

# 1 Concorde Place Unit 1503

## List of Upgrades/Inclusions/Exclusions:

### General Upgrades (throughout condo)

Canadian made Mirage engineered wood flooring  
throughout  
Upgraded baseboards and crown moulding  
throughout  
Upgraded brushed nickel lever door handles  
throughout

Light-filtering solar shades and drapery

ALL SHADES AND DRAPERY INCLUDED

### Living Room

Built-in media cabinet with display shelves,  
hidden storage, overhead lighting and concealed  
wiring to 5.1 audio/video system  
NE facing, beautiful ravine views

ALL INCLUDED

Adjoining office with custom cabinets and desk

ALL INCLUDED

### Dining Room

Electric fireplace (movable, can be used in any  
room)

FIREPLACE INCLUDED

EXCLUDED: DINING ROOM LIGHT FIXTURE

### Kitchen

Expanded kitchen footprint with raised ceiling, plenty of storage and adjoining breakfast area / den

Expanded entrance with french doors

Soft white shaker cabinets with soft-close drawers  
and doors

Quartz countertop and elegant grey glass tile  
backsplash

Double wall oven including built-in microwave

Undermount Blanco Silgranit granite composite  
sink and faucet

Large 2' x 2' polished porcelain tiles

Under-cabinet LED lighting and speakers to 5.1  
audio/video system

ALL INCLUDED

Black and stainless steel appliances



### Master Bedroom and Ensuite

SW facing, downtown skyline views

Walk-out to balcony

Walk-in dressing room with closet organizers

Second closet with organizers plus linen closet

Ensuite bathroom with hidden laundry and storage

Swarovski crystal light fixture

Frameless glass shower stall

Porcelain tile

### Second Bedroom and Ensuite

SW facing, downtown skyline views

Walk-out to balcony

Double wardrobe cabinets with dressing table/  
desk and overhead lighting  
Additional walk-in closet with closet organizers  
plus 2 linen closets

ALL INCLUDED

Expanded bathroom with large vanity, granite countertop and undermount sink, soaker tub

Porcelain tile

### Entrance and Coat Room

Double wardrobe cabinets with bench, mirror and lighting

ALL INCLUDED

### Powder Room

Custom vanity, granite countertop and undermount sink

Porcelain tile

### Corridor and In-suite Storage

Elegant corridor leading to bedrooms. Corridor has been widened and wainscoting and crystal light fixtures have been installed

Plenty of in-suite storage including 2 pantries/  
storage closets. Includes wall-mounted steel safe  
box and freezer chest.

SAFE BOX AND FREEZER CHEST ARE INCLUDED