



Exclusive Boutique Rental Condominium

HERITAGE SQUARE is an exclusive boutique rental condominium located in the heritage Village of Kleinburg in the City of Vaughan. From the Humber Valley trails and the McMichael Gallery grounds to the unique shops, exquisite cafes, restaurants and patios, Kleinburg is truly a special place to live.

Only 24 luxuriously appointed one and two storey rental suites are available from 932-1,350 sq ft. Let us help you make Kleinburg your home.

The Features and Finishes...

Lobby entrance with elevator and elegant Sitting Lounge

BUILDING & SUITE FEATURES

BUILDING FEATURES

- Building is fully sprinklered and monitored for fire protection
- Structural metal and concrete construction for all floors and walls
- All suite walls and floors exceed O.B.C. standards for sound ratings
- Underground Parking for Residents with controlled access and security camera
- Heated snow melting ramp for safe driving into underground garage
- Building elevator from underground parking level to suite floors
- Suites are individually metered for heat, hydro and water consumption
- Interphone system for guest access and entry into the building
- Solid core suite entry doors with scone lighting
- Ground floor suites are single storey; Second floor suites are 2-storey
- Balconies with privacy screens for each suite
- One (1) designated underground parking space and locker per suite □ On-site Property Management office for assistance

INTERIOR FINISHES & FEATURES

- 9 foot ceiling height (excluding drop ceilings and bulkheads)
- Smooth finished ceilings throughout suite with 6" Quiet Zone sound insulation
- Large, full-width suite balcony on ground floor suites with privacy screens
- Balconies on second floor suites with privacy screens
- Cornice moldings in open concept kitchen, living & dining room, where possible
- Seven foot height Series 800 interior doors with 3 1/2" casings & 7" colonial baseboards
- All trim and doors to be painted with cloud white semi-gloss latex paint
- California shutters for all windows and balcony doors
- Decorative brushed nickel lever door handles
- White shelving in all closets
- Full glass balcony door with sliding screen
- Laminate flooring with acoustic underlay in all areas except bathrooms & laundry
- Porcelain flooring in foyer, bathrooms and laundry room
- Carpeted staircases with decorative metal railing and stained oak handrail
- Tankless hot water system and high efficiency gas furnace and a/c system

KITCHENS

- Custom designed Frenel white shaker-style cabinetry with extended upper cabinets
- Granite or Caesar stone counter top with straight polished edge
- Ceramic or glass tiled kitchen backsplash
- Under mount stainless steel sink with single lever faucet with pull out vegetable spray
- Bank of drawers and pots & pan custom drawers
- Self-cleaning range with stainless styling
- Full size built-in dishwasher with stainless styling
- Energy Star rated 20 cubic foot frost free refrigerator with stainless styling
- Built-in combination ultra quiet hood fan with stainless styling, vented to exterior

BATHROOMS

- Custom designed vanity or pedestal sink in powder room
- Custom designed vanity in main bathroom
- 12" x 12" or larger porcelain tile for bathroom floor
- Porcelain wall tile surround for bathtub and full shower enclosure
- Marble or granite vanity counter top with backsplash
- Under mount vanity basin and single lever faucet

- Separate bath tub in main bathroom where shown
- Framed glass door for shower door or enclosures where shown
- Mirror over vanity basin or pedestal sink in all washrooms
- Exhaust fan in all bathrooms vented to outside
- Waterproof ceiling light in shower enclosure where applicable
- White bathroom fixtures with low flush & right height elongated toilet □ Safety pressure balance valve for shower

LAUNDRY

- In suite laundry closet with stacked or side by side white Energy Star front loading washer and dryer vented to exterior
- Ceramic floor and baseboard tile with floor drain

ELECTRICAL FEATURES

- Energy efficient ceiling light fixture package including bedroom(s) with LED bulbs
- Copper electrical wiring with circuit breaker service panel
- Individually metered hydro for each suite
- White Decora switches and plug outlets
- Pre-wired telephone and cable outlet in living/dining area, bedrooms and den
- 10-12 LED pot lights in kitchen/ dining area

COMFORT & SECURITY

- Individually comfort-controlled heating and air conditioning system
- Energy efficient thermal glazed windows and doors
- In suite fire, smoke and CO detectors
- Suites are fully sprinklered for fire protection
- Fire-rated suite entry door with privacy viewer
- Access device to building entrance and underground parking garage
- Video monitored cameras at front main door entrance and parking garage
- Underground parking space and locker included (available 2nd spaces for \$100/month)
- Available outdoor permit parking at Canadiana Square for \$60 per month

SUITE BALCONIES

- Balconies with composite decking

- Exterior receptacle on balcony
- Balcony decorative lighting
- Black aluminum handrails
- Small BBQ permitted

PARKING & LOCKER

- One (1) underground parking space and one (1) locker included in the rent for tenants only
- Second underground parking spaces are limited and may be rented for \$100/month
- Available outdoor permit parking at Canadiana Square for \$60 per month

Note: Features and finishes, specifications are subject to availability and may be changed without notice. Landlord may be required to reselect colours and materials from Supplier's samples as a result of unavailability. Landlord may substitute materials from those designated in plans and specifications provided that such materials are equal to or better than those designated. Variation from Supplier's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design.