

FEATURES & FINISHES



- Concierge Area in Underground with carts available for residents to borrow for groceries and parcel pick up
- Community Board near the elevator

Distinguished Exterior Features

- Distinctive elevations harmoniously blending clay brick, stone, aluminum, and other unique materials with classic detailing*
- Oversized 8 ft. high main entry door, some with sidelights*
- Black front door grip set and deadbolt*
- Maintenance-free, low E Argon vinyl casement windows throughout main and second floors, with fixed glass*
- Superior 2" x 6" exterior wall construction
- Two (2) exterior waterproof electrical outlets with ground fault interceptors: 1 at entrance, and 1 on terrace

Private Terrace Features

- Private Terrace space
- Luxurious weatherproof rooftop decking on outdoor Terrace space
- **Gas BBQ rough-in on terrace with quick connect and shut-off valve**
- Privacy Screens**
- One exterior waterproof electrical outlet with ground fault interceptor

Home Comfort Features

- **70" TV in Living Room & Primary installed Electric Fireplace in Living Room* (option in Primary)**
- Leading Edge combination heating and domestic hot water system providing on demand hot water for endless comfort
- Efficient central heating (boiler and air handler rental)
- Two zone heating and cooling for maximum comfort
- Central air conditioning
- (HRV) Heat Recovery Ventilator Smart thermostat

Gourmet Kitchen Features

- **Premium Designer MIELE Appliance Package**
- Deep uppers over fridge
- Soft-close doors and drawers in kitchen and pantry*
- Pendant lighting over kitchen island **
- Upper panel including crown moulding
- Luxury countertops with flush or extended breakfast bar with build-up square-edged granite or quartz*/ **
- Under-mount single stainless steel sink**
- Premium single-lever kitchen faucet**
- Choice of luxurious tiled
- Upgraded stainless steel canopy hood fan over stove**

Luxury Bathroom Features

- **Freestanding bathtub in Primary Ensuite***

- Frameless glass showers with door in Primary Ensuite*
- Wall mounted rainhead fixture with an additional handheld shower attachment in Primary Ensuite. **
- Frameless glass shower enclosure with door in all other bathrooms with separate shower*
- Pressure balance controls in all showers
- Imported ceramic or porcelain tile flooring in ensuite, powder room and all other bathrooms**
- Imported ceramic or porcelain fullheight wall tiles in bathtub enclosure**
- Water-saving dual flush toilets
- Upgraded bathroom vanities with softclose and drawers, and custom lighting over mirror
- Double under-mount sinks in Primary Ensuite
- Undermount sinks in ALL bathrooms
- Primary Bath - shower jambs and curb
- Vanity cabinetry in all bathrooms with granite or quartz countertops with 4" counter backsplash**
- Mirror over all bathroom vanities
- All sinks and toilets with shut-off valves
- Upgraded exhaust fans in all bathrooms
- Designer furniture-style vanity in ensuite and main bath
- **Luxury furniture-style vanity in powder room****
- Designer-selected custom mirror in powder room
- Premium single-lever taps on all sinks**

Superior Interior Features

- **Hardwood flooring throughout in choice of colours, 3 1/2" pre-finished (except tiled areas)****
- Oak stairs from main to 3rd level in choice of finish**
- Upgraded metal pickets and oak handrail in of stain finish**
- Oak nosing where pickets meet floors
- 9 ft. ceilings on main, 2nd and 3rd levels* (except for mechanical boxing and washrooms)
- 5" baseboards and casings throughout finished areas*
- Easy-maintenance smooth ceilings throughout*
- All closets in bedrooms with full swing doors*
- Space-saving closet configuration with wire shelving system
- 2-panel style "safe and sound" swing entry doors throughout finished areas*
- Black finish lever passage and privacy sets
- All interior walls painted in choice of colour**
- Modern baseboard and trim package to be painted white including passage doors.
- Kitchen, laundry room, all bathroom and washroom walls to be semi-gloss paint finish

- All sub-floors to be glued and screwed, with joints sanded

Electrical & Automation Features

- 10 LED pot lights on main or second level
- Light fixtures provided throughout Light in all separate shower stalls*
- Decora light switches and plugs throughout
- Automatic light in foyer closet*
- One light fixture in each bedroom and walk-in closet*
- Conveniently located switched plug in living room
- USB outlet in kitchen. Living room, and all bedrooms.
- 200-amp electrical service, breaker panel, and all-copper wiring throughout
- Electric smoke detector on each level and bedrooms
- Carbon monoxide detector on each level
- Central vacuum system installed
- Builder will provide a one-on-one appointment with our qualified technical supplier to explain and co-ordinate any additional requirements desired
- Conder Developments Smart Home Package including Video Doorbell, Smart Thermostat and Smart Door Lock

Laundry Features

- Imported ceramic or porcelain tile flooring in finished laundry rooms*
- Stackable front-loading washer and dryer
- Taps and separate drain for automatic washer
- Heavy-duty wiring and outlet for dryer

Green Home Features

- Fully insulated exterior walls
- Low E argon-filled windows
- Heat Recovery Ventilator (HRV)
- Low VOC wall paints used throughout
- Water-saving dual flush toilets
- Energy-efficient LED light bulbs throughout

TARION WARRANTY CORPORATION

Sunrise Group, in accordance with the TARION Warranty Corporation, warrants your new home against defects in materials and workmanship in different categories over 1, 2 and 7 years. See your sales representative for details.

Conder Developments is pleased to provide a comprehensive Décor Program to assist Purchasers in the selection of interior finishes and extra features which will be available for additional cost at the time of colour selection. All selections, including upgrades, are to be made from builder samples.

Materials and specifications may vary due to site or supply issues. Substitutions will be made at the discretion of the builder, with materials, products and specifications of equal or greater value. See Agreement of Purchase & Sale for details on features included in purchase price. E. & O.E. July 2023.

*As per plan **From Vendor's standard samples