



CUSTOM DESIGN

LAN^tERRA

YOUR
SIGNATURE
STYLE IS
DISTINCT.

IT IS A
STATEMENT,
A UNIQUE
EXPRESSION
OF WHO
YOU ARE
AND HOW
YOU WANT
TO LIVE.

LAN^tERRA



luxury, your way

Lanterra Developments recognizes that luxury is not only a level of quality but an intimate articulation of individual tastes. Purchasers have specific preferences, design requirements and decorative elements that will best complement their lifestyle.

Inspired by our customer's desire for more design flexibility and control in the process, we created Lanterra Custom Design for our Signature Properties.

This exclusive Custom Design Division will offer an elevated concierge-style service that caters to the individual design requirements of our clients. Purchasers will appreciate a personalized experience that guides them throughout each phase of the project while enjoying the seamless coordination of all teams and touchpoints involved. This superior level of service supports a higher quality suite and punctual delivery.





the privilege of choice

A

OPTION A AS DESIGNED

The client wishes the suite to be constructed as per the original drawings with no specific customization. The client will select the wall, floor finishes, and cabinetry from a selected range of design options. The client will have the opportunity to upgrade finishes and electrical services where possible.

B

OPTION B MINIMAL CUSTOMIZATION

The client wishes to incorporate some design revisions to the layout, fixture packages, appliances, wall finishes, floor finishes, and lighting. The client will select finishes as desired.

C

OPTION C SHELL

The client wishes to start with a totally blank canvas. The suite entry door and the demising walls (suite separation walls) as well as the building exterior walls and window systems are complete. The suite does not have any interior walls and there are no wall, floor, and ceiling finishes. The floor and ceiling would be the exposed structural concrete. All concrete columns, beams and structural walls would be visible. The suite mechanical and electrical services from the building would be visible and accessible at designated connection points. The suite exterior balconies and/or terraces will be complete where applicable.



DETAILS	A	B	C
Suite entry door and hardware.	•	•	•
Demising walls (suite separation walls). <i>*(These walls cannot be modified).</i>	•	•	•
Building exterior walls and window systems, fully weatherproofed.	•	•	•
Balconies and/or terraces, exterior finishes.	•	•	•
Interior partitions and ceilings. <i>*(B Layouts may be revised as a result of the client's design requirements).</i>	•	•	
Interior doors, frames and hardware are installed.	•	•	
Kitchen, bathroom, laundry cabinetry, appliances, and fixtures are installed as per Schedule C or Schedule C2 as applicable. Subject to any modifications requested by the purchaser.	•	•	
Interior floors, walls, and ceiling finishes as per Schedule C or Schedule C2 as applicable. Subject to any modifications requested by the purchaser.	•	•	
Floors and the ceilings do not have any finishes. Structural concrete walls, ceilings, columns, and beams are exposed, and cannot be modified.			•
All mechanical systems including hot and cold water, ducted fresh air supply, natural gas, sprinkler systems, and all sanitary drains and vents including rough in and distribution.	•	•	
Mechanical services from the building are installed up to the locations where the 'in-suite' mechanical services connect. Includes hot and cold water, ducted fresh air supply, natural gas, sprinkler systems, and all sanitary drains and vents. Mechanical risers up through the building will be visible.			•
All electrical systems, panels, distribution wiring, electrical boxes and cover plates are installed. <i>*(Option B Connections will be made to address the client's design requirements where possible).</i>	•	•	
All communications, telephone and data systems are completed in suite <i>*(Option B Connections will be made to address the client's design requirements where possible).</i>	•	•	

PRICING

- As Designed, option A will be in addition to the unit price as per Schedule C to the Agreement of Purchase & Sale, and will be based on the cost of the completed finishes and upgrades.
- Minimal Customization, option B, is the unit price as per Schedule C2 to the Agreement of Purchase & Sale, and the customization will be at cost plus a 15% construction management fee and subject to rebates where applicable for standard finishes not required.*
- Shell units, option C will have shell pricing as per Schedule C3 to the Agreement of Purchase & Sale, and the customization will be at cost plus a 15% construction management fee. This will allow for the transparency and optimization of the customization elements.

**subject to restocking fees*



elevated service at every touchpoint

- Clients can expect superior attention to detail and support throughout the entire process.
- Once the purchase is complete, a Lanterra Custom Design representative will reach out to begin the process of evaluating specific design requirements for the suite.
- Together you will determine which design consultants may be necessary, or whether you have consultants you would like to use.
- Your representative will organize a meeting of those involved and prepare a detailed schedule highlighting important design and construction milestones to ensure timely facilitation of the process.
- Lanterra Custom Design will prepare a Scope of Work and a Cost Estimate which will reflect the Customization requested. Schedule details and adjustments will be discussed on a regular basis with the client.



building a legacy



Multi-award winning Lanterra Developments has established a reputation as a company that creates landmark residential communities admired for their exceptional architecture, brilliant interior design, and an array of amenities that make urban living exciting and vital.

Lanterra Developments is firmly committed to delivering state-of-the-art urban environments. The firm has been honoured locally by the Greater Toronto Home Builder Association (now BILD) with Project of

the Year for Toy Factory Lofts, Project of the Year for The Residences of MapleLeaf Square, Best Model Suite for Neptune at Waterpark City, Best High-Rise Building Design (Pinnacle) for 50 Scollard and earned international recognition at the prestigious Nationals for Murano, Toy Factory Lofts, The Residences of Maple Leaf Square, ICE Condominiums at York Centre, Rodeo Drive Condominiums, and 50 Scollard for Logo Design and Multi-Family Community of the Year (Pinnacle).

