

Features & Finishes



BUILDING

- Large building amenities in an intimate boutique building
- Exterior lighting showcasing the building's architecture and design while promoting safety
- Fitness centre with cardio, resistance & weight equipment
- Social lounge for private functions with kitchen bar area
- Co-working Space with hi-tech office amenities.
- Elevated exterior green space with lounge areas, exercise area, playground, splash pad & barbecue areas
- Mail area and parcel room conveniently located near front lobby
- Key FOB controlled access system at entry points
- Three elevators accessible from lobby to top floor
- Abundance of resident bicycle parking available in the building

SUITES

- +/- 9' high ceilings on floors in all principal rooms (to be confirmed pending engineering design)
- Wide plank flooring
- Solid core suite entry door with guest viewer and contemporary hardware
- Suites feature spacious balconies or terraces, as per applicable plan
- Sliding doors with screens to outside balcony or terrace, as per applicable plan
- Low VOC, off-white paint throughout
- Vinyl coated wire shelving in all closets
- Individually controlled in suite on-demand heating and air conditioning
- Double glazed, Low-E (emission), insulated glass window units to retain internal warmth and lower energy usage
- Finished ceilings throughout

KITCHENS

- Euro-contemporary style cabinetry in kitchen
- Stone kitchen countertop
- Ceramic/porcelain/glass tile backsplash

- Stainless steel under mount single basin sink with pullout spray faucet
- Island, as per applicable plan, with stone countertop & storage
- Stainless steel appliances consisting of stove/oven, range hood with built-in microwave, free standing refrigerator with freezer and dishwasher, as per applicable plan

BATHROOMS

- Designer vanity cabinets with mirror
- Porcelain vanity sink with chrome faucet
- 5' relaxing soaker tub with full height ceramic / porcelain wall tile surround, as per applicable plan
- Stand-alone showers with oversized shower head, frameless shower enclosure, ceramic shower base, vapour resistant ceiling pot light, as per applicable plan
- Sleek ceramic/porcelain floor tiles in all bathrooms
- Exhaust fan
- Privacy lock on all bathroom doors

ELECTRICAL & TECHNOLOGICAL

- White White Decora style switches and receptacles throughout
- Ceiling mounted light fixtures in foyer, hallway, den, bedrooms, walk-in closets
- Electrical panel with circuit breakers in each suite
- Cable receptacle pre-wired in living room, bedroom(s) and den, as per applicable plan
- Pre-wired telephone outlet in living room, bedroom(s) and den, as per applicable plan
- Voice data wiring and coaxial cable wiring to accommodate telephone, television and for high-speed internet access (services are not included)
- Year-round individually controlled heating and cooling system
- Smoke detectors

1. Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate 2. Terrace conditions may require an interior step to access the outdoor space 3. Hardwood flooring, where applicable, is subject to natural variations in colour and grain 4. Ceramic and porcelain tile are subject to pattern, shade and colour variations 5. Pursuant to the Agreement and upon request by the Vendor, the Purchaser shall make colour and material choices from the Vendor's standard selections, by the date designated by the Vendor (of which the Purchaser shall be given at least 5 days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser No changes whatsoever shall be permitted in colours and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein 6. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard features listed herein which are omitted at the Purchaser's request 7. References to model types or model numbers refer to current manufacturer's models If these types or models change, the Vendor shall provide an equivalent model 8. Pursuant to the Agreement, this Schedule or amendment or change 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 the building, the Vendor is not able to construct such extra, 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 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, with time of the essence 9. Flooring and specific features will depend on the Vendor's package as selected 10. All dimensions, if any, are approximate 11. All specifications and materials are subject to change without notice. E.&O.E