

flex.

finishes & features

Standard Suite

- Oversized screened-in verandas
- Sliding doors with screens to verandas
- High-efficiency windows with screens on operable windows
- Contemporary design solid core suite entry door with contemporary hardware
- 6' 8" Interior swing doors with contemporary satin nickel finished hardware
- Mirrored panel sliding closet doors in entryway and bedrooms *where applicable
- 8' ceilings on floors 2-6, 16'4" ceilings in ground floor suites with 8'6" ceiling in loft levels
- Smooth ceilings throughout, no bulkheads
- Baseboards and door casing all painted white
- Quartz on windowsills
- Contemporary 5" baseboards throughout with coordinating door casing
- Luxury vinyl plank flooring throughout
- Closets with wire shelving and hanging rod
- Stainless steel look appliance package
- White decora-style receptacles and switches

Bathrooms

- Custom-designed cabinetry
- 1' 3/16" Quartz countertops with squared edge
- Quartz backsplash
- Contemporary aluminum edge cabinet pulls
- Contemporary linear LED vanity light & modern square semi flush ceiling light
- Vanity mirror
- 12" x 24" Porcelain floor tile
- 4" x 24" Tiled shower
- Separate shower with glass-styled shower doors
- HRV vented exhaust fan
- Elongated toilets * check with ho for wording
- High-pressure, low-flow faucets and low-flush toilets
- Stainless steel plumbing fixtures in satin finish

Kitchens

- Custom-designed two-toned cabinetry
- 1 3/16" Quartz countertops with squared edge
- Ceramic tile backsplash
- Contemporary aluminum edge cabinet pulls
- Handmade brushed stainless steel sink
- Stainless steel single-lever pull-down faucet in satin finish
- European steel appliance package including refrigerator, slide-in 24" electric range, dishwasher and over the range microwave, as per plans
- Stainless steel appliance package including refrigerator, slide-in 30" electric range, dishwasher and over the range microwave, as per plans

Laundry

- In-suite white stacked washer and dryer
- Tiled floor with drain

Electrical

- Individual 100 -amp service panel within the suite
- Pre-wired Ethernet outlets in the living room & bedroom
- Energy efficient LED pot lights throughout bedroom(s), foyers, den, living area and kitchens
- All verandas and terraces include electrical outlet

Additional Features

- Submetered hydro, gas and water
- Individual suite controlled heating & cooling

Building Features

- Extensive rooftop terrace with two gas bbq areas, dining areas and lounge area
- Main floor fitness room
- Pet wash room
- Convenient pet relief area
- Partial underground parking
- Garbage & recycling sorted bins
- Energy efficient construction

This is written as per the vendor's pre-selected standard finish packages. Ceiling heights are subject to bulkheads, dropped ceilings, and structural beams. Natural products (i.e. granite, stone, wood) are subject to natural variations in color and grain. Ceramic tiles are subject to pattern, shade, and color variations. Colour, grain, texture, appearance, etc. of features and finishes installed in the unit may vary from the vendor's samples because of normal manufacturing and installation processes. All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area if so stated. Ceiling heights are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above. Where bulkheads or drop ceilings are required in kitchens, bathrooms, laundry rooms, and closets, the height of the ceiling will be lower. Sizes and specifications are subject to change without notice. All features and finishes are subject to change without notice. E.&O.E.