



AT YONGE



QUALITY KITCHEN FEATURES

- 7 ½" - wide laminate flooring from Vendor's samples
- Undermount stainless steel single sink with single-lever chrome pull-down faucet
- Contemporary designed cabinetry from Vendor's samples
- Under upper cabinet lighting
- Choice of ¾" Quartz countertop with square edge from Vendor's samples
- Choice of 2" x 6" glass tile or 4" x 12" porcelain tile for backsplash from Vendor's samples
- Contemporary ceiling light fixture

LUXURIOUS BATHROOM FEATURES

- Contemporary design vanity cabinet from Vendor's samples
- 12" x 24" porcelain floor tile from Vendor's samples
- 12" x 24" porcelain wall tile for shower/bath enclosure from Vendor's samples
- Undermount vanity sink
- Chrome single-lever faucet
- Choice of ¾" Quartz countertop with standard square edge and matching 4" up-stand from Vendor's samples
- Contemporary mirrored medicine cabinet
- Exhaust fan in all bathrooms vented to outside
- Privacy locks on bathroom doors
- Pressure balanced valve for bathtub and shower
- Soaker bathtub, as per plan
- Walk-in shower with glass enclosure and frameless door, as per plan

INTERIOR FEATURES

- Individual seasonally controlled heating and air conditioning (vertical fan coil(s) complete with electric duct heater)
- Outdoor balcony or patio, as per plan
- Emergency voice communication system, smoke detector and heat detector per O.B.C.
- Laundry area complete with washer/dryer hook-up and white ceramic tile floor
- Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk.
- Copper electrical wiring with circuit breaker service panel
- Individual hydro meter

LIVING AREA FEATURES

- 7 ½" laminate flooring for living room, dining room, den, bedroom(s), hall and foyer from Vendor's samples
- ½" quartz windowsills, colour off-white
- Mirrored sliding closet door at front foyer, as per plan. Balance of sliding closet doors to be finished in a white laminate.
- Manual roller shades for windows and balcony or patio sliding door(s).
- Contemporary interior doors with chrome lever hardware
- 2 ¼" door casing
- 4 ½" base boards
- Walls, ceilings and bulkheads to be painted with white latex paint.
- Smooth finished ceilings
- Floor-to-ceiling height 9' in principal rooms, excluding bulkheads. Penthouse suites on top floors to have 10' ceiling height instead of 9' in principal rooms
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2nd bedroom and den, where applicable
- Pre-wired outlets for cable TV in living room, master bedroom, 2nd bedroom and den, where applicable
- Capped ceiling outlet in dining room
- Ceiling light fixture in foyer, den and bedrooms, where applicable
- Electrical outlet located on balcony or patio

APPLIANCES

- 17' cubic-foot refrigerator, counter depth, bottom mount freezer, stainless steel finish
- 30" self-cleaning range with glass top, stainless steel finish
- 24" built-in dish washer, stainless steel finish
- Built-in combination microwave range hood, stainless steel finish
- Stacked combination washer and dryer, colour white

Note: Optional island is available at additional cost of \$3,500, as per plan and must be purchased within 10 days

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. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in 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 and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. **Plan and specifications are subject to change without notice. E. & O.E.**