

BUILDING FEATURES



- Ground level entry lobby
- Four high speed elevators
- 24 hour concierge
- Wi-Fi work-space lounge
- Pet spa + relief area
- Fully equipped fitness centre
- Indoor pool with cabanas and hot tub
- Unisex dry sauna
- Men and women's washrooms and change rooms
- Yoga studio
- Children's play area
- Reflective pavilion with sunken fire pit
- Outdoor lounging terrace
- Multi-purpose party room with catering kitchen
- Individual storage/bicycle storage & lockers**

SUITE FINISHES

- Approximately 9' ceilings. ***
- Exterior glass sliding doors***
- Solid core entry door with hardware and security viewer
- Individual 4 pipe fan coils
- 40 ounce broadloom and upgraded under pad in bedrooms***
- Laminate flooring in den, living rooms, dining rooms, foyers and halls***
- Mirrored sliders on closet doors***
- In-suite smoke detector
- In-suite carbon monoxide detector
- Laundry with white stacked washer/dryer vented to exterior
- Ceramic flooring in laundry area
- Interior walls painted off-white quality latex*

KITCHEN

- Laminate flooring*
- Black stainless steel appliance package: fridge/bottom freezer, convection range, dishwasher, microwave
- Selection of designer series kitchen cabinetry*
- Under cabinet lighting
- Granite/Quartz countertop*
- Designer series mosaic or glass tile backsplash*
- Stainless steel sink with single lever faucet and pullout vegetable spray***
- Kitchen or dining ceiling mounted lighting fixture (as per plan)

MASTER ENSUITE BATHROOM

- Choice of porcelain or ceramic flooring* ***
- Granite/Quartz/Integrated cultured marble countertop
- Safety pressure-balancing valve in tub**
- 5' soaker tub or shower with glass panel with chrome faucets***
- Designer selected plumbing fixtures and cabinetry**
- Choice of porcelain or ceramic wall tile in tub or shower area ***
- Exterior vented exhaust fan
- Entry privacy lock

MAIN BATHROOM

- Choice of ceramic or porcelain flooring * ***
- Granite/Quartz/Integrated cultured marble countertop
- Safety pressure-balancing valve in tub**
- 5' soaker tub or shower with glass panel with chrome faucets***
- Designer selected plumbing fixtures and cabinetry**
- Choice of porcelain or ceramic wall tile in tub or shower area ***
- Exterior vented exhaust fan
- Entry privacy lock

ELECTRICAL FEATURES

- Rough in ceiling light outlets in dining room
- Rough in ceiling light outlets in bedroom
- Lighting fixtures in bathrooms**
- Lighting fixture in hallway
- Cable television outlets in den, living room and master bedroom**
- Telephone outlets in living room and master bedroom**
- Service panel with circuit breaker

SECURITY FEATURES

- 24-hour concierge
- 24-hour security cameras in select garage/parking areas
- Closed circuit camera monitoring at select building entry points
- Electronic communication system in lobby vestibule permits visitors to communicate with suite from building entrances

ENERGY EFFICIENCY FEATURES

- Energy Star appliances
- Dual flush toilets
- Energy efficient light bulbs
- Water conserving faucets
- Individually metered hydro and water

features & finishes

GENERAL:

Please see provisions in Schedule A relating to Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes

* Colours and/or materials to be selected from Vendor's standard sample packages, as provided for below. Vendor shall not be responsible for shade differences occurring from different dye lots

** If applicable

*** As per plan

**** Except bathrooms, laundry, bulkheads and drop ceilings for mechanical systems, as required

(1) The Vendor shall have the right to make alterations to the selection and specifications relating to Energy Efficient Features.

Dated: October 17, 2019