Features *&Amenities*

THE CLIFTON

HOME TO CONVENIENCE AND SERENITY

- Uniquely situated between the historic neighborhood of Old Glenora and High Street shopping district, The Clifton offers a unique caliber of living in Edmonton
- Timeless architecture and landmark location
- A collection of 18 bespoke estate homes
- 12 floors offer panoramic views of the River Valley
- Surrounded by mature forests and the city's best walking trails
- Located walking distance from boutique shopping and local bistros, with the bustling downtown core only a short distance away
- Architecture and Interior Design by McKinley Studios
- Built by ITC Construction Group

INTENTIONAL AMENITIES

- Breathtaking lobby with dedicated personal concierge
- Landscaped front lawn, and carefully designed courtyard with pergola, fire table, and outdoor kitchen
- Private guest suite with luxury comforts
- Generous lobby lounge space with dedicated servery
- State of the art fitness room
- Secure bike room & personal parcel storage

MODERN DESIGN

- Your choice between Standard & Dark color schemes
- Expansive windows with 9'6" ceilings in all living spaces and bedrooms
  - Bathroom ceilings 8'6"
- Premium wide plank hardwood floors throughout
- Full size laundry room with side by side laundry
- Custom built-in leather upholstery entry bench
- Custom Italian millwork closets with bespoke hardware
- Motorized window coverings throughout
  - Dual shade/ blackout system in primary bedrooms
- Air-conditioned with multi-zone fan coil system
- Expansive terraces for outdoor living and entertaining; including gas connections, outdoor lighting, and glass railings

MODERN KITCHEN & WET BAR

- Natural stone countertops with honed finish
- Custom Italian millwork cabinetry designed by Habitat by Aon and Aster Cucine
- Slim shaker profile kitchen cabinets with integrated pulls in either standard or dark color scheme
- Kohler Workstation professional stainless steel kitchen sink with polished chrome faucet
- Polished chrome filtered water dispenser
- Polished chrome pot filler
- Solid polished white bronze wet bar sink with polished chrome filtered water faucet (select estates)

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MARKETING BY rennie

Autograph

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APPLIANCES

- Sub-zero 30" designer column integrate/panel front refrigerator with water (select estates)
- Sub-zero 36" combined integrated/panel front refrigerator/freezer
- Sub-zero 30" designer column freezer with ice maker (select estates)
- Miele speed oven microwave, black glass & stainless steel
- Miele 30" wall mounted convection oven, black glass & stainless steel
- Miele 24" fully integrated dishwasher, panel front
- Wolf 36" professional gas 5 burner cooktop, polished chrome knobs
- Wolf 36" free-standing range (Estate F)
- Miele 24" clean touch steel coffee system, black glass & stainless steel
- Sub-zero 30" designer wine storage with refrigerator/freezer drawers, panel front
- Samsung bespoke ultra capacity front Load washer, black stainless steel
- Samsung bespoke super speed front load dryer, black stainless steel
- Stainless steel laundry sink with polished chrome faucets

LUXURIOUS BATHROOMS & POWDER ROOMS

- Cosentino full-slab wall, floor, and shower tile - Polished Finish (in either standard or dark color scheme)
- Custom Italian millwork cabinetry (in standard or dark color scheme)
- Tempered glass shower door, with premium polished chrome fittings throughout
- Contemporary plumbing fixtures by Kohler including wall-mounted polished chrome rain shower heads and hand shower, polished chrome control (inc. steam control) valves, and polished chrome faucets
- Integrated Cosentino stone sink vanity unit
- Freestanding tub by Victoria + Albert in ensuite with Kohler polished chrome faucet

SECURITY & TECHNOLOGY

- Lobby entrance phone with security camera for remote mobile visitor screening
- Secure key-fob entry system gives access to the elevators, building lobby, common areas, underground parkade & suite-specific floors
- Fully secured underground parking with well-lit common areas & pedestrian walkways provide an extra sense of safety
- Motion sensors on parkade lights are energy & cost-efficient
- Individual out-of-suite parkade storage available
- Security cameras in prime locations

PEACE OF MIND

- Comprehensive home warranty protection by Travelers Insurance
  - One-year labour and material warranty
  - Two-year delivery and distribution systems warranty
  - Five-year building envelope protection warranty
  - 10-year major structural components warranty

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