
URBINCO

A DISTINGUISHING POSSESSION
FOR A DISTINCTIVE LIFESTYLE



DISTINCTIVELY DIFFERENT URBAN LIVING.

THIRD FLOOR

2343 GERRARD STREET EAST FEATURES AND FINISHES:

exterior

- shared driveway to private parking at rear of building
- oversized glass door to raised rear BALCONY with private architectural screens
- private access to large rooftop TERRACE

luxurious interiors

- 8'-9" high ceiling throughout
- smooth finish on all ceilings
- pot lights throughout
- wall sconces over vanities throughout all WASH areas
- 5 1/2" high modern flat stock baseboard with 3 1/2" casing
- smooth finish, 7'-0" high interior doors
- 6 1/2" wide designer engineered hardwood flooring throughout (excluding tiled areas)
- 12'x24" full body porcelain tile in MECHANICAL, LAUNDRY and all WASH areas

living spaces

- large PRINCIPAL SLEEP and CLOSET with adjoining luxurious PRINCIPAL WASH and front BALCONY with private architectural screens
- PRINCIPAL WASH with fully tiled shower complete with frameless glass enclosure
- SLEEP 2 and SLEEP 3 with CLOSETS
- LAUNDRY with stackable washer and dryer
- contemporary custom vanities with quartz countertops and undermounted sinks in all WASH areas
- all plumbing fixtures by Delta
- oversized glass door to rear BALCONY with private architectural screens
- hallway open to natural lighting above with private access to large rooftop TERRACE
- DINE area adjacent to BALCONY
- COOK area with custom millwork and quartz countertops
- COOK complete with integrated appliances including 36" fridge/freezer, 30" induction range, built-in hood vented to the exterior, 24" microwave, 24" panel-ready dishwasher
- 7'-6" long freestanding waterfall island with overhang for seating

comfort and peace of mind features

- rough-in security system and sensors
- rough-in central vacuum system
- complete central air conditioning

electrical features

- combination of LED pot lights, ceiling mounted and wall mounted fixtures throughout
- 200 AMP electrical service



DISTINCTIVELY DIFFERENT URBAN LIVING.

SECOND FLOOR

2343 GERRARD STREET EAST FEATURES AND FINISHES:

exterior

- shared driveway to private parking at rear of building
- oversized glass door to raised rear BALCONY with private architectural screens

luxurious interiors

- 8'-9" high ceiling throughout
- smooth finish on all ceilings
- pot lights throughout
- wall sconces over vanities throughout all WASH areas
- 5 1/2" high modern flat stock baseboard with 3 1/2" casing
- smooth finish, 7'-0" high interior doors
- 6 1/2" wide designer engineered hardwood flooring throughout (excluding tiled areas)
- 12'x24" full body porcelain tile in all WASH areas and MECHANICAL

living spaces

- large PRINCIPAL SLEEP and CLOSET with adjoining luxurious PRINCIPAL WASH and front BALCONY with private architectural screens
- PRINCIPAL WASH with fully tiled shower complete with frameless glass enclosure
- SLEEP 2 and SLEEP 3 with CLOSETS
- LAUNDRY with stackable washer and dryer
- contemporary custom vanities with quartz countertops and undermounted sinks in all WASH areas
- all plumbing fixtures by Delta
- oversized glass door to rear BALCONY with private architectural screens
- DINE area adjacent to BALCONY
- COOK area with custom millwork and quartz countertops
- COOK complete with integrated appliances including 36" fridge/freezer, 30" induction range, built-in hood vented to the exterior, 24" microwave, 24" panel-ready dishwasher
- 7'-6" long freestanding waterfall island with overhang for seating
- all plumbing fixtures by Delta

comfort and peace of mind features

- rough-in security system and sensors
- rough-in central vacuum system
- complete central air conditioning

electrical features

- combination of LED pot lights, ceiling mounted and wall mounted fixtures throughout
- 200 AMP electrical service



DISTINCTIVELY DIFFERENT URBAN LIVING.

UPPER GROUND FLOOR

2343 GERRARD STREET EAST FEATURES AND FINISHES:

exterior

- shared driveway to private parking at rear of building
- oversized glass door to raised rear BALCONY with private architectural screens
- direct staircase access to backyard via rear BALCONY

luxurious interiors

- 8'-9" high ceiling throughout
- smooth finish on all ceilings
- pot lights throughout
- 5 1/2" high modern flat stock baseboard with 3 1/2" casing
- smooth finish, 8'-0" high interior doors
- 6 1/2" wide designer engineered hardwood flooring throughout (excluding tiled areas)
- 12'x24" full body porcelain tile in all WASH areas and MECHANICAL

living spaces

- large PRINCIPAL SLEEP and walk-through CLOSET with adjoining luxurious PRINCIPAL WASH and front BALCONY with private architectural screens
- PRINCIPAL WASH with fully tiled shower complete with frameless glass enclosure
- SLEEP 2 and SLEEP 3 with CLOSETS
- LAUNDRY with stackable washer and dryer
- contemporary custom vanities with quartz countertops and undermounted sinks in all WASH areas
- oversized glass door to rear BALCONY with private architectural screens
- formal DINE area
- COOK area with custom millwork and quartz countertops
- COOK complete with integrated appliances including 36" fridge/freezer, 30" induction cooktop, built-in hood vented to the exterior, 30" wall oven, 24" microwave, 24" dishwasher
- 7'-6" long freestanding waterfall island with overhang for seating
- all plumbing fixtures by Delta and Brizo, client's choice of finish
- open LIVE area with custom fitted millwork and built-in home office area

comfort and peace of mind features

- rough-in security system
- rough-in central vacuum system
- complete central air conditioning

electrical features

- combination of LED pot lights, ceiling mounted and wall mounted fixtures throughout
- electric garage door opener with remote control and keypad
- 200 AMP electrical service



DISTINCTIVELY DIFFERENT URBAN LIVING.

LOWER GROUND FLOOR

2343 GERRARD STREET EAST FEATURES AND FINISHES:

exterior

- shared driveway to private parking at rear of building
- oversized glass door to raised rear BALCONY with private architectural screens
- direct staircase access to backyard via rear BALCONY

luxurious interiors

- 8'-9" high ceiling throughout
- smooth finish on all ceilings
- pot lights throughout
- wall sconces over vanities throughout all WASH areas
- 5 1/2" high modern flat stock baseboard with 3 1/2" casing
- smooth finish, 7'-0" high interior doors
- 6 1/2" wide designer engineered hardwood flooring throughout (excluding tiled areas)
- 12"x24" full body porcelain tile in all WASH areas and MECHANICAL

living spaces

- large PRINCIPAL SLEEP and CLOSET with adjoining luxurious PRINCIPAL WASH and front LOWER PATIO AREA
- PRINCIPAL WASH with fully tiled shower complete with frameless glass enclosure
- SLEEP 2 and SLEEP 3 with CLOSETS
- private STUDY
- LAUNDRY with stackable washer and dryer
- contemporary custom vanities with quartz countertops and undermounted sinks in all WASH areas
- all plumbing fixtures by Delta
- oversized glass door to large rear LOWER PATIO AREA with direct staircase access to backyard
- formal DINE area
- COOK area with custom millwork and quartz countertops
- COOK complete with integrated appliances including 36" fridge/freezer, 30" induction range, built-in hood vented to the exterior, 24" microwave, 24" panel-ready dishwasher
- 7'-6" long freestanding waterfall island with overhang for seating
- all plumbing fixtures by Delta

comfort and peace of mind features

- rough-in security system and sensors
- rough-in central vacuum system
- complete central air conditioning

electrical features

- combination of LED pot lights, ceiling mounted and wall mounted fixtures throughout
- 200 AMP electrical service



List of features and finishes is for information purposes only; and the hereby buyer acknowledges that any of the aforementioned features, items or finishes may vary and may be slightly different in name, make and model, from what is indicated in this document.