



BUILDING FEATURES AND AMENITIES

- Six-storey boutique building with a strikingly sculpted precast and aluminum exterior, retail at grade and 76 units
- Eight-hour concierge in lobby
- Fitness centre with cardio equipment and free weights
- Convenient bicycle storage and repair on ground floor
- Designer-appointed party/media room for private functions complete with wet bar and TV screens
- Pet washing station
- Roof terrace with lounge seating and gas BBQs
- Key FOB controlled access system at building entry points and garage
- Mail area and parcel room located on ground floor
- Waste and recycling system with disposal chute access on each floor
- Storage lockers located on most residential floors
- Two elevators accessible from parking garage to top floor

SUITE FEATURES

- Smooth finish ceilings throughout painted in flat white
- Condo suite designs featuring approximately 9' high ceilings in all principal rooms (excluding bulkheads and drop ceilings)
- Penthouse suite designs featuring approximately 10' ceilings in all principal rooms excluding units PH1, PH2, PH3, PH4, and PH5, (excluding bulkheads and drop ceilings)
- Townhomes featuring 13' ceilings on ground floor (excluding bulkheads and drop ceilings) and 9' ceilings on the second floor (excluding bulkheads and drop ceilings)
- Wide plank laminate in all rooms excluding bathroom(s) and laundry
- Staircase from ground to second floor to have complementary finish on treads and risers with square black steel pickets (townhomes only)
- Spacious walk-in or walk-through closets, as per applicable plan
- 5" baseboards with coordinating door casing throughout, painted in white semi-gloss
- Solid core suite entry door with guest viewer and contemporary hardware
- Contemporary styled swing interior doors in white semi-gloss with complementing hardware
- Glass sliding partition doors, as per plan
- Closet sliding doors with back painted glass and aluminum frame, as per plan
- Mirrored sliders in foyer, as per plan
- Vinyl coated wire shelving in all closets
- Contemporary white receptacles and electrical outlets throughout suite
- Double glazed, Low-E insulated glass window units to retain internal warmth and lower energy usage
- Interior walls are primed and painted with two coats of off-white quality latex paint
- Suites feature spacious balconies or terraces as per applicable plan
- Sliding or swing doors to outside balcony or terrace as per applicable plan
- One exterior water bib connection on terraces

KITCHEN FEATURES

- Custom-style soft close kitchen cabinetry with finished interiors from Vendor's standard samples
- Energy saving LED under-cabinet lighting
- Quartz kitchen counter top from Vendor's standard samples
- Combination quartz slab and tile backsplash from Vendor's standard samples
- White single square basin sink with champagne bronze faucet and pull down spray
- Island with quartz countertop selected from Vendor's standard samples, as per applicable plan

KITCHEN APPLIANCES

- Paneled refrigerator – 24" counter-depth bottom freezer
- Cooktop – 24" wide electric cooktop
- Built-In Oven – 24" wide electric single oven
- Paneled dishwasher – 24" wide dishwasher
- Microwave – located in island or kitchen cabinetry as per applicable plan; 20" stainless steel finish (excluding units H, PH1, PH4, PH5, and PH9)
- Custom-style gold finish hood fan enclosure exhausted to the exterior

BATHROOMS

- Custom-style cabinetry from Vendor's standard samples
- White quartz countertop from Vendor's standard samples
- White porcelain undermount vanity sink with single-lever champagne bronze faucet
- White soaker tub with full height ceramic/porcelain wall tile surround, as per applicable plan
- Frameless glass shower door with matte black hardware and stylish champagne bronze shower head for bathrooms with separate showers, as per plan
- Waterproof shower light fixture, for separate showers
- Choice of 12"x24" porcelain floor tiles from Vendor's standard samples on floor and in tub/shower
- Choice of penny round tile for mosaic feature wall for bathtub and separate shower walls only
- High efficiency toilets and low-flow faucets
- Pressure balancing tub/shower controls
- Exhaust fan or ERV vented to exterior
- Privacy lock on all bathroom doors
- Vanity mirror and wall sconce

LAUNDRY

- In-suite laundry facilities including full sized white front-loading stackable washer and dryer
- White ceramic floor tile in laundry areas
- Heavy duty wiring and receptacle for dryer

ENERGY EFFICIENT FEATURES

- Individual suite metering of hydro consumption, giving you more control of your energy usage. Also thermal meters for fan coil, and hot water meter
- Individually controlled 2 pipe-fan coil will allow residents to control energy costs
- Energy Star rated appliances
- High efficiency building boilers for heating and domestic hot water

LIGHTING, ELECTRICAL + HVAC SYSTEMS

- Ceiling mounted light fixtures in foyer, hallway, den, bedrooms, walk in closets
- One capped ceiling outlet in dining room and living room
- Track lighting in the kitchen over islands, per applicable plan
- Electrical panel with circuit breakers in each suite
- Cable receptacle pre-wired in living room, bedroom(s) and den, as per applicable plan
- Cable wiring to accommodate telephone, and television (services are not included)
- Discounted 250/20 high speed internet provided by way of a bulk agreement with Rogers
- Smoke and heat detectors
- Rough-in front door security
- In-suite sprinkler system

Note: Bird-friendly glass will be installed as per City of Toronto requirements and regulations.

Please see provisions in Schedule "A" relating to the Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes.

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect.

Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly as shown on renderings.

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