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139 MARKET

NEW SUITE INTERIOR FINISHES

- Existing exposed brick at all exterior walls.
- Exposed heavy timber framing and wood ceilings where applicable. Fifth & sixth floor suites have drywall ceilings with a flat painted finish.
- Interior walls painted with primer coat and one finish coat of Dulux Diamond acrylic latex wall paint in standard neutral colour. Paint upgrades available. Drywall ceilings painted with a flat finish.
- Wood interior window sills and white 2 ¼" contemporary baseboards and casings with semi gloss finish on interior walls only.
- Fire-rated flat panel painted suite entry doors. Modern flat panel painted doors with-in suite.
- Lever brushed chrome door hardware throughout.
- Privacy locks to master bedroom and all bathrooms.
- Vinyl plank flooring throughout suite.
- Decora light switches throughout suites with designer light fixture package.

NEW KITCHEN

- Kitchen cabinet selection varies by unit design package.
- All units come complete with quartz kitchen countertops.
- Single-basin stainless steel sinks with single-lever faucets with pull out spray.
- Stainless steel (full size or compact) appliance package. Full size package includes waterline to fridge.
- Fluorescent under cabinet lighting.

NEW BATHROOMS

- Cabinet selection to match kitchen, with laminate countertops.
- White ceramic sink with single-lever faucets.
- Mirror above vanity cabinet.

NEW WINDOWS

- Windows meet a Power Smart standard U-Value of 1.70 or lower.
- Triple pane fiberglass windows with argon gas fill and a Low-E coating.
- Dual pane fiberglass doors with argon gas fill and a Low-E coating.

EXTERIOR FINISHES

- Existing brick walls with new aluminum building entranceways.
- New insulated ballasted or fully adhered EPDM roof system. Total R-Value to be R30 average.
- New fiberglass windows.
- Galvanized steel exit stair at rear building exits.
- Corrugated metal siding at buildouts above roof.
- Rear entry features new wood framed ramp with composite decking and aluminum picket railings.

NEW COMMON AREAS

- Renovated existing wood stairs and new handrails.
- Commercial grade carpet with carpet base in corridors and stairs.
- Mail boxes serviced by Canada Post near building entry.
- An assigned storage locker located in basement is included in purchase price.
- Floor tile in main entry lobby, vestibule and elevator.

NEW SECURITY

- Secure lobby with access controlled digital interphone at both building entries.
- Closed circuit TV monitoring at building access points is available with Shaw Digital TV or MTS Ultimate TV.
- Closed circuit TV at building access points are loop recorded on security system.
- Deadbolt and peep hole at suite entrances.

NEW ELECTRICAL SYSTEMS

- Single Manitoba Hydro electrical metering for condominium units and common areas. Commercial condominiums will have separate electrical metering.
- Pre-wired Cable TV and Telephone available for MTS and/or Shaw. Rough-in for phone/TV jacks located in each bedroom and living room.
- Electric baseboard heating in suites.
- Exposed unpainted conduits and wiring within suites and common areas for electrical distribution.
- All new electrical systems throughout the building.

NEW FIRE PROTECTION

- Comprehensive fire alarm system includes full fire suppressing sprinkler system for all areas of the building.
- Early detection, hard wired in-suite smoke and heat detectors.
- Emergency exit lighting and emergency stairways at each end of the building.
- Fire alarm horn and strobe lights at all bedrooms. Strobe lights at all bathrooms.

ELEVATOR + NEW MECHANICAL SYSTEMS

- Passenger elevator located close to front entry with emergency call feature.
- Existing freight elevator located near the rear building entry in original condition.
- Pressurized and air conditioned corridors provided by a roof top air handling unit which supplies fresh air for entire building and heating/cooling for common areas.
- Each suite is equipped with a wall mounted ductless air conditioning unit located in the main living area. Air transfer fans in bedroom walls for air circulation.
- Exposed (unpainted) ductwork and piping throughout suite.
- Mechanical kitchen and bathroom exhausted horizontally to the exterior.
- Each suite is equipped with an electric 30 gallon hot water tank with a drain pan. Hot water tanks will be located above the laundry unit space unless noted otherwise.
- All new mechanical systems in the building with exception only to existing weeping tile system, existing sump pits and existing roof drainage systems.

AMENITIES

- Fitness room with treadmill, stationary bike, weight bench, and dumbbells with rack.
- Activity room with one 40" flat panel TV, couch, coffee table, two chairs, one end table, and pool table in lounge area and kitchenette with cabinets, sink & faucet, bar fridge, and microwave.

ROOFTOP TERRACES

- The common rooftop terrace will include a lounge set consisting of 1 couch, 2 chairs and an ottoman, along with a bistro set consisting of a table and two chairs.
- **Private terraces will be available for purchase for exclusive use.**
- Rooftop terraces will have restricted occupant loading, limited hours of operation and rules of use.
- Rooftop terraces to be constructed of concrete pavers on pedestals. Guard rail to be aluminum with pickets or glass inserts.