

features and finishes

glasshouse

- + Modern design 21-storey residential glass tower designed by Stantec Architects
- + 15 ft high residential lobby on Hargrave Street, with executive concierge service* and two residential elevators
- + Direct access to adjacent parkade with parking spaces available for Glasshouse residents
- + Direct sky-bridge access to the Centrepont development including an Alt Hotel, and China Libre, a new concept restaurant from the Pizzeria Gusto Group
- + 2,100 square foot retail space at ground level, accessed off Hargrave
- + High security features including enterphone; a fob-based access system at all condominium entry points and to the amenity areas; and strategically located security cameras

third party warranties and deposit protection

- + All deposits 100% insured by Aviva Canada
- + New home warranty provided by National Home Warranty

rooftop amenities

- + Outdoor terrace with lounge seating around two fire-pits, a large table for al fresco dining, chaise lounges and two private resort-style cabanas
- + Large party room containing a kitchen and bar, lounge seating, wireless high speed internet access and a billiards table

2nd floor amenities

- + Private screening room that can be reserved for movies and sporting events
- + Fully equipped exercise room containing free weights, weight machines and state-of-the-art cardio equipment

lofts

- + High-design "industrial chic" lofts with 9' high ceilings** (floors 6-19) and 10'4" ceilings** (penthouse and floors 2-5)
- + Solid core suite entry doors with security viewers
- + Loft-style designs, with exposed concrete ceilings and exposed steel columns, and rolling "barn doors"
- + Single plank engineered hardwood floors** in all living areas and bedrooms
- + Floor-to-ceiling windows with swing doors onto glass fronted balconies*
- + Brushed aluminum contemporary hardware
- + Year-round energy-efficient heating and cooling
- + Open concept European-style flat panel kitchens with stone countertops**
- + Single stainless steel sinks, with retractable single-lever chrome faucets
- + Ceramic backsplash**

- + Brand name stainless steel appliances consisting of a frost-free refrigerator, self-cleaning oven, dishwasher and over-the-range microwave
- + Stacked washer-dryer
- + European-style flat panel bathroom vanities with stone countertops** and contemporary faucets
- + White bathroom fixtures throughout
- + Full height porcelain tile tub surrounds**
- + Porcelain tile flooring in bathrooms**
- + Temperature controlled valves in all showers
- + Service panel with breakers at suite entry
- + Pre-wired telephone and cable outlets in living areas and bedrooms, for high-speed internet access
- + Switched controlled receptacles in living areas and bedrooms, wall sconce fixture(s) or pot lights in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room
- + Smoke and heat detectors as per code

green

- + Glasshouse is being developed on a dense urban site, close to public transit, using existing municipal infrastructure – "smart" urban development is probably the single most important step we can take in ensuring that we build sustainable communities for the future
- + Glasshouse residents will benefit from membership in a car share program***
- + All lofts will have available low flow toilets and water efficient faucets and showerheads; sustainable hardwood flooring; and zero VOC-emitting paints and low-emitting paints, coatings, adhesives, sealants and flooring
- + Overall energy usage will be reduced by using energy efficient windows, Energy Star appliances, and energy recovery ventilators (ERVs) that recover heat typically exhausted from suites
- + An advanced recycling system will be installed in the building, allowing residents to separate recyclable materials at source
- + Full building life-cycle commissioning will be put in place, reducing callbacks and complaints and ensuring that the building and all its equipment operate at the optimum performance level, so that all efforts in design and execution actually bear fruit

* As per plan

** From builder's samples

+ Please refer to the condominium budget contained in the Disclosure Statement for particulars concerning the hours of operation of the concierge service

+++ Ceiling heights may be subject to bulkheads, exposed spiral ducts, dropped ceilings and structural beams.

+++ Subject to availability in the City of Winnipeg at time of project completion

Note: All dimensions and areas are approximate. Sizes and specifications are subject to change without notice. All renderings are an artist's concept. E.&O.E.