

FEATURES & FINISHES

CONTEMPORARY EXTERIORS

- Dark Brick combined with light architectural block, precast sills, ledges and modern panel and trim system, elevations as per plan*
- Energy efficient windows with screens on all operating windows
- Vinyl thermo pane sliding balcony doors*
- Pre-finished metal flashing, soffits and fascia
- Insulated exterior front door
- Exterior front door entry package which includes outside fixture, door chime, gripset and deadbolt
- Poured concrete front porches including precast front steps where applicable*
- Modern glass and aluminum frame railings on balconies and rooftop patios*
- Professionally designed perennial landscaping to front yards, courtyards and common areas*
- Exterior landscape lighting providing neighbourhood ambience and increased visibility
- Gas barbecue connection on rooftop terrace
- Resident underground parking access via overhead garage door operated by a personal remote control
- Exterior and interior bicycle parking

ELEGANT INTERIORS

- Feature 9' ceilings on living levels, not including dedicated bedroom levels*
- Swing or sliding doors open onto balcony* or terrace*
- Slab style interior doors with brushed nickel, lever style hardware and hinges
- Sliding or swing style closet doors*
- White vinyl coated wire shelving in all closets
- 4" baseboards and 2 1/2" casings throughout, painted white

DESIGNER FLOORING

- Engineered floor joist system
- Firmfit wide plank flooring in contemporary finishes throughout main living area, kitchen and main level hallways **
- Porcelain floor tile in bathrooms, powder room as per applicable plan**
- 40 oz broadloom carpet in bedrooms and bedroom level hallways **

GOURMET KITCHEN FEATURES

- Professionally designed kitchens with contemporary cabinet finishes from 20/Twenty co-ordinated samples**
- Choice of quality Quartz Countertops with polished edges from 20/Twenty co-ordinated samples**
- Ceramic Tile Kitchen Backsplash from 20/Twenty co-ordinated samples**
- Undermount Stainless Steel Sink
- Convenient single lever, deck mounted faucet set with pull out spray
- Doors and drawers all with soft close hinges and hardware
- Exhaust fan vented to the exterior

LUXURIOUS BATHROOM FEATURES

- Contemporary design selection for bathroom cabinet finishes from 20/Twenty co-ordinated samples**
- Integrated sink and vanity top

- White bathroom fixtures
- Chrome bathroom fixtures and accessories
- Powder rooms to feature contemporary vanity cabinet with integrated sink and vanity top as per applicable plan **
- Vanity doors and drawers feature soft-close hinges and hardware
- Bathtub* or framed glass shower stall with door*
- Pressure balanced mixing valves in bathtub and/or shower stalls*
- Quality ceramic wall tile on bathtub and/or shower stall surround walls from 20/Twenty co-ordinated samples**
- Porcelain floor tile in all bathrooms and/or powder rooms from 20/Twenty co-ordinated samples**
- Full width vanity mirrors
- Bathroom exhaust fan vented to exterior
- Dens-shield or equivalent board used for all tub and shower enclosure walls

PAINTING

- One coat of primer and two coats of flat finish paint on all walls and most ceilings, one colour throughout
- One coat of primer and two coats of semi-gloss paint on bathroom ceilings, one colour throughout
- Smooth ceilings throughout

LIGHTING, ELECTRICAL AND MECHANICAL FEATURES

- 100 amp electrical service with individual electrical panel and circuit breakers
- Hydro, water and gas submetering provides for individual control
- Ceiling mounted track lighting in kitchen
- Ceiling mounted light fixtures in bedrooms, laundry,*foyer,*and hallways*
- Capped ceiling outlet in dining area*
- Wall mounted vanity lighting in bathroom
- Switch controlled split outlets in living room
- Switched light fixtures in kitchen area, bedrooms, stairwells and hallways*
- White decora style plugs and switches throughout
- One GFI electrical outlet with weatherproof covering on rooftop terraces, patios and balconies
- Exterior lighting fixture on terrace*
- Smoke and carbon monoxide detectors provided in all suites
- Individually controlled heating and air conditioning system with on-demand tankless water heater

HOME ENTERTAINMENT

- Structured high-speed wiring to support high speed communications services
- Pre-wired telephone, cable television and communication outlets in living room, bedroom and den*

*Denotes availability determined by suite design

**Denotes finishes to be selected from the Vendor's samples

- Natural products (ie granite, wood, marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations
- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- Reference to model type or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
- All dimensions, if any, are approximate. Actual usable floor space may vary from stated floor area, if so stated
- All specifications and materials are subject to change without notice E. & O.E.
- Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, The Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If as a result of building construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, The Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect
- The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect.
- All suites protected by the Tarion New Home Warranty Program