




## FEATURES &amp; FINISHES

**EXTERIOR/ENVELOPE**

- Colour-coordinated brick and fibre-cement panel exterior facades.
- High performance building envelope including enhanced wall and roof insulation. 
- Triple glazed windows installed throughout. 
- Concrete patio pavers on grade-related patios.
- Composite decking on Second Level balconies.
- PVC decking on Third Level balconies.
- Black picket railing and copper-coloured metal guards, coordinated with exterior at all levels.
- Roof-mounted solar panels generating on-site renewable energy (common element). 
- Centrally located community mailboxes.


**CEILINGS/FLOORS/PAINT**

- Approximately 9 ft. ceiling heights on Ground Level, Second Level and Third Level (as per Schedule A, if applicable). Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the subfloor to the underside of the finished ceiling above.
- Smooth ceilings throughout.
- Porcelain tile floor and baseboard in Bathroom(s).
- Ceramic tile floor and baseboard in Laundry Closet and Mechanical Room.
- Vinyl 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**

- Fiberglass front door with double glazed lite.
- Interior swing doors to be hollow-core, flat panel.
- Closet sliding door(s) to be framed and mirrored (as per Schedule A, if applicable).
- Matte black lever hardware on front door.
- Satin nickel lever hardware on interior swing doors.
- Privacy lock on all Bathroom doors.
- 4" baseboards in all areas where vinyl flooring is located.
- 2" casings throughout.
- Stairs from Ground Level to Second Level with carpeted treads and risers. Black metal pickets with stained handrail to coordinate with vinyl floors (as per Schedule A, if applicable).
- Stairs from Second Level to Third Level with stained treads to coordinate with vinyl floors, with white painted risers. Black metal pickets with stained handrail to coordinate with vinyl floors (as per Schedule A, if applicable).
- Sub-floors screwed down and joints sanded.





**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**

- Model Type: A, AE, B & BE 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. 
- Model Type: AA, AC, BB & BD to receive:
  - 30" stainless steel refrigerator with bottom mount freezer. 
  - 30" stainless steel slide-in electric range.
  - 30" over-the-range microwave.
  - 24" panelized dishwasher. 
  - 27" wash tower with centre control, front-load washer and ventless heat pump dryer. 



**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.





 Sustainable Feature

## FEATURES &amp; FINISHES

**ELECTRICAL/LIGHTING/COMMUNICATIONS/SECURITY**

- Dedicated minimum 100amp electrical panel individually metered. 
- White decora-style switches and receptacles throughout.
- Switched receptacle in Living Room (as per Schedule A, if applicable).
- Capped ceiling junction box above Dining Room (as per Schedule A, if applicable).
- Capped ceiling junction box above Kitchen island (as per Schedule A, if applicable).
- Above-grade balconies to receive a receptacle.
- Front entry 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), Living Room, Bedroom(s) and Walk-In Closets (as per Schedule A, if applicable).
- Wall mounted sconce above sink(s) in all Bathroom(s).
- Pot light in the tub/shower area in Bathroom(s).
- Above-grade balconies to receive a light fixture.
- Front entry to receive a light fixture.
- Pre-wired outlet(s) for television, telephone, and/or internet, located by Vendor.
- Rough-in for security keypad and door contact at front entry door.

**MECHANICAL**

- Water consumption individually metered. 
- In-suite digital programmable thermostat.
- Dedicated electric heat pump HVAC system to allow for on demand heating and cooling throughout the year. 
- 40-gallon electric heat pump hot water tank (rental). 
- Primary Bathroom exhausted through ERV to exterior. Second Bathroom exhausted through a dedicated exhaust fan to exterior (as per Schedule A, if applicable). 
- Hose bibbs located on patio of Ground Level units.

 Sustainable Feature

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