

# FEATURES & FINISHES



## STANDARD SUITE FINISHES

- Balconies/patios/terraces\*
- Sliding doors with screens\* or swing doors\* to outside balcony, patio or terrace\*
- Double-glazed argon-filled windows with screens on operable windows
- Individually controlled in-suite HVAC system
- Custom designed solid core suite entry door with contemporary hardware
- Ceiling height of approximately 10' on ground level suites & 7th floor suites & 9' on all floors 2-6 (excluding bulkheads required for mechanical or structural purposes)
- Smooth painted ceilings throughout
- White paint throughout entire suite
- All trim & doors painted in white
- Single plank laminate flooring in foyer/entry, hallways, living/dining areas, bedroom(s), den & kitchen as per plan
- Contemporary styled 6'-8" interior swing doors with contemporary hardware or sliders\*
- Contemporary 5" baseboards with coordinating door casing
- Closets include plastic-coated wire shelving
- White Decora style receptacles & switches
- In-suite fire sprinkler system\*\*
- Hose bib provided on all ground-level suites\*
- For Standard Selections Purchasers to choose from pre-set Vendor selected standard colour packages as shown in the Design Studio at time of Design appointment

## LAUNDRY

- In-suite laundry facilities include stacked front-loading washer & dryer
- Vendor's pre-selected white floor tile in finished laundry area

## ELECTRICAL

- Individual 100amp service panel with circuit breakers
- Pre-wired for cable TV in living room with telephone capabilities
- Ceiling light fixtures in foyer, hallway(s), kitchen, bedroom(s), den & walk-in closet \*
- Capped ceiling outlet(s) in dining area\*
- All balconies, terraces & patios include electrical outlet(s)
- All appliances connected & ready to use

## BATHROOM (PRIMARY &/OR ENSUITE)

- Vanity cabinet with quartz countertop with square edge
- Vanity mirror
- Porcelain/Ceramic floor tile

- 5' tub complete with wall tile OR framed glass shower enclosure with floor tile & wall tile as per plan\*
- Chrome bathroom fixtures
- Exterior vented exhaust fan in all bathrooms
- Privacy lock on all bathroom doors
- Water efficient toilet, shower heads, & faucets
- Vanity light fixture

## KITCHEN

- Contemporary kitchen cabinets
- Quartz countertop with square edge
- Single stainless steel under mounted sink
- Polished chrome, single lever, pull out kitchen faucet
- Tile kitchen backsplash
- LED track light fixture

### Stainless Steel Appliance Package for suites under 800 square feet\*

- 24" refrigerator
- 24" Slide in range
- 24" dishwasher
- Over the range Microwave/ Hood Fan

### Stainless Steel Appliance Package for suites 800 square feet & larger\*

- 30" refrigerator
- 30" Slide in range
- 24" Dishwasher
- Over the range Microwave/ Hood Fan

## BEDROOM

- Contemporary styled bedroom closet swing door(s) or sliders\*
- Side by side bedrooms have sound insulated walls
- Bedroom entry door(s) feature contemporary styled interior swing door(s) with lever handles or sliders\*
- Single plank laminate flooring\*
- Ceiling light in bedroom area(s) & walk-in closet(s)\*

## ALSO INCLUDED

- ONE smart thermostat will be provided per suite on the main heat pump
- Individual hydro & water suite consumption metering
- Protected under Tarion Warranty Corporation (formerly The Ontario New Home Warranty Program)
- Smarthome technology with resident app

Purchasers understand that the texture & smoothness of the finish on surfaces will be to industry standards. The Vendor shall have the right to substitute other products & materials for those listed in this schedule or provided for in the plans & specifications provided that the substituted materials are of a quality equal to, or better than, the products & materials so listed or so provided. Colours & specific finishes will depend on Vendor's package as selected. All specifications, dimensions & materials are subject to change without notice. E.& O.E.

\* In applicable suites as per Vendor's plan.

\*\* As per building code requirement.

