

FEATURES & FINISHES

Building Features

- A stylish, 12-storey boutique style building on Wilson Avenue
- Minutes away from Highway 401, Wilson Subway Station and Yorkdale Mall
- Sophisticated lobby and amenity finishes
- Indoor amenities include a dining and lounge space with adjoining catering room; private dining room and chef's kitchen; fully equipped fitness facility; theatre room; dog wash station, and a work-share lounge with private meeting space
- Outdoor amenities include a courtyard with barbeque stations and pergolas; children's play area; outdoor pet area; landscaped grounds designed by Strybos Barron King Ltd.
- Concierge service provided
- Parcel room
- Option for parking space with individually metered 240V outlet to accommodate electric vehicle charger¹
- Bicycle and storage lockers¹

Security Features

- Secure access to front lobby
- Camera security system throughout amenity and common areas
- Key fob access to common areas
- Below-grade parking with security cameras
- Key fob access to resident parking areas

General Suite Features

- 9-foot ceilings in all principal rooms, except where bulkheads are required
- Solid core entry door with smart door lock hardware
- Slab interior doors with passage hardware (privacy hardware in bathroom(s))
- Framed rolling doors or slab doors in closets¹
- Frosted floor to ceiling rolling doors in bedroom(s)¹
- Plastic coated wire shelving in all closets
- Interior walls primed and painted in latex paint
- White switches and receptacles throughout; integrated USB receptacle in kitchen
- Poured concrete finish for all balconies

1 – As per plan

* – From Builder's design package

Flooring Features

- Luxury wide-plank vinyl flooring in all areas, excluding tiled areas*
- Porcelain tile floor in bathroom(s) (excluding shower floor)*

Kitchen Features

- Designer selected kitchen cabinetry with soft-close hardware*
- Engineered stone countertops with stainless steel undermount sink^{1*}
- Designer selected tile backsplash*
- Designer selected, single-lever kitchen faucet
- Stainless steel appliances, including refrigerator, range, built-in dishwasher, and microwave/hood fan¹

Bathroom Features

- Designer selected bathroom cabinetry and vanity mirror(s)*
- Engineered stone countertop with undermount sink(s)^{1*}
- Designer selected, single lever vanity faucet(s)
- Designer selected bath and shower faucet(s)
- Builder's standard white toilet(s)
- Soaker tubs with full-wall, ceramic tile surround^{1*}
- Clear, tempered glass shower stall with full-wall, ceramic tile surround^{1*}
- Decorative lighting in bathroom(s)

Laundry Features

- White, stacked, front-load washer and dryer

Mechanical & Electrical Features

- Individually metered electrical service with circuit breakers
- In-suite ethernet connection
- Designer selected, in-suite light fixtures; capped ceiling outlets in bedroom(s) and dining room¹
- All appliances connected and ready to use
- Combination heating/cooling system with individual suite temperature controls and central boiler/chiller
- In-suite smart thermostat

All suites are protected under the Tarion Warranty Corporation.

The Purchaser(s) shall select the colour and materials from the Vendor's standard samples. The Purchaser(s) may select upgraded materials from the Vendor's samples and shall pay the upgrade costs at the time of upgrade selection or as otherwise required by the Vendor. Ceiling heights will vary due to, amongst other things, ceiling bulkheads, ducting, and/or dropped ceilings in order to facilitate the installation of structural components, mechanical systems and/or duct work and/or in the Vendor's sole and unfettered discretion. The Purchaser acknowledges that colour, consistency, texture, appearance, grains, veining, markings, movement, finish, porosity, absorption, luminosity, and natural variations in appearance etc. of features and finishes installed in the unit may vary from the Vendor's samples as a result of normal manufacturing and installation processes as a result of any such finishes being of natural products (e.g. wood, or stone) and the Purchaser agrees that the Vendor is not responsible for the same. The Vendor is not responsible for shade differences occurring in the manufacture of items such as but not limited to, finishing material or products such as carpet, tile, bathtubs, sinks, and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that laminate flooring may react to normal fluctuating humidity levels including gapping and capping. All features and finishes, plans, and specifications are subject to change without notice. Brands and trade names (if any) are subject to change or substitution. E & O.E., October 2022

