



 **Stafford**

# FEATURES AND FINISHES

*The Georgian*



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## SUITE FEATURES

1. Approximately 9 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkhead or dropped ceiling are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab. 10 ft. ceilings in main areas of suites located on the 7th floor (Penthouse Level)
2. Solid core entry door with privacy viewer
3. Contemporary 4" baseboards in all areas except Bathroom(s) and Laundry Room, which have a tile baseboard
4. Contemporary 2" casings throughout
5. Flat panel interior doors with satin chrome hardware
6. Framed mirrored sliding closet doors in Foyer, as per plan
7. Framed mirrored panel closet doors in Bedroom(s), as per plan
  - a. Paint grade paneled interior suite doors with satin chrome levers (where applicable)
  - b. Contemporary glass sliding doors (where applicable)
8. Sliding glass door in recessed Bedroom, as per plan
9. Suite walls primed and painted in builder's standard latex flat finish off-white paint. Kitchen, Bathroom(s) and Laundry/Storage to be painted in builder's standard latex eggshell off-white paint. Builder's standard latex semi-gloss off-white paint on trim. All paint is low VOC
10. White, smooth, painted ceilings in all areas
11. Terraces to receive concrete pavers

## BUILDING FEATURES

12. Balconies and Terraces with contemporary glass railing systems and industrial-inspired accents
13. Two elevators accessible from parking garage to residential floors
14. Resident mail area featuring oversized Parcel Room on ground level
15. Easily accessible and secure bicycle parking available to building residents and visitors on P1 and at grade level
16. Wi-Fi in Amenity Areas and Lobby
17. Carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution
18. Convenient building facilities for sorting household recyclables

## FLOORING FEATURES

19. Wide plank laminate flooring in the Foyer and Foyer closet, Hallway, Bedroom(s), Living/Dining Room, Den and Kitchen, as per plan
20. Porcelain floor tile in Bathroom(s), as per plan
21. Ceramic floor tile in Laundry areas, as per plan

## KITCHEN FEATURES

22. Custom-designed flat slab two tone Kitchen cabinetry (Uppers light - Lovers dark)
23. Valence lighting with trim to match the upper cabinets
24. Engineered Quartz countertop with slab backsplash to match
25. Single bowl stainless-steel, under-mount sink
26. Single-lever chrome Kitchen faucet with pull-out head for ease of use
27. 24" stainless steel appliances including refrigerator, wall oven and cooktop, dishwasher and microwave-hood fan vented to exterior
28. Contemporary track light fixture

## BATHROOM FEATURES

29. Low consumption toilets
30. Custom-designed Bathroom vanity and one-piece sink(s) with integrated basin
31. Bathrooms to receive frameless mirror(s)
32. Ensuite to receive a mirror over the vanity with integrated LED lighting
33. All Bathrooms to have light sconce above frameless vanity mirror(s)
34. Pot light within shower, as per plan
35. Contemporary single-lever chrome faucet(s) on vanity, and chrome plumbing fixtures in shower or bathtub
36. Acrylic soaker tub and porcelain wall tile surround up to ceiling, as per plan
37. Clear framed glass shower stalls, with porcelain wall tile surround, as per plan
38. Chrome Bathroom accessories, including towel bar or ring, toilet paper holder, and shower rod
39. Porcelain floor tile in bathroom(s)
40. Privacy lock on bathroom door(s)

## LAUNDRY ROOM FEATURES

41. Energy Star stacked white front load washer and dryer vented to the exterior

## MECHANICAL – ELECTRICAL FEATURES

42. Individually controlled fan coil unit
43. Individual suite electricity meter(s) and water meter(s)
44. Ceiling mounted light fixture(s) in Den, bedroom(s) and entry corridor, as per plan
45. Individual service panel with circuit breakers
46. Pre-wired outlets for television, telephone and/or internet connections in Living Room, Bedroom(s) and Den, as per plan
47. Capped ceiling outlet in Living Room/Dining Room, as per plan
48. Switch controlled outlet to be provided in Living Room
49. Future-proof Smart Ready electrical conduits outfitted to accommodate Smart Home technologies
50. All appliances connected and ready to use
51. White Decora-style switches and receptacles throughout
52. Exterior light fixtures for Terrace Suites, as per plan
53. Balconies and terraces to receive one power outlet

## ADVANCED SECURITY FEATURES

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

## GREEN FEATURES

58. Individual suite electricity meter(s), and water meter(s)
59. Energy saving construction materials, including superior wall insulation and double-glazed windows
60. Low VOC (Volatile Organic Compound) paints and adhesives
61. High pressure, low flow showerheads, faucets, and low flush toilets for water efficiency in bathrooms

## N.B.

- If the Dwelling is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour 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 colour 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 colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours 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 colour and grain. Ceramic tile and broadloom are subject to pattern, shade, and colour 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