



FEATURES AND FINISHES

SUITE FEATURES AND FINISHES

- Ceiling height of approximately 9’ on floors 2-10, 11’ on ground level and 10’ on floors 11, 9’10” on floor 12 (except where bulkheads and/or structural beams or mechanicals exist.)
- Smooth ceilings throughout
- Sliding balcony glass door, as per plan
- Modern style solid core suite entrance door
- Private balcony, patio, terrace, as per applicable plan
- Wide plank laminate flooring from Vendor’s standard design packages
- Floor tile in washrooms and laundry area from Vendor’s standard design packages
- All interior suite doors, baseboards, and trim to be complete with white interior semi-gloss paint finish
White interior flat paint finish on walls throughout
- Wire closet shelf and/or rod in all closets
- Laundry featuring white stacked washer/ dryer unit, vented to the exterior

KITCHEN

- Custom designed kitchen cabinetry with choice of colour from Vendor’s standard design packages
- Soft close cabinet doors and drawers
- Quartz kitchen countertop with polished finish and straight edge as per Vendor’s standard design packages
- Tiled backsplash as per Vendor’s standard design packages
- Stainless steel sink with modern single lever pull-down faucet
- LED track light fixture with adjustable light heads
- Premium stainless-steel appliances including:
 - 24” Panel-ready Refrigerator
 - 24” Panel-ready Dishwasher
 - 30” Cooktop
 - 30” Wall Oven
 - 30” Over-the-range Microwave

BATHROOM

- Custom designed cabinetry with quartz countertop and undermount sink
- Designer vanity medicine cabinet with mirror and LED lighting
- White soaker tub with designer selected fixture package
- Chrome framed shower enclosure with door and shower pot light, as per applicable plan where shower stall is shown
- Full height wall tile in tub surround and in separate shower stall, as per applicable plan
- 12” x 24” floor tile in bathroom(s) from Vendor’s standard design packages

MECHANICAL/ELECTRICAL

- Individual in-suite controlled heating and cooling system with Energy Recovery Ventilator
- Individual in-suite electricity meter(s)
- Individual in-suite hot and cold-water meter(s)
- White Decora switches and outlets
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, dining room and bedroom(s), as per plan
- Water leak detection sensor(s) in laundry area
- In-suite smoke and heat detector(s)
- In-suite sprinkler fire protection system

BUILDING FEATURES

- Professionally designed lobby and entrance area
- Rooftop Lounge overlooking Little Lake, with BBQ, dining area, and sun lounge area
- Fitness room with exercise equipment
- Party room with kitchen and dining area
- Multi-purpose activities room
- Guest suite
- Pet-wash station

SMART COMMUNITY

- 1VALET Resident App (IOS and Android)
- Digital Key Access into the building, common areas and suites
- Smartphone Video Calling from Main Entry
- Facial Entry
- Resident Marketplace
- Digital Code & Guest App for Guest Access
- Document Library (DocBox)

WARRANTY

- New home warranty protection backed by Tarion Warranty Corporation

Specifications are subject to change without notice. In accordance with the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule 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. Decorative and upgraded items displayed in the sales office are for display purpose only and are not included in the purchase price. Floors and specific finishes will depend on Vendor’s standard décor package as selected. The ceiling heights stated are approximate. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than stated. All colours and finishes are to be selected from vendor’s standard selections. All available features and finishes are as per plan and may vary from suite to suite. Prices and specifications are subject to change without notice.
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