

Bayview

AT THE VILLAGE

Features and Finishes

Penthouse & Lower Penthouse Standard Suites

(9TH & 10TH FLOORS – EXCLUDING 3-BEDROOM SUITES)

BUILDING FEATURES

- Luxury 10-storey boutique development located at Sheppard Avenue East and Greenbriar Road
- Inviting double-storey lobby with feature lighting installation
- Contemporary finishing details in corridors and in entrance doorways to each suite
- 16-hour concierge controlling building access and surveillance of the building
- Fitness Centre and Yoga Studio
- Exclusively appointed amenity spaces featuring a Communal Work Lounge, Media Lounge, Pet Spa and Social Lounge with private dining area
- Outdoor amenity terrace featuring two-sided fireplace, BBQ area, dining space and lounge

SMART COMMUNITY INTEGRATION AND BULK INTERNET

- Unlimited Internet includes not less than 250Mbps download / 20Mbps upload
- Smart suite entry door lock with virtual key access control
- Smart suite thermostat
- Visitor access management
- HD camera network dashboard for extensive building monitoring by concierge

SUITE FEATURES

- Balcony or terrace as per plan
- Gas BBQ bib on terrace as per plan
- Manually operated roller shades in neutral white colour on all windows
- Approximately 9-foot ceiling height except in areas with bulkheads, dropped ceilings and in the bathroom(s) where ceiling heights will be less than 9 feet
- All ceilings to be smooth and painted white
- Interior walls, woodwork and trims painted white in latex paint. Bathroom(s) are painted in a semigloss finish
- In-suite smoke and heat detector
- Capped ceiling outlet in living/dining room and/or den if den is a separately enclosed room

FOYER

- Solid core suite entry door
- Sliding/swing closet door(s) as per plan

KITCHEN

- Two-tone cabinetry with flat panel doors. Choice of 3 colours from Vendor's sample packages
- Integrated refrigerator, electric cooktop, built-in oven and dishwasher
- Integrated hood fan and stainless steel microwave OR microwave/hood fan combo as per plan
- Porcelain slab countertop and backsplash as per plan. Choice of 3 colours from Vendor's sample packages
- Fixed island with lowered dining surface and porcelain slab waterfall countertop as per plan
- Stainless steel undermount sink with single lever stainless steel faucet
- Recessed under-cabinet lighting
- LED track light over island

BATHROOM(S)

- Solid-surface countertop and backsplash with integrated sink(s) as per plan. Choice of 3 colours from Vendor's sample packages
- Chrome faucet on vanity sink(s)
- Vanity with flat panel drawers. Choice of 3 colours from Vendor's sample packages
- Built-in medicine cabinet above vanity with mirrored door, integrated shelf and wall sconce as per plan
- Soaker tub as per plan
- Full height porcelain tiles on bathtub walls and surround or shower enclosure as per plan. Choice of 3 colours from Vendor's sample packages
- Separate shower stall with frameless glass door as per plan
- Porcelain tile flooring for bathrooms and shower stalls. Choice of 3 colours from Vendor's sample packages
- Hand-held chrome shower head with slide bar
- Dual flush toilet
- Exterior vented exhaust fan
- Privacy lock on all bathroom doors

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BEDROOM(S)

- Sliding/swing closet door(s) as per plan

FLOOR COVERINGS

- Wide plank vinyl flooring in all rooms except bathroom(s) and laundry. Choice of 3 colours from Vendor's sample packages

LAUNDRY

- Tile flooring in laundry closet
- Front-loading stacked washer and dryer

RESIDENTS' PARKING & GARAGE

- Underground parking, where separately purchased, accessed via a secure garage door
- Garage to be painted white and brightly lit for convenience and security
- Garage to be ventilated and protected by fire sprinklers for added safety and protection
- Parabolic mirrors provide visibility to assist traffic flow

ELECTRICAL FEATURES AND INTERCONNECTIVITY

- Pre-wired cable T.V. outlets in living/dining, bedroom(s) and den if applicable
- Pre-wired telephone jacks in living/dining, bedroom(s) and den if applicable
- Wiring for high speed internet
- All terraces, where applicable, to have electrical outlet as per plan

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. The description of the Smart Community features, products and services, including, without limitation the smart door lock, smart thermostat, and software integration technology, are based on the information provided to the Vendor by Rogers Communications Inc. as of the date of the Disclosure Statement provided to the Purchaser with this Agreement. Such features, products, and services are subject to change in the sole and absolute discretion of Rogers Communications Inc. depending on the features, products and services ultimately integrated with the Smart Community program at the time of installation. The Purchaser agrees to the aforementioned potential changes to the Smart Community features, products and services from those listed herein and/or described or depicted in any marketing materials, and acknowledges that the Vendor makes no representations or warranties relating to the products, features and/or availability of such services by Rogers Communications Inc.
 2. Stone and wood (where applicable) are subject to natural variations in colour, veining and grain. Tile (where applicable) is subject to pattern, shade and colour variations.
 3. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and finishes choices from the Vendor's selections, the Purchaser agrees to make on line digital selections or to attend, as determined by the Vendor, and notify the Vendor of his/her choice of finishes within fifteen (15) days of being requested to do so by the Vendor. At the Vendor's discretion, some finishes may only be available through pre selected packages. In the event colours and/or finishes subsequently become unavailable, the Purchaser agrees to re select as requested by the Vendor or its agents, to choose from substitute colours and/or finishes. Notwithstanding the foregoing, in the event colours and/or finishes which form part of the Vendor's pre-selected package is unavailable, the Vendor may select a replacement colour and/or finish provided that the replacement is similar in appearance and of equal or greater value without further notice to the Purchaser. If the Purchaser fails to choose colours or finishes within the time periods requested, the Vendor may irrevocably choose the colours and finishes for the Purchaser and the Purchaser agrees to accept the Vendor's selections.
 4. 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.
 5. References to model types, model numbers and/or brands refer to current manufacturer's models and/or brands. If these types, models and/or brands change or are discontinued, the Vendor shall provide an equivalent model.
 6. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
 7. All specifications and materials are subject to change without notice. E. & O.E.
 8. 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 countertop upgrade). If, as a result of availability or of 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 in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
 9. Floor and specific features will depend on the Vendor's package as selected.
 10. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor.
 11. All floor numbers listed above are designated as marketing description.
- E. & O.E.