



Features & Finishes

Purchase Price includes the following:

CONTEMPORARY BUILDING EXTERIOR

- Architecturally designed masonry finishes with maintenance-free siding
- Maintenance-free soffits, fascia, eavestroughs and downspouts
- 25-year self-sealing asphalt roof shingles
- Precast concrete balconies on floors above grade; Garden Suites to have concrete patio with sod and fenced area, as per plan

COMMON AREAS

- Professionally designed landscaped grounds
- Secured entrance with intercom system
- Fully equipped sprinkler system throughout the building
- All finished walls, trim and doors to be painted
- Washable paint on walls in corridor, building entrance vestibule and stairwell
- Commercial grade carpet and acoustic ceiling tiles in corridors
- Ceramic tile in building entrance vestibule
- Finished concrete floors in all service rooms
- 2 fully appointed elevators
- Waste sorting and drop-off access on ground floor
- Mail boxes located in building lobby
- Two Amenity Lounges on ground floor complete with kitchenette and washroom
- Bike storage room located on ground floor
- Storage locker rooms on basement level
- Rough-in for future electric car chargers (4 locations)
- Hot water system and water softener included in central system

GOURMET KITCHENS

- Your choice of designer-inspired kitchen cabinets from Vendor samples
- Your choice of granite countertops from Vendor samples
- Undermount stainless-steel sink with single lever faucet
- 3-piece black appliance package including fridge, stove, dishwasher
- 2-speed exhaust hood fan vented to exterior
- Rough-in for hard water line to kitchen sink

BEAUTIFUL BATHROOMS

- Your choice of vanity cabinetry from Vendor samples
- Your choice of granite countertops with backsplash and side splash from Vendor samples
- Undermount sinks with single lever faucets
- Vanity mirrors in all bathrooms to be length of vanity less 6"
- Chrome towel bars and paper holders in all bathrooms
- Acrylic tub with ceramic-clad walls from Vendor samples, as per plan
- Shower with acrylic base with clear glass doors, as per plan
- Pressure balance/temperature control valve in tub/shower units
- Exhaust fans vented to exterior

DOORS AND WINDOWS

- Solid slab suite entry door with lever passage and deadbolts
- 5-panel interior doors with satin chrome lever handles
- Maintenance-free vinyl-clad windows (Low-E argon, double-glazed)
- Sliding, insulated glass patio doors, as indicated
- Screens on all operating windows and patio doors
- All windows and exterior door frames to be foamed and caulked

FLOORING

- Your choice of vinyl plank flooring throughout the suite, to be selected from Vendor samples
- Precast concrete sub-floor structure construction on upper floors and over basement
- Concrete slab on grade construction in basement level

PAINTING

- All finished walls, doors and trim to be painted in colours as pre-determined by Vendor
- Walls to be latex throughout from Vendor's standard selection
- Trim to be latex semi-gloss finish in white





GENERAL INTERIOR FEATURES

- Separate metering to each suite
- White stackable washer/dryer selected by Vendor
- Taps and drains for automatic washer complete with washer box
- Condensate drain for vertical package terminal air handling unit
- Suites fully insulated to meet insulation values established by the Ontario Building Code
- Single wire shelving in closets
- California knock-down ceiling finish throughout except at dropped ceiling locations determined by the Vendor

ELECTRICAL SYSTEM

- 100 amp electrical service with breaker panel or 60 amp (depending on suite size)
- Light fixtures as per Vendor selections, including ceiling lights in all bedrooms
- Heavy duty outlets for electric dryer and stove
- Smoke detector and CO detector, as per building code
- Separate metering to each suite
- GFI exterior outlet on balconies and patios
- USB outlet in kitchen
- Decora switches throughout
- Rough-in for telephone and cable television in fixed locations

MECHANICAL SYSTEMS

- Self-contained electric air source heat pump and air handler

- Units are equipped with sprinkler system

WARRANTY

- 7-year Tarion Warranty in accordance with the "Ontario New Home Warranties Plan Act" specifications.

* All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS: Due to increasing construction costs, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be considered, all requests for possible changes, after the offer becomes firm, must be in writing and the request accepted by the Vendor. Implementation will be at the discretion of the Vendor and if approved, will require an amendment to the purchase and sale agreement. In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing, subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the unit initially. All drawings are Artist's concepts and may vary slightly from the final product. E&OE. Actual useable floor space may vary from stated area, and square footage has been calculated based on useable living space according to TARION rules, and does not include garage or basement areas (when applicable). Drawings may show optional features which may not be included in the Base Price. Bulkheads and box outs may be required as chases for plumbing and mechanical. In an ongoing review of our homeowners' needs, changes may have been incorporated into our 'New Home Features' and construction techniques.

September 25, 2017

