

# FEATURES & FINISHES

## SUITE FEATURES

1. Ceiling height of approximately 8' 6" smooth ceilings (concrete slab to slab) for floors up to including the 49th floor, and approximate 9 ft. smooth ceilings (concrete slab to slab) on the 50th floor and above. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts
2. Solid core suite entry door with hardware
3. Sliding or swing doors, as per plans
4. Exposed concrete columns, as per plans
5. Interior bedrooms feature sliding glass panel doors, as per plans
6. Polished chrome finish lever door hardware on all swing interior passage doors
7. Choice of designer-selected laminate flooring throughout, except in bathrooms and laundry closets, as per plans
8. Designer selected baseboards, door frames and casings
9. Decora-style, white light switches and matching white receptacles
10. Capped ceiling outlet in dining room, bedroom(s) and den
11. Ceiling light in walk-in closet(s)
12. Wire shelving in all closets

13. Semi-gloss off-white paint throughout kitchen, laundry, powder room and bathrooms. Flat latex off-white paint in all other areas
14. Trim and doors to be painted off-white semi-gloss
15. Balcony or terrace, as per plan
16. Large aluminum windows
17. Electrical and cable rough in for wall mounted TV
18. Thermostat and smoke detector

## KITCHEN FEATURES

19. Contemporary kitchen cabinetry custom designed by Studio Munge
20. Valance lighting
21. Engineered Quartz kitchen countertops
22. Porcelain tile kitchen backsplash
23. Single bowl stainless steel undermount kitchen sink
24. Polished chrome, single handle kitchen faucet
25. Brand name stainless steel appliances including fridge, slide-in range, microwave, and dishwasher
26. Hood fan
27. Ceiling mounted track light

## BATHROOM FEATURES

28. Washroom vanity custom designed by Studio Munge
29. Marble or Quartz vanity countertop
30. Polished chrome, single lever faucet
31. Polished chrome, one handle tub/shower faucet
32. Drop in acrylic soaker tub
33. Mirror above vanity
34. Choice of porcelain floor tile, from Vendor's standard samples. Shower floor to be one-piece complete fiberglass pan by Kohler or 2" x 2" tiles
35. Choice of full height porcelain wall tiles in tub or shower enclosure, from Vendor's standard samples and as per plans
36. Frameless roll-top glass shower enclosure as per plans
37. Bathroom light fixture
38. Privacy lock on washroom doors
39. Accessory package including chrome towel bar and toilet paper holder

40. White two-piece elongated toilet

41. Bathroom exhaust fan vented to exterior

## LAUNDRY FEATURES

42. In suite laundry facilities include 24" front loading white stacked washer and dryer. Dryer vented to exterior
43. Laundry area floor finished in white ceramic tile

## COMFORT, COMMUNICATIONS & ENGINEERING FEATURES

44. Rogers Ignite™ 250u - High-Speed Internet service including Rogers Advanced Wi-Fi Modem
45. Individually controlled heating and cooling system
46. Suite electricity individually metered
47. Pre-wired for cable TV and telephones as per plans
48. In suite sprinkler system

As provide in Section 20 of Schedule "A" attached to the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in the Schedule or in the plans and specifications relating to the Unit provided that substituted products and materials are of a quality equal to, or better than, the products and materials originally disclosed to the Purchaser. Such Substitutions shall not be considered a material change. The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid. Such variations shall not be considered to be deficiencies. As provided in Section 8 of Schedule "A" attached to the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Unit and finalize all other selections regarding finishing items from the Vendor's available samples within 10 days after notice has been given by the Vendor to the Purchaser regarding selection of finishing items. Subject to compliance with the regulations, by-laws and bulletins issued by the Warranty Program, if the Purchaser fails to make his/her selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's Request. 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. All dimensions, if any, are approximate. All specification and material are subject to change without notice. All features and finishes subject to change without notice. All renderings are artist concept. E. & O.E.