

SUITE FEATURES

1. Approximately 9 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkhead or dropped ceiling 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. 10 ft. ceilings in main areas of suites located on the 9th floor.
2. Solid core entry door with privacy viewer.
3. Contemporary 4" baseboards in all areas except Bathroom(s) and Laundry Room, which have a tile baseboard.
4. Contemporary 2" casings throughout.
5. Flat panel interior doors with satin chrome hardware.
6. Framed mirrored sliding closet doors in Foyer, as per plan.
7. Framed white panel closet doors in Bedroom(s), as per plan.
 - a. Paint grade paneled interior suite doors with satin chrome levers (where applicable).
 - b. Contemporary glass sliding doors (where applicable).
8. Sliding glass door in recessed bedroom, as per plan.
9. Suite walls primed and painted in builder's standard latex flat finish off white paint, Kitchen, Bathroom(s) and Laundry/Storage to be painted in builder's standard latex eggshell off-white paint. Builder's standard latex semi-gloss off-white paint on trim. All paint is low VOC.
10. White, smooth, painted ceilings in all areas.
11. Terraces to receive concrete pavers.

BUILDING FEATURES

12. Balconies and terraces with contemporary glass railing systems and industrial-inspired accents.
13. Two elevators accessible from parking garage to residential floors.
14. Resident mail area featuring oversized parcel room on ground level.
15. Bicycle parking available to building residents and visitors on P1, P2 and at grade level.

FLOORING FEATURES

16. Laminate flooring in the Foyer and Foyer closet, Hallway, Bedroom(s), Living/Dining Room, Den and Kitchen, as per plan.
17. Porcelain floor tile in Bathroom(s), as per plan.
18. Ceramic floor tile in Laundry areas, as per plan.

KITCHEN FEATURES

19. Custom-designed flat slab Kitchen cabinetry.
20. Quartz countertop with single bowl stainless-steel, under-mount sink.
21. Single-lever chrome Kitchen faucet with pull-out head for ease of use.
22. Contemporary tile backsplash.
23. Stainless steel Kitchen appliances including 24" refrigerator with bottom mount freezer, 24" wall oven, 24" dishwasher, 24" black cooktop and microwave-hood fan vented to exterior.
24. Contemporary track light fixture.

BATHROOM FEATURES

25. Low consumption toilets.
26. Custom-designed Bathroom vanity and one-piece sink(s) with integrated basin. Bathrooms to receive frameless mirror(s).
27. All Bathrooms to have light sconce above frameless vanity mirror(s). Pot light within shower, as per plan.
28. Contemporary single-lever chrome faucet(s) on vanity, and chrome plumbing fixtures in shower or bathtub.
29. Acrylic soaker tub and porcelain wall tile surround up to ceiling, as per plan.
30. Clear framed glass shower stalls, with porcelain wall tile surround, as per plan.
31. Chrome Bathroom accessories, including towel bar or ring, toilet paper holder, and shower rod.
32. Porcelain floor tile in bathroom(s).
33. Privacy lock on bathroom door(s).

LAUNDRY ROOM FEATURES

34. 24" White stacked, front-loading washer and dryer, vented to the exterior.

MECHANICAL – ELECTRICAL FEATURES

35. Individually controlled fan coil unit.
36. Individual suite electricity meter(s) and water meter(s).
37. Ceiling mounted light fixture(s) in den, bedroom(s) and entry corridor, as per plan.
38. Individual service panel with circuit breakers.
39. Pre-wired outlets for television, telephone and/or internet connections in Living Room, Bedroom(s) and Den, as per plan.
40. Capped ceiling outlet in Living Room/Dining Room, as per plan.
41. Switch controlled outlet to be provided in Living Room.
42. All appliances connected and ready to use.
43. White decora-style switches and receptacles throughout.
44. Exterior light fixtures for Terrace Suites, as per plan.
45. Balconies and terraces to receive one power outlet.

ADVANCED SECURITY FEATURES

46. Cameras at all visitor entrances, allowing for in-suite viewing through cable television (as per applicable television provider).
47. Enter-phones to facilitate visitor access to Tower Lobby.
48. Resident key fob access to Amenity Areas and Residential Common Areas.
49. Convenient underground parking with cameras at pre-selected locations, along with two-way voice communication.

ALSO INCLUDED

- Certain windows may be "decorative" glass, i.e. may appear as windows from the exterior but not function as windows from the interior.

All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor has the right to substitute materials from various suppliers of equal or greater value. A wide variety of upgrades and options are available. Specifications, terms, and conditions may be subject to change without notice.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

- One Year Builder Comprehensive Warranty
- Two Year Builder Plumbing, Heating/Ventilation and Electrical Distribution and Building Envelope Water Penetration Warranty
- Three-Seven Year Tarion Major Structural Warranty