

ALIAS

CHURCH X RICHMOND

FEATURES & FINISHES

GENERAL

- Nine (9) foot ceiling heights in Principal Rooms† (excluding areas with dropped ceilings and bulkheads)*
- Level 45, Units 1-6 inclusive: Ten (10) foot ceiling heights in Principal Rooms† (excluding areas with dropped ceilings and bulkheads)*
- Smooth finished ceilings
- Energy efficient, aluminum-frame, thermal pane windows
- Designer-selected laminate or vinyl plank flooring excluding bathroom(s) and laundry area**
- Contemporary interior doors with lever handles
- Contemporary baseboards and trim
- Sliding clear glass door(s) to secondary bedroom(s)***
- Sliding and/or swing door to balconies or terraces***
- Light fixtures provided in foyer, bedrooms, bathrooms and walk-in closets
- Capped ceiling electrical outlet in living/dining area, if applicable
- White Decora-style switches and outlets
- Pre-wired for cable television, telephone and internet services
- One touch-enabled, digital wall pad for in-suite temperature control
- Keyless digital suite entry door lock
- One all-off electrical switch at suite entry area
- All closets fitted with wire shelving
- Stacked washer/dryer
- Shut-off valves to kitchen, bathroom and powder room sinks and laundry area
- Balcony and/or terrace to have one electrical outlet

KITCHEN

- Custom-designed cabinetry**
- Quartz countertop and backsplash**
- Stainless steel, single bowl undermount sink
- Single lever pull-down faucet
- Under-cabinet task lighting
- Quality range hood
- 24" Miele™ built-in refrigerator with bottom mount freezer with panel door to match kitchen cabinetry
- 24" Miele™ built-in single oven
- 24" Miele™ electric glass-ceramic surface cooktop
- 24" Miele™ dishwasher with panel door to match kitchen cabinetry

BATHROOM

- Custom-designed cabinetry**
- Quartz countertop** with undermount sink and chrome faucet in ensuite bathroom(s) and powder room***
- Integrated solid surface sink and countertop with chrome faucet in main bathroom(s) ***
- Frameless glass enclosure with solid surface base in stand-alone shower ***
- Vanity mirror and wall mounted light fixture
- Porcelain floor tile in bathroom(s) and powder room**
- Porcelain tile on tub surround and in shower enclosure**
- Pot light in bathtub and shower enclosure
- White bathtub***

MADISON
GROUP

*Ceiling heights are measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided that various areas of the unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings to accommodate structural components, mechanical systems and/or duct work.

**From the Vendor's standard selections, pre-arranged in coordinated design packages.

***As per plan attached as Schedule C-1 to the agreement of purchase and sale.

†Principal Rooms are defined as the living room, dining room or combined living and dining room, as per plan.

All materials and other selections from which the Purchaser is entitled to make a selection are to be chosen from the Vendor's samples, and are per the Vendor's specifications. The Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. Size, specifications, features and finishes are subject to change without notice. Natural products are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is deleted at the Purchaser's request. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein. References to model types or model numbers refer to current manufacturers' models. If these types or models change, then the Vendor shall provide equal quality or better. All of the foregoing is subject to the overriding provisions set forth in Section 3.05 of the agreement of purchase and sale, and the Purchaser is urged to review same before finalizing any colour, features and/or finish selections. E. & O.E. February 14, 2022.

ALIAS

CHURCH X RICHMOND

FEATURES & FINISHES

SUITES 503, 504, 505, 506, 507, 508, 509 AND 510

GENERAL

- Eight feet, ten inches (8'10") ceiling heights in Principal Rooms† (excluding areas with dropped ceilings and bulkheads)*
- Smooth finished ceilings
- Energy efficient, aluminum-frame, thermal pane windows
- Designer-selected laminate or vinyl plank flooring excluding bathroom(s) and laundry area**
- Contemporary interior doors with lever handles
- Contemporary baseboards and trim
- Sliding clear glass door(s) to secondary bedroom(s)***
- Sliding and/or swing door to balconies or terraces***
- Light fixtures provided in foyer, bedrooms, bathrooms and walk-in closets
- Capped ceiling electrical outlet in living/dining area, if applicable
- White Decora-style switches and outlets
- Pre-wired for cable television, telephone and internet services
- One touch-enabled, digital wall pad for in-suite temperature control
- Keyless digital suite entry door lock
- One all-off electrical switch at suite entry area
- All closets fitted with wire shelving
- Stacked washer/dryer
- Shut-off valves to kitchen, bathroom and powder room sinks and laundry area
- Balcony and/or terrace to have one electrical outlet

KITCHEN

- Custom-designed cabinetry**
- Quartz countertop and backsplash**
- Stainless steel, single bowl undermount sink
- Single lever pull-down faucet
- Under-cabinet task lighting
- Quality range hood
- 24" Miele™ built-in refrigerator with bottom mount freezer with panel door to match kitchen cabinetry
- 24" Miele™ built-in single oven
- 24" Miele™ electric glass-ceramic surface cooktop
- 24" Miele™ dishwasher with panel door to match kitchen cabinetry

BATHROOM

- Custom-designed cabinetry**
- Quartz countertop** with undermount sink and chrome faucet in ensuite bathroom(s) and powder room***
- Integrated solid surface sink and countertop with chrome faucet in main bathroom(s) ***
- Frameless glass enclosure with solid surface base in stand-alone shower ***
- Vanity mirror and wall mounted light fixture
- Porcelain floor tile in bathroom(s) and powder room**
- Porcelain tile on tub surround and in shower enclosure**
- Pot light in bathtub and shower enclosure
- White bathtub***
- High efficiency, low flow white toilet

MADISON
GROUP

*Ceiling heights are measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided that various areas of the unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings to accommodate structural components, mechanical systems and/or duct work.

**From the Vendor's standard selections, pre-arranged in coordinated design packages.

***As per plan attached as Schedule C-1 to the agreement of purchase and sale.

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