

FEATURES & FINISHES

SUITE FEATURES

1. Approximately 9 ft. ceiling heights in Living Room, Dining Room, Kitchen, and Bedroom(s). Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft.

Building A Ground floor and 6th floor suites will have approximately 10 ft. ceiling heights in Living Room, Dining Room, Kitchen, and Bedroom(s);

All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.

2. Contemporary 4" baseboard in all areas except Bathroom(s) and Laundry Room, which have a tile baseboard.
3. Contemporary 2" door casing throughout.
4. Pre-hung flat hollow core interior doors with matte black hardware.
5. Suite walls primed and painted in latex flat finish white paint; Kitchen, Bathroom(s) and Laundry/Storage to be painted in latex semi-gloss white paint. Latex semi-gloss white paint on trim. All paint is low VOC.
6. Smooth ceilings in all areas.
7. Dedicated heat pump HVAC system to allow for on demand heating and cooling through the year, with integrated ERV unit to provide direct supply of fresh air, while recovering heat from bathroom exhaust air in each suite.

EXTERIOR FINISHES

8. Insulated fiberglass main exterior townhome entry door from grade with black lever hardware for townhouse units.
9. Terraces and patios to receive architecturally selected concrete patio pavers.

FLOORING FEATURES

10. Laminate flooring in all living areas (Hallway, Foyer, Bedroom(s), Living/ Dining Room, Den/Office and Kitchen), as per plan.
11. Porcelain floor tile in Bathroom(s) and ceramic in laundry closets as per plan.
12. Where applicable, townhomes to have oak stairs stained to coordinate with laminate flooring colour. Risers to be painted white. Oak handrail and post to be painted black with black iron pickets.

KITCHEN FEATURES

13. Custom-designed contemporary Kitchen cabinetry, with integrated under-cabinet lighting, soft-close hardware, and matte black hardware.
14. Quartz countertop with mosaic tile backsplash and single bowl stainless-steel, under-mount sink.
15. Matching kitchen island with quartz countertop and dining accommodations, as per plan.
16. Single-lever matte black kitchen faucet.
17. All studio, 1-Bedroom and 1-Bedroom + Den suites to receive European-style stainless-steel kitchen appliances including:
 - 24" refrigerator with bottom mount freezer
 - 24" slide-in electric range
 - 22" integrated hood fan vented to exterior
 - Standalone microwave within islands (where applicable)
 - 18" non-integrated dishwasher.

All 2 bedroom suites to receive full-size stainless-steel kitchen appliances, including:

- 30" refrigerator with bottom mount freezer
- 30" slide-in electric range
- 28" integrated hood fan vented to exterior
- Standalone microwave within islands (where applicable)
- 24" non-integrated dishwasher.



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BATHROOM FEATURES

- Single-flush, low consumption toilets.
- Custom-designed bathroom vanity, with one-piece pre-formed counter and integrated sink. ADP suites 206, 208, 213, 306, 308, and 313 to receive roll-under sink with a recessed vanity storage niche adjacent to the frameless surface mount mirror, where applicable as per plan.
- All Bathrooms to have light sconce above frameless vanity mirror. Pot light within the tub/shower.
- Contemporary single-lever chrome faucet.
- Soaker tub with integrated skirt and wall tile surround up to ceiling, as per plan. ADP suites 206, 208, 213, 306, 308, and 313 to receive roll-in tiled showers with a fold down shower seat, rain head shower and handheld shower wand, and recessed shower storage niche.
- Clear tempered framed glass shower stalls, with pre-formed base and full-height porcelain tile surround, as per plan.
- Matte black bathroom accessories, including towel bar, toilet paper holder, and robe hook.
- Exhaust fan for the bathroom (main ensuite bathroom in suites with more than one bathroom) vented to the ERV.

LAUNDRY ROOM FEATURES

- Stacked, front loading washer and dryer. ADP suites 206, 213, 306, and 313 to receive side-by-side front loading washer and dryer.

ELECTRICAL AND PLUMBING FEATURES

- All suites to be sub-metered for hydro and water.
- Individual service panel with circuit breakers.
- Pre-wired outlets for television, telephone and/or internet connections in Living Room, Bedroom(s) and Den, as per plan.



- Energy-efficient LED ceiling light fixtures provided in Foyer, Kitchen, Bedroom(s), Dining Room or Living Room, Den, and Storage, as per plan.
- Capped ceiling outlet for future surface mount lights and pendant over the island or peninsula.
- Switch controlled outlet to be provided in Living Room.
- All appliances connected and ready to use.
- White decora-style switches and receptacles throughout.
- Exterior lighting fixtures for suites with patio/terraces.

ADVANCED SECURITY FEATURES

- Secure underground parking area with remote/key fob access. Cameras at pre-selected locations, along with two-way voice communication to monitoring station.
- Ground floor suite entry door to have rough-in for keypad and door contact for intrusion alarm system for mid-rise and townhome.
- Rough-in for intrusion alarm provided at ground floor windows for mid-rise and lower level of townhome units.



All illustrations are artist's concepts and may not be representative of the final product. E. & O. E.

PLEASE NOTE: Prices and specifications are subject to change without notice. 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 than that provided for herein. 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 the future furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O.E. October 2021.