

SUITE FEATURES AND FINISHES



Standard Suite Finishes

- Balcony, patio or terrace as per plan*
- 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 9' with some suites up to 11' as further detailed in Schedule A and C in the Agreement of Purchase and Sale (subject to variation due to building design and construction, such as bulkheads and dropped ceilings). Please speak with a sales representative and check the details in your Agreement of Purchase and Sale about variations in ceiling height.
- Smooth painted ceilings throughout
- White paint throughout entire suite
- All trim and doors painted in white
- Single plank laminate flooring in foyer/entry, hallways, living/dining areas, bedroom(s), den and kitchen as per plan
- Contemporary styled 6' 8" interior swing doors with contemporary hardware. Mirrored sliders at foyer closet as per plan.
- Contemporary 5" baseboards with coordinating door casing
- Closets include plastic coated wire shelving
- White Decora style receptacles and switches
- In suite fire sprinkler system**
- Hose bib provided on all terrace and townhouse units*
- Gas line included on two storey suites on the ground floor*
- 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 and 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 and walk-in closet*
- Capped ceiling outlet(s) in dining area*
- All balconies, terraces and patios include electrical outlet(s)
- All appliances connected and ready to use

Bathroom

- Vanity cabinet with quartz countertop with square edge
- Vanity mirror
- Porcelain/Ceramic floor tile
- 5' tub* complete with wall tile OR frameless glass shower enclosure with floor tile and wall tile as per plan*
- Chrome bathroom fixtures
- Exterior vented exhaust fan in all bathrooms*
- Privacy lock on all bathroom doors
- 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
- Under cabinet lighting

24" or 30" Stainless Steel Appliance Package*

- 24" or 30" refrigerator as per plan
- 24" or 30" slide in range as per plan
- 24" dishwasher
- Integrated hood fan insert
- Microwave

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*
- Single plank laminate flooring*
- Ceiling light in bedroom area(s) and walk-in closet(s)*

Also included:

- One smart thermostat will be provided per suite
- Individual hydro and water suite consumption metering
- Protected under Tarion Warranty Corporation
- Smarthome technology with resident app
- Internet Services on a bulk billing basis not included in monthly common expenses

* In applicable suites as per Vendor's plan.
** As per building code requirement.

Purchasers understand that the texture and smoothness of the finish on surfaces will be to industry standards. 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 materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. E.&O.E.

