

# Features and finishes

## GROUND-FLOOR LOFTS

- 15' ceiling height in living room and 7' ceiling height in bedroom
- Carpeted stair treads and risers with metal picket railings
- BBQ gas line roughed in with valve on terraces
- Pour-concrete patio, with metal framed glass railings and metal privacy screen
- Large full-height windows

## STANDARD SUITE FINISHES

- Designer-selected, flat white wall and ceiling paint
- Hollow-core, 2-panel interior doors with designer-selected, semi-gloss white paint
- Designer-selected interior door hardware with passage set for all doors excluding bathrooms; privacy set for bathrooms
- 3 1/2" MDF flat-stock baseboard and 2 3/4" MDF flat-stock casing
- 9' full-height ceiling (approx. 8' where bulkheads are required for mechanical)
- Flat ceilings throughout in dropped and full-height areas
- Sliding & garden door access to balconies, patios, and terraces (as per Plan)
- White wired shelving in closets
- Modern, designer-selected interior ceiling light fixtures
- Decora wall switches, receptacles, and coverplates
- Premium-quality vinyl-plank flooring throughout, excluding bedrooms, bathrooms, and laundry (unless noted)
- Vinyl window framed with double-glass panes
- Painted drywall window return with painted wood sill
- In-suite 100amp panel with breaker

## ENTRANCE

- Solid wood suite entry door with designer-selected finish
- Keyed and deadbolted designer-selected hardware with door viewer
- Front hallway closet to have sliding door with mirror or swing door with no mirror (as per plan)

## LIVING & SLEEPING

- Premium, broadloom rolled carpet in bedrooms
- White wired shelving in closets
- Data port and communication panel in living room (as per plan)

## EATING

- Woodgrain, melamine-slab kitchen cabinets with round-knob kitchen cabinet hardware
- Premium 3/4" quartz kitchen countertop with undermount single-basin stainless steel kitchen sink and single-lever kitchen faucet
- 24" electric, stainless steel slide-in range
- 24" stainless steel refrigerator
- 24" stainless steel dishwasher
- 30" stainless Steel OTR
- Designer-selected tiled backsplash

## WASHING

- 1-piece skirted acrylic tub vase with designer-selected 3-piece tub/shower fixture set
- Adjustable curved tub/shower curtain rod
- Tiled tub/shower walls
- Woodgrain, melamine-slab vanity cabinets with round-knob vanity cabinet hardware
- Premium 3/4" quartz vanity countertop with oval undermount vanity sink basin and designer-selected faucet
- Modern bathroom accessories and mirror
- Tiled bathroom flooring
- Modern, designer-selected interior bathroom light fixture
- Stacked laundry unit with vented dryer with tiled laundry floors



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## OUTDOOR LIVING

- Sliding & garden door access to balconies, patios, and terraces (as per Plan)
- Balconies to be finished with a non-slip surface
- One dual electrical receptacle and exterior wall light fixture in balcony areas, switched from inside in living room
- Metal railings with framed glass panels or pickets and metal frame with solid-metal privacy panel

## COMFORT & SECURITY

- In-suite smoke and CO detectors
- Energy-efficient, energy-recovery ventilator, exchanging used air with fresh outdoor air
- Individually controlled heating and air conditioning distributed through in-suite, forced-air, gas-fired efficient air handler
- On-demand, gas-fired hot water heater

## BUILDING FEATURES

- Guest intercom system at main building entry door
- Fob-controlled access at entrance doors
- Fully furnished co-working room and party room with kitchen, seating, television, and lounge areas
- Surface and underground parking
- Indoor and outdoor bike parking with indoor bike repair station
- Storage lockers (available for purchase; see sales consultant for details)
- Colour-coordinated refuse room with oversized bins and mechanical venting to the exterior
- Secure parcel locker room
- Indoor dog wash station