

THE EDISON—463 EDISON AVE

FREQUENTLY ASKED QUESTIONS

Window Type

Ply Gem Comfort Series - triple pane, low E - argon filled

Window Coverings

Linen coloured roller blinds

There are no coverings provided for the balcony / patio doors

Changing Paint Colours

Not prior to move-in. You are permitted to change the colours at your own expense, but they must be changed back professionally at the end of tenancy

Storage Lockers

\$30 monthly

Size - 3' x 5'

Sound Proofing

Walls

STC 65 - Superior sound proofing, most sounds inaudible

2 layers of 5/8" type X gypsum drywall, R12 fibreglass insulation, 1" air gap

Floors

STC 65 - Superior sound proofing, most sounds inaudible

3/4" thick gypcrete, 2 layers of 5/8" type X gypsum drywall, R12 fibreglass insulation, 1/2" thick resilient channel

Resident Parking

Covered and heated parking - \$110 monthly

Surface parking is \$50 monthly - comes with a plug

Visitor Parking

Yes, there will be visitor and accessible parking from the hours of 6am-2am.

Overnight (2am - 6am) visitor parking passes are available to purchase.

Electric Vehicle Chargers

Located in the parking lot across from 463 Edison Avenue - 4 chargers available

WIFI

WIFI is available for resident use in the lobbies, multi-purpose rooms, games room and lounge, fitness facilities and guest suites



THE EDISON

Multi-Purpose Rooms / Games Room and Lounge

These rooms all come with a kitchenette, seating, TV with cable and internet access and lounging areas. Board and card games are also in the room and available to use. Coffee and tea are provided in the rooms along with dishware.

Residents may book through the online Resident Portal the Multi-Purpose rooms and/or Games Room and Lounge for events at a first come, first serve bases. A deposit will be required to book the room and will be refunded once the room is back to its original state of cleanliness and repair (located in 447, 455 and 463 Edison Avenue)

Fitness Facilities

All residents have access to the fitness facility 24 hours a day. The fitness facility is for resident use only! (located in 447 and 463 Edison Avenue)

Sauna

A sauna is available for resident use only and is located in the fitness facility within 463 Edison Avenue

Clothing and a towel must be worn when in the sauna

Outdoor Pool

An outdoor pool and patio area are open throughout the summer months.

Opening and closing dates vary depending on the weather. The patio area is also equipped with a gas BBQ that is available for resident use.

Guest Suites

There are two studio style guest suites as well as one 2-bedroom guest suite (located in 455 and 463 Edison Avenue)

Pricing and availability for these suites are on the Resident Portal

Mail

The resident mailboxes are located within the lobby of the building. There will also be separate compartments for larger parcel deliveries

Security

There will be 120+ cameras throughout the complex that cover the entrances, storage rooms, halls, amenities and parking lot

Keyless FOB access only at all entrances with the exception of intercom access given by residents

BBQ's

Propane only allowed on balconies - no BBQ's are permitted in the suites



THE EDISON

Pets

A maximum of two pets are permitted apart from dogs, provided a deposit of \$250/pet is paid. No dogs are permitted on the premises

Smoking

This is a non-smoking building. The smoking of tobacco or cannabis is strictly prohibited within the rental unit. Smoking is only permitted on the unit's exterior, exclusive use areas (i.e. patios, balconies)

There is **NO** smoking on any common exterior use spaces, balcony or patio i.e. pool area, MPR/Games Room Balconies or in any guest suite

Community Gardens

Community gardens will be available through a lottery system per season

Garbage and Recycling

There is a garbage chute located on floors two, three, four and five. Large recycling and garbage bins are located on the first floor in the refuse room

On-Site Resident Manager

There is on-site resident management who reside within the complex. The management staff handle suite repairs, resident complaints, overall building maintenance, exterior maintenance, etc.

Online Resident Portal

We have an online Resident Portal through our website at www.progressiverealestate.ca. Through the portal you can book the Multi-Purpose Rooms, Games Room and Lounge, Guest Suites, purchase overnight parking passes and replacement items and create repair / maintenance requests

**The information provided is for general information purposes and is subject to change*

FOR LEASING INQUIRES PLEASE CONTACT:

EDISON@PROGRESSIVEREALESTATE.CA | 204-888-RENT (7368)

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