

features & finishes

BUILDING FEATURES

- Sophisticated lobby.
- Balconies/patios with glass and aluminium railings for enhanced views.
- Indoor fitness centre, amenity/party room, roof top terrace, yoga room, roof top lounge.
- Two (2) conveniently located elevators.
- Entry system connected with suite phones.
- Professionally landscaped with sod, shrubs and trees.

SUITE FEATURES

- Suite entry doors with brushed chrome lever handles and deadbolts.
- Contemporary interior doors with brushed chrome lever handles.
- 9' ceiling heights in all living areas (excluding bulkheads and ceiling drops. Kitchen may have dropped ceilings).
- Individually controlled heating and cooling system with thermostat. Rental unit with separate billing from 3rd party service provider.
- Individually metered utilities (water and hydro).
- Smooth ceilings throughout.
- Suite smoke/carbon monoxide detectors.

SUITE FINISHES

Your choice from one (1) of four (4) complete colour and material coordinated packages professionally designed, covering all interior finishes for your suite, including:

- Luxury vinyl plank or laminate flooring for living room, dining room, bedroom(s), den, hall and kitchen.
- Ceramic tiles around the tub enclosure and shower stall as per plan.
- Quality imported wall and floor tiles in bathrooms.
- Quality kitchen and vanity cabinets.
- Granite or quartz counter tops in kitchen and bathrooms.
- Neutral wall colour with white trim and baseboard.

KITCHEN FEATURES

- Designer-selected cabinetry, as per designer package.
- Imported ceramic tile backsplash in kitchen.
- Granite or quartz counters, as per designer package.
- Stainless steel undermount sink with single lever chrome faucet with vegetable spray.

BATHROOM FEATURES

- Comfort height vanity in all bathrooms.
- Cabinetry, as per designer package.
- Granite or quartz counters, as per designer package with undermount sink as per plan.
- Chrome single lever faucets.
- White bathroom fixtures including comfort height toilets with elongated bowl.
- Chrome towel bar and toilet paper holder.
- Ceiling mounted exhaust fan vented to exterior.
- Strip lighting above vanity.
- Shower stall with waterproof pot light and frameless shower glass system (as per plan).
- Ceiling height dropped by approximately 1' in bathrooms and closets as required.

ELECTRICAL

- Two (2) electrical plugs with USB ports, one in kitchen and one in master bedroom.
- Switch-controlled split outlet in living room.
- Ceiling lights in kitchen, bedrooms and den where applicable.
- Capped ceiling outlet in dining room where applicable.
- White Decora switches and receptacles throughout suite.
- One (1) weather-protected outlet on balcony/patio.

SPECIFICATIONS AND FEATURES AS DESCRIBED APPLY ONLY WHERE SHOWN ON PLANS.

- All plans and specifications are subject to modifications from time to time at the sole discretion of the Vendor.
- Exterior elevations will be similar to renderings shown, but not necessarily identical. Substitutions made by the Vendor will be subject to the terms and conditions of The Tarion Warranty Program relating to Builder's substitutions.
- Materials, prices, specifications and floor plans are subject to change without notice. All renderings are artist's concept.
- Purchaser acknowledges that some features may not be applicable to all plans.
- The Vendor will not allow the Purchaser to complete any work and/or supply any material to finish dwelling before closing date.

WARRANTY

- The Vendor's warranty is backed by The Tarion Warranty Corporation.
- A pre-delivery inspection form to be completed with the Vendor prior to closing.
- Tarion coverage: One (1) year warranty on defects in workmanship and materials. Two (2) year warranty on electrical, plumbing and heating delivery and distribution system, water penetration through building envelope and foundation. Seven (7) year warranty on major structural defects. Purchaser agrees to pay Tarion enrolment fee plus applicable taxes on closing date.

E. & O. E.
21.05.17

