



## BUILDING FEATURES

- Chalet inspired architecture, glass-featured building link, cathedral style ceiling height
- Elegant entrance and lobby with designer furnishings
- Owners only rooftop terrace with fire pit, gas BBQ, and seating areas
- Designer furnished indoor owners only club room with kitchenette, gas fireplace and large screen TV
- Two conveniently located passenger elevators
- Underground resident parking with controlled access (space available for purchase)
- Bike wash/dog wash station in parking garage
- Dedicated paddle board and bike locker room with controlled access, for residents only
- Commercial space conveniently located on the ground floor
- Canada Post mailboxes in lobby
- Gated above ground parking

## SUITE FEATURES

- Ceiling height in principal rooms is approximately 9 ft. (levels 2 - 4), Level A, 1 and 5 will have 10ft ceilings
- Sound dampening demising walls
- Smooth finish ceilings, painted with flat, white paint throughout
- Patios or terraces, with electrical outlet, decorative railings and weather-resistant light fixture
- Sliding/swing doors open onto balcony
- Feature wall with gas fireplace and TV hookup above, in living room
- Lockable owner's closet where applicable as per plan
- Painted interior walls per designer colour selections with one feature wall
- Hinged and/or sliding closet doors, where applicable as per plan
- 5 1/2" baseboard and 3 1/2" door casing, painted white contemporary
- 6-8" painted slab-style bedroom, bathroom, closet and laundry room doors with designer lever hardware as per plan
- Private garden patio or balcony on ground floor, as per plan
- Gas line and hookup for gas BBQ ground floor suites with controlled access to gas usage
- Resilient Vinyl strip flooring in main living areas

## KITCHEN AND LAUNDRY

- Open concept kitchen with contemporary cabinetry from vendor's samples
- Extended 8' height upper kitchen cabinets
- Breakfast bars where applicable as per plan
- Stone kitchen countertop from vendor's samples
- Stainless steel, under-mounted single bowl sink with single lever pull-out faucet
- Glass subway style backsplash tile per designer's colour selection packages
- Stainless steel appliance package to include:
  - 30" Slide-in electrical oven/range with ceramic/glass top
  - 24" Dishwasher
  - 30" Fridge with french door style with bottom mount freezer
- Microwave oven with vent combo
- Under-cabinet Valance lighting
- 24" Stacked washer/dryer in white

## BATHROOM(S)

- Porcelain tiles for flooring, tub and/or shower wall (base to ceiling) from vendors standard packages
- Designer vanity with under-mounted sink and faucet
- Stone vanity countertop from vendor's standard samples
- Full-width vanity mirror
- Brushed nickel bathroom fixture accessories
- Built-in tubs with pressure balanced faucet where applicable as per plan
- Tempered glass shower stall with pre-formed base and decorative hardware (en-suite only) large wall-mounted (rain like) showerhead

## ELECTRICAL AND MECHANICAL

- Covered service panel with circuit breakers
- Pre-wired telecommunication and entertainment outlets in living areas and master bedroom decorative light fixtures in dining room (pendant), over breakfast bar and in bathrooms
- Overhead lighting in bedrooms and den
- Purchaser's individually controlled heating and air conditioning fan coil system
- Smoke, heat and carbon monoxide detectors as per code
- Switched outlet in living room
- Modern, white "Decora" receptacles and switches
- Prewired for access to high-speed internet and digital television

## SECURITY FEATURES

- Remote access to underground parking
- Rough-in for keypad alarm system (monitoring optional)
- Proximity card readers for amenity areas
- In-suite fire system sprinklers
- Communication Enterphone system in lobby area

