

320 Stradbrook Ave
Luxury Apartment Living



PROGRESSIVE
REAL ESTATE

DETAILED BUILDING SPECIFICATIONS

Main Floor / Common Area

- Access controlled entrance
- Secure mail area
- Grade level parking complete with parking receptacles (plugs)
- Lower level shared secure bike storage room
- Exterior areas are brightly lit to ensure safety and security

Electrical Systems

- Separate metering for water and electrical – Pay only for what you use
- Pre-wired for MTS / SHAW
- Exterior lighting on balconies
- 100 amp panel, located in the laundry / storage room
- Early detection, hard wired in-suite smoke detectors

Mechanical Systems

- Pressurized corridors and common areas to keep odors in suites
- Conditioned fresh air to suites from in-suites HRV system
- Individually controlled in-suite electric baseboard heating and air conditioning
- 40 gallon electric hot water tank in each unit with emergency pans and drains
- Range hood exhaust ducted to outside
- Ducted dryer exhaust to outside
- Two-speed ducted washroom exhaust to outside

Plumbing

- Double-basin 8" deep stainless steel kitchen sink
- Kitchen faucet - Chrome
- Bathroom sink tap - Chrome
- Shower/tub faucets - Chrome
- Bathtub with tiled tub surround

Windows and Doors

- Maintenance free North Star PVC Tri Pane Low "E" argon filled windows – Reduces street noise and improves energy efficiency.
- Entrance doors to all suites are 45 minute fire-rated for safety and security
- In-suite man doors are all dura-core to reduce sound transfer
- Maintenance free North Star Tri Pane Low "E" Argon filled sliding patio doors - Reduces street noise and improves energy efficiency.

Kitchen Cabinetry and Countertop

- Maple cabinetry
- Upgraded granite countertops – Yes Granite!



PROGRESSIVE REAL ESTATE

Washroom Cabinetry

- 24" Vanity with storage

Appliances

- Fridge
- Stove
- Built-in Dishwasher
- Built-in OTR (Microwave)
- In-Suite Washer and Dryer (Stackable)

Flooring

- Vinyl Plank Flooring

Foundation

- Built on over 80 cast in place 30' deep concrete piles
- ICF Concrete foundation using Logix Blocks to maximize energy efficiency and sitting on a concrete footing supported by piles
- Wood structural floor reinforced by concrete beams

SOUND PROOFING

Walls

- ICF Concrete exterior walls (east and west) using Logix Blocks to maximize energy efficiency and sound
- 2x4 double wood studded construction (north and south) with 1" air gap complete plywood and OSB sheathing treatment to one side of the wall with a layer of drywall overlap and two layers of drywall on the other side to significantly reduce sound transfer.

Floors

- Installed sound bar and insulation under each floor to reduce sound transfer throughout the building.
- LVL beams to reduce flooring flex and sound transfer.

Doors

- Fire rated entry doors, and dura-core in-suite doors to reduce sounds throughout the unit.

Windows & Patio Doors

- North Star Tri Pane low "E" argon filled windows and patio doors keeps any noise out.