

Features and Finishes

Building Amenities ^[1]

[1] Both Tower and Mid-rise buildings will include the following "Building" features.

- 24-hour concierge
- Smart features:
 - Amenity bookings online or app
- Mail Room
- Parking and Lockers

Shared Amenities

- Tower
 - Residential Lobby with Lounge
 - Outdoor Terrace and Lounge Area
 - Gym and Yoga Studio
 - Multipurpose Room
- Mid-rise
 - Residential Lobby with Lounge
 - Outdoor Terrace and Lounge Area
 - Outdoor Pool
 - Indoor Wellness Area

Suite

- Solid core suite entry door
- Hollow core interior swing doors and/or barn doors, as per plan
- Patio, terrace, balcony, and/or Juliet, as per plan
- Sliding patio, terrace, balcony, and/or Juliet doors, as per plan
- White smooth painted ceilings throughout
- Approximately 9' ceilings in principle areas, excluding any bulkheads and ceiling drops
- Double glazed low-e windows throughout
- Wide-plank laminate flooring throughout living areas
- Contemporary profiled painted baseboards and trim throughout
- Walk-in closets, as per plan
- Energy efficient, top loading, stacked washer and dryer
- Wire mesh shelving in closets and walk-in closets, as per plan
- Tiled laundry area
- Linen closet, with wire shelving, as per plan
- All suites, smart Wi-Fi thermostat enabled
- Sub-metered electricity and water
- Wi-Fi ready
- Capped ceiling outlet in dining area and den, as per plan
- Switch controlled receptacle in living room and bedroom, as per plan

Kitchen

- Custom kitchens designed by Mason Studio. Choice of two colour palettes, as per vendor's sample packages:
- Light
 - Classic, minimalist luxury
- Dark
 - Elevated and warm
- Soft-closing precision doors and drawers throughout
- Stainless steel undermount sink
- Quartz countertop
- 24" or 30" appliances, as per plan
- Cooking appliances including built-in convection wall oven, and over the range microwave; electric cooktop, integrated panelized refrigerator, and dishwasher
- LED valence lighting, at upper cabinets
- Track lighting
- Cabinetry with flat panel doors

Bathroom

- Tile flooring
- Hard surface vanity top with integrated sink; soft close drawer
- Shower with frameless glass partition and wall tile and/or bathtub with tile surround, as per plan
- Dual flush toilet
- Vanity mirror
- Matte black shower and vanity faucets
- Vanity wall sconce
- Flush pot light(s) on ceiling
- Privacy locks on all bathroom doors

Purchasers are advised of the following:

All suites are protected under the Tarion Warranty Corporation.

All interior floor, wall finishes, and materials are to be chosen with the assistance of the Vendor. All materials and other selections for which the Purchaser is entitled to make are to be chosen from Vendor's samples, and are as per the Vendor's specifications. The Purchaser shall only be entitled to make such selections provided that the items are not already ordered and/or installed.

Ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, heating and cooling ducts, and sprinklers.

All renderings are for illustrative purposes only and do not necessarily reflect actual finishes to be provided. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications are subject to change without notice. Sales and Marketing Consultant: RAD Marketing. E. & O. E.