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;

- All specifications and materials are subject to change without notice E. & O.E.;
- Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect;
- The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products



and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect

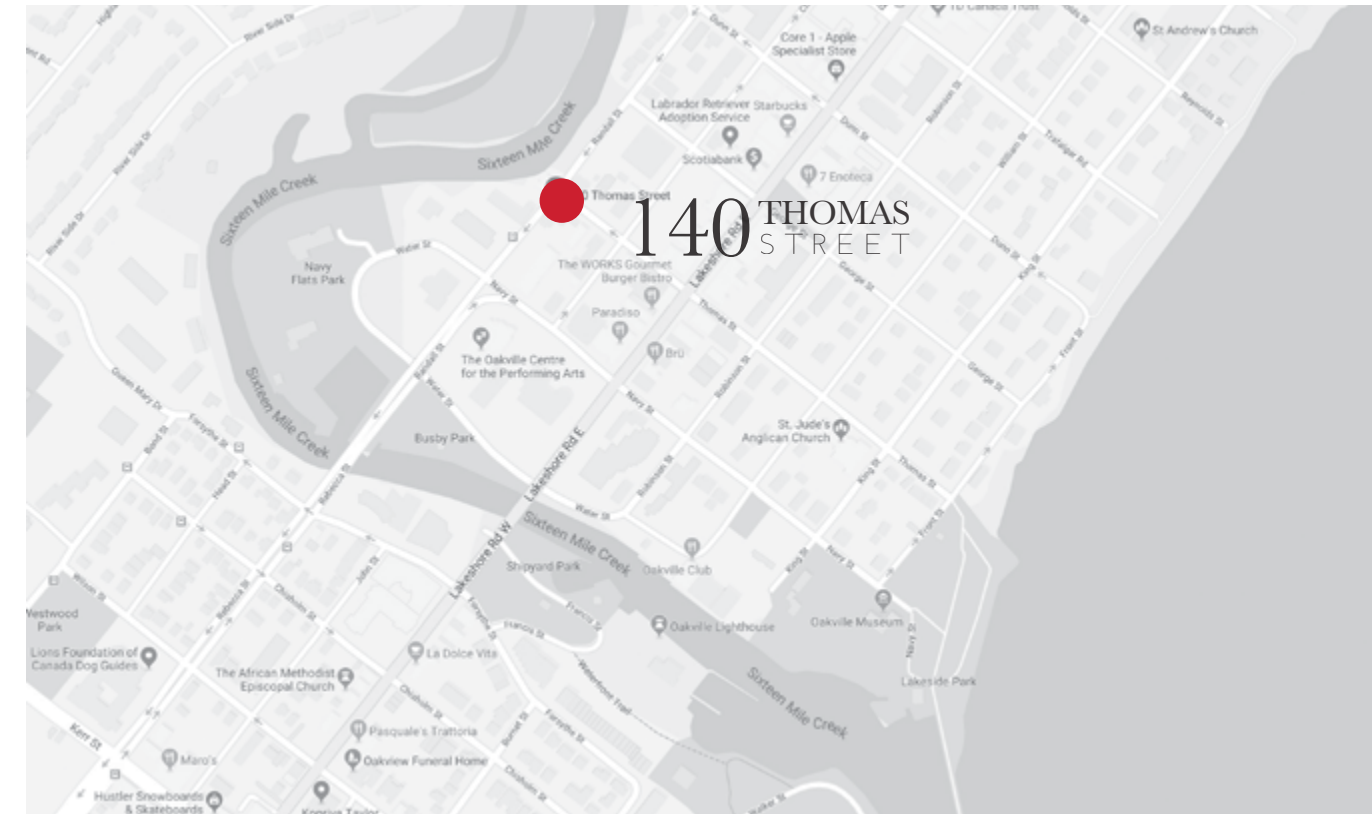
- Subject to natural variations in colour and grain, tile is subject to pattern, shade and colour variations
- If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items

for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items setout herein

- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request;



BUILDING FEATURES AND FINISHES



LOCATION

140 THOMAS STREET



RE/MAX
ABOUTOWNE

Realty Corp., Brokerage
Independently Owned and Operated

Not intended to solicit
properties already listed for sale

