

# FEATURES & FINISHES



## BUILDING FEATURES AND AMENITIES

- Two elevators with moving service feature
- Party/Study Room illuminated with natural light with a kitchenette and access to an exterior sitting area with barbeque
- Fitness Room
- Yoga Studio
- Landscaped outdoor terrace with barbeque area
- Enterphone system in the lobby
- Visitors parking
- Waste management and recycling system with garbage chute access
- Individual sub metering of in-suite electrical and water consumption
- Car Share, 1 Designated parking for Car Sharing Services
- Secure bicycle storage onsite
- Personal storage locker available for purchase
- Mailroom conveniently located on the main level near the elevators

## SUITE FEATURES

- Choice of four colour schemes by vendor's interior designer
- Approximately 9' ceiling heights, except where bulkheads or drop ceilings are required
- Contemporary 2" squared casings, 3" painted white baseboard
- Balconies or terrace as per drawings
- Sliding glass door to balcony or terrace
- Interior suite walls finished with off white latex paint, with a semi-gloss finishes in the kitchens, bathrooms, and laundry/storage areas
- Smooth finish ceiling in kitchen, laundry closet and bathrooms(s)
- Solid core suite entry door with deadbolt lock and security viewer

## FLOORING

- Standard laminate flooring with a choice of upgrade options in entry corridor, living/ dining areas, bedrooms, kitchens and dens\*
- Ceramic or porcelain tile flooring in the bathrooms as per Vendor's plan
- Laundry area floor finished in porcelain tile\*

## KITCHENS

- Choice of solid granite slab countertop\* or quartz countertop\* as per Vendor's standard samples
- Ceramic tile\* or glass tile\* backsplash, all as per Vendor's plan with an option to upgrade
- Vendor's interior designer appointed cabinetry with a range of colours to select and with a full bank of drawers as per Vendor's plan
- Option to upgrade with an Island as per Vendor's plan
- Double basin stainless steel under mounted sink, with pull out vegetable spray faucet
- Single-lever chrome faucets
- Option to upgrade to include under mounted cabinet lighting

## APPLIANCES

- Stainless steel slide-in glass cook top and self-cleaning oven
- Built-in stainless steel multicycle dishwasher
- Option of stainless steel frost-free double door refrigerator with bottom mount freezer or single door refrigerator with top mount freezer
- Stainless steel microwave hood fan combination mounted above range vented directly to the outdoors
- Stacked white front-load washer and dryer

## BATHROOMS AND ENSUITES

- Integrated sink vanity cabinet\* with double door as per Vendor's plan
- Contemporary accessories including toilet paper holder and towel bar
- Chrome shower/tub fixtures
- Selection of porcelain tile flooring
- Vendor's interior designer appointed cabinetry from a range of colours to select\*
- Single lever faucet
- Water-efficient toilet, faucet and showerhead
- Tub and/or shower\*, with full height porcelain tile surround\*as per Vendor's plan
- Porcelain floor tile in master ensuite\*
- Porcelain floor tile in main bath and powder room\*
- Bathroom exhaust fan

## MECHANICAL LIGHTING AND ELECTRICAL

- Small format halogen track lighting fixture in Kitchen as per Vendor's plan
- Individual service panel and circuit breakers
- Switched ceiling light fixtures in kitchen, hallways and walk-in closets
- Switched wall-mounted light fixture in bathrooms
- Individually controlled heating and cooling
- Separate meter for electricity usage\*
- Pre-wired telephone and cable outlets in living room, den and bedrooms, with high speed internet access
- Switch controlled receptacles in living, dining areas, and bedrooms, with light fixture in foyer, track lighting in kitchen\*
- Built-in smoke detector
- In-suite water sprinkler system

## SUSTAINABILITY

- Energy Star qualified appliances (where available)
- Low VOC white paints and finishes on walls, trim and doors
- Waterwise fixtures reduce water use

\* As noted below, materials and specifications are subject to change without notice and the Vendor has the right to substitute materials of equal or greater value. Any illustrations and renderings are artist's concept. E. & O. E.

Notes:

1. Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.
2. Purchasers must make all finishing selections from the Vendor's standard selections. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given ten (10) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. 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 quality equal to or better than the materials and items set out herein.
3. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.
4. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
6. All features, finishes, specifications and materials are subject to change without notice.
7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect.
8. Floor and specific features will depend on the Vendor's package as selected.
9. The Purchaser acknowledges that the exposed texture of the concrete ceiling finish is equivalent to concrete forming industry standards.
10. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser 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. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect, whose determination shall be final and binding.
11. Colour, grain, texture and 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 subject to change without notice.
12. The Purchaser acknowledges that:
  - various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price;
  - any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist's concept and are not included in the purchase price; and
  - ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements
13. All suites protected by the Tarion Warranty Corporation.

E. & O. E.