



HIGHLAND COMMONS

RESIDENCES BY THE CREEK

Features & Finishes

BUILDING FEATURES

- Heritage architectural design;
- Balconies, Juliet Balconies and terraces with contemporary glass railing systems*;
- 24/7 concierge service**;
- Ground floor indoor amenities include squash court, two level fitness centre with spinning and yoga area, co-working space with separate meeting rooms, party room, kids play area with separate parent's lounge, guest suites, pet wash, and indoor games area including ping-pong table and pool table**;
- Ground floor outdoor amenities includes outdoor pool with sun loungers, BBQ space with dining areas, communal garden, firepits with lounge seating, basketball court, and outdoor games area including ping-pong table and life sized chess**;
- Rooftop outdoor amenity includes lounge seating, sun loungers and cabanas, and outdoor dining area**;
- Underground parking with security monitoring from concierge station;
- Underground garage (with EV chargers/rough-in for EV chargers) well-lit for added safety and security***;
- Bicycle parking available to building residents and visitors;
- Key FOB controlled access system at entry points and garage;
- Three custom designed high-speed elevators (per building);
- Mailroom conveniently located beside front lobby.

GENERAL SUITE FEATURES

- Ceiling height approximately 9'-0" throughout* ‡;
- Living room area of ground floor suites with approximately 15'-0" ceiling heights* ‡;
- Two level suites at grade with approximately 9'-0" ceilings on the ground and second level and soaring 15'-0" ceilings on the main floor open to above area(s)* ‡;
- Wide plank laminate flooring throughout foyer, living/dining area(s), bedroom(s), kitchen and den* ‡;
- Approximately 4" contemporary baseboards throughout with 2 ½" door casings* ‡;
- Suites with separate laundry rooms to be completed with white tile* ‡;
- Custom designed solid core entry doors to suites, complete with view hole for added security;
- Sliding door(s) and/or swing door(s) throughout*;
- Matte black finish hardware on swing door(s)* ‡;
- Eggshell off-white paint finish for walls throughout; semi-gloss off-white paint in bathrooms and trim on doors. Flat white paint finish for ceilings throughout* ‡;
- Balconies, Juliet balconies, terraces and patios with sliding door(s) and/or swing door(s)* ‡;
- Floor to ceiling glazing/window systems in accordance with building elevations* ‡.



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KITCHEN

- Contemporary kitchen cabinetry custom designed by DesignAgency*†‡;
- Quartz slab countertops with contemporary tile backsplash*†;
- Single basin stainless steel undermount sink, with single-lever pull-out faucet in matte black finish*†.

APPLIANCES

- Kitchen appliances consisting of 24" panel-ready fridge, 24" slide-in range, 24" panel-ready dishwasher, and OTR microwave*†;
- Stacked laundry machines are directly vented to the exterior*†.

BATHROOMS

- Contemporary vanity custom designed by DesignAgency, with quartz countertops and undermount sink*†‡;
- Contemporary single lever faucets in matte black finish*†;
- Full height porcelain wall tile in tub surround and in separate shower stall*†‡;
- Faucet in matte black finish and showerhead in tub or in separate shower stall*†‡;
- Framed clear glass shower door and recessed ceiling moisture resistant shower light in separate shower stall*†‡;
- White plumbing fixture(s)*†;
- Porcelain floor tile in bathroom(s)*†;
- Privacy lock on bathroom door(s)*†.

MECHANICAL FEATURES

- Individually controlled seasonal central air conditioning and heating system*†;
- Individual suite electricity meter(s) and water meter(s)*;
- Switch controlled receptacles in living area, and bedrooms(s)*;
- Ceiling mounted light fixture(s) in den and entry corridor*†;
- Track lighting in kitchen*†;
- In-suite smoke detector and water sprinkler system;
- In suite ERV (Energy Recovery Ventilation unit(s))*.

* Where applicable and as per plan.

** See disclosure documents for full details.

*** See sales representatives for further details.

† As per Vendor's preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.