



## The 9Hundred Features and Finishes

### **Suite Features**

- Solid core wood suite entry door with security viewer.
- Ceiling height in principal rooms is approximately 9' in principal rooms.
- Townhome Ceiling heights in principal rooms are approximately 9' on the ground floor except where open to above.
- Expansive double-pane thermally broken floor to ceiling windows with low e-glass for radiant, light filled interiors.
- Sliding or hinged doors open onto the balcony and terrace, as per plan.
- Bathroom, powder room, washer/dryer area and foyer ceilings are smooth drywall painted white, as per plan.
- Suite ceilings smooth white finish.
- White painted interior walls.
- 4" square edge baseboards.
- Semi solid bedroom and bathroom doors with brushed chrome hardware.
- Opaque glass sliding bedroom doors as per plan\*.
- Slab style closet and individual washer/dryer area doors with brushed chrome hardware.
- Vinyl coated wire shelving in all closets and storage areas, as per plan.
- 27" front loading stacked washer and dryer
- Individually controlled heating and air conditioning system utilizing a heat pump system.
- Gas BBQ connection and water connection on oversized terraces.
- Smart lock/touchless entry door hardware with key backup.

### **Kitchen**

- Custom designed kitchen cabinetry in a selection of door finishes from builder's samples
- Quartz counter top from builder's samples.
- Choice of backsplash tiles from builder's samples.
- Under-mount stainless steel sink, as per plan.
- Single lever deck mounted faucet set.
- Stainless-steel frost-free refrigerator (24" or 33" wide), self-cleaning electric range (30" wide), stainless steel over the range microwave with exhaust, Stainless Steel dishwasher (24" wide) as per plan.

### **Floor Coverings**

- Luxury Laminate Flooring from builder's samples throughout with the exception of the bathroom.
- Porcelain floor tile in bathroom from builder's samples.



## **Bathrooms**

- Custom designed bathroom cabinetry in a selection of door finishes from builder's samples.
- Custom designed integrated vanity top with basin.
- Vanity mirror.
- Porcelain wall tile on bathtub and shower surround walls to ceiling, as per plan from builder's samples.
- Chrome bathroom fixtures.
- Deep soaker bathtub or shower as per plan
- Pressure balanced mixing valve in the bathtub and shower, as per plan.
- Exhaust fan vented to the exterior.

## **Building Amenities**

- Mailroom and parcel storage
- Guest suite.
- Private dining area, kitchen, party room.
- Outdoor pool.
- BBQ area.
- Games room.
- Lounge and Co-Working space.
- Shared EV charging spots.
- Carshare
- Public parking (pay and display)
- Dedicated Park.
- Shuttle service to key destinations in the surrounding area.

## **Safety and Security**

- Electronic communication system located in the secure main entry vestibule.
- Surveillance cameras in the lobby, main entry vestibule, exit doors and public parking garage.
- Key fob-controlled access system at all main building entry points, elevators and parking garage.
- Smoke, carbon monoxide and heat detectors provided in all suites.
- Fully sprinklered for fire protection.
- Centralized concierge service 24 hours per day.

## **Electrical Fixtures**

- Individual electrical panel with circuit breakers.
- white 'decora style' receptacles and switches throughout.
- Ceiling mounted light fixtures in kitchen, foyers and hallways as per plan.
- Capped ceiling junction box in bedroom, den and living/dining area.
- Pot lights in bathroom(s) and powder room, as per plan.
- Switch-controlled split outlets in living room and bedroom(s).
- Electrical outlets in bedroom with USB connections.



## Multi-media Technology

- Structured high-speed wiring infrastructure with network centre to support entertainment and high-speed communications services.
- Pre-wired telephone, cable television and communication outlets. Each cable television and telephone outlet connect directly to the network centre.

## Notes

- + Natural products (i.e. granite, wood, marble and concrete) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations
- + Renderings are artist's impression. All sizes, specifications and materials are in effect at the time of printing and are subject to change without notice. e.& o.e.
- + The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request;
- + References to model types or model numbers refer to current manufacturers' models. If these types or models change, the Vendor shall provide an equivalent model;
- + All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;
- + Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams;
- + All specifications and materials are subject to change without notice E.&O.E.;
- + The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect.
- + All suites protected by the Tarion New Home Warranty Program.
- + \*Or clear glass sliding door where required by Ontario Building Code.