



HEARTH
& HOME
TEAM

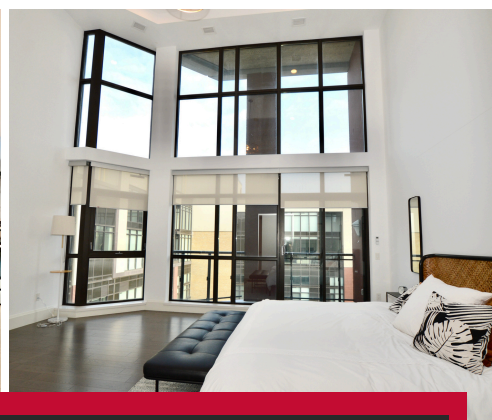
kw EDGE
KELLERWILLIAMS. EDGE
HEARTH & HOME REALTY
BROKERAGE INDEPENDENTLY OWNED AND OPERATED



Royal Connaught

THE PENTHOUSE
SKYLINE COLLECTION

THE BARTON | PH 6
112 KING ST. E.
HAMILTON, ON



PROPERTY FEATURES

1,443 SQFT LOFT
2 BEDROOMS PLUS DEN
2.5 BATHS

TAMER FAHMI

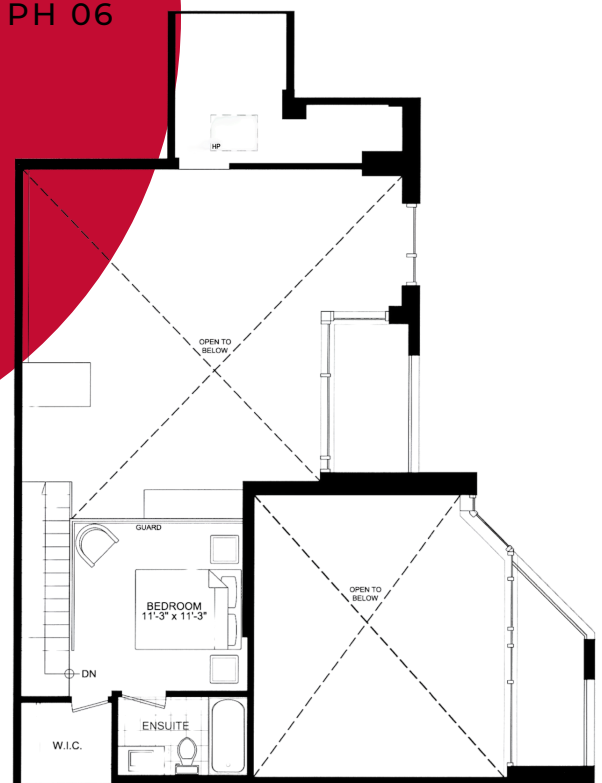
Broker of Record
(905) 333-5000
TamerF@kw.com

- Oak 4" Victorian Series Posts complete Oak Rail and alternating Balusters
- Large format floor tile in Master Ensuite & Loft Ensuite.
- Tile in Powder & Laundry.
- Wall tile in Bath tub alcove.
- Wall tile in Master Ensuite tub & shower alcove.
- Lauzon "Ambiance Collection Authentik Series" 5" engineered wood flooring in Stair Landings, Master Bedroom & Loft Bedroom.
- Benjamin Moore wall paint selection throughout.
- Weiser "Lisbon" lever hardware in lieu of standard throughout.
- Moen "Align" towel bars & paper holder in lieu of standard in Bath & Ensuite.
- Quartz countertops in lieu of standard throughout.
- Quartz backsplash in Kitchen and countertops, including waterfall island.
- Decora dimmer switches in lieu of standard throughout
- Matteo pendants above island in Kitchen
- Matteo ceiling fixture in Dining
- Matteo ceiling fixture in Foyer
- Vanity with drawers and open shelf below in Powder & Master Ensuite.
- Two (2) equal drawers complete with 100 mm toe kick in lieu of standard in Loft Ensuite.
- Glass panel in Master Ensuite & Loft Ensuite tub alcoves.
- Soft-close doors & soft-close drawers throughout..
- American Standard Shower Trim Kit, Handheld Shower Kit
- American Standard "Studio S Collection" two handle wide spread faucet in lieu of standard in Master Ensuite.
- American Standard "Boulevard" Right Height Elongated One-Piece Toilet in lieu of standard throughout.
- Kindred undermount sink in lieu of standard in Kitchen.
- American Standard "Studio S" pull down faucet in lieu of standard in Kitchen.
- American Standard "Boxe" undermount sink in lieu of standard in Powder, Master Ensuite & Loft Ensuite.
- American Standard "Studio S Collection" single handle faucet in lieu of standard in Powder & Loft Ensuite.
- 2 Balconies, of living room and primary bedroom.
- 18 foot ceiling in main living areas and primary bedroom. 8 foot ceilings in loft.
- Layered lighting with pot lights and hanging pendant fixtures.
- Blinds on lower level windows in main living area and primary bedroom.

One underground parking space included in purchase price and two lockers.

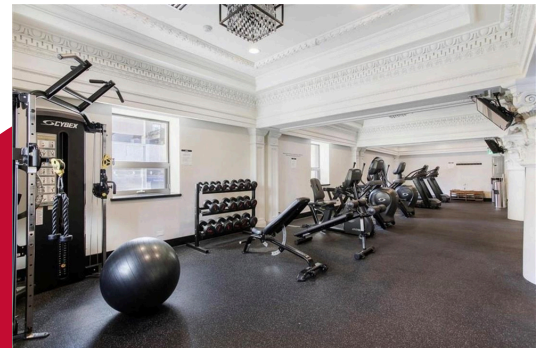
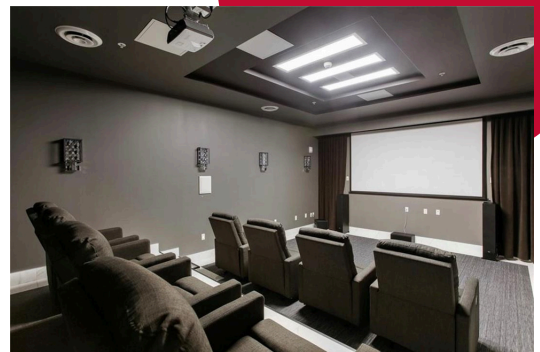
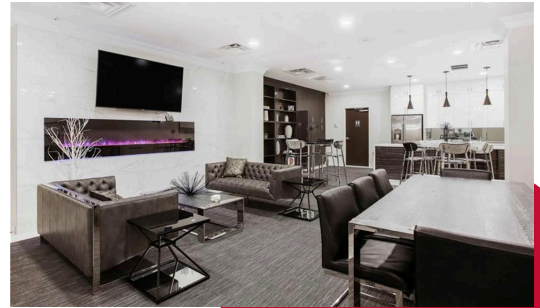


FLOORPLANS



BUILDING AMENITIES

- Elegant 13 Storey renovated Historic building with penthouse and sub penthouse levels
- Predominately floor-to-ceiling glass windows (where applicable)
- Professionally appointed Lounge and Guest Reception Area by a renowned local interior designer
- Convenient Mail Room
- Direct and secured access to lobby elevators and parking garage
- Two custom-designed high-speed elevators servicing all levels
- Approximately 10,000 square feet of amenities space
- Contemporary landscaped patio area complete with planting beds, hardscapes and gardens
- Outdoor grill stations & patio complete with BBQs and natural stone counter & preparation areas
- Stunning views of the Escarpment from the Skydeck Patio with three (3) distinct seating areas either next to the outdoor fireplace, inside the cozy cabanas or the outdoor lounge area
- Fitness Room, Theatre Room & Party Room
- Locker facilities available
- Underground parking available for residents



TAMER FAHMI

Broker of Record
(905) 333-5000
TamerF@kw.com

