

FEATURES & FINISHES

SUITE FINISHES

- Approximately 10' ceilings on ground and 5th floor, except where required bulkheads and dropped ceilings are installed including in kitchen and bathrooms.
- Approximately 9' ceilings throughout, except where required bulkheads and dropped ceilings are installed including in kitchen and bathrooms.
- Classic smooth ceilings throughout with flat latex paint finish.
- Elegantly designed suite entry featuring 7' high solid core door with deadbolt, satin nickel lever hardware and security viewer.
- Stylish interior suite doors with satin nickel lever hardware.
- Upgraded bevel step 5" baseboards and 2 3/4" casing.
- All interior suite doors, baseboards, and trim to be complete with white latex semi-gloss paint finish.
- Off-white flat latex paint finishes throughout except satin off-white paint finish in kitchen, bathrooms, and laundry.
- 7' high white framed clear mirror sliding closet doors in foyer and bedrooms, where applicable.
- Wire closet shelving including linen shelving, as per plan.
- In-suite laundry featuring white stacked ENERGY STAR® front loading washer and dryer with quick water shut-off, vented to the exterior.

BATHROOM FEATURES

- Designer vanities with stone countertop, as per Builders Selection, and white ceramic undermount sink.
- Bevelled vanity mirror and surface mounted designer light fixture above.
- Contemporary shower stalls with tempered glass shower door, as per plan.

- Combination acrylic soaker tub/shower with single lever controls and pressure balance valve in all tubs and showers.
- Modern deluxe chrome lever faucets in all bathrooms.
- Porcelain/ceramic tile for tub enclosures and showers stalls.

FLOOR COVERINGS

(from Vendor's standard selections)

- Designer laminate flooring throughout living and dining rooms, kitchen, foyer, den, hallways, and bedrooms.
- Porcelain/ceramic floor tiles in bathroom(s) and laundry.

PERSONAL COMFORT SYSTEM

- Individual suite-controlled HVAC and HRV Combo rental system providing seasonal heating and air conditioning.

METERING

- Individual suite-controlled metered water and hydro consumption.



KITCHEN FEATURES

- Designer kitchen cabinetry featuring extended height uppers, deep upper cabinet over refrigerator, and pantry units, as per kitchen layout.
- Luxurious stone countertop from Builders Selections with polished edge and flush breakfast bar, as per plan.
- Elegant ceramic tile backsplash above kitchen counters.
- Sleek single undermount stainless steel sink with modern single lever pulldown faucet.
- Stainless steel appliances including:
 - ENERGY STAR® built-in refrigerator.
 - ENERGY STAR® built-in dishwasher.
 - Cooktop with built-in oven below.
 - Combination microwave oven/hood fan vented to exterior.

ELECTRICAL FEATURES

- Individual service panels in all suites.
- Pre-wired telephone and CAT-6 data outlets in living room and primary bedroom.
- High-speed internet connections provided by Rogers.
- White designer style switches and receptacles throughout.
- 4" white recessed down lights in shower stall and areas with drop ceilings.
- Distinctive surface mounted light fixtures in foyer, hallway, den, bathrooms, and walk-in closets, where applicable.
- Pre-wired capped ceiling outlet in the dining area and bedrooms, where applicable.
- Convenient switch-controlled receptacle in living room and each bedroom.



SECURITY & SAFETY FEATURES

- Controlled access throughout all entrances, exits and common areas.
- Personalized key chain remotes for garage access.
- Smoke, heat and carbon monoxide detectors, as per code.
- Video monitoring in all main entrances and underground parking garage.
- Fully sprinklered building including suites.
- Rough-in for future keypad alarm system.

RESIDENT PARKING & LOCKER

- Full ventilation and sprinkler system throughout parking garage.
- Bicycle storage and lockers located in the underground parking.
- Environmentally conscious electrical vehicle rough-in for chargers in underground parking. Location to be determined by the Vendor.

WARRANTY

- All suites registered with the TARION Warranty Corporation New Home Warranty Program.

Specifications are subject to change without notice. In accordance with 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. Decorative and upgraded items displayed in the sales office are for display purposes only and are not included in the purchase price. Floors and specific finishes will depend on the Vendor's standard décor package as selected. E.&O.E.