

# designer features & finishes

## SUITE FEATURES:

- Ceiling heights of approximately 9' except in areas with bulkheads or dropped ceilings as required.
- Attractive solid suite entry door with upgraded lever hardware, deadbolt lock and security viewer
- Thermally insulated energy efficient windows
- Beautiful sliding doors to spacious private balconies and/or patios, as per plan
- Convenient centralized heating and A/C individually controlled in each suite
- A modern palette of high quality laminate plank flooring in Foyer, Living, Dining and Hallways, as per builder standard selection
- Choice of designer selected broadloom in all bedroom(s) with underpad, as per builder's standard selection
- Contemporary baseboards and casing trim package
- Ceilings to have a textured white finish, except kitchen, laundry and bathrooms
- All interior walls will be primed and painted with high quality latex paint, except bathrooms and kitchens to be painted in semi-gloss white paint
- Spacious closets fitted with shelving
- Ceramic floor tile in laundry area

## KITCHEN FEATURES:

- Contemporary open concept gourmet kitchens, as per plan
- Choice of contemporary-style kitchen cabinetry, as per builder's standard selection
- A glittering array of textured granite countertops with polished edges, as per builder standard selection
- Choice of imported ceramic tile backsplash, as per builder standard selection
- Stainless steel sink with contemporary designer selected single lever chrome faucet with pull out spray
- Electrical outlets conveniently located at counter level for small appliances
- Modern full-size appliances: electrical smooth top stove with oven and fan, frost free large capacity refrigerator and full-size freezer; multi-cycle dishwasher; and full size stacked washer and dryer (vented to the exterior)

## BATHROOM FEATURES:

- Contemporary styled bathrooms with combination deep soaker tub or stand up shower, as per plan
- Selection of Imported ceramic tiles with full height ceramic tile surround on all walls around tub or shower, as per builder standard selection
- Distinctive solid surface counter tops with modern sink and premium designer chrome finished faucets
- Modern designer selected vanity mirror with custom light fixture in all bathrooms
- Exterior vented exhaust fans in all bathrooms
- Modern white panel entry door with privacy lock
- Temperature controlled pressure balance valve in showers

## SAFETY AND SECURITY FEATURES:

- Security system with enter phone facility at both building entrances
- Proximity key fob access system for residents
- Video surveillance of main lobby entrance, indoor visitor and residential parking and other selected zones
- Smoke detectors and carbon monoxide detectors connected to building alarm as required by code

## ELECTRICAL/TECHNOLOGY FEATURES:

- Decora-style light switches and matching electrical outlets
- Designer selected ceiling mounted light fixtures in all bedrooms, foyer, hallways, kitchen and walk-in-closets
- Capped ceiling outlets in dining area
- Suite pre-wired for telephone outlets in the living room, kitchen, bedrooms and/or den, as per plan
- Pre-wired television cable outlet in living room, bedrooms and/or den, as per plan
- All balconies and/or patios where applicable to have electrical outlets as per plan

## THE GREEN ADVANTAGE:

- Carbon monoxide monitoring system in parking garages to increase energy efficiency of fans used for fresh air distribution
- Energy efficient times air-supply system in common area hallways
- Separate meters to accommodate responsible hydro usage
- Participation in recycling program with city recycling system
- Energy saving efficiency lighting throughout the common areas

Please note: Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with ONWHP bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plan and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the sales office are for display purposes only and are not included in the purchase price. Floors and specific finishes will depend on vendor's décor package as selected.

All photographs and illustrations do not necessarily depict actual features but represent similar quality that will be offered. E. & O. E.

