

Features & Finishes

EXTERIOR

1. Marble installed at the main entrance to building.
2. Balconies are precast with tempered glass balcony suites.
3. Aluminum patio or folding door to balcony or terrace, as per plan.
4. All exterior door(s) with locking system.
5. Glass spandrel panel windows with aluminum windows and stone sills.
6. Light fixtures to illuminate driveway.

INTERIOR TRIM

1. 8' flat cut, solid core doors. Purchasers may request a custom, higher height for more personal appeal as an upgrade.
2. Emtek door levers as per vendor's samples. Hinges in stainless steel, triple ball bearings by Dorex (or equivalent).

KITCHEN

1. Premium Miele appliance package with gas cooktop (Electric counter cooktop with integrated vent hood is an optional upgrade).
2. Custom kitchen millwork by Millworx includes European-made materials and hinges, soft-close cabinets and drawers.
3. All undermount and counter sinks Italian made by Catalano in various shapes. Please refer to the material selections brochure for standard and upgrade choices.
4. Silestone counter and backsplash selections as per vendor choices. Please refer to the material selections brochure for standard and upgrade choices.

BATHROOM

1. Integrated sinks with floating vanities in primary en-suite made from Silestone.
2. Washroom cabinetry millwork for all bathrooms supplied by custom millwork company Millworx and offered in European made materials and finishes. Designs to be concluded with designer.
3. Plumbing faucets & shower assembly manufactured by GRAFF or equivalent quality. Please refer to the material selections brochure for standard and upgrade choices.
4. Three Durastyle wall-mounted toilet units differing in shape. Please refer to the material selections brochure for standard and upgrade choices.
5. Bathtub choices of various shapes to suit personal preference by German manufacture Kneif or equivalent quality if product not available.
6. Counters supplied by premium stone manufacturer Silestone. Please refer to the material selections brochure for standard and upgrade choices.

FLOORING

1. 7" wide plank floors in principle rooms – natural white oak stained with a natural European made stain that is eco friendly and doesn't produce unhealthy emissions over time.
2. Wide selection of Italian made porcelain tiles from Stone Tile.

PAINTING

1. Benjamin Moore Aura top of the line interior paint; colours as per vendor's samples.

ELECTRICAL

1. Sonneman pendent light fixtures are provided at a total allowance of \$2k per unit.
2. Each unit is to be roughed in for a home automation integration system that allows security, HVAC, home audio, lighting and blind control in one touch pad interface. All specialized equipment and programming is additional.
3. Multi-zone security home system and integrated entry system to allow camera and intercom connection to ground level is included; 1 keypad, camera accessibility and 2 motion sensor allowance per suite.
4. Home audio 7 speaker rough-in allowance.
5. Parking EV charging unit available at extra cost.

ADDITIONAL FEATURES

1. 9' ceilings on first to third floors and 10' on the PH level.
2. 4' linear gas fireplace up to \$5,000 per fireplace shown on plan. Unit choices to be offered by vendor.
3. Each unit will have a natural gas hook-up in location shown for BBQ on plan.
4. True comfort (or equivalent) radiant in-floor heating with separate thermostat will be supplied in all primary en-suite bathrooms.
5. Wall-mounted lockable storage unit in parking garage for each suite.

All specifications, dimensions and materials are subject to change without notice. E. & O.E.