




ROYAL WINDSOR
 AT BALMORAL VILLAGE

FEATURES & FINISHES

BUILDING FEATURES

- Professionally designed and landscaped grounds
- Secured entrance with intercom system
- Elegantly designed common spaces with high quality porcelain tile in the lobby and commercial grade carpet in corridors
- Two conveniently located elevators
- Rough-ins for electric car charging stations in a limited amount of underground parking spaces
- Visitors parking for your guest's convenience
- Occupancy sensor lights in common areas
- CCTV in common areas and underground parking garage for your safety
- Fully equipped sprinkler system throughout the building
- Mailboxes located in building lobby
- Easily accessed waste and recycling chute on each floor

QUALITY FLOORING

- Your choice of vinyl plank flooring in kitchen, study, family room and bedrooms, from Vendor selections
- Your choice of luxury oversized porcelain floor tiles in the bathrooms, from Vendor selections

MODERN APPLIANCES

- 4-piece stainless steel kitchen appliance package including fridge, stove, dishwasher and over-the-range microwave oven, selected by Vendor
- White stackable washer/dryer selected by Vendor, as per plan

RECREATIONAL AMENITIES

- Rooftop terrace with BBQ and firepit, offering panoramic views of Blue Mountain and Georgian Bay
- Multi-purpose party room with kitchenette, designed for entertaining and gatherings
- Dedicated outdoor bicycle parking racks
- Full access to Balmoral Village Recreation Centre, located just steps away
- Easy access to nearby Recreational Trails

RoyalWindsorCondos.com



Please see a Sales Representative for a full list of standard features and more details. Prices, specifications, features and offerings are subject to change without notice. Renderings are artist's concept. E. & O.E.





ELECTRICAL AND HVAC

- 100-amp electrical service with breaker panel
- Electrical light fixtures as per Vendor selections
- Ceiling light fixtures in all bedrooms
- Capped ceiling outlet in dining rooms and switched outlets in living rooms
- Heavy duty outlets for electric dryer and stove
- Smoke detector as per fire code
- CO detector as per building code
- Standard utilities metering to each suite
- 1 GFI exterior outlet on balconies
- 2 USB outlets – one in kitchen and one in master bedroom

- 2 Data outlets – one in living area and one in master bedroom
- Decora switches
- Individual fan coil unit with integrated Energy Recovery Ventilation (ERV) and outdoor condensers
- Hot water tank (on rental basis)

GENERAL INTERIORS

- California knock-down ceiling (9' high except at dropped ceiling locations) finish throughout except at laundry, mechanical and bathroom locations
- Vanity mirrors in all bathrooms to be the approximate length of vanity

- All hardware selected from Vendor selection
- All suite entry doors with lever passage and deadbolts, pre-selected by Vendor
- Chrome towel bars and paper holders in all bathrooms
- Modern style interior doors with satin chrome lever handles
- Single wire shelving with integrated rods in closets and linen shelves, as per plan
- 5" baseboards and 3" casings with a modern profile

PAINTING

- All finished walls and trim to be painted
- Walls to be flat latex throughout from Vendor's standard selections
- Trim to be semi-gloss latex finish in white
- Paint colours pre-determined by Vendor

PLUMBING

- Undermount stainless-steel sink in kitchen with single lever faucet
- Undermount vanity sink in bathrooms
- Single lever faucets in bathrooms selected by the Vendor
- Acrylic tub with full height ceramic tile surround, as per plan
- Walk-in showers with glass enclosures and ceiling pot light, as per plan
- Pressure balance/temperature control valve in tub/shower units

WARRANTY

- 7-year Tarion Warranty, in accordance with the "Ontario New Home Warranties Plan Act" specifications.

CABINETRY AND COUNTERTOPS

- Your choice of kitchen and vanity cabinets from Vendor selections
- Your choice of quartz countertops in kitchen and bathrooms, from Vendor selections
- Your choice of ceramic backsplash tiles, from Vendor selections

ENTRY DOOR AND WINDOWS

- Solid slab suite entry door
- Patio and balcony doors as per plan
- Low-E argon double glazed windows
- Screens on all operating windows