

## FEATURES & FINISHES.

### THE BUILDING

- Vita on the Lake is a soaring 53-storey rectilinear tower resting on a 4-storey podium that captures the magnificence of Lake Ontario with sprawling forever views from sunrise to sunset
- Waterfront condominium overlooking the lake, downtown and the natural surroundings of the Humber Bay Park
- Just minutes away from downtown where the residents will also be able to enjoy the natural surroundings of Lakefront parks and trails
- Artfully landscaped by GH3 Landscape Architects
- Sophisticated Lobby and Amenity finishes selected by U31 Design
- 24/7 uniformed concierge service
- 5 high speed elevators to serve the building
- Property management on site
- 5th floor Fitness facilities include a fully equipped cardio and weight room, private Yoga studio, change rooms with relaxing sauna
- Stylish 5th floor Party Room with bar and a private Dining Room - both have direct access to the outdoor pool, sundeck and bbq entertainment areas
- Guest suite complete with TV
- Corridors and suite entry doors professionally designed and detailed by U31 Design

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### SECURITY FEATURES & UNDERGROUND PARKING/STORAGE

- Concierge services provided 24 hours a day, 7 days a week
- In-suite speaker, intrusion alarm and key pad, featuring suite to concierge communication
- Remote control access to independently secured resident and visitor underground parking
- Key fob access from underground parking to elevator, lobby and main entrance
- All exterior doors from common areas and amenities monitored at concierge desk
- Bicycle and storage lockers

### YOUR SUITE

- Ceiling height of approximately 9' on all floors (excluding bulkheads required for mechanical or structural purposes)
- All ceilings to be white stippled
- All 2 bed and larger suites in Tower only to receive smooth ceilings in Living and Dining areas
- Private balconies/patios/terraces\*
- Double glazed Low E windows with screens on operable windows
- Custom designed solid core suite entry door with contemporary hardware, deadbolt lock and guest viewer
- Contemporary styled 7' interior swing doors with contemporary chrome handles
- Swing closet door or mirrored sliding closet doors\*
- Wide plank low emission laminate flooring in foyer/entry, hallways, living/dining areas, bedroom(s), den and kitchen\*
- White ceramic tile flooring in laundry room
- Contemporary 5" baseboards with coordinating door casing
- Suites designed with balconies and/or terraces with sliding or swing door. Electrical outlet provided\*
- Individually controlled in-suite heating and cooling
- Low VOC, washable and non-yellowing paint. Semi-gloss white paint throughout laundry room, powder room and bathroom(s). Flat white paint throughout all other principal rooms
- All trim painted in white semi-gloss
- White Decora style switches and receptacles throughout
- In-suite fire sprinkler system\*\*
- Hose bib provided for terrace suites\*
- Pre-wired for cable TV in all bedrooms, living room and den
- Pre-wired for telephone line in all bedrooms, living room and den
- Ceiling light fixtures provided in foyer, hallway(s), kitchen, bedroom(s), den and walk-in closet\*
- Capped ceiling outlet(s) in dining area\*
- In-suite laundry facilities include full size Energy Star rated front loading washer and stacked dryer with wall mounted water safety control\* or side-by-side full size washer and dryer with laundry tub\*

## KITCHEN

- Custom designed contemporary kitchens
- Deep upper cabinets above fridge and microwave\*
- Under cabinet lighting
- Quartz countertop with square edge
- Single stainless steel under mounted rectangular sink
- Chrome, single lever, pull out kitchen faucet
- Ceramic tile backsplash
- Extended breakfast bar on island\*
- Certain suites complete with island\*
- Halogen Track light fixture with adjustable light heads\*

*Stainless steel appliance packages include:*

### **Kitchen Package / Studio, 1 Bed, 1 Bed + Den, Podium Suites**

- 24" Energy Star rated space saver refrigerator\*
- 24" slide in oven with glass cook top\*
- 24" Energy Star rated paneled door built-in dishwasher (to match kitchen cabinetry)
- Stainless steel microwave
- Built-in hood motor insert

### **Kitchen Package / 2 Bed, 2 Bed + Den only (except Podium Suites)**

- 30" Energy Star rated built-in paneled door (to match kitchen cabinetry) bottom freezer and top frost-free refrigerator
- 30" smooth top cook top and 30" self clean built-in wall oven
- 24" Energy Star rated paneled door built-in dishwasher (to match kitchen cabinetry)
- Stainless steel microwave
- Built-in hood motor insert
- Select suites to receive 24" under the counter stainless steel trim wine fridge\*
- All appliances are installed, connected and ready to use

\* in applicable suites as per Vendor's plan.

\*\* as per building code requirement.

Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. All suites protected under Tarion (formerly The Ontario New Home Warranty Program) E.&O.E.

## BEDROOMS

- Built-in, ultra efficient closet organizer system in master bedroom closet\*
- Coated wired closet shelving in secondary bedroom(s)
- Contemporary styled bedroom closet swing door(s) or mirrored sliders\*
- Walk-in closet\*
- Side by side bedrooms have sound insulated walls
- Contemporary styled 7' interior swing door(s) with contemporary finish lever hardware\*
- Ceiling light fixture provided in bedroom area(s) and master bedroom walk-in closet\*

## BATH (MAIN AND/OR ENSUITE)

- Contemporary designed vanity
- Custom designed vanity mirror with integrated cabinet (only in master bathroom) to match vanity. (Other bathroom will have mirror)
- Powder room as per plan
- Select ensuite bathroom vanity features double sinks\*
- All bathrooms to receive quartz countertops as per Vendor's standard selection with integrated sink
- Porcelain floor tile
- Pot light(s)\*
- Whirlpool tub as per plan or 5' soaker tub as per plan complete with two rows of one choice of porcelain tile on tub surround. Tub enclosure to include choice of porcelain tile on wall to ceiling (excluding ceiling)\*
- Separate shower stall\* features frameless tempered glass enclosure with frameless tempered glass door (shower enclosure to include porcelain tile on shower wall to ceiling, excluding ceiling, with ceramic tile floor and separate vapour resistant ceiling pot light controlled by an independent switch\*)
- Standalone showers to receive spa inspired Rain Shower style showerhead
- Chrome bathroom fixtures (except soap dish in tub/shower to be white ceramic)