



FEATURES AND FINISHES

STANDARD SUITE FINISHES

- Balconies/terraces*
- Sliding doors with screens* or swing doors* to outside balcony or terrace*
- Double glazed argon filled windows with screens on operable windows
- Individually controlled in-suite HVAC system.
- Custom designed solid core suite entry door with contemporary hardware
- 6' 8" interior swing doors with contemporary hardware. Solid sliders at foyer closet as per plan
- Ceiling height of approximately 9' on floors 3, & 5-12, ceiling height of approximately 10' on floors 2 and 4*, and ceiling heights of approximately 12' on ground level suites (excluding bulkheads, as per plan)
- Smooth painted ceilings throughout
- White paint throughout entire suite
- All trim and doors painted in white
- Single plank laminate flooring in foyer/entry, hallways, living/dining areas, bedroom(s), den and kitchen as per plan
- Contemporary 4" baseboards with coordinating door casing
- Closets include plastic coated wire shelving
- White Decora style receptacles and switches
- In-suite fire sprinkler system*
- Hose bib provided on all terrace suites*
- For Standard Selections Purchasers to choose from one of two Vendor selected standard colour packages as shown in the Design Studio at time of Design appointment

LAUNDRY

- In-suite laundry facilities include stacked front-loading washer and dryer
- Vendor's pre-selected white floor tile in finished laundry area

ELECTRICAL

- Individual 100amp service panel within suite
- Rogers to provide Internet Services on a bulk billing basis not included in monthly common expenses
- Pre-wired for Cat6a outlet at one location
- Ceiling light fixtures in foyer, hallway(s), kitchen, bedroom(s), den and walk-in closet*
- Capped ceiling outlet(s) in dining area*
- All balconies or terraces include electrical outlet(s)*
- All appliances connected and ready to use

KITCHEN

- Designer selected kitchen cabinetry and quartz countertop with square edge
- Single stainless steel under mounted sink
- Polished chrome, single lever, pull out kitchen faucet
- Ceramic tile kitchen backsplash
- LED track light fixture with adjustable light heads
- 24" stainless steel appliance packages, including: refrigerator, dishwasher, slide-in range, and integrated hood fan insert

BATHROOM (PRIMARY AND/OR ENSUITE)

- Designer selected cabinetry and quartz countertop with square edge
- Frameless vanity mirror with light above
- 12" x 24" floor tile
- 5' bathtub* complete with full height wall tile or frameless glass shower enclosure with full height wall tile and floor tile, as per plan
- Chrome bathroom fixtures
- Exterior vented exhaust fan in all bathrooms
- Privacy lock on all bathroom doors
- Water efficient toilets, showerheads, and faucets

BEDROOM

- Bedroom entry door(s) feature contemporary styled interior swing door(s) with lever handles* or sliding door(s)* and bedroom closet swing door(s) or sliders*
- Side-by-side bedrooms have sound insulated walls
- Ceiling light in bedroom area(s) and walk-in closet(s)*

ADDITIONAL FEATURES:

- ONE (1) Smart Thermostat will be provided per suite on the main heat pump/fan coil or equivalent model and ONE (1) Smart thermostat for secondary fan coil unit or equivalent model*
- Individual hydro and water suite consumption metering
- Protected under Tarion Warranty Corporation (formerly The Ontario New Home Warranty Program)
- iValet Smart Entry System and iValet Resident App with smart home technology and smart suite entry door lock