

## Suite Features

- Approximately 9 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Approximately 10 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms in suites 201, 202, 203, 204, 205, 206, 207, 208, 224, 225, 226, 227, 228, 229, 230, 231, 802, 803, 804, 805, 806, 807\*. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab. Where bulkheads or dropped ceilings are required to accommodate mechanical or serving items, the height of the ceiling will be less than noted above.
- Solid core entry door with privacy viewer.
- Contemporary 4" baseboards in all areas except Bathroom(s) and Laundry Room, which have a tile baseboard.
- Contemporary 2" casings throughout.
- Flat panel interior doors with satin chrome hardware.
- Framed mirrored sliding closet doors in Foyer, as per plan.
- Framed white panel closet doors in Bedroom(s), as per plan.
- Paint grade paneled interior suite doors with brushed chrome levers (where applicable).
- Contemporary glass sliding doors, as per plan.
- Suite walls primed and painted in latex flat finish off-white paint, Kitchen, Bathroom(s) and Laundry/Storage to be painted in latex eggshell off-white paint. Latex semi-gloss off-white paint on trim. All paint is low VOC.
- White, smooth, painted ceilings in all areas.
- Terraces to receive concrete pavers.

## Flooring Features

- Laminate flooring in the Foyer and Foyer closet, Hallway, Bedroom(s), Living/Dining Room, Den and Kitchen, as per plan.
- Porcelain floor tile in Bathroom(s), as per plan.
- Ceramic floor tile in Laundry areas, as per plan.

## Kitchen Features

- Custom-designed contemporary Kitchen cabinetry.
- Quartz countertop with single bowl stainless-steel, under-mount sink.
- Single-lever chrome Kitchen faucet with pull-out head for ease of use.
- Contemporary tile backsplash.
- European-style Kitchen appliances, including stainless steel 24" panel ready refrigerator with bottom mount freezer, 24" panel ready dishwasher, 24" built-in electric cooktop and wall oven, microwave hood fan combo vented to exterior.
- Contemporary track light fixture.

## Bathroom Features

- Low consumption toilets.
- Custom-designed Bathroom vanity and one-piece sink(s) with integrated basin. Bathrooms to receive frameless mirror(s).
- All Bathrooms to have light sconce above frameless vanity mirror(s). Pot light within shower, as per plan.
- Contemporary single-lever chrome faucet(s) on vanity, and chrome plumbing fixtures in shower or bathtub.
- Acrylic deep soaker tub and wall tile surround up to ceiling, as per plan.
- Clear tempered frameless glass shower stalls, with tile base and full-height wall tile surround, as per plan.
- Chrome Bathroom accessories, including towel bar or ring, toilet paper holder, and shower rod.
- Porcelain floor tile in bathroom(s).
- Privacy lock on bathroom door(s).

## Laundry Room Features

- Stacked, front loading, white washer and dryer, vented to the exterior.

## Mechanical – Features

- Individually controlled fan coil unit with integrated Energy recovery ventilator (ERV).
- Ceiling mounted light fixture(s) in den, bedroom(s), and entry corridor, as per plan.
- Individual service panel with circuit breakers.
- Pre-wired outlets for television, telephone and/or internet connections in Living Room, Bedroom(s) and Den, as per plan.
- Capped ceiling outlet in Living Room/Dining Room, as per plan.
- Switch controlled outlet to be provided in Living Room.
- All appliances connected and ready to use.
- White decora-style switches and receptacles throughout.
- Exterior light fixtures for Terrace Suites, as per plan.
- Balconies and terraces to receive one power outlet.

## Advanced Security Features

- Cameras at all visitor entrances, allowing for in-suite viewing through cable television (as per applicable television provider).
- Enter-phones to facilitate visitor access to Lobby.
- Resident key fob access to Amenity Areas and Residential Common Areas.
- Cameras in underground parking at pre-selected locations, along with two-way voice communication to Concierge.

## Also Included

- Certain windows may be “decorative” glass, i.e. may appear as windows from the exterior but not function as windows from the interior.

All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor has the right to substitute materials from various suppliers of equal or greater value. A wide variety of upgrades and options are available. Specifications, terms, and conditions may be subject to change without notice.

## Tarion New Home Warranty Program Coverage

- One Year Builder Comprehensive Warranty
- Two Year Builder Plumbing, Heating/Ventilation and Electrical Distribution and Building Envelope Water Penetration Warranty
- Three-Seven Year Tarion Major Structural Warranty

## N.B.

- If the Dwelling is at a stage of construction which will enable the Vendor to permit the Purchaser to make color and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior to notice) to properly complete the Vendor's color and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to color and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colors or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.
- References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
- The Purchaser acknowledges that ceiling heights are approximate. Furthermore where ceiling bulkheads are installed, and/or where dropped ceilings are required, then the ceiling height will be less than represented and the Purchaser shall correspondingly be obliged to accept the same without any abatement or claim for compensation whatsoever.
- Marble and wood are subject to natural variations in color and grain. Ceramic tile and broadloom are subject to pattern, shade, and color variations.
- Floor and specific features will depend on the Vendor's package as selected.
- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

- Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result the building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor with respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.

\* Purchasers are advised that prior to condominium registration suite numbering may change and accordingly, notwithstanding any such change in suite numbering, the references to suite numbers in item 1 of Suite Features above are listed based on the suite numbering of plans in effect on the inception of this Agreement and based on the suite number noted on the front page of this Agreement as originally executed.

E.&O.E.