

STANDARD FEATURES AND FINISHES

LOT
16

BUILDING FEATURES

- Energy-efficient windows and doors with exterior caulking
- Large, picturesque windows on all elevations*
- Insulated exterior front door, painted on both sides**
- Front door entry package including welcoming exterior light fixture, door chime, grip set, and deadbolt**
- Hose bib connection at rooftop terrace*
- Condo townhouse development to have paved roads, sanitary and storm sewers, and municipal water connections**
- Sliding patio door and/or garden door(s), as per plan*
- Charming Juliet balconies, balconies, and/or spacious terraces, as per plan**
- Convenient surface parking with ample lighting for residents
- Above-ground bike storage*

SUITE FEATURES

- Soaring, 9' ceilings in principle rooms on all floors**§
- Fire-rated insulated metal suite entrance doors, complete with self-closures and latches, as per plan and design*
- Off-white paint finish for walls throughout**
- Approximately 4" baseboards and coordinating approximately 2" door casings**
- Interior doors and trim painted white in applicable areas*
- Space-saving stackable washer and dryer in laundry area**
- Organized wire shelving in all closets and/or storage areas
- Expansive windows on main floor, sliding doors leading to the patio**
- Ceramic tile floor in the washer/dryer room
- Laminate plank flooring in bedrooms, living room, dining room, foyer, den, study, hallways and kitchen**§

KITCHEN

- Open-concept kitchen design with contemporary upper and lower cabinetry*
- Stylish kitchen backsplash with solid-surface quartz countertops**
- Single-bowl stainless steel undermount sink with single-lever faucet**
- Energy-efficient, stainless-steel appliance package including 30" refrigerator, 30" slide-in range, 24" dishwasher, and over-the-range microwave**

BATHROOMS

- Modern vanity with fashionable bathroom cabinetry, countertop, and sink**§
- Single-lever faucet with metal finish and showerhead in tub and/or in separate shower
- High-efficiency toilet**
- Porcelain tile floor in bathroom(s)**
- Porcelain tile on bathtub enclosure walls and shower stalls**§
- Luxurious white acrylic soaker bathtub**
- Heat-recovery ventilator vented to the exterior*
- Elegant bathroom accessories (including towel bar and/or towel ring, toilet paper holder) installed in all bathrooms**§
- Privacy locks on all bathroom doors**

MECHANICAL AND ELECTRICAL

- Individual electrical panel with circuit breakers
- Individual suite electricity meter(s) and water meter(s)*
- Rental hot water tank**
- White "decora style" electrical receptacles and switches throughout**
- Ceiling-mounted light fixtures in foyer** and hallways**
- Switch-controlled split outlets in living room, den*, family room*, and bedroom(s)**§
- Smoke and carbon monoxide detectors, as per code**
- High-efficiency heat pump furnace installed for heating system**
- Energy-efficient air conditioning system**

Warranty

- One-year warranty on the workmanship and materials of your new home by Tarion New Home Warranty Program**
- Two-year warranty on water penetration, plumbing, heating and electrical systems by Tarion New Home Warranty Program**
- Seven-year warranty on major structural defects by Tarion New Home Warranty Program**

* Where applicable as per the plans.

† See disclosure documents for full details.

‡ As per Vendor's preselected standard finish packages.

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

± Purchasers are referred to Tarion.com for full warranty details.

The vendor reserves the right to substitute any material used in construction of the unit provided that such substitute materials are of equal or better quality than those represented to the purchaser. The vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not the same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations included in colour, shade, texture, and veining in material including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly as seen on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulk heads will occur to accommodate HVAC and structural requirements. All feature and finishes subject to change without notice E&OE.

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