

THE HUDSON – HISTORY IN THE RE-MAKING.

If we lived in Europe, where more ancient western architecture is abundant, modernizing the interior of a historic structure would seem more familiar to all of us. And, if you've travelled to Europe, it's likely that you know what we mean. Noble structures that have stood through the centuries, but that have been updated as our living styles and needs have changed.

In The Hudson, we've had the opportunity to do that in one grand gesture – from restoring the historic Georgian exterior to creating the thoroughly modern homes within. And, we have let history teach us what it is that will make these homes not only smart looking, but smart living.

Here are the highlights of what you will find in and around your new home at The Hudson:

- Architectural restoration and revisioning by Merrick Architecture.
- Interior design by Ceconi Simone and Evoke International Design
- Pedestrian-friendly carriageway with made in Victoria, boutique-style shops and access to new, secured underground parkade
- Restored, operable pivot windows (some homes)
- State-of-the-art building technologies, including the Dynamic Buffer Zone, a humidity control system for heritage buildings
- Exposed heritage columns and ceilings in 2nd, 3rd and 4th floor homes
- Low-E, energy-efficient window system[‡]
- Non-toxic paints, sealants and adhesives[‡]
- Newly planted trees along City sidewalks extend a green canopy to the pedestrian-oriented carriageway
- Internal courtyard featuring extensive greenery and reflecting pool

Inside your home

- Choose from three colour schemes – Dark, Light and White
- Over-height loft-style ceilings in all homes – ceiling heights range from over 10 ft. to 17 ft.
- White or dark stain engineered oak hardwood floors[‡]
- Radiant in-floor heating
- Air conditioning for homes on Levels 5 and 6
- Lever-style satin chrome interior door hardware
- Sliding translucent glass panels in bedroom
- Low VOC painted walls with Ecospec, semi-gloss finish on trim and doors[‡]
- Ceiling fan in living area in 2nd, 3rd and 4th floor homes
- Water and energy efficient, full-size, front loading, Bosch™, Energy Star™ washer and dryer[‡]

Kitchen

- Linear kitchens with fully integrated appliances
- ¾-inch white quartz slab countertops and backsplash
- White or dark stain oak, rift-cut, wood veneer or white lacquer cabinetry
- Soft-closing cabinet doors and drawers
- Square, stainless steel right-angled, single-bowl undermount sink (double-bowl in Level 5 and 6 homes)
- Polished chrome, single lever low-flow faucet with pull-out sprayer[‡]
- In-drawer, sliding stainless steel recycling sorting bins[‡]
- Miele™ ceramic glass electric cooktop (gas cooktop in Level 5 and 6 homes) and Miele™ built-in wall oven
- Miele™ frost-free, bottom-mount refrigerator with fully-integrated custom panel to match kitchen cabinetry
- Miele™ stainless steel, ultra-quiet, Energy Star™ multi-cycle dishwasher with fully-integrated custom panel to match kitchen cabinetry[‡]
- In-cabinet, Panasonic stainless steel microwave
- Built-in Liebherr wine fridge in Level 5 and 6 homes
- Miele™ built-in coffee system in Level 5 and 6 homes
- Recessed, incandescent pot lights
- Under-cabinet lighting[‡]

Bathroom

- White or dark stain oak, rift-cut, wood veneer or white lacquer cabinetry
- White solid surface countertop
- Hand-laid stone and cement Terrazzo tile flooring and tub skirt[‡]
- Full-height, white glass ceramic wall tiles (4-inch by 15 ¾-inch) on vanity wall and tub surround
- Classic white, semi-inset basin with polished chrome, single-lever faucet in Main Bath and Ensuite[‡]
- Deep soaker tub with polished chrome adjustable showerhead and pressure-balanced faucet[‡]
- Glass shower enclosure with 2-inch by 2-inch porcelain mosaic floor tiles and built-in pressure balanced single-lever chrome faucet[‡] (most homes)
- Flow-wise toilets with elongated skirt design and soft-close hinge[‡]
- Diffused lighting fixture with aluminum edging
- Recessed pot lighting

Parking & Storage

- A parking stall for every home in new, secured underground parking.
- Visitor parking
- Dedicated parking for a co-op car programme[‡]
- Plug ins for electric vehicles[‡]
- Out-of-suite storage locker for every home
- Secured bicycle storage areas

Peace of Mind

- Personally encoded key-fobs permit entry to building lobby, elevators and individual residential floors
- Video-monitored enter-phone system
- Provision for in-suite security system
- Guest suite for real peace of mind
- State-of-the art fire protection system, including in-suite smoke detector and centrally monitored sprinklers
- Warranty includes 10-year structural defects coverage, 5-year envelope coverage and 2-year materials and labour coverage[Ⓜ]

‡ Denotes Townline's Down to Earth solutions for sustainable living.



The beaver says: "The developer reserves the right to make modifications and changes without notice to building design, specifications, features and floorplans. Final dimensions, floorplans and square footage may vary. E&OE"