

LUXURY FEATURES + FINISHES

DISTINCTIVE LIVING AS GOOD AS GOLD

Expect nothing but the highest quality of features and finishes in every suite. Luxurious interiors come with smooth ceilings, doors with brushed nickel hardware and energy-efficient double-glazed windows. Enjoy a gourmet experience in your sleek signature kitchen with appliances, quartz countertop and contemporary Eurostyle cabinets. Relax and rejuvenate in your spa-style bathroom with temperature-controlled shower or luxurious deep soaker tub. Enjoy the convenience of in-suite laundry and live in the 21st century with unlimited gigabyte fiber internet. This is gold standard living of the highest magnitude.

- REFINED SUITE INTERIORS**

 - **9’ ceiling heights** on floors 2 through 49
 - Soaring **10’ ceiling heights** in Penthouse units on 50th floor
 - Classic **smooth ceilings** painted with flat paint throughout
 - All interior walls will be primed and painted with high quality latex paint
 - Kitchen, bathroom(s), laundry areas all elegantly trim painted with white semi-gloss paint
 - **7’ paneled doors** complete with contemporary brushed nickel hardware
 - Contemporary baseboard and casing trim package for all typical suites throughout
 - **8’ solid core paneled doors** on Penthouse Level with contemporary brushed nickel hardware
 - Contemporary upgraded baseboard and casing trim package for Penthouse Level Suites
 - Entry closet with single door or mirrored sliding doors (as indicated on plans)
 - Sliding doors to den in some units may be glass or finished with a portion in glass as per code
 - Green friendly thermal insulated energy efficient double glazed tinted windows
- SIGNATURE GOURMET KITCHEN**

 - High quality 4 piece 24” appliance package:
 - **Fully integrated refrigerator**
 - **Electric cooktop** with **high performance European-style designer hood fan**
 - **Built-in oven**
 - **Fully-integrated dishwasher**
 - European style cabinetry to be selected from Vendor’s included selections
 - Kitchen under-cabinet lighting with valance
 - **Luxurious quartz** 2cm countertops with polished square edge selected from Vendor’s included selections
 - Sleek single under-mount stainless steel sink with modern integrated pull-out spray faucet
 - Elegant **glazed porcelain** and/or **ceramic tile backsplash** selected from Vendor’s included selections
- EXQUISITE FLOOR FINISHINGS**

 - Premium laminate floating floor throughout living and dining rooms, breakfast area, den, bedrooms, hallways and foyer selected from Vendor’s included selections
 - 12” by 12” or 12” by 24” timeless **glazed porcelain** and/or **ceramic tiles** to be included within the Vendor’s included selections
- GORGEOUS, SPA-INSPIRED BATHROOMS**

 - European style vanity selected from Vendor’s included selections
 - 2cm elegant **quartz** or **marble** countertop selected from Vendor’s included selections
 - Frameless shower glass doors (where indicated on Schedule A)
 - Contemporary deep 5ft soaker tub with integrated shower head as per plan



- **Glazed porcelain** and/or **ceramic tile** for tub enclosures and shower stalls selected from Vendor’s included selections
 - Luxurious pressure balanced, temperature controlled shower faucet
 - Convenient exhaust fan vented to exterior
 - Flattering vanity chrome strip lighting
 - Designer vanity mirror

CONVENIENT IN-SUITE LAUNDRY

 - Convenient in-suite energy efficient stacked white washer/dryer vented to exterior
 - Quick water shut off valve
 - Easy access lint trap

HEAVY DUTY ELECTRICAL SERVICE AND FIXTURES

 - Individual 100 amp service panel with circuit breakers
 - **Individually metered** hydro service to each suite
 - White designer receptacles and switches throughout
 - Ceiling light fixtures in foyer, hallway(s), walk-in closet(s), kitchen, bedrooms, den and breakfast area as per plan
 - Capped ceiling light outlet in dining room as per plan
- Convenient switch controlled receptacle outlets in living room

STATE-OF-THE-ART COMMUNICATION PACKAGE

 - All residences are conveniently pre-wired for cable television, telephone and internet services
 - **Unlimited gigabyte fiber internet** to every suite included in your monthly maintenance fees
 - Pre-wired TV and telephone outlets in living room and bedroom(s)

ADVANCED SAFETY AND SECURITY

 - Well lit underground parking with **security cameras**
 - **Personally encoded** suite intrusion alarm with suite door contact and keypad, (monitoring to be arranged by purchaser)
 - Carbon monoxide and smoke detector(s) hard wired
 - Suite fire alarm connected to building fire panel

PERSONAL COMFORT SYSTEM

 - **Separately metered** suites for personal control
 - Individually controlled vertical fan coil system providing seasonal heating and air conditioning

Solmar is registered with the Canada Green Council's LEED Rating System. All Suites are protected under Tarion. The Vendor shall have the right to make practical changes in the judgment of the Vendor in plans and specifications if required and to substitute other material than provided for herein with material that is of equal or greater value than that provided herein. The determination of whether or not material is of equal or greater value shall be made by the Vendor's architect whose determination shall be final and binding. Color, texture, appearance, etc. of features and finishes installed in the suite may vary from Vendor's standard samples as a result of normal manufacturing and installation process. Specifications, terms and conditions are subject to change without notice. E. & O.E.