



COURTNEY POINT CONDOMINIUMS

STANDARD FEATURES AND FINISHES*

STRIKING SUITE FINISHES

1. Soaring 9'0" ceilings throughout suite**
2. Classic smooth finished ceilings throughout suite.
3. Elegantly designed suite entry featuring 7' high solid core door with deadbolt, lever hardware and security viewer.
4. Stylish interior suite doors with lever hardware.
5. Designer vinyl flooring throughout living and dining rooms, kitchen, foyer, den, hallways, and bedrooms as per plan.
6. 4" contemporary style baseboards, painted white throughout with 2" casing for doors and windows where applicable.
7. Panel sliding closet doors in foyer and bedrooms, where applicable.
8. Wire shelving in all closets including linen; shelving as per plan.
9. In-suite laundry as per plan featuring white stacked ENERGY STAR® washer and dryer with quick water shut-off, vented to the exterior.

KITCHEN FEATURES

10. Cabinet doors with contemporary profiles and extra height upper cabinets.
11. Cabinet drawers and doors with full extension runner system and soft-closing hardware.
12. Luxurious quartz countertop with polished edge as per plan.
13. Under cabinet task lighting.
14. Elegant ceramic tile backsplash above kitchen counters.
15. Sleek single bowl undermount stainless steel sink with modern single lever pulldown faucet.
16. Stainless Steel Kitchen Appliance Package including: 24" refrigerator with bottom mount freezer, 24" Electric slide in range, 24" Dishwasher and over the range microwave with integrated exhaust fan as per plan.

LUXURIOUS BATHROOMS

17. Designer vanities as per plan with quartz countertops, and white ceramic under-mount sink.
18. Imported 12"x24" porcelain floor tiles in bathrooms.
19. Imported 13"x13" ceramic floor tiles in laundry area.
20. 3"x12" shower wall tile, up to and including ceiling in shower stalls and up to ceiling in standard bathtub enclosures as per plan.
21. Vanity mirror and surface mounted designer light fixture above.
22. Shower stalls with tempered glass shower enclosure, as per plan.
23. Combination acrylic soaker tub or shower as per plan with single lever controls and pressure balance valve in all tubs and showers.
24. Modern deluxe chrome lever faucets in all bathrooms.

ELECTRICAL FEATURES

25. 100-amp service panels in all suites.
26. Pre-wired telephone and cable outlet in living room and primary bedroom.
27. Bulk internet services package including High-Speed Internet with Wi-Fi Modem***
28. White designer style décor switches and receptacles throughout.
29. Vapour-proof potlights in stand-up showers as per plan.
30. Ceiling light fixtures in foyer, hallway, den, and bedrooms where applicable as per plan.
31. Pre-wired capped ceiling outlet in the dining area where applicable as per plan.
32. Convenient switch-controlled receptacle in living room.

GREEN FEATURES

33. Thermally insulated energy efficient double glazed architecturally designed windows.
34. Recycling facilities with separate waste and recycling systems.
35. Individually metred hydro and water.

COMFORT, SAFETY AND SECURITY FEATURES

36. Each suite to have centralized heating and cooling vertical fan coil system, individually controlled by each suite.
37. Controlled access throughout all entrances, exits and common areas.
38. Personalized remotes for garage access.
39. Smoke, heat and carbon monoxide detectors, as per code.
40. Fire detection, protection and sprinkler systems as per applicable plan.
41. Video monitoring in all main entrances and underground parking garage.
42. Fully sprinklered building including suites.
43. Rough-in for future keypad alarm system.

RESIDENT PARKING & LOCKER

44. Full ventilation and sprinkler system throughout parking garage.

* Selected by Purchaser from Vendor's samples of standard colour palettes.

** Bulkheads or drops may be required for mechanical, plumbing or electrical services at Vendor's sole discretion.

*** Included in common element fees.

Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model homes, displays, marketing materials and Floorplans may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Colour, texture, appearance, etc. of features and finishes installed in the house may vary from Vendor's samples as a result of normal manufacturing and installation processes. Appliance locations shown on Floorplans may vary. All dimensions stated herein are nominal and approximate only, including ceiling heights. Presentation Centre display furnishings and decorations are not included. **E. & O.E October 2024**

