

# Features & Finishes

## BUILDING

- \_ Architecturally designed landscaping and planting
- \_ Landscaped amenity space with bistro area
- \_ Illuminated walkways with path lighting fixtures
- \_ Secured underground car elevator parking with controlled access
- \_ Energy efficient vinyl prefinished, thermopane windows with screens on all operators
- \_ Prefinished aluminum soffit, fascia, eaves trough, and downspouts
- \_ Exterior front door entry package in satin-nickel door chine, grip set, and dead-bolt
- \_ Sliding door to private balcony and private terrace+
- \_ Balcony with glazing and aluminum railings+
- \_ Bicycle and Locker Storage+

## SUITES

- \_ Approximately Nine foot (9') high ceilings (excluding bulkheads & ceiling drops)
- \_ Four inch (4") square profile baseboard
- \_ Two inch (2") window and door casings
- \_ All staircases with natural oak treads, risers and handrail with wood pickets
- \_ Swing, glass or sliding bedroom doors+
- \_ Builder white painted interior walls
- \_ Smooth ceilings throughout
- \_ Floor to ceiling black framed windows+
- \_ Wire shelving in closets+
- \_ Wide plank designer selected Laminate flooring+
- \_ Elegant porcelain tile flooring+\*
- \_ Bedroom and entry closet with framed mirrored sliding doors+

## KITCHENS

- \_ Contemporary European inspired kitchen cabinetry in a selection of colours, soft-close hardware. Matching kitchen island+
- \_ Quartz countertop in a selection of colours
- \_ Contemporary ceramic backsplash.
- \_ Single lever faucet set with pull-out spray/feature
- \_ Stainless steel kitchen appliance package including 30" refrigerator, 30" electric cooktop, 24" wall oven, 30" exhaust hood fan, and 24" dishwasher
- \_ Under-mount contemporary single or double bowl+

## BATHROOMS

- \_ Contemporary designed bathroom cabinetry
- \_ One piece toilet and undermount basin sink
- \_ Soaker bathtub+
- \_ Framed glass shower, wall tile up to ceiling+
- \_ Recessed ceiling lighting over the bathtub or shower+
- \_ Polished chrome bathroom faucet and shower set
- \_ Polished chrome bathroom accessories
- \_ Porcelain tile twelve by twenty four inch (12"x24") flooring\*
- \_ Wall mounted vanity mirror+
- \_ Pressure balanced mixing valve in the bathtub and shower+
- \_ Exhaust fan

## LAUNDRY CLOSET

- \_ Porcelain tile twelve by twenty four inch (12"x24") flooring\*
- \_ Stacked or side-by-side white washer/dryer combination, vented to exterior+
- \_ Floor drain in laundry area

## ELECTRICAL DETAILS

- \_ Individual 100 amp electrical panel with circuit breakers
- \_ White "decora style" receptacles and switches throughout
- \_ Ceiling mounted fixture+
- \_ Celled ceiling light fixture outlet and switched plugs in dining room, bedrooms, and study+
- \_ Pre-wired telephone, cable television, data, and communication outlets to living room and master bedroom

## PEACE OF MIND

- \_ Remote controlled vehicle access system to parking garage
- \_ Smoke, carbon monoxide, and heat detectors provided in all suites

## SMART HOME DETAILS

- \_ White smart home "decora style" Lutron receptacles and switches throughout+
- \_ Smart learning thermostat+
- \_ Lutron - Caseta smart bridge pro app+
- \_ Google Home Mini+

+ as per plan

\* from Vendor samples