

FEATURES & FINISHES

ARCHITECTURAL FEATURES

- Boutique buildings with unique architectural features and high-quality exterior materials, which include a combination of brick & stone masonry, quality fiber cement panels & siding and a two-ply modified roofing system.
- ENERGY STAR® Low-E Argon vinyl coloured casement windows throughout that reduce heat transfer and increase comfort. Large windows provide maximized natural daylighting throughout the interior living spaces of the home. All operating windows to receive insect screens.
- Tree and shrub planting inclusive of selective drought tolerant plantings throughout all common areas.
- A parcel storage facility is conveniently located in each front entry vestibule.
- Block 5: includes ground floor, open concept multi-purpose collaborative space for lounge, work and study equipped with a coffee bar, tv, fireplace and connection to an outdoor terrace.
- Block 5: includes management office located just off the lobby.
- Block 5: includes a dog run which promotes happier and healthier dogs that can safely exercise freely.

HEALTH, WELLNESS AND SUSTAINABLE FEATURES

- Homes at Westshore are designed to help support physiological and psychological health using natural materials, connections to nature throughout the community, open concept layouts, and maximized exposure to natural light.
- Targeting ENERGY STAR® for Multifamily High-Rise certification to ensure a highly efficient home that offers increased comfort and quality. Homes shall receive inspections and an air tightness testing from a Third-Party inspector.
- HRV (heat recovery ventilator) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air. Heat from the expelled air is captured and used to pre-temper the incoming fresh air.
- High-efficiency gas fired dual purpose home heating & hot water domestic system ensures the home provides optimal comfort and performs efficiently, resulting in energy and cost savings (rental).
- Air conditioning to improve indoor air quality, humidity control and increased sleep quality (rental).
- LED lighting throughout the building. Energy efficient, long lasting, mercury-free and low maintenance
- Water efficient plumbing fixtures to provide superior performance and efficiency.

- All windows and doors are installed and sealed with expanded foam and caulked, providing increased thermal comfort.
- R31 spray foam insulation to exterior exposed ceilings with livable floor areas above. Spray foam insulation provides a superior air seal and greater comfort compared to traditional batt insulation.
- Exclusive selection of low volatile organic compound (VOC) paints, sealants, adhesives, and flooring materials to improve indoor air quality.
- Superior precast concrete floors with cold-formed steel exterior walls inclusive of R22 insulation, with an additional R10 rigid insulation installed on the exterior, offering strength, stability, and increased thermal comfort.
- CO controlled ventilation in the parking garage to ensure efficient and safe control of air quality.
- Motion sensor common area lighting in corridors, stairwells, and parking garage reduces lighting levels when areas are not occupied, reducing costs associated with lighting.
- Submetering of utilities to promote conscientious consumption (hydro, gas and water).
- Bicycle parking situated within individual storage rooms in the parking garage and within outdoor amenity areas for ease & leisure.
- Optional locker storage facilities situated within the parking garage for purchase based on availability, offering a solution to store items not regularly used, freeing up space in your home.
- Optional-selected parking spaces will be equipped with dedicated electric vehicle (EV) charging stations, which allow one to take advantage of lower electricity rates when charging during off-peak hours.

SMARTER LIVING FEATURES

- Smarter Home Thermostat with integrated air quality monitor and HRV control (complimentary for first three years)
- FOB System with integrated electronically encrypted security for building and parking garage.
- Purchaser allowance of two (2) high speed CAT 5 rough-in locations (for phone or Internet use) and an allowance of one (1) RG6 (wide bandwidth) cable rough-in location.
- Purchaser allowance of one (1) USB port outlet.
- Elegant white Decora style wall switches & plugs throughout.
- ENERGY STAR® qualified appliances, where applicable.

LIVING AND SLEEPING AREA FEATURES

- Hybrid Urban Towns will receive ceiling heights which are approximately nine (9'-0") feet on the First, Third & Fifth Floor levels and approximately eight (8'-0") feet on the Second, Fourth and Mechanical penthouse Floor levels (bulkheads required for mechanical or architectural features will project below the standard ceiling height).
- Sliding glass patio door complete with insect screen, as per applicable plan.
- Smooth ceilings on main Living level, (excluding bedrooms where applicable), bathrooms, powder room and finished laundry room as per plan. Sprayed stipple ceiling with approximately 4" smooth perimeter border in all other areas.
- Ceramic floor tile from Minto Communities Level 1 selections in foyer (where applicable), powder room, finished laundry room, mechanical rooms, and rooftop level hallway, as per plan.
- Level 1 laminate flooring throughout living level and Den (excluding bedrooms where applicable and when Den is located on second level) as per plan as per Minto's Level 1 selections. Excludes tiled areas and bedrooms.
- Quality broadloom in all bedrooms and second level hallways from Minto's Level 1 selections.
- Quality broadloom stairs with paint-grade finished stringers.
- Natural finished oak handrail, posts, and square pickets.
- Approximately 4" baseboards with approximately 2 ½" casing on all windows, and swing doors throughout.
- Closets will receive white flat panel sliders or swing door (as per applicable plan).
- Interior swing doors include lever-style door hardware. Privacy locks included on bathroom and Primary bedroom doors.
- Spacious walk-in closets and linen closets providing storage solutions, as per applicable plan.
- White front load full size stackable washer and dryer with stacking kit installed (where applicable) and vented to the exterior.
- 100 amp electrical panel with breaker switches and copper wiring throughout.
- Interconnected smoke detectors that are integrated with carbon-monoxide detectors on all floor levels.
- Ceiling light fixtures provided in the kitchen, living room, dining room, den, laundry room (excluding laundry closets), hallways, mechanical rooms, staircase, all bedrooms and walk-in closets, as per applicable plan.
- Ground fault interrupter protection in kitchen, all bathrooms and powder room as per plan.



Renderings & landscape designs are artist's concept only and subject to change. E.&O.E.A

- One (1) exterior electrical outlet included on porch, terrace, or balcony area as applicable to plan.

KITCHEN FEATURES

- Choice of sleek modern designer cabinetry finishes and hardware from Minto's Level 1 selections.
- Choice of stone countertop from Minto's Level 1 selections.
- Single basin stainless steel undermount sink with single lever faucet and convenient pulldown spray.
- Heavy-duty 220V electrical outlet for electric stove.

Quality appliances include:

- Stainless microwave/hood fan combination
- Stainless steel Electric Smooth Top Range
- Stainless Steel Refrigerator
- Stainless Steel Dishwasher

BATHROOM & ENSUITE FEATURES

- Sleek modern designer cabinetry and hardware from Minto's Level 1 selections.
- Laminate countertop from Minto's Level 1 selections in all bathrooms, excluding powder room.
- Top mount sink in all bathrooms, excluding powder room. Powder room to receive a compact sink.
- Wall mount light fixture installed above each sink in all bathrooms and powder room.
- Mirror above sink in all bathrooms and powder room.
- Water saving single lever faucets, shower heads, and pressure balanced temperature-controlled shower valves included.
- White plumbing fixtures and premium high-efficiency toilets throughout to save water and money on utility bills.

- Bathroom accessories to include towel bar and toilet tissue dispenser.
- Bathrooms include an acrylic tub and/or tiled shower base with glass door/panel as per plan. Ceramic wall tile to ceiling height from Minto's Level 1 selections.
- ENERGY STAR® exhaust fan vented to the exterior in all bathrooms, powder room, and laundry room (excluding laundry closets), as per applicable plan.

Subject to change without notice. E.&O.E. August 2023.