

# Features

# Finishes

## BUILDING FEATURES

- Ground level entry lobby
- 24 Hour Concierge
- Pet Spa
- Eight Floor Amenities include
  - a) Fitness Room
  - b) Washrooms and Change Room
  - c) Unisex Dry Sauna
  - d) Indoor Lounge/Party Room area
  - e) Outdoor pool, Hot Tub and Lounging Deck
  - f) Outdoor Lounge and BBQ Areas
  - g) Dining Room with Kitchen
  - h) Bar Lounge
  - i) Board Room
  - j) Game Room
  - k) Management Office
- Individual storage/bicycle lockers\*\*
- Laminate Glass Balcony Railings

## SUITE FINISHES

- Approximately 9 ft. high ceilings \*\*\* \*\*\*\*\*
- Exterior glass sliding doors\*\*\*
- Solid core entry door with hardware and security viewer
- Approximately 40 Ounce broadloom and upgraded under pad in bedrooms\*\*\*
- Laminate flooring in den, living rooms, dining rooms, foyers and halls\*\*\*
- Mirror sliders on closet doors\*\*\*

- In-suite smoke detector
- Individually controlled heating and cooling system
- Laundry with stacked washer/dryer vented to exterior
- Ceramic flooring in laundry area
- Interior walls painted off-white quality latex paint\*

## KITCHEN

- Laminate flooring \*
- Selection of designer series kitchen cabinetry\*
- Granite countertop\*
- Designer series ceramic backsplash\*
- S/S sink with single lever faucet and pullout vegetable spray\*\*\*
- S/S counter depth refrigerator ,S/S slide in range with glass top, Panelled multi cycle Dishwasher, S/S Microwave \*\*\*
- Built-in hood fan vented to the exterior
- Ceiling mounted lighting fixture\*

## MASTER ENSUITE BATHROOM

- Marble tile flooring\* \*\*\*
- Medicine cabinet \*\*
- Vanity with integrated sink
- Safety pressure-balancing valve in tub\*\*
- 5' soaker tub or shower with glass panel with chrome faucets\*\*\* \*\*
- Designer selected plumbing fixtures and cabinetry\*\*
- Marble wall tile in tub or shower area \*\*\*
- Exterior vented exhaust fan
- Entry privacy lock

## MAIN BATHROOM

- Porcelain tile flooring \* \*\*\*
- Vanity with integrated sink
- Safety pressure-balancing valve in tub\*\*
- 5' soaker tub or shower with glass panel with chrome faucets\*\*\* \*\*
- Designer selected plumbing fixtures and cabinetry\*\*
- Porcelain wall tile in tub or shower area \*\*\*
- Exterior vented exhaust fan
- Entry privacy lock

## ELECTRICAL FEATURES

- Rough in ceiling light outlets in dining room
- 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 for refrigerator and dishwasher
- Dual flush toilets
- Energy efficient light bulbs
- Water conserving faucets
- Individually metered hydro

## 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: June 9th, 2016