



SKY TOWNS

55 DUKE STREET

MOVE-IN READY TWO-STOREY RESIDENCES

AT 55 DUKE STREET WEST
IN KITCHENER


HOMELIFE
HIGHER STANDARDS
**HOMELIFE/MIRACLE
REALTY LTD. BROKERAGE**
Independently Owned & Operated



LIVING / DINING AT A HIGHER LEVEL

You want a unique living and dining space to host your friends. Modern, bright and open concept. With floor to ceiling windows on your world. The latest in high end features and finishes. Luxurious and elevated but mostly memorable. Because ordinary is just so forgettable.



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THIS IS SKYTOWNS

You want style to meet your higher expectations. You want space to live big. To live your dreams, to grow and to show. A canvas to express your unique style. Bright, spacious interiors with appointments as elevated as your lifestyle. Discover more of everything you want at SkyTowns. Your sleek townhome in the sky.



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FEATURES AND FINISHES

THE FOLLOWING FEATURES AND FINISHES ARE ALL AS PER THE AS-BUILT CONDITION FOR THE CONDOMINIUM SKYTOWNS AT YOUNG CONDOS **AND VARY AS PER THE SPECIFIC UNIT PURCHASED.**

CONTEMPORARY SUITE FINISHING

- Solid core, wood veneer suite entry doors with chrome lever handle and privacy viewer
- Two panel smooth finish interior doors with chrome lever handle at bedrooms, washrooms and laundry
- Smooth ceilings on main and upper floors
- Dropped ceilings above bathrooms and as required to accommodate ducting
- Sliding closet doors
- Squared edge baseboard and door casing
- Wire closet shelving
- 3 ¼” Wide engineered oak flooring throughout except for tiled areas
- Stained finish oak veneer stair with solid wood treads from the main to upper floor complete with one coat of stain and one coat of sealer
- Integral stair landings include 2¼”oak strip flooring, finished on site in stain finish
- Stained finish solid oak handrail and stainless-steel posts with clear glass panels on staircase from the main to upper floor
- Drywall primed and painted in a white flat low VOC latex paint
- All bathrooms, interior doors and trim primed and painted in a white low VOC semi-gloss paint
- Ceiling height of the unit on floor 4 (main level) and the ceiling height on floor 5 (upper level) is as per built condition
- Gas line rough-in to main level balcony facing King Street only
- 2’ x 2’ patio pavers on upper-level terraces
- Two exterior hose bibs, one on each terrace on the upper level

KITCHENS

- Square edge natural or manufactured stone countertops
- Kitchen cabinetry stacked uppers for additional storage
- Deeper upper cabinet over fridge opening complete with one side gable (seamed)

- Ceramic backsplash above counter (excludes fridge enclosure)
- Under mount stainless steel sink with integral pull out spray faucet
- Island and/or flush breakfast bar
- Pots/pans drawers
- Capped outlets over island as per as-built condition
- Split electrical outlets installed at counter level for countertop appliances
- Upgraded stainless steel (with black accents) appliance package to include 30” ENERGY STAR frost free French door refrigerator with bottom mount freezer, 30” front control gas convection range, chimney hood vented to the exterior and energy star multi-cycle dishwasher with concealed control panel

BATHROOMS

- Stone or manufactured stone counter with porcelain under mount sink on comfort height vanity cabinetry in primary ensuite, main bath and powder room
- 12” X 24” tile on floors, 4” x 16” horizontal tile in tub surround and shower wall/ceiling
- Stand up shower in master ensuite to include pot light and frameless glass panel & door
- White acrylic soaker tub, as per plan
- Dual flush toilets
- Oversized mirror above vanity in powder room, main bath and master ensuite
- Single lever faucets for vanities
- PosiTemp valve in all tub/showers
- Privacy locks on bathroom doors
- Bathrooms vented to the exterior with exhaust fan

LAUNDRY

- Faucets and separate drain for automatic washer
- Heavy-duty wiring and vent for dryer
- ENERGY STAR front-loading white washer complete with stacked dryer
- Ceramic tile flooring

MECHANICAL & ELECTRICAL SYSTEMS

- Individually controlled heat pump heating and cooling system
- Fully programmable thermostat
- Individual hydro and water metering
- Energy recovery ventilator providing fresh air and heat recovery
- Designer-style electrical switches, receptacles and plates provided throughout
- All-off-switch for all in-suite overhead fixed lighting per as built condition
- Light fixtures provided in kitchen, bedrooms, bathrooms and walk-in closets. Decorative light fixtures in furnished model(s) not included and will be replaced with standard fixtures for closing
- Two (2) exterior electrical outlets, one on each terrace on the upper level, location per vendor, both with ground fault interrupter (gfi)
- Smoke, heat, and carbon monoxide detectors in all suites
- In-suite fire sprinkler heads
- 100-amp electrical service with circuit breaker panel and copper wiring

MULTI-MEDIA TECHNOLOGY

- Rough-in for cable and telephone. Purchaser to contact service provider for finishing and service provision
- Cable outlet and additional electrical outlet at approximately 60” from the finished floor in master bedroom

PIECE OF MIND

- In-suite fire alarm speaker (with silencer) and heat detector connected to fire alarm annunciation panel
- In-suite hard wired smoke detector
- Enter phone and camera in lobby entrance allowing residents to view visitors through dedicated television channel

N.B.

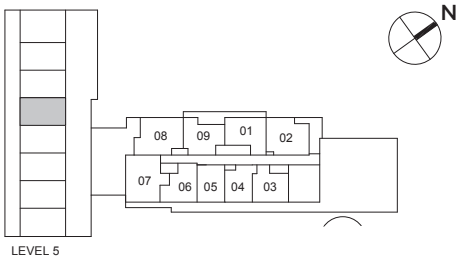
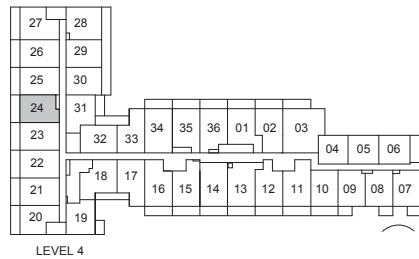
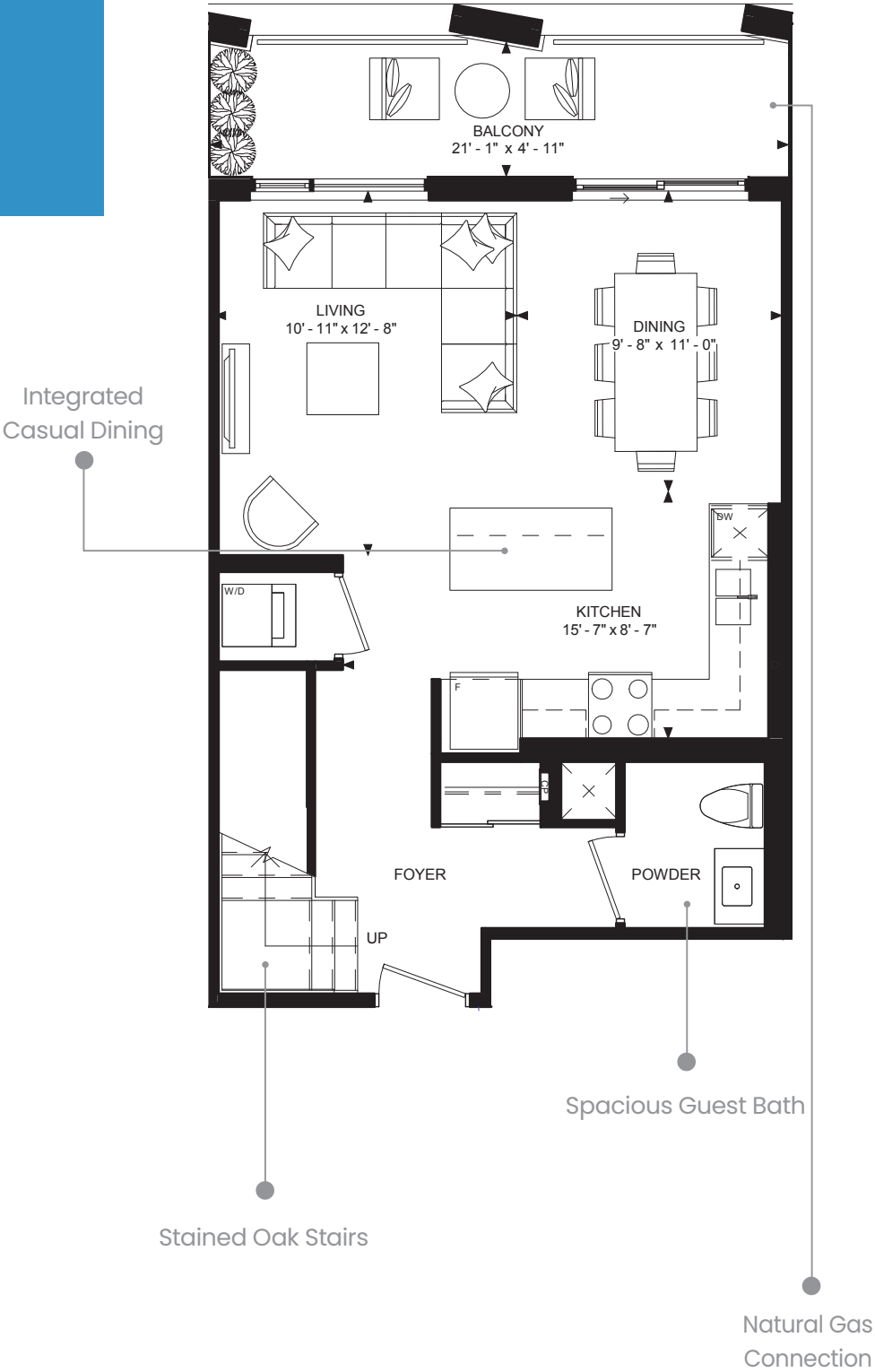
1. Flooring and specific finishes will depend on the Vendor’s package as selected
2. Stair staining will not match pre-finished engineered flooring
3. Granite, marble and wood (if applicable) are subject to natural variations in colour, veining and grain.
4. Ceramic tile and broadloom are subject to pattern, shade and colour and lot variations
5. References to model types or model numbers refer to current manufacturer’s models. If these types or models shall change, the Vendor shall provide an equivalent model
6. All dimensions, if any, are approximate
7. All specifications and materials are subject to change without notice
8. Specific finishes will depend suite selected and as-built condition

All materials, specifications, details, and dimensions, if any, are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural, Vendor and/or architectural requirements. Features and finishes may not be applicable to all model layouts. Package selections are final, once selected. Package selections may be made by the Vendor in advance of Purchase. Please see Sales Representatives for details.
E. & O. E. 20240930_IFS_R1



HUDSON
(2D-B)

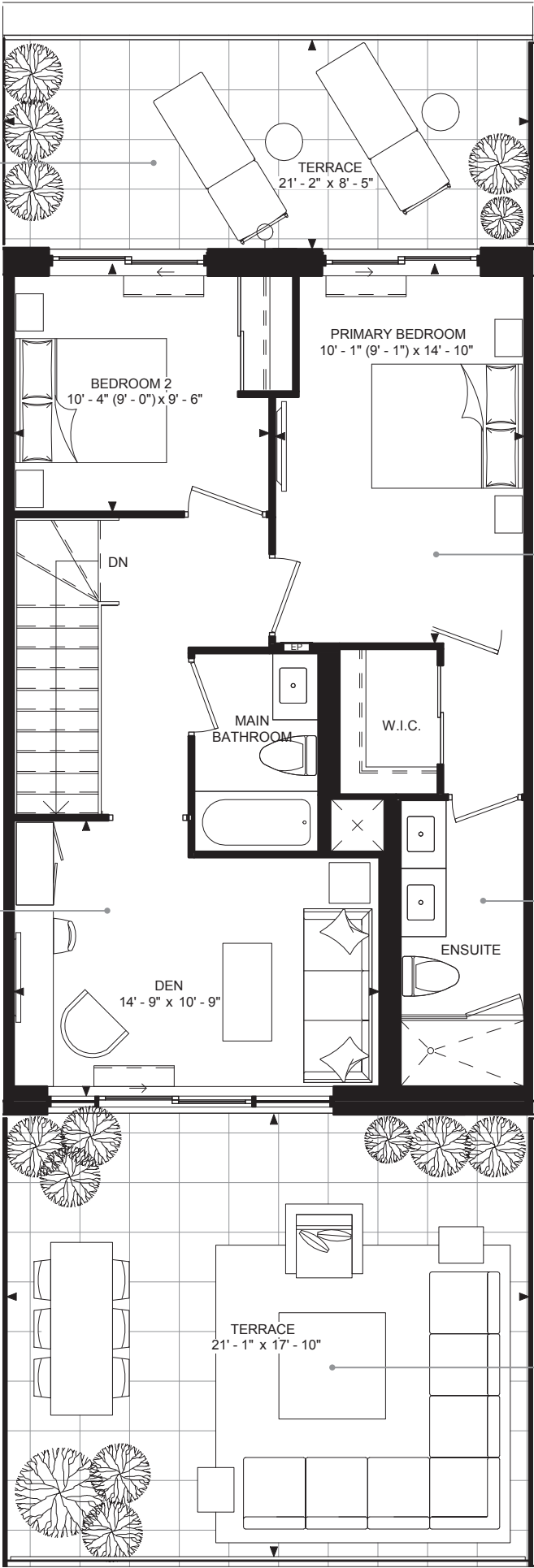
2,040 TOTAL SQ. FT.
2 BEDROOM + DEN
1,360 SQ. FT. OF INDOOR SPACE
108 SQ. FT. OF BALCONY SPACE
572 SQ. FT. OF TERRACE SPACE



HOMELIFE
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Watch the City come to life over your morning coffee

Work from home or host a guest in this bright home office



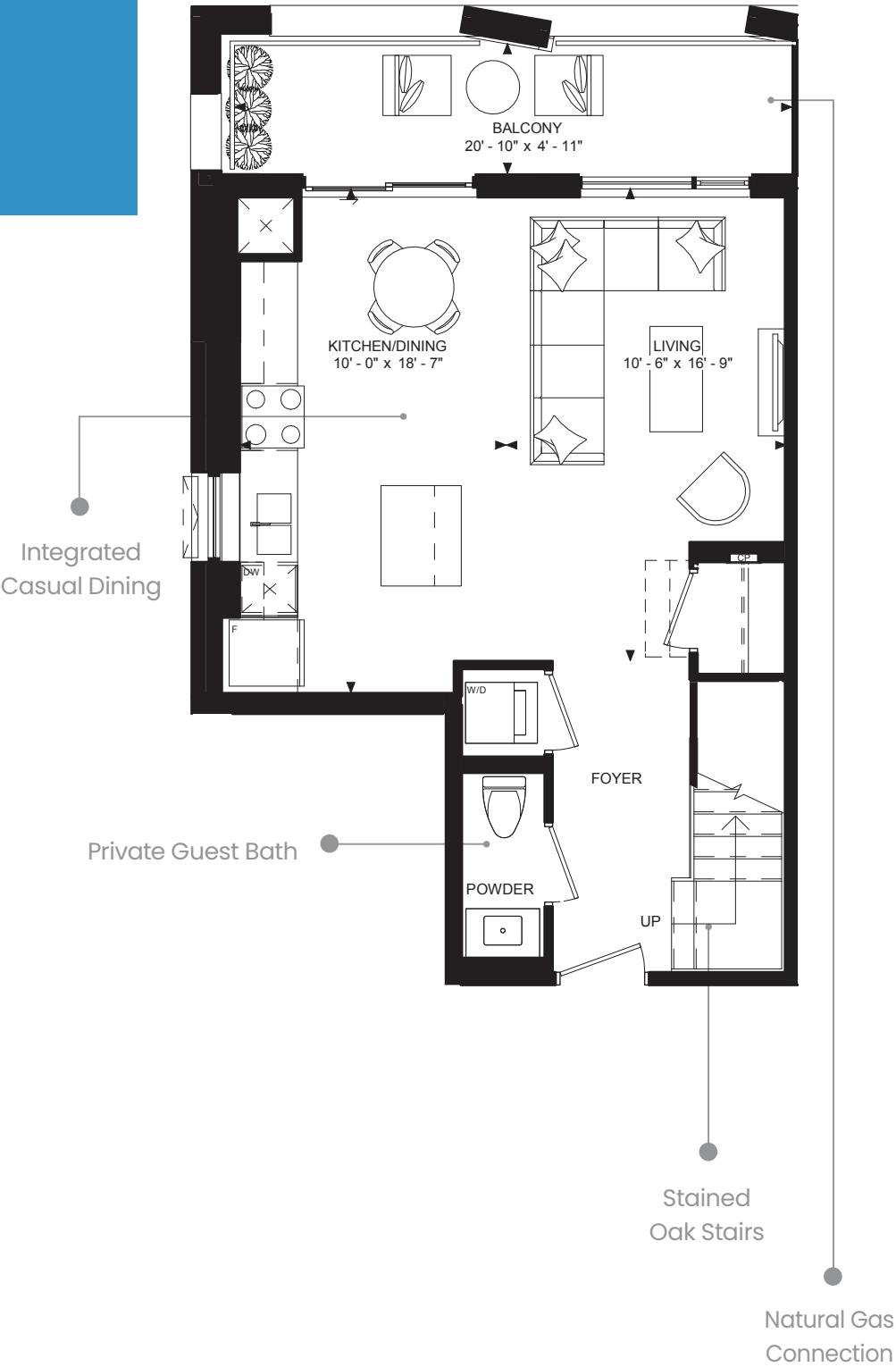
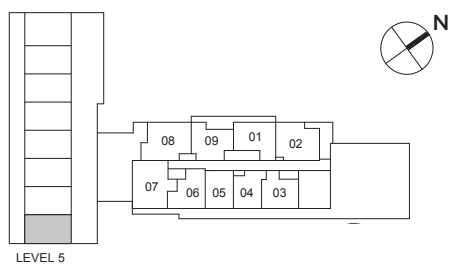
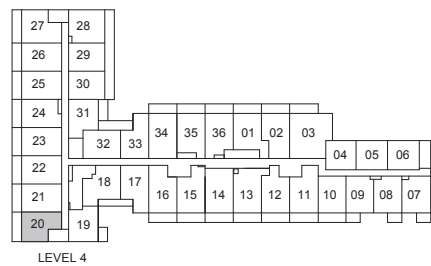
Experience serenity and elegance in this spacious south facing Primary Bedroom retreat

Effortless mornings with double vanity and glass shower

AS-BUILT CONDITION TAKES PRECEDENCE OVER FLOOR PLAN LAYOUT. Floorplans and elevations are not to scale and subject to architectural review and revision including without limitation, the house/suite being constructed with a layout that is the reverse of that set out above. All materials, specifications, details, and dimensions, if any, are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural, Vendor and/or architectural requirements. Actual usable floor area may vary from the stated floor area in accordance with the Floor Area Calculations Directive dated February 1, 2021 published by the Housing Construction Regulatory Authority. Location of structural and mechanical elements may vary from what is shown. Bulkheads are not shown on this plan and may be in areas of the house/suite as required to provide venting and mechanical systems. Balconies, terraces, and patios, if any, are exclusive use common elements, shown for display purposes only and the location and size are subject to change without notice. Door and window location, size, swing and type may vary without notice. Homes are sold unfurnished. E. & O. E. 20240930_IFS_R1

MADISON
(2D-C)

2,052 TOTAL SQ. FT.
2 BEDROOM + DEN
1,373 SQ. FT. OF INDOOR SPACE
109 SQ. FT. OF BALCONY SPACE
570 SQ. FT. OF TERRACE SPACE



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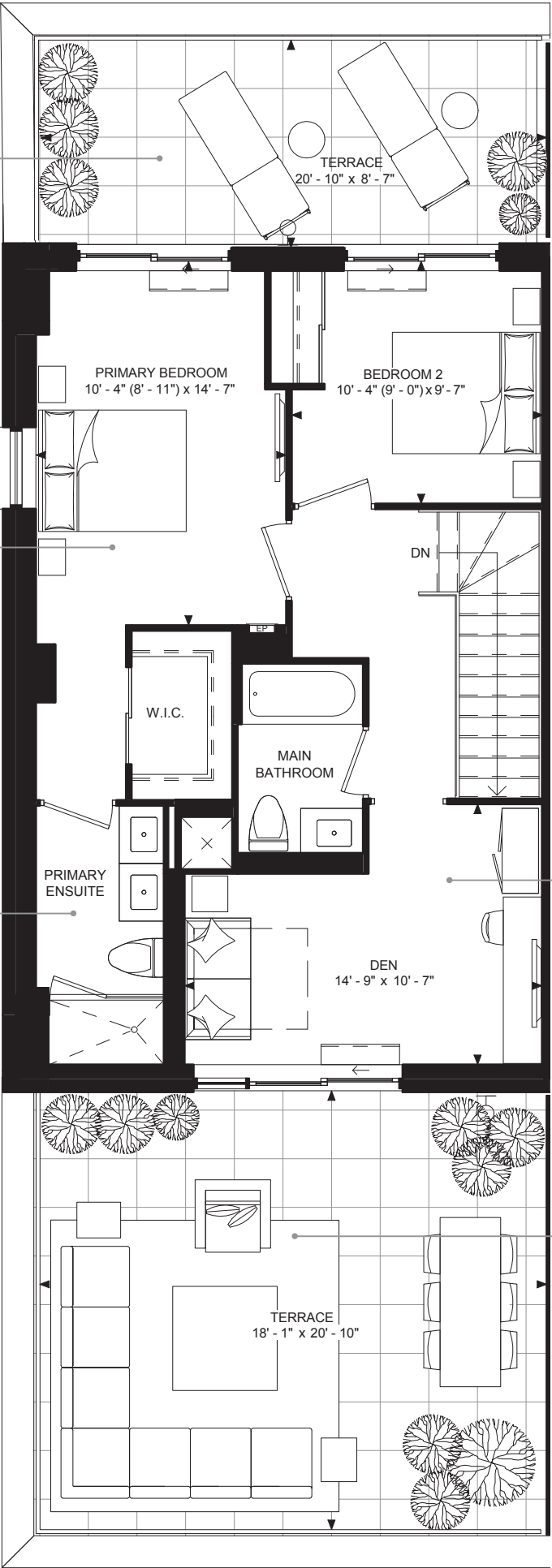
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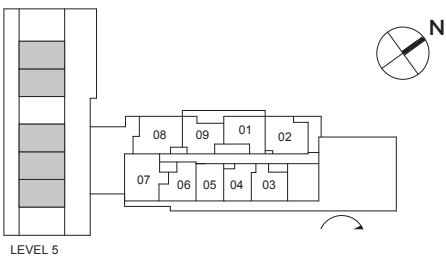
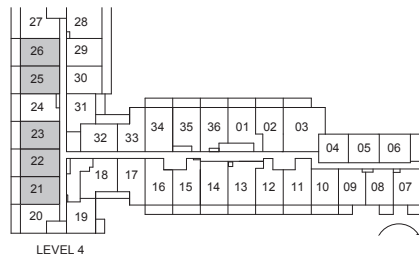
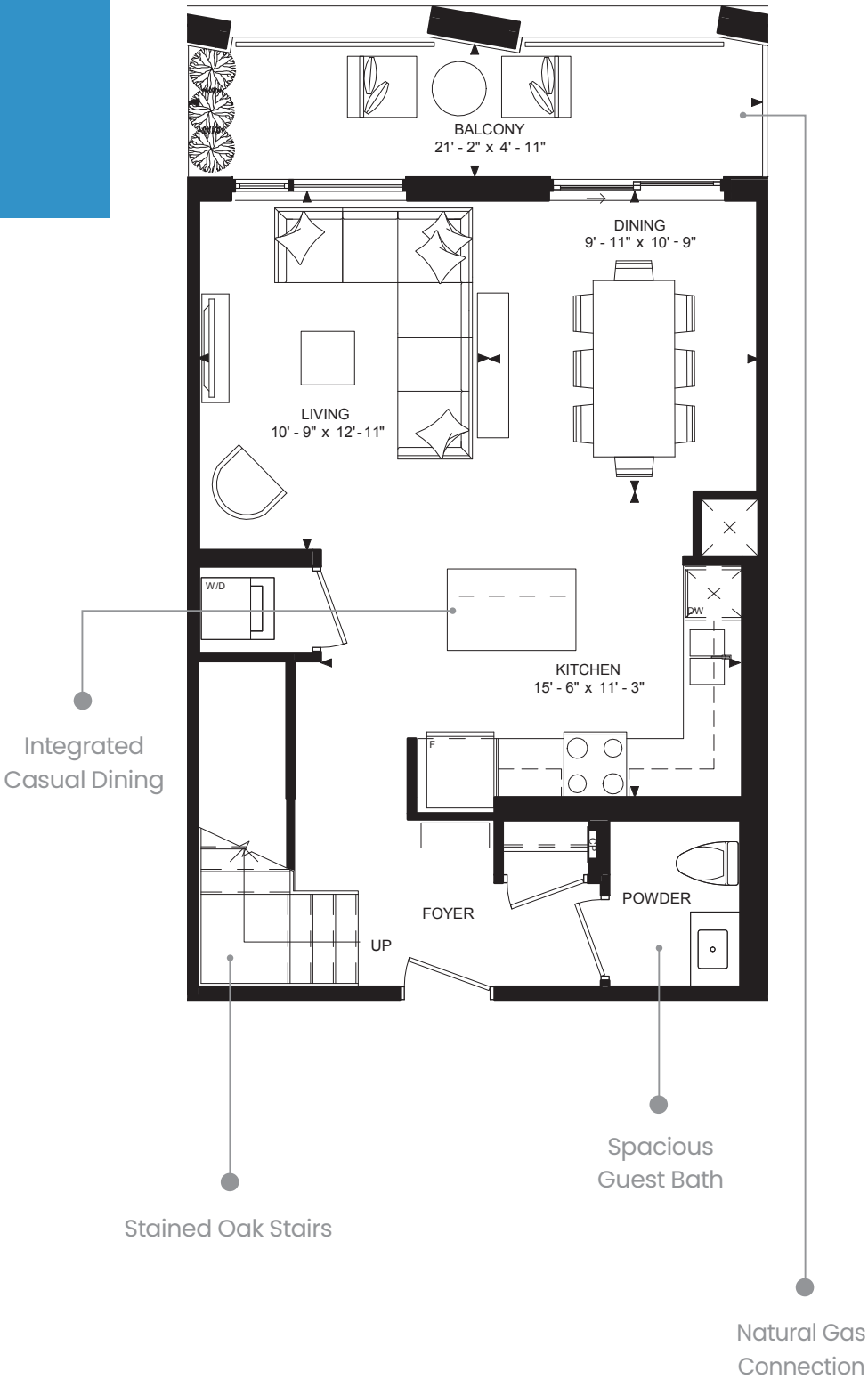
Expansive Outdoor Living Room



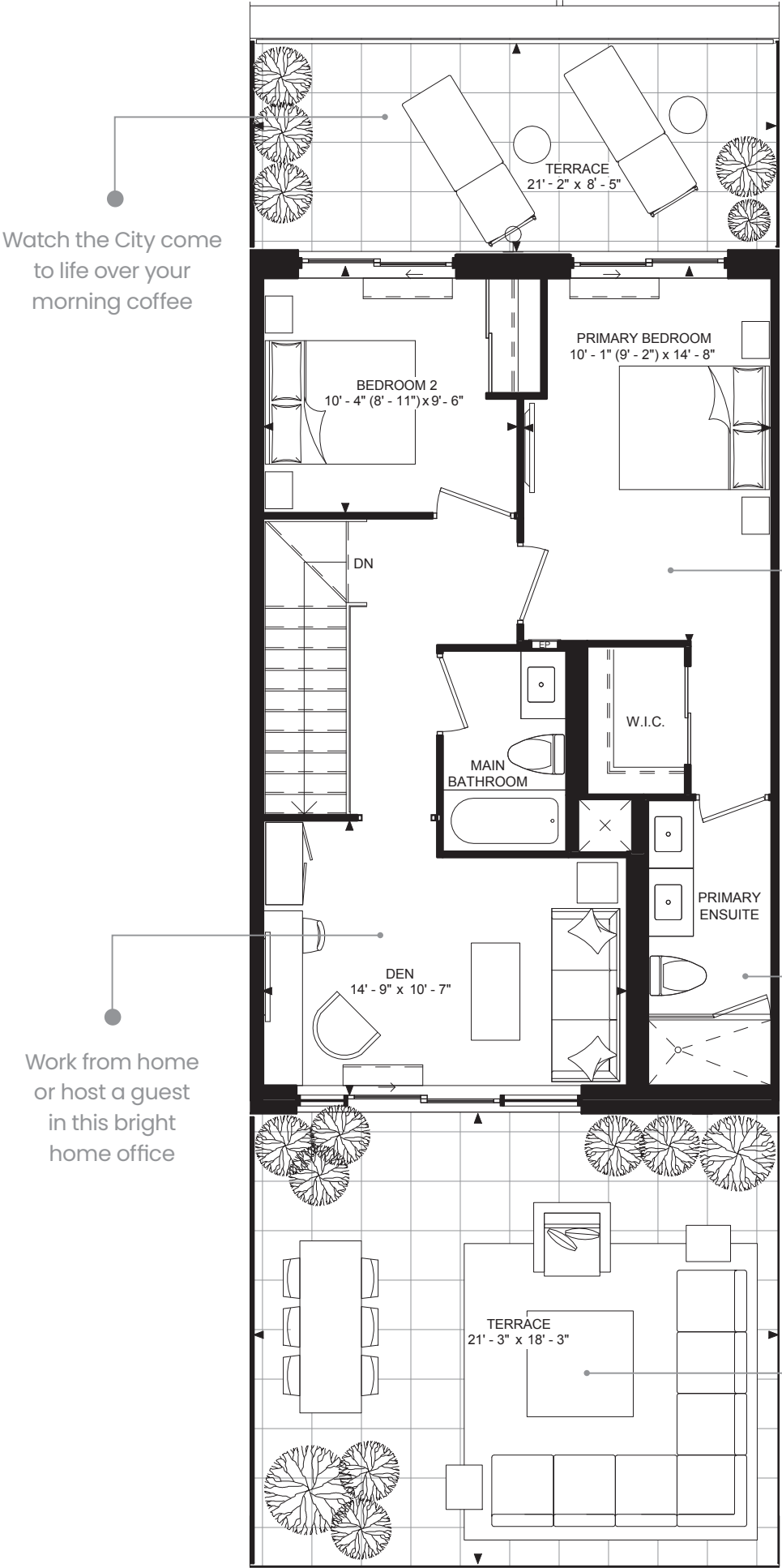
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CHELSEA
(2D-D)

2,073 TOTAL SQ. FT.
2 BEDROOM + DEN
1,387 SQ. FT. OF INDOOR SPACE
108 SQ. FT. OF BALCONY SPACE
578 SQ. FT. OF TERRACE SPACE



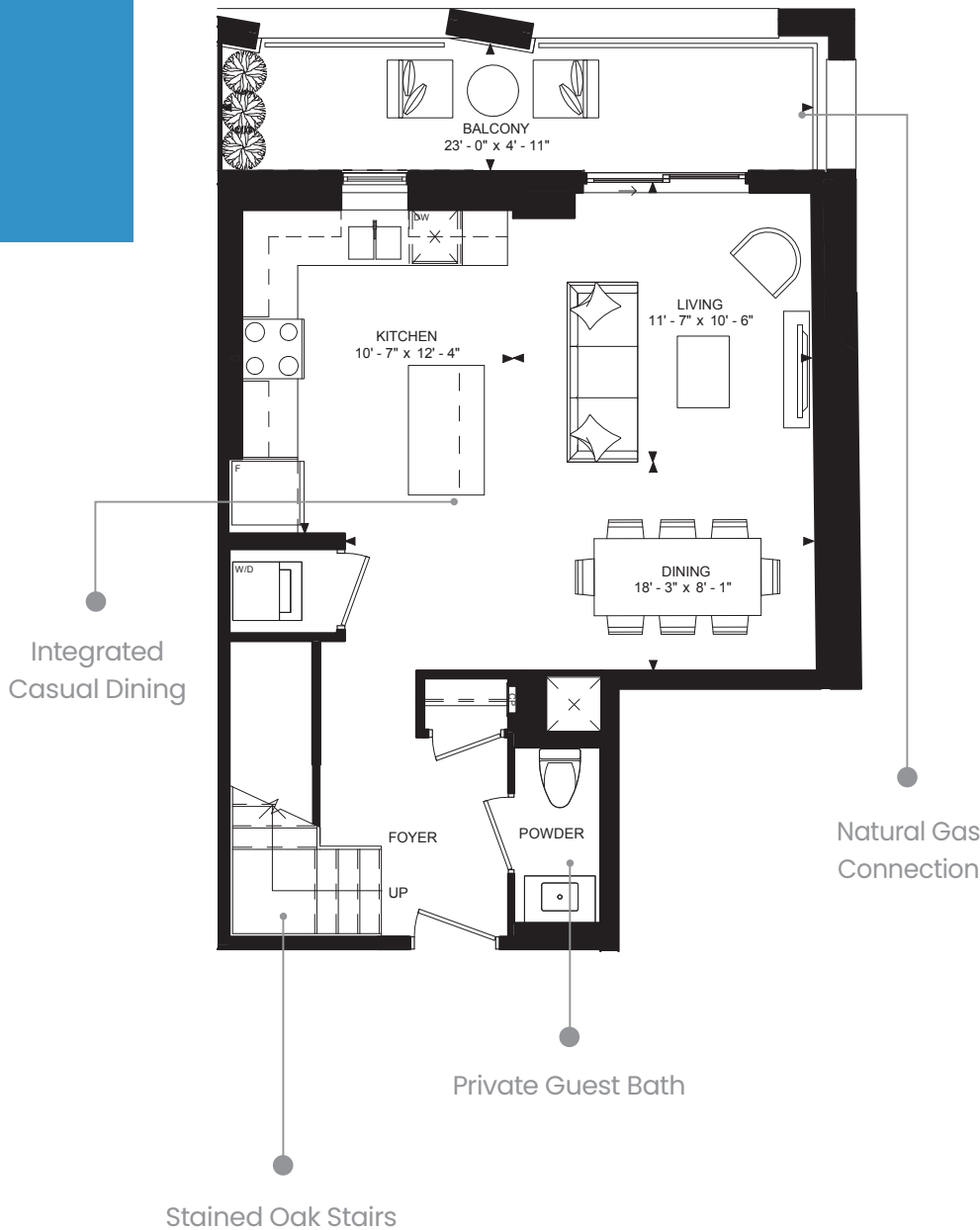
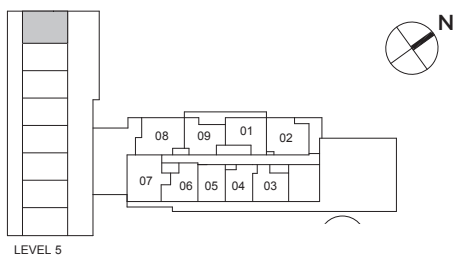
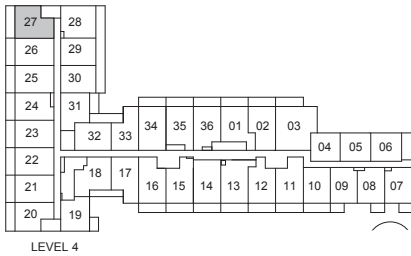
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—SOLD—
ALEXANDRIA
(2D-E)

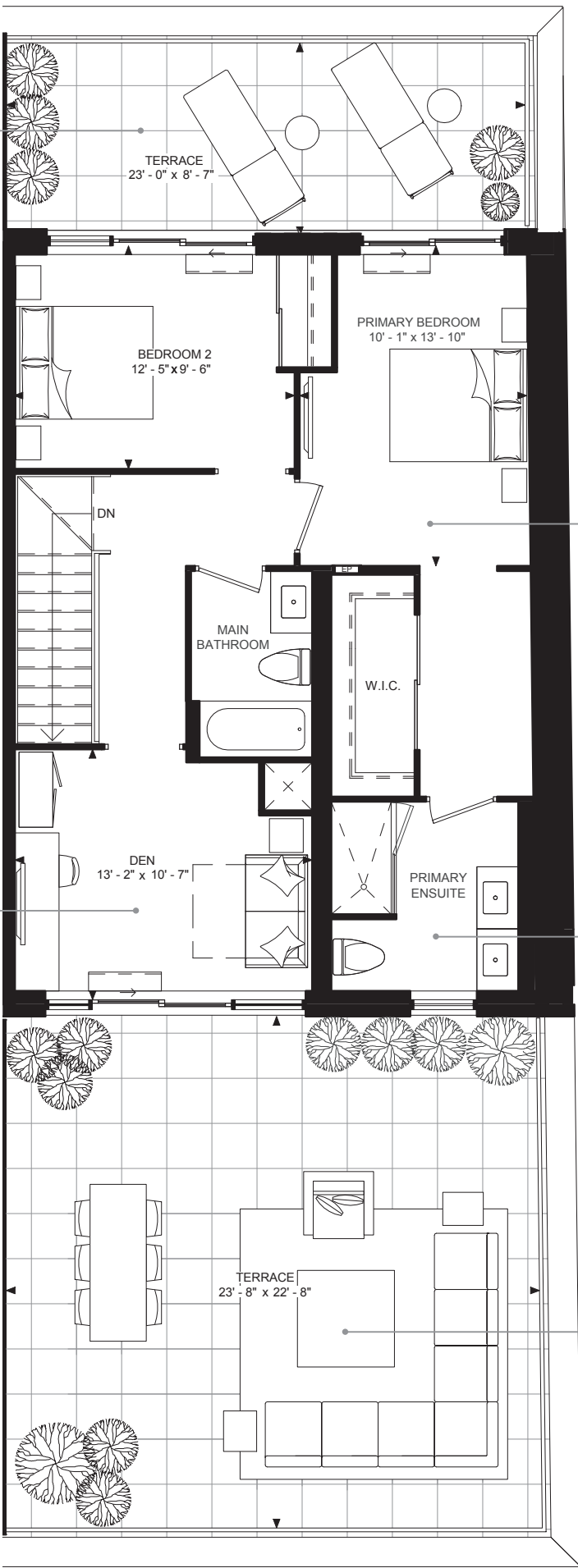
2,389 TOTAL SQ. FT.
2 BEDROOM + DEN
1,526 SQ. FT. OF INDOOR SPACE
112 SQ. FT. OF BALCONY SPACE
751 SQ. FT. OF TERRACE SPACE



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BUILDING OVER 30 YEARS OF EXPERIENCE INTO EVERY HOME

ANDRIN HOMES continues to build one outstanding community after another, with thousands of homes completed across the GTA and beyond.

The acclaim of ANDRIN'S customers is matched by the recognition it has received from the new home industry which honoured the company with a SAM Award for Most Outstanding Mid/High Rise Design. The cornerstones of the company's success – Superior Quality, Old Fashioned Value, Design Innovation and Exceptional Customer Service – originate from the longstanding principles of the company's founder and President, Peter Smith and partner, the Kerbel Group.

Since its inception, Andrin has built in communities across southern Ontario including Vaughan, Markham, Brampton, Mississauga, Oakville, Burlington, Hamilton, Guelph, Kitchener, Bradford, Newmarket, Holland Landing and Whitby. We do more than just build homes...we build vibrant communities. We are proud of our past accomplishments and look toward the future, confident that we have the skills to continue creating quality developments that new home buyers can count on to stand the test of time.





Skytowns.ca

newdevsales@regoteam.com

55 Duke Street West, Kitchener

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