

EXTERIOR:

- Colour coordinated precast concrete wall panels with brick & stucco textured finish
- Black vinyl windows & sliding patio doors
- All windows include removable screens on all operable windows and sliding doors
- All windows double glazed and include Low E & Argon, for increased insulation and UV protection
- Balconies are precast concrete with exposed concrete finish and include metal railing system with tempered glass inserts or precast concrete panels, as per floor plans

INTERIOR:

- Ceiling heights are approximately 9' with the exception of bathroom(s), some hallways and closets, bulkheads and dropped ceilings (which are required for mechanical purposes such as heating and cooling ducts, etc.)
- Textured ceilings throughout all living areas and smooth ceilings in bathroom(s) and in areas where bulkheads and dropped ceilings occur
- Levels 1 through 6 include total precast concrete walls, floors, ceilings and roof. Level 1 floor comprised of poured concrete
- Luxury Vinyl Plank (LVP) flooring in all living areas, kitchen and bathroom(s)
- All interior rooms painted with Vendor's standard latex paint
- All interior doors and trim painted in contrasting white colour
- 3-7/8" modern style baseboard

- 2-3/4" modern style door and window casing
- Molded two panel interior doors throughout
- Satin Nickel lever handles and hinges (unpainted) on all interior doors
- Privacy locks on all bathroom(s)
- Prefinished wire shelving installed in closets
- Bulkheads installed where required due to mechanical etc.
- Individually sub metered water & hydro for energy efficiency
- Each unit equipped with sprinkler system

KITCHEN:

- Quartz waterfall countertop with polished edges from Vendor's samples
- Choice of backsplash from Vendor's samples
- Choice of designer cabinets from Vendor's samples
- Deep upper cabinet over fridge
- Fridge gable end(s) where applicable
- Double stainless steel under mount sink
- Chrome gooseneck faucet with pullout spray
- Shut off valves to kitchen tap
- Heavy duty receptacle for stove
- Duplex receptacle at counter level for cooking convenience

BATHROOMS:

- Quartz countertop with polished edges and choice of designer cabinets from Vendor's samples

- White bathroom fixtures
- Under mount china sink(s) with single lever chrome tap and shut off valves
- Comfort height, elongated toilet(s) with soft close seat
- Acrylic tub with ceramic wall tile up to ceiling
- Acrylic 48" shower base with framed glass door & ceramic wall tile up to ceiling (where applicable)
- All tub/showers have safety pressure balance faucets
- Water saver faucets, showerheads and toilets
- LED lighting above mirror in all bathroom(s)
- Plate glass mirror above all vanities
- Bathroom accessories include chrome towel bar, toilet tissue holder

APPLIANCES:

- 4 full size stainless steel appliances including self-clean oven, fridge, built in dishwasher & over the range microwave with integrated exhaust fan
- 2-piece white apartment sized stacked washer and dryer

LAUNDRY:

- Shut off valves provided for washing machine
- Heavy duty electrical outlet and direct vent provided for dryer

ELECTRICAL:

- Smoke alarms with visual signaling (as per OBC)
- All electrical receptacles in kitchen counter areas have dedicated circuits (as per OBC)
- Electrical outlets in bathroom(s) include ground fault interrupter (as per OBC)
- White Decora style switches and receptacles throughout suite
- All bedroom receptacles are non-arcing type for added safety
- 100 amp service with circuit breaker and panel
- Each suite comes equipped with data / cable to accommodate telephone, internet and cable connections
- LED lighting in suite
- Ceiling mounted light fixtures in Kitchens & Bedroom(s)

HEATING & COOLING:

- Heating distributed through centralized hydronic boiler system, individually controlled in each suite
- Individually controlled air conditioning in each suite
- Kitchen and bathroom exhaust fans are vented to the exterior

ADDITIONAL FEATURES:

- “SmartONE Home Solution” includes a 10” touch screen that features mobile integration with smoke alarm, heating and cooling system, lobby camera, smart suite door lock with door contact for added security (also included on sliding patio doors on 1st floor). One smart wall switch also included
- Unlimited Bell High Speed Internet with speeds of up to 1.5 Gbps ** Included in common expense fees (see Schedule D)

BUILDING & GROUNDS (PHASE I AND II)

- Secured underground parking for residents
- One designated underground parking unit included (excluding Manitou, Wilmont & Summit Models)
- One designated exclusive use Surface Parking Space for Manitou, Wilmont & Summit Models Only
- Surface parking for visitors
- Bicycle racks located above ground and in underground areas

- One designated exclusive use locker included in underground area that can accommodate bicycle storage
- Car wash in underground garage (located in Phase II)
- Security camera system in common areas of building and underground
- Two elevators with service to all floors
- Tri-sorter garbage chute access on all floors
- Key fob system at all main building entry points
- Separate Clubhouse (approx. 3,100 sq.ft.) with fully equipped fitness room and party/ community room (located in Phase II)
- Grounds professionally landscaped and maintained with in ground irrigation system
- Outdoor amenity area / walking path (located in Phase II)
- 24 hour monitored fire alarm system
- Centralized mail area including larger parcel slots for packages

All colour and finishing selection allowing the Purchaser a choice are to be made from the Vendor's samples. The Purchaser acknowledges that finishing materials contained in any model suites or sales office displays including luxury vinyl plank (LVP) flooring, ceramic tile, broadloom, quarter round, electrical fixtures and rough-ins, kitchen and bathroom cabinets, quartz countertop, electric fireplace and surround, paint colours, appliances, furniture, accessories, drapes, etc. may be for display purposes only and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein. The Purchaser acknowledges that finishing materials contained in any model suites or sales office displays including but not limited to substrates, floor and wall coverings, broadloom, furniture, electrical fixtures, window coverings, flooring, upgrade cabinetry, appliances etc. may be for display purposes and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein. All renderings, floor plans and maps in brochures are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary. E. & O.E.