

340

ST CLEMENTS AVENUE

Sustainable, Net-Zero, Modern Luxury Townhomes

340STCLEMETS.CA



Features and Finishes

Find yourself immersed in luxurious and modern features and finishes at 340 St. Clements. Think floor-to-ceiling windows, custom glass railings, and luxurious tiled backsplash in the kitchen. Your unit is also heated using GeoEnergy heating, bettering your air quality while reducing costs and your carbon footprint.



Premium granite or quartz countertop, with a deep, undermount sink



Luxury, stainless steel appliances, including a fridge, slide-in range, dishwasher and integrated microwave with exhaust fan



High-efficiency, stackable washer and dryer



Pre-wiring for alarm system



Beautiful hardwood floors throughout



Geothermal Heating

Features and Finishes

FLOORING	Front Entry	Imported ceramic or porcelain tiles
	Living area, Bedroom/2nd Bed, Kitchen	Hardwood flooring throughout in choice of colours, 5" pre-finished**
	Bathroom	Porcelain tile in ensuite, powder room, and all other bathrooms
	Heated floor	*** <i>Electric floor heat upgrades available</i>
PAINT AND TRIM	Paint	All interior walls painted in choice of colors**
	Stairs	Solid oak stairs leading from the main to the 3rd floor with custom glass railing throughout
	Elevator	** <i>Can be designed and upgraded to incorporate an elevator</i>
	Interior doors	Solid core interior doors
	Baseboards & Trim	7" baseboards and 3" casings throughout finished areas. Painted white including passage doors
	Ceilings	Smooth ceilings throughout
	Entertainment	3 rough-ins for cable television outlets *** <i>Upgrade available for Built-in entertainment wall in Family Room</i>
	Cabinetry	Custom-designed cabinetry in a choice of styles and colours**
	Countertop	Luxury square-edge quartz or granite countertop
	Backsplash	Luxurious tiled backsplash
KITCHENS	Lighting	*** <i>Upgrade available for under cabinet lighting</i>
	Sink	Under-mount double stainless steel sink**
	Fixtures	Premium single-lever kitchen faucet**
	Appliances	Premium designer appliance package consisting of 36" refrigerator, 36" gas range, integrated dishwasher and microwave, and hood fan vented to exterior *** <i>Upgrade available for 36" MIELE Fridge, 36" MIELE STOVE and MIELE Dishwasher</i>

BATHROOMS	Tub	Stand-alone soaker tubs in master ensembles	
	Shower	Frameless glass shower with rain shower style showerhead in master ensuite. Frameless glass enclosures for all showers.	
	Fixtures	Premium single-lever taps on all sinks**	
	Countertop	Quartz	
ELECTRICAL, PLUMBING & HEATING	Sink	under-mount sinks	
	Heating/Cooling	Geothermal heating and cooling	
	Security	Front entryway door chime with built-in camera	
	Vacuum, Metering	200 amp electrical service in every home	
	Laundry	Stackable front-loaded washer and dryer. Ceramic or porcelain flooring in finished laundry room*	
	Audio & Digital	** <i>Upgrade available for Main floor audio system with speakers in kitchen, family room and dining room</i>	
	Other	60 LED pot lights Electric garage door opener with remote control and keypad	
	OUTDOOR SPACE	BBQ	Rough in only
		Landscaping	Architecturally designed landscaping and planting
		Parking	One car Garage
Other		On site Visitor Parking	



The Balder Corporation is committed to developing projects centred on community improvement, where the longevity of communal benefit forms a critical part of the definition of project success.

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REGISTER NOW AT 340STCLEMENTS.CA

340 St Clements Avenue
Toronto, ON M4R 1H5
123-456-7890