



# FEATURES & FINISHES



## COMMUNITY FEATURES

1. Common lobby lounge area on main level.
2. Reading lounge on main level.
3. Fully equipped private party room with gas fireplace on main level.
4. Centralized contemporary fitness studio on main level.
5. Fully equipped private party room with gas fireplace on main level.
6. State-of-the-art media room on main level.
7. Heated indoor swimming pool and sauna on main level.
8. Two (2) hotel-style guest suites available for use upon request.
9. 24-hr concierge.
10. High quality roofing system(s) throughout.
11. Centrally located garbage room.
12. Private underground parking garage including space for visitor parking.
13. Locker units located in basement and available for purchase (refer to pricing sheet).
14. Centralized community mailboxes and large parcel receiving area.
15. Outdoor courtyard area with landscaping and irrigation system.

## GENERAL SUITE FEATURES

16. 9 Foot ceilings throughout unit\* (As per plan, may vary due to bulkheads, dropped ceilings, structural components, and mechanical components).\*
17. Pre-selected Designer Finish Palette includes a beautiful combination of laminate & ceramic/porcelain tile floors, and paint options that have been chosen to flow together.
  - a. Designer kitchen and bathroom selections.
  - b. Choice of top-quality laminate flooring may be upgraded for an additional fee from Builder's standard.
  - c. One standard colour of paint for the entire unit may be selected.
  - d. Basic kitchen finishes are pre-selected and may be upgraded for an additional fee.
18. Steel insulated, fire rated entry door featuring a satin chrome door hardware package with deadbolt lock and security viewer.
19. Contemporary interior doors, painted semi-gloss white with satin-chrome lever style hardware.
20. Basic shelving included in closets. Upgrades can be purchased along with other millwork.
21. Energy efficient LED lighting.
22. Energy efficient windows.
23. Smooth ceilings in kitchen and bathroom(s).

## TERRACE/BALCONY

24. Glass door walk-out to spacious balconies and/or terraces.
25. One exterior light fixture and electrical outlet.
26. Framed glass railing with aluminum rail guard.

## MODERN DESIGNED KITCHENS

27. Pre-selected Designer Finish Palette includes:
  - a. Designer cabinetry/millwork.
  - b. Quartz countertop (upgrades also available).
  - c. 4" backsplash to match quartz countertop selection. (upgrades also available).
  - d. Under-mount stainless steel single basin kitchen sink with low flow, pull-out kitchen faucet (under-sink access to shut-off valve also provided).
  - e. Basic Builder Grade Appliance Package.

## APPLIANCE PACKAGE

Every unit comes equipped with builder grade appliance package containing the following:

- 30" Stainless Steel Fridge/Freezer.
- 24" Stainless Steel Built-in Dishwasher.
- Electric Stainless Steel 4 burner stove with glass top.
- Over the range microwave with integrated exhaust fan vented to exterior.

## LAUNDRY/STORAGE ROOM

28. Choice of luxurious ceramic/porcelain floor tile in laundry area selected from pre-selected Designer Finish Palette option.
29. In-suite, front loading, stacked or side-by-side laundry unit equipped with electric dryer (as per plan).

## BATHROOMS

30. Pre-selected Designer Finish Palette includes:
  - a. Designer cabinetry/millwork.
  - b. Choice of luxurious ceramic/porcelain floor tile.
  - c. Standard white rectangular soaker tub.
  - d. Quartz vanity countertops with white porcelain undermount sink in master ensuite with 4" matching backsplash.
  - e. Single lever chrome faucets.
  - f. Frameless standard height bathroom mirrors extending full width of vanity with single (1) wall mounted light fixture above each sink location, as per plan.
  - g. 3-piece chrome washroom accessory package.
31. Contemporary low-flow water-efficient toilet with soft close seat in all bathrooms.
32. Frameless glass shower doors, as per plans.
33. Pressure and temperature-controlled shower/tub fixtures.

## MECHANICAL/ELECTRICAL SYSTEMS

34. High efficiency self-contained heating and cooling units.
35. Programmable digital thermostats.
36. Individual suite meters for hydro, water, heating and cooling.
37. Pre-wired telephone (1), cable outlet (1) and ethernet (1) in living room and Master Bedroom.
38. Switch controlled light fixture(s) in all rooms as required.
39. Modern Decora light switches and plugs throughout.
40. Interconnected electric smoke and carbon monoxide detectors as per Ontario Building Code.
41. In-suite sprinkler system.
42. FIBRE TO THE SUITE TECHNOLOGY (FTTS): Advanced multi-strand fibre to each suite ensuring access to the most advanced communications products and services for consumers.
43. Key Fob entry system.
44. Smartphone-centric living experience for residents, which includes hands-free digital building access, video guest verification and parcel delivery notification.
45. 100 AMP electrical service with circuit breaker type panel and copper wiring throughout.
46. Counter height GFI electrical outlets in kitchen and bathrooms.
47. WIFI in amenity areas.

Drop ceilings and bulkheads will occur to accommodate mechanical, HVAC systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.

\*1 (As per plan, may vary due to bulkheads, dropped ceilings, structural components, and mechanical components).\*

Pre-selected Designer Finish Packages are Builder's standard and are pre-arranged in coordinated design packages. No mixing or substitutions of samples between or outside of coordinated packages may be permitted. Some items may be upgraded for an additional fee.

The Builder is backed by HCRA (Tarion) home warranty program providing:

- One-year warranty on all materials and workmanship.
- Two-year warranty on plumbing, heating systems, electrical systems and building envelope.
- Seven-year warranty on major structural defects.
- Purchaser agrees to pay the Warranty fee on closing as an adjustment.

All interior floor finishes, wall finishes, and materials are to be chosen with assistance of the Builder's interior design consultant. All materials and other selections for which Purchasers are entitled to make a selection are to be chosen from the Builder's samples and are per Builder's specifications. Purchasers shall only be entitled to make such selections provided that the items are not already ordered or installed. Materials, specifications, features and finishes are subject to change and any substitute changes are to be of comparable quality. February 2022. E. & O. E.