

DANIELS DISTINCTION FEATURES

- Plumbing drainage stacks in finished areas wrapped with insulation to reduce noise.
- All ceramic tile in tub and shower enclosure walls installed on tile backer board.
- Pressure balance valve in all tub and shower enclosures.
- Heavy-duty 2"x 6" exterior wall construction with R27 insulation.
- All wood subfloors glued and screwed down.
- Comprehensive air-seal package to all windows, exterior doors and party wall ends.
- R60 insulation in roof.
- R31 foam insulation installed to underside of floors when exposed to the exterior and under habitable rooms.
- Windows, glass door inserts, sidelights and patio sliding doors with double layer of low-E coated glass filled with Argon gas (as per model selected).
- Draft resistant electrical boxes on exterior walls, ceilings and common party wall(s).
- Media Centre enclosure for concealing communication and cable wiring complete with an electrical duplex receptacle inside (location determined by Vendor).
- Fully landscaped community with hard and soft surfaces.

EXTERIOR FINISHES

- Architecturally selected and colour coordinated exteriors with brick and fiber-cement panel siding (as per model and elevation selected).
- Asphalt shingle roof in architecturally selected colours that to reduce heat island effect and meet Toronto Green Standards.
- Low maintenance vinyl casement windows throughout (as per model and elevation selected). All operable windows have white screens and hardware. Bird friendly frit pattern included on south side windows in Buildings Q and L only.
- One exterior GFI outlet to front porch or lower front patio and one exterior GFI outlet to the rear terrace deck or balcony (as per model selected).
- Low-maintenance pre-finished aluminum fascia, eavestroughs, downspouts and soffits.
- Exterior insulated fiberglass front entry door with wood grain simulated finish and glass insert complete with satin nickel tarnish resistant deadbolt and lever hardware.
- Exterior entry package including black light fixture, address number and front door chime.
- Exterior water service tap – one to lower patio for ground floor units (as per model selected).
- Terraces and balconies on upper floor units are finished with PVC decks or concrete pavers and privacy screens complete with aluminum picket or glass railings (as per model and elevation selected). Bird friendly frit pattern included on south side glass railings in Buildings Q and L only.

GENERAL FEATURES AND FINISHES

- Back-to-back Urban Towns built in accordance with Toronto Green Standards.
- Approximately 9' high finished ceilings on the ground floor and 2nd floor.
- Approximately 8' high finished ceilings on the 3rd floor.
 - Where bulkheads are present or drop ceilings are required the height of the ceiling will be less than 8' & 9' respectively.
- Sliding glass patio door with screens or single swing door with glass insert to terrace or balcony (as per model selected).
- White window coverings (as per model selected).
- Fully broadloomed stairs with painted stringers in all areas, complete with natural finished oak wall mounted handrail and / or natural finished oak handrail with painted pickets (as per model selected).
- All closet sliders are clear mirror with white metal frame. Closets have prefinished wire shelving.
- Interior walls decorated in flat latex paint with one coat primer and one finish coat throughout; all interior wood trim and doors to be semi-gloss (colour selected by Vendor).
- Smooth paint finish to ceilings in kitchen / breakfast, laundry and bathrooms only. All other areas to have sprayed stippled ceilings with a smooth painted border.
- White, compact two-piece stackable washer and dryer for 1-Bedroom + Den and smaller suites. Full size one-piece stacked washer and dryer for 2-Bedroom and larger suites.
- Interior trim package includes flat panel interior doors complete with satin nickel lever hardware and flat stock profile baseboards and casings.
- Flooring items are selected by the Vendor and installed as per following:
 - Imported ceramic tile flooring installed to:
 - i. All front entries of two-storey units
 - ii. All bathrooms and powder rooms
 - iii. Laundry and mechanical rooms as per model selected
 - Laminate flooring installed to:
 - i. Kitchen
 - ii. Living
 - iii. Dining
 - iv. Bedrooms
 - v. Dens
 - Broadloom with foam underpad to stairs.
- Sprinkler system in building to all suites with concealed sprinkler heads.

KITCHEN FEATURES

- Quartz countertops (selected by Vendor).
 - Single compartment undermount stainless steel sink with single lever faucet.
 - Hood fan over stove, ducted to exterior. Dedicated wiring for future microwave hood fan.
 - Cabinetry with extended height uppers (selected by Vendor).
 - Ceramic tile backsplash (selected by Vendor).
 - Kitchen appliance sizes are pre-determined and vary based on model selected.
 - Package A applicable to all units up to 1-Bedroom + Den to include: 24" Refrigerator, 24" Stove, 24" Hood fan and 24" Dishwasher.
 - Package B applicable to 2- and 3-Bedroom units to include: 30" Refrigerator, 30" Stove, 30" Hood fan and 24" Dishwasher.
- *See Representative for more details.

BATHROOM FEATURES

- White oval sink and vanities (selected by Vendor).
- White bathroom fixtures throughout with chrome single lever faucets.
- Full-width mirror over vanity in bathrooms.
- Water-efficient toilets and showerheads throughout.
- Laminated countertops (selected by Vendor).
- Bathroom accessories to include towel bar and toilet paper dispenser.
- Shower enclosures include clear glass and chrome frames complete with white acrylic shower base where shower is separate from tub (as per model selected).
- Exhaust fan vented to the exterior through ERV.

HVAC / ELECTRICAL / PLUMBING

- Suite air tempering via high velocity air handler system with suite cooling handled by individual air conditioning condenser.
- Power vented gas fired instantaneous water heater with a storage tank on a lease basis, providing domestic hot water and heating for the home.
- Gas and hydro to be separately metered per unit. Water to be bulk metered.
- 100-amp electrical service with circuit breaker panel, including 220V receptacles for stove and dryer.
- Interconnected smoke detectors, one per floor and one in each bedroom (location determined by Vendor), and one carbon monoxide detector hardwired and installed on bedroom floor level.
- Energy efficient interior light fixtures (selected by Vendor). Fixtures provided for kitchen, hallways, bathrooms, and bedrooms capped ceiling outlet in the dining room and switched outlet in the living room.
- Lighting over vanities in main and ensuite bathrooms.
- White Decora style switches and receptacles.
- Wiring will be provided to deliver TV, phone, and internet service.
- Plumbing for water lines and drain for hooking up washer in laundry area. Dryer venting including ductwork, outside venting sleeve, booster fan and lint trap for dryer.
- All bathrooms vented to outside with mechanical fan

UNDERGROUND PARKING

- Video surveillance system with cameras located in the P1 level elevator lobby and underground garage.
- Fully sprinklered underground parking garage.
- Fully automatic garage exhaust fan connected to the Carbon Monoxide detection and monitoring system in addition to a continuously operating ventilation fan.
- Parking for residents and visitors accommodated below grade.

PLEASE NOTE: Specifications are subject to change without notice. Purchasers are advised to carefully review the Schedule A affiliated with their purchase to verify the aforementioned features that apply to the Unit. Units of differing model types may not contain all the aforementioned features. Window configuration may vary with final construction drawings. All areas and stated room dimensions are approximate. Floor area measured in accordance with HCRA Directive titled "Floor Area Calculations - Condominium Homes," dated February 1, 2021. Actual living area will vary from floor area stated. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality. The determination of whether a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgraded items displayed in any furnished model suite(s) and/or sales office are for display purposes only and are not included in the purchase price. E. & O. E. August 2022