

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 9' on floors 2-11 and approximately 10' ceiling on 12th floor suites (excluding bulkheads required for mechanical or structural purposes)
- 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 or sliders*
- 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 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 and dryer
- Vendor's pre-selected white floor tile in finished laundry area

ELECTRICAL

- Individual 100amp service panel with circuit breakers
- Pre-wired for one (1) Cat6a outlet, location to be selected by Vendor
- 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 (PRIMARY AND/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 and 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, and 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 1 Bedroom and 1 Bedroom + Den Suites*

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

Stainless Steel Appliance Package for 2 Bedroom, 2 Bedroom + Den and 3 Bedroom Suites*

- 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) and walk-in closet(s)*

ALSO INCLUDED

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

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.

* In applicable suites as per Vendor's plan.

** As per building code requirement.