

GOURMET KITCHENS

- Stainless steel appliances
- Rough in waterline to fridge
- Choice of textured melamine cabinets
- Soft close top drawers to kitchen as required by plan
- Stainless steel undermount sink with pull down faucet
- Selection of designer lighting packages and flush mount lights (as per plan)

EXQUISITE INTERIORS

- 1 ¼" granite or engineered stone countertops throughout
- White undermount sinks to vanities
- White roller blind window coverings (patio door not included)
- Front load washer/dryer
- Cat5 and RG6 low voltage to living room and bedrooms
- Luxury Vinyl Plank flooring to common area (as per plan)
- Luxury Vinyl Tile flooring to bathroom/laundry areas (as per plan)
- Carpet to bedrooms
- Knockdown ceilings
- Ceiling height approximately 9' (NOTE: Dropped bulkheads throughout for venting requirements)
- Modern 3" baseboards and 2 ¼" casings
- Stylish interior door levers
- Elegant 3"x6" subway tile backsplash to kitchen (full height) and vanities (6" surround)
- Decora style light switches throughout
- Choice of smooth skin interior door profiles
- One medicine cabinet to ensuite or main bath (as per plan)

EXTERIOR AND ENERGY EFFICIENCY

- James Hardie horizontal and smooth siding
- Cultured stone
- SBS flat roofing
- Clear glass railing to patio/balconies
- Low E triple glazed windows
- Electric baseboard heat (Note: each owner is responsible for the electricity cost in their unit)
- LED lighting throughout
- Gasline to BBQ on the balcony/patio (no quick connect)
- 3rd party building envelope inspection with engineered BAR report
- Fresh Air System (ERV) is included in every unit

COMMUNITY LIVING

- Fully landscaped
- 22 visitor parking stalls
- Main floor and parkade bike storage room
- One elevator
- Exterior building and common area maintenance
- Snow removal
- Landscaping maintenance
- Exterior Moloks for waste, recycling and compost removal
- Nestled in the heart of Seton minutes from restaurants, shopping and YMCA
- Access to brand new Seton Lifestyle Centre which boasts exterior skating rink, tennis courts, playgrounds, splash park, and more!
- NOTE: Purchaser is responsible to pay the annual Seton HOA Fee of \$375.00 (subject to change) once the facility/park opens (slated completion 2022/2023)

SETON INCLUSIONS

- All legal fees included when using Cedarglen Living's preferred legal
 - See section 30(e) of the Offer to Purchase for more details
- Includes 1 titled underground parking stall OR 1 titled surface parking stall
- Storage lockers available for purchase (limited)