

908 St. Clair

FEATURES AND FINISHES STANDARD SUITES

Schedule "B" to the agreement of purchase and sale
(Excluding 3-Bedroom Suites + Live-Work Suites)
As of December 13, 2021

BUILDING FEATURES

- Mixed-use 12-storey development located at St. Clair Avenue West and Alberta Avenue
- 16-foot lobby with feature fireplace
- Contemporary finishing details in corridors and in entrance doorways to each suite
- Concierge controlling building access and surveillance of the building
- Gym and Multi-Purpose Fitness Studio
- Exclusively appointed amenity spaces featuring a Co-Working Lounge, Wine Room with temperature controlled wine bottle storage, Social Lounge with Mixology Bar and Private Dining Room
- Outdoor Amenity Terrace featuring Fire Pit Lounge and BBQ Lounge
- Furnished Zen Terrace featuring outdoor fireplace

SMART COMMUNITY INTEGRATION

- Smart suite entry door lock with virtual key access control
- Smart suite thermostat
- Visitor access management
- HD camera network dashboard for building monitoring by concierge

SUITE FEATURES

- Balcony or terrace as per plan
- Gas BBQ bib on terrace units only
- Electrical outlet on terrace only, as per plan
- 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 with a semi-gloss paint
- 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, built-in oven, electric cooktop, dishwasher, hood fan and stainless-steel microwave
- Quartz countertop and glass tile backsplash as per plan. Choice of 3 colours from Vendor's sample packages
- Island with dining surface and quartz countertop as per plan
- Microwave cabinet with pull-out counter surface and pocket door
- Stainless steel undermount sink with a single lever chrome faucet
- Recessed under-cabinet lighting

BATHROOM(S)

- Vanity with flat panel drawer(s), recessed finger pulls and integrated toilet paper holder. Choice of 3 colours from Vendor's sample packages
- Chrome faucet on vanity sink(s)
- Quartz countertop with under-mount sink(s) as per plan. Choice of 3 colours from Vendor's sample packages
- Medicine cabinet with mirrored door
- Soaker tub with chrome tub/shower set 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(s) with frameless glass door and chrome wall-mounted shower as per plan
- Porcelain tile flooring for bathroom(s) and shower stall(s). Choice of 3 colours from Vendor's sample packages
- Dual flush toilet
- Exterior vented exhaust fan
- Privacy lock on all bathroom door(s)

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BEDROOMS

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

FLOOR COVERINGS

- Straight plank vinyl flooring in all rooms except bathroom(s) and laundry room. 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

SMART COMMUNITY TECHNOLOGY, COMMUNICATION, ELECTRICAL AND BULK INTERNET

- Pre-wired for video, voice and internet by way of hard-wired outlet located in the main living area
- Rogers Ignite Gigabit™ internet service including advanced wi-fi modem and unlimited data usage with 1 GBPS download / 30Mbps upload
- Advanced fibre-powered Wi-Fi network offering seamless internet connectivity throughout the building's amenity areas
- Fiber feed to the suite, with 4K and IPTV capability

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.
12. Pre-installed Smart Community Telecommunication Services package, including smart door lock on suite entry door, smart thermostat, and integration with the Smart app. The costs relating to the Smart Community Telecommunication Services package comprise part of the common expenses of the condominium corporation and will be attributable/payable by each owner of a residential unit on an equal basis rather than on the basis of common interest, as more particularly set out in the Disclosure Statement and Declaration of the condominium corporation. The Wi-Fi modem will be provided free of charge to the Purchaser and remains the responsibility of the Purchaser in the event of loss, damage, or its removal from the suite.
13. Bulk internet services package from Rogers Communications: Rogers Ignite Gigabit™ service - including Wi-Fi modem for the initial purchaser/occupant of the suite. The costs relating to the internet services package from Rogers Communications Inc. comprise part of the common expenses of the condominium corporation and will be attributable/payable by each owner of a residential unit on an equal basis rather than on the basis of common interest, as more particularly set out in the Disclosure Statement and declaration of the condominium corporation.

E. & O.E.