

features + finishes

site amenities

- Exterior amenity space with seating areas, shaded area and barbecue area
- Direct access onto the Iron Horse Trail
- Separate secured bicycle storage

building features

- Professionally landscaped exterior
- High-speed internet connection with plans available through Bell or Rogers

finishes

- Prefinished aluminum-clad vinyl windows
- Secure, solid core entry door with peep hole, deadbolt and designer hardware
- 4" painted white wood trim
- Individually controlled programmable centralized comfort system for heating and cooling
- Private balcony, deck or terrace on select units*
- Distinctive sliding glass doors to balcony or terrace on select units*
- Vinyl coated wire closet shelving
- Low VOC premium washable paint
- 27" front load washer and dryer
- Upgradeable washer and dryer (optional)
- Stainless steel appliances: 30" fridge, 30" electric range, 24" dishwasher, 30" over-the-range microwave
- Three (3) different selections of interior finishes for flooring, kitchen and bathrooms. One (1) upgrade option available

flooring

- High-grade laminate flooring in the Living room and Bedrooms
- Ceramic tile flooring in Kitchen, Bathrooms and Storage Space

kitchens

- High-quality kitchen cabinetry
- Quartz or Granite surface countertops with back splash
- Stainless steel undermount sink with chrome faucet
- Upgradeable fridge, range, dishwasher and over-the-range microwave

bathrooms & ensuites

- Granite or Quartz countertops
- Undermount Sink with chrome faucet
- Wall-mounted mirror above vanity
- Ceramic wall tile surround with drop-in bathtub
- White drop-in alcove bathtub in the secondary washroom (where plan permits)
- Single-lever, pressure-balanced, temperature-regulated bathtub/shower control

safety & security

- Each suite equipped with smoke and carbon monoxide detectors
- Direct Detect

lighting, electrical & communications

- Individual service panel and breakers
- Rough-ins for phone, cable and data in preselected locations
- White Decora® designer series receptacles and switches throughout
- Switched ceiling light fixture in dining room
- Switched ceiling light fixtures in kitchen, hallways and bedrooms
- Switched wall-mounted light fixture in bathrooms

energy efficiency

- High-efficiency LED lighting fixtures
- Energy Star® qualified appliances (where available)
- Low-E Argon thermally broke high-efficiency windows

warranty

- Viva is registered and enrolled with the Tarion warranty program.

