

BUILDING AMENITIES

- Stylish lobby with sitting area
- Guest Suite available for overnight guests
- Three elevators with elegant cab interiors
- Drop-off and pick-up area
- Bicycle racks
- Barrier-free accessibility
- Balconies, Terraces and Patios, where shown, as per architectural elevations and plans

RECREATIONAL AMENITIES

- Spacious Party/Common Room
- Intergrated Private Dining Room with Kitchen for any event
- Children's play room
- Home Theatre for condo owners
- Private meeting/Business Room
- Games Room/ Library
- Fully equipped Fitness Centre with sauna, showers, washrooms and change rooms
- Beautifully landscaped Roof Top Terrace featuring natural gas barbeques

SECURITY FEATURES

- Daily 8 hour Concierge
- Surveillance cameras in select areas of the building and underground garage
- In suite and building wide emergency fire sprinkler system

SUITE FEATURES

ENTRANCE

- Architecturally designed suite entrance with elegant entry door
- Privacy viewer
- Quality-finish hardware

KITCHEN

- Open concept kitchen layouts
- Choice of traditional and contemporary designed cabinetry in a variety of finishes with select hardware*
- Choice of granite counter-top*
- Stainless steel under mount sink with single lever faucet
- Stainless steel appliances with black accents (frost-free refrigerator, stove, built-in dishwasher and over-the-range microwave with exhaust fan vented to exterior)

FLOORING

- Contemporary selection of designer ceramic tile in bathroom(s) and laundry area*
- Selection of laminate flooring in foyer, kitchen, den (if applicable), living room, dining room and bedroom(s)*

PLEASE NOTE:

Purchaser(s) shall select the colour and material from Vendor's standard samples only (one laminate floor colour).

Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of interior (colour and finishes) selections.

N.B. Ceiling heights are measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however, that various areas of the unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings in order to facilitate the installation of structural components, mechanical systems and/or duct work and/or in the Vendor's sole and unfettered discretion.

The Vendor shall have the exclusive 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 or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, and natural variations in 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 and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for the same. The Vendor is not responsible for shade differences occurring in the manufacture of items such as but not limited to, finishing material or products such as carpet, tile, bath tubs, sinks, and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and capping. Plan and specification are subject to change without notice. E.&O.E.

BATHROOM(S)

- Contemporary selection of designer ceramic tile on tub surround and shower walls, where applicable, as per plan*
- Quality vanity cabinetry with select hardware, in a variety of finishes and colours or a pedestal sink, in Vendor's sole and unfettered discretion*
- Granite counter-top with under mount sink*
- Single lever faucets with pop-up drains for vanities
- White acrylic soaker tub
- Walk-in shower in selected suites, as per plan

CEILING

- Textured ceiling throughout, except in kitchen, bathroom(s), and laundry area

MILL WORK

- Interior designer selected 5" baseboards
- 2 ¼" door casings
- 2-panel interior doors and select lever hardware

PAINT & TRIM

- Off-white paint for walls throughout suite, as per Vendor's choice
- Off-white paint for baseboards, doors, and trim, as per Vendor's choice

CLOSETS & SHELVING

- Walk-in closets in selected suites, as per plan
- Sliding doors in closets, where applicable, as per plan
- Wire shelving in closets, as per plan
- Linen shelving in closets, as per plan

LAUNDRY

- Stackable washer and dryer (white) with exhaust vented to exterior
- Heavy duty wiring and receptacles for washer/dryer

ELECTRICAL

- White Decora switches and duplex outlets
- Electrical lighting fixtures provided in kitchen, bedroom(s), and bathroom(s)
- Wired for cable TV, telephone and internet access (if applicable) in selected rooms
- Smoke and Carbon Monoxide Detectors installed in each suite
- Separately metered Hydro

HVAC and WATER

- Individually controlled centralized heating & cooling system (seasonal)
- Separately metered water

*From Vendor's Standard Samples