

PEARL PLACE

STANDARD RESIDENTIAL UNIT FINISHES

HALLS AND FOYERS

- Choose from a variety of colours of single plank laminate flooring.
- Foyer sliding closet door shall be mirrored*.

LIVING ROOM, DINING ROOM, DEN and STUDY*

- Choose from a variety of colours of single plank laminate flooring.

KITCHEN

- Contemporary designed frameless cabinetry, with deep upper cabinet above fridge and extended uppers. Contemporary hardware.
- Valance lighting under select kitchen cabinet uppers.
- Choose from an array of colours of glazed porcelain floor tiles or single plank laminate flooring in select kitchens*.
- Choice of granite or composite quartz kitchen countertops extending to breakfast bars*.
- Choose from an array of ceramic tiles for kitchen backsplash between kitchen counter and upper cabinets.
- Stainless steel under mount sink* and single lever pull-out kitchen faucet.
- Track lighting in kitchen and separate lighting controls for kitchen and breakfast room*.

BEDROOMS

- Choose from a variety of colours of single plank laminate flooring.
- Walk-in Closets*.

MAIN AND ENSUITE* BATHROOMS

- Contemporary designed frameless cabinetry with contemporary hardware and granite countertops with under mount sink.
- Choose from an array of ceramic floor tiles.
- Choose from a selection of ceramic tiles for walls of bathtub* and shower enclosure*.
- White acrylic soaker bathtubs in ensuite bathroom*.
- Vanity mirror and decorative multi-bulb strip lighting above vanity.
- All tubs* and showers* shall have pressure balanced valves.
- Exhaust fan vented to the exterior.
- Stand alone showers* to have rain shower style showerhead and framed glass shower door.
- Single lever chrome faucet.
- Bathroom doors shall have locking privacy hardware.

KITCHEN APPLIANCES

- ENERGYSTAR rated stainless steel frost free Refrigerator.
- Stainless steel electric smooth top self-clean range.
- ENERGYSTAR rated built-in stainless steel dishwasher.

- Stainless steel over the range microwave oven with integrated range hood fan.

LAUNDRY ROOM

- Pre-selected white ceramic flooring in laundry room.
- Fully installed white washing machine (ENERGYSTAR rated) and Dryer unit with washer taps and dryer cable plug.

STANDARD SUITE FEATURES

- Approximately 9' ceilings in main living areas in ALL SUITES (not applicable in kitchens, bathrooms, closets, foyers, hallways, laundry rooms and any areas requiring drop ceilings and/or bulkheads).
- Stylish suite interior doors, baseboard and casing with quality finished door passage hardware.
- All closet shelving shall be pre-coated wire. Linen closets* to have 3 rows of pre-coated wire shelving.
- Smooth and painted ceilings in bathrooms, laundry room, on bulkheads and in select kitchens. Textured ceilings in all other rooms.
- Interior finished walls, baseboard, trim, and doors to be primed and painted with latex paint throughout.
- In-suite fire sprinkler system as per relevant codes.
- Solid core entry door with quality designer selected hardware and through-door viewer.

LIGHTING AND TECHNOLOGY

- Pre-wired for television in the living room, all bedrooms and den.
- Pre-wired for telephone in the kitchen, living room, all bedrooms and den.
- Remote meter for individual suite metering of electricity.
- White Decora style switches and white receptacle covers throughout, where applicable.
- Balcony to include electrical outlet.
- Vertical fan coil heating and cooling system with electric duct heater and individual thermostat(s).
- Ceiling light fixtures in hallway(s), walk-in closet(s)*, kitchen, den* and breakfast areas*.
- Capped ceiling light outlet in dining room and all bedrooms.

PEACE OF MIND

- Suite equipped with smoke detector, heat detector and circuit breaker panel.
- Suite entry security alarm system with personal keypad and door contact connected to a central location.
- Entry phone access system at building main lobby entrance for visitor access.
- Key fob to allow for effortless access to predetermined building entrances and amenities.
- Remote controlled access to underground parking area (if applicable).

In addition to the provisions and acknowledgments contained in Schedule "A" to the Purchase Agreement all dimensions and areas including ceiling heights, if any are approximate and may be subject to change. The Purchaser acknowledges that some of the items in the sales office vignette or on display in the sales office may not be standard features and finishes and may (if available) be purchased from the Vendor at an extra cost. Selections of all features and finishes, where the Purchaser is given the option to select the model, style and/or colour shall be made from the Vendor's predetermined standard selections. *In applicable suites and as per schedule "B".