

Each and every suite at One Eleven Forsythe is brilliantly executed by award-winning designer Brian Gluckstein.

The Master Ensuite bath is a perfect example of this passion for indulgence.

Melt away in your skirted Kohler deep soaker tub, or rejuvenate in the clear glass shower, swathed in mosaic marble. Luxuriate in the warmth of the radiant heated floor.

Take a moment and reflect on the superlative finishing appointments that make One Eleven Forsythe Oakville's condominium gem.

One Eleven Forsythe A Place Of Some Importance

- Nestled next to the shores of Sixteen Mile Creek, One Eleven Forsythe sits stately, surrounded by private landscaped gardens and lake vistas
- Steps from Oakville's famous downtown with its wonderful blend of quaint and sophisticated shops and cafés
- Guests will be greeted by One Eleven Forsythe's Private 24 Hour Concierge who will direct guest(s) to the elevator lobby. The watchful eye of the Concierge will assure your comfort and security, while monitoring the state-of-the-art security features
- Overnight visitors can be comfortably accommodated in the beautifully appointed Guest Suite
- The prestige of One Eleven Forsythe is indisputable in the timeless splendour of the two storey lobby. World renowned interior designer, Brian Gluckstein, combines an intricate composite of textures and materials to create a glorious first impression. An invitingly comfortable lobby sitting area is nestled in front of a handsome fireplace
- Two tastefully appointed elevators deliver you to your chosen destination
- Private underground parking is accessed by a personal automobile remote transponder

- Residents carry security card access through all common areas including underground parking and locker areas for maximum peace of mind
- Visitor parking is also fully secured underground
- The private Lake Gardens is a landscaped oasis nudging the shores of Sixteen Mile Creek, catching the morning sun over the horizon

Club 111

- Award-winning interior designer, Brian Gluckstein has created an exquisite amalgam of private, cultivated spaces reflective of a sophisticated lifestyle
- The classic-styled Library overlooks Sixteen Mile Creek and features a refined environment for reading or casual conversation in front of the fireplace
- The Coterie is the residence's social mecca, and is lavishly appointed with finely crafted millwork, intimate fireplaces and fine furnishings
- A private formal dining room is accompanied by a spacious catering kitchen for personal use or special events. A two-sided fireplace adds to the ambiance
- The Forsythe Lounge is an ideal refuge for a game of bridge or to view your favourite film
- A stretching and rejuvenating area is included in Club 111 as well as a fully appointed exercise room for your fitness needs

Luxurious Suite Features

- Individually controlled Heat Pump HVAC system allowing heating and air-conditioning on demand
- Gas fireplace with a wood mantle and a selection of marble surrounds
- Solid core double entry doors with stained finish and lever hardware to all Suites
- 7' solid core 3-panelled interior and closet doors with lever hardware in all Typical Suites

- 8' solid core 3-panelled interior and closet doors with lever hardware in all Penthouse Suites
- Typical Suites to have 5 1/2" baseboard and all archways, doors and windows to be trimmed with 2" casing with backband
- Penthouse Suites to have 7 1/4" baseboard and all archways, doors and windows to be trimmed with 3 1/2" casing and wide backband
- Central vacuum system
- All interior walls primed and painted with latex off-white matte finish
- Typical Suites to have 8' smooth painted ceilings with 9' smooth coffered ceiling in the Living/Dining room and Foyer, as per plan
- Penthouse Suites to have 9' smooth painted ceilings with 10' smooth coffered ceiling in the Living/Dining room and Foyer, as per plan

Gluckstein Appointed Foyers

- Choice of marble, slate or limestone with a Gluckstein designed custom inlay pattern or pre-finished engineered hardwood flooring with cork underlay in a selection of colours
- 1 capped switched ceiling outlet
- Elegant cornice molding within coffered ceiling, as per plan
- Pot light(s) along hallway, where applicable
- Decorative wall niche with light, as per plan
- Foyer closet complete with a switched ceiling mounted soft-white fluorescent fixture, where applicable

Gluckstein Appointed Kitchens And Breakfast Rooms

- Choice of porcelain tile flooring or pre-finished engineered hardwood flooring with cork underlay in a selection of colours
- A selection of 6 cabinet door profiles from Downsview Kitchens in a choice of 6 designer finishes Extra height wall cabinets with wood panel and crown moulding
- A designer collection of state-of-the-art appliances: Sub-Zero refrigerator in stainless steel or integrated panelled doors to match cabinets; under island counter Sub-Zero wine refrigerator; Miele dishwasher with hidden controls, cutlery tray and a choice of panelled doors to match cabinets or stainless steel finish, as per plan
- The exclusive Wolf gas cook top with cabinetry finished 300 CFM exhaust hood fan and Wolf built-in wall oven and microwave or Wolf gas range with integrated microwave/100 CFM exhaust hood fan, as per plan
- A variety of elegant solid granite countertops with a selection of edge profiles, provide beauty and function to food preparation
- Extra width countertop on peninsula or island where applicable; no cabinetry above
- Kohler cast iron apron front sink
- Kohler faucet with vegetable spray
- Horizontally mounted duplex receptacles above counter top
- Extra depth cabinet over refrigerator
- Water filtration and softening system
- Choice of porcelain or ceramic tile backsplash
- Pot lights with 2 capped switched ceiling outlets over Kitchen peninsula or island where applicable
- Valance lighting under wall cabinets
- 1 capped switched ceiling outlet over breakfast room where applicable

Exquisitely Appointed Master Bathroom Features

- Choice of marble, slate or limestone flooring with a Gluckstein designed inlay pattern
- Downsview Kitchens vanity door profiles in a selection of designer styles and colours
- Single or double Kohler undermount vanity sink with choice of marble or solid granite countertop
- Kohler dual lever widespread faucet
- Radiant (electric) floor heating system, switched and on a preset timer
- 2 decorative wall sconces and a frameless wall mirror over vanity
- 1-piece elongated or round Kohler toilet and bidet as per plan
- Kohler deep soaker tub skirt (18" tub surround if there is a separate shower stall)
- Frameless clear glass shower enclosure with mosaic marble or porcelain tiled base as per plan
- Single lever handle with thermostatic valve for both shower and tub
- 1 capped central ceiling outlet or ceiling pot light(s) where applicable
- 1 recessed waterproof pot light over shower, where applicable
- 1 recessed pot light over water closet, where applicable
- 1 lockable medicine cabinet, drawer or box, where applicable
- Kohler towel bar, towel ring, toilet paper holder and robe hook

Guest Bathroom Features

- Choice of marble, slate or limestone flooring
- Downsvie Kitchens vanity door profiles in a selection of designer styles and colours
- Single or double Kohler undermount vanity sink with choice of marble or solid granite countertop
- Kohler faucet
- 2 decorative wall sconces and a frameless wall mirror over vanity
- 1-piece elongated or round Kohler toilet
- Kohler deep soaker tub skirt (18" tub surround if there is a separate shower stall)
- Frameless clear glass shower enclosure with mosaic marble or porcelain tiled base as per plan
- Single lever handle with thermostatic valve for both shower and tub
- 1 capped central ceiling outlet or ceiling pot light(s) where applicable
- 1 recessed waterproof pot light over shower, where applicable
- 1 recessed pot light over water closet, where applicable
- 1 lockable medicine cabinet, drawer or box, where applicable
- Kohler towel bar, towel ring, toilet paper holder and robe hook

Gluckstein Appointed Powder Rooms

- Choice of marble, slate or limestone flooring
- Kohler pedestal sink or Kohler undermount vanity sink, as per plan
- Kohler faucet
- Choice of marble or solid granite countertop, where applicable

- Downsview Kitchens vanity door profiles in a selection of designer styles and colours
- Two decorative wall sconces and a frameless wall mirror over vanity
- 1-piece elongated or round Kohler toilet
- Kohler towel bar, towel ring, toilet paper holder

Gluckstein Appointed Living/Dining Rooms

- Pre-finished engineered hardwood flooring with cork underlay in a selection of 5 colours
- Elegant cornice molding within coffered ceiling, as per plan
- 1 capped switched ceiling outlet in the dining room
- 2 switched wall outlets in the living room

Library, Family Room And Den Features

- Pre-finished engineered hardwood flooring with cork underlay in a selection of 5 colours
- 1 capped switched ceiling outlet and 1 switched wall outlet

Gluckstein Appointed Master Suites

- Selection of cut pile carpet with super white underpad
- Master Bedroom to receive crown molding as per the Schedule A
- Downsview Kitchens make-up desk in a selection of designer styles and colours
- 1 capped switched ceiling outlet and 1 switched wall outlet
- Switched soft-white fluorescent ceiling fixture in walk-in-closet or a door activated fluorescent fixture in linear closet design, as per plan

Laundry Room And Suite Storage Room Features

- Full-sized stacked or side-by-side front loading washer and dryer on ceramic tile flooring; stainless steel laundry sink in base cabinet with single lever faucet as per plan
- Wire shelving where shelving indicated on plans
- Soft-white fluorescent ceiling task fixture in Laundry Room

Balcony, Terrace And Patio Features

- Exterior tilt and turn balcony and terrace doors
- Rough-in for gas BBQ connection on all terraces and balconies
- Custom designed balcony railing system with clear glass backing
- Switched exterior wall sconce(s) or ceiling fixture(s), where applicable
- Exterior receptacles on all terraces, balconies and walk-out patios
- Underside of all balconies and terraces to have a smooth parged finish
- Poured concrete finish on all balconies and an interlocked stone surface on terraces

Electrical Features

- Individual digital metering for Suite hydro
- 200 ampere electrical service per Suite with circuit-breaker service panel
- Category 5 voice & data wiring and RG6 coaxial cable wiring in Kitchen, Living Room, Library, Family Room, Den and all Bedrooms

Advanced Security Features

- Residents will be able to identify visitors on the CCTV system displayed on their television
- Each Suite has wiring with contacts for all entry points wired to a central Suite alarm panel with interconnected smoke and carbon monoxide detectors
- The Suite security system can be monitored remotely within the Suite as determined by the owner
- Concierge can be contacted from Suite using the Suite telephone system
- Ontario TARION Warranty Program warranty for new construction
- Excellent service record for 16 Consecutive Years of Excellent Ratings