

# FEATURES & FINISHES

## BUILDING FEATURES

- Sophisticated lobby with executive concierge for your security and convenience.
- Balconies/patios with glass and aluminium railings for enhanced views.
- Indoor fitness centre, lounge, amenity room, boardroom/library room.
- 2 conveniently located elevators.
- Entry system connected with suite phones.
- Professionally landscaped with sod, shrubs and trees.
- One (1) surface parking spot included.

## SUITE FEATURES

- Suite entry doors with brushed chrome lever handles and deadbolts.
- Contemporary interior doors with brushed chrome lever handles.
- 9' ceiling heights in all living areas (excluding bulkheads and ceiling drops. Kitchen may have dropped ceilings) as required.
- Rental hot water/heater/forced air heating system.
- Individually metered utilities (water, gas and hydro).
- Self-contained heating and air conditioning unit, with condensing unit located on balcony.
- Textured ceilings throughout except kitchen and bathroom.
- Suite smoke/carbon monoxide detectors.

## SUITE FINISHES

Your choice from one of four (4) complete colour and material coordinated packages professionally designed, covering all interior finishes for your suite, including:

- EverWood plank flooring throughout (including bathrooms and kitchen).
- 8" x 10" wall tiles around tub enclosure and shower stall as per plan.
- Quality kitchen and vanity cabinets.
- Granite or quartz counter tops in kitchen and bathrooms.
- Neutral wall colour with white trim and baseboard.

## KITCHEN FEATURES

- Designer-selected cabinetry, as per designer package.
- Granite or quartz counters, as per designer package.
- Stainless steel undermount sink with single lever chrome faucet with vegetable spray.

## BATHROOM FEATURES

- Designer-selected cabinetry, as per designer package.
- Granite or quartz counters, as per designer package with undermount sink as per plan.
- Chrome single lever faucets.
- White bathroom fixtures including comfort height toilets with elongated bowl.
- Chrome towel bar and toilet paper holder.
- Ceiling mounted exhaust fan vented to exterior.
- Strip lighting above vanity.

- Shower stall with waterproof light fixture and frameless glass door (as per plan).
- Ceiling height dropped by approximately 1' in bathrooms and closets as required.

## ELECTRICAL

- Prewired cable TV outlets and telephone jacks in living room, all bedrooms and den as applicable.
- Two electrical plugs with USB ports, one in kitchen and one in master bedroom.
- Switch-controlled split outlet in living room.
- Ceiling lights in kitchen, bedrooms and den where applicable. Capped ceiling outlet in dining room where applicable.
- White Decora switches and receptacles throughout suite.
- One (1) weather-protected outlet on balcony/patio.

## SPECIFICATIONS AND FEATURES AS DESCRIBED APPLY ONLY WHERE SHOWN ON PLANS.

- All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor.
- Exterior elevations will be similar to renderings shown, but not necessarily identical. Substitutions made by the Vendor will be subject to the terms and conditions of The Tarion Warranty Program relating to Builder's substitutions.
- Materials, prices, specifications and floor plans are subject to change without notice. All renderings are artist's concept.
- Purchaser acknowledges that some features may not be applicable to all plans.
- The Purchaser acknowledges that due to framing members (lumber), plumbing pipes and HVAC systems, the ceiling and wall electrical rough-ins and/or light fixtures and/or smoke and carbon monoxide detectors may interfere with the centring or positioning of the above noted items in the applicable space.
- The Vendor will not allow the Purchaser to complete any work and/or supply any material to finish the dwelling before closing date.

## WARRANTY

- The Vendor's warranty is backed by The Tarion Warranty Corporation.
- A pre-delivery inspection form to be completed with the Vendor prior to closing.
- Tarion coverage: One (1) year warranty on defects in workmanship and materials. Two (2) year warranty on electrical, plumbing and heating delivery and distribution system, water penetration through building envelope and foundation. Seven (7) year warranty on major structural defects. Purchaser agrees to pay Tarion enrolment fee plus applicable taxes on closing date.

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