

FEATURES & FINISHES


CEILING/FLOORS/PAINT

- Approximately 9 ft. ceiling heights in principal rooms, defined as Living/Dining Room. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Approximately 10 ft. ceiling heights in principal rooms, defined as Living/Dining Room for suites on Levels 2, 4 and 11 in the East Tower and Levels 1, 2 and 4 in the West Tower. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 10 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Smooth ceilings throughout.
- Porcelain tile floor and baseboard in Bathroom(s).
- Ceramic tile floor and baseboard in Laundry Closet.
- Laminate flooring in all other areas.
- Semi-gloss, off-white latex paint in Bathroom(s), Laundry Closet, and on all trim.
- Flat, off-white latex paint on all other walls and ceilings.




DOORS/HARDWARE/CARPENTRY

- Entry door to be solid core, with door viewer.
- Interior swing doors to be hollow-core, flat panel.
- Closet sliding door(s) to be framed and mirrored (as per Schedule A, if applicable).
- Internal Bedroom to have clear glass partition and/or clear glass sliding door (as per Schedule A, if applicable).
- Matte black lever hardware on entry door.
- Satin nickel lever hardware on interior swing doors.
- Privacy lock on all Bathroom doors.
- 4" baseboards in all areas where laminate flooring is located.
- 2" casings throughout.





KITCHEN

- Custom-designed cabinetry with soft-close hardware.
- Quartz countertop.
- Island with dining accommodations (as per Schedule A, if applicable).
- Single bowl, stainless steel, undermount sink.
- Single lever, low flow, chrome faucet. 
- Ceramic tile backsplash.



APPLIANCES

- All mid-rise suites to receive:
 - 24" stainless steel refrigerator with bottom mount freezer. 
 - 24" stainless steel slide-in electric range.
 - 24" over-the-range microwave.
 - 24" panelized dishwasher. 
 - 24" stacked front-load washer and ventless heat pump dryer. 




 Sustainable Feature
BATHROOMS

- Custom-designed vanity cabinetry with soft-close hardware.
- Surface-mounted, frameless mirror.
- Pre-formed countertop and integrated sink.
- Single lever, low flow, chrome faucet. 
- Low consumption toilet. 
- Chrome accessories (towel bar or ring, toilet paper holder, robe hook).
- Shower to receive:
 - Full-height tile surround.
 - Fixed-mount, low flow, chrome shower head and single lever control handle. 
 - Clear tempered framed glass shower stall, with pre-formed base.
- Acrylic deep soaker tub to receive:
 - Full-height tile surround.
 - Fixed-mount, low flow, chrome shower head, single lever control handle, and spout. 
 - Shower rod.

ELECTRICAL/LIGHTING/COMMUNICATIONS/SECURITY

- Dedicated electrical panel individually metered. 
- White decora-style switches and receptacles throughout.
- Switched receptacle in Living/Dining Room (as per Schedule A, if applicable).
- Capped ceiling junction box above Living/Dining Room (as per Schedule A, if applicable).
- Capped ceiling junction box above Kitchen island or peninsula (as per Schedule A, if applicable).
- All balconies/terraces to receive a receptacle.
- In-suite light fixtures to be energy-efficient LED. 
- Track light in Kitchen.
- Valance lighting below Kitchen upper cabinets.
- Light fixture in the Foyer, Hallway(s), Bedroom(s), Den and Walk-In Closets (as per Schedule A, if applicable).
- Wall mounted sconce above sink(s) in Bathroom(s).
- Pot light in the tub/shower area in Bathroom(s).
- Terrace suites to receive exterior light fixture at Level 1 (West Tower) and Level 11 (West and East Tower).
- Pre-wired outlet(s) for television, telephone, and/or internet, located by Vendor.
- Rough-in for security keypad and door contact at suite entry door.

MECHANICAL

- Water consumption individually metered. 
- Hose bibbs located at Level 1 and 11 (West Tower).
- In-suite digital programmable thermostat.
- HVAC System: In-suite dedicated heat pump(s) with integrated energy recovery ventilation (ERV) to supply year-round, on-demand heating and cooling with fresh air supplied via ERV. 
- Primary Bathroom exhausted through ERV to exterior. Second Bathroom exhausted through a dedicated exhaust fan to exterior (as per Schedule A, if applicable). 

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. – February 2023