

BUILDING FEATURES

- + Multifamily residential lakeview development on Thompson Avenue
- + Exquisite lobby with lounge and waiting area
- + Lakeview rooftop party room and outdoor patio
- + Gym/fitness centre with premium equipment
- + “Work from Home” library
- + Locker area
- + Electric car chargers
- + Parking spaces include block heaters
- + Bicycle storage room
- + Dog wash station
- + Professionally landscaped with sod, shrubs and trees

INTERIOR SUITE FEATURES

- + Contemporary suite designs featuring approximately 9’ high painted ceilings
- + 2” casing, 5” baseboard and 6’8” standard door
- + All ceilings, interior walls to be painted white
- + All baseboards, casings to be painted with semi-gloss paint
- + Walk-in closet in primary bedrooms as per plans
- + In-suite heat pump system for heating and air conditioning
- + Smoke and fire alarm systems
- + Sliding doors in closets
- + Sliding glass door with screen to exterior balcony
- + Laminate flooring for all interior suite rooms and areas
- + Upgrades available for floors and interior trim

KITCHEN

- + Customary designed cabinetry with soft close panel doors Choice of 3 colours from sample packages
- + Choice of 3/4” Quartz Countertops with polished edge
- + Choice of ceramic tile backsplash
- + Top mounted stainless steel double bowl sink with designer chrome single lever faucet with pull out spray
- + Integrated refrigerator, electric stove, microwave, dishwasher and hood fan

BATHROOM

- + Vanity with integrated sink with chrome faucet
- + Porcelain or ceramic tiles on floor. Choice of 3 colours
- + Full height porcelain or ceramic tiles on bathtub walls and ceiling
- + Dual flush toilet
- + Exterior vented exhaust fan
- + Mirror over vanity basin
- + Single lever shower faucet

ELECTRICAL FEATURES

- + In-suite laundry closet with star rated front loading stacked washer/dryer
- + Ceramic flooring in laundry closet

MECHANICAL

- + 100 amp service
- + Ceiling light fixtures including bedrooms
- + Pre-wired cable T.V., telephone and high-speed internet
- + DECORA switches and receptacles
- + Upgrades available for light fixtures

LAUNDRY

- + In suite laundry closet with star rated front loading stacked Washer/Dryer vented to exterior.
- + Ceramic flooring in Laundry closet

SECURITY + COMFORT FEATURES

- + Security coded electronic access device (key fob) to all building entrances
- + Video surveillance all around the building, hallways, and locker area
- + Fire-rated solid core suite entry door with privacy viewer
- + Building equipped with emergency voice communication system and sprinkler protection system
- + Energy efficient double-glazed low E coated windows with vinyl frames
- + Individual suite metering of hydro and water consumption

E. & O.E.



N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. Stone and wood (where applicable) are subject to natural variations in colour, veining, and grain. Tile (where applicable) is subject to pattern, shade, and colour variations.
2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and finishes choices from the Vendor's selections, the Purchaser agrees to make on-line digital selections or to attend, as determined by the Vendor, and notify the Vendor of his/her choice of finishes within fifteen (15) days of being requested to do so by the Vendor. At the Vendor's discretion, some finishes may only be available through pre-selected packages. In the event colours and/or finishes subsequently become unavailable, the Purchaser agrees to re-select as requested by the Vendor or its agents, to choose from substitute colours and/or finishes. Notwithstanding the foregoing, in the event colours and/or finishes which form part of the Vendor's pre-selected package is unavailable, the Vendor may select a replacement colour and/or finish provided that the replacement is similar in appearance and of equal or greater value without further notice to the Purchaser. If the Purchaser fails to choose colours or finishes within the time periods requested, the Vendor may irrevocably choose the colours and finishes for the Purchaser and the Purchaser agrees to accept the Vendor's selections.
3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

4. References to model types, model numbers and/or brands refer to current manufacturer's models and/or brands. If these types, models and/or brands change or are discontinued, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
6. All specifications and materials are subject to change without notice. E. & O.E.
7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a countertop upgrade). If, as a result of availability or of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
8. Floor and specific features will depend on the Vendor's package as selected.
9. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor.
10. All floor numbers listed above are designated as marketing description. E. & O.E.