

BUILDING FEATURES

- Secure underground parking with remote control garage access
- Central bike storage area and bike repair station
- Indoor parking garage
- Spacious private lockers
- Electric vehicle charging (upgrade or limited use)
- Convenient gas line and hose bib connection provided to ground floor patios
- Environmentally friendly tri-sorter waste removal system

BATHROOMS

- Custom-designed bathroom cabinetry in a selection of door finishes
- Over-sized mirror
- Designer wall mount vanity fixture
- Quality porcelain or ceramic tiles as per designer packages in bathrooms (as per plan)
- Choice of quartz countertop
- Soaker tub or walk-in shower as per applicable plan. Choice of 4"x16" ceramic wall tile tub/shower surround to ceiling. Choice of 2"x2" mosaic floor tile for walk-in showers
- Frameless glass shower divider and door for walk-in showers
- Stylish undermount rectangular sink
- High-quality chrome single lever washerless faucets for all bathroom vanities and pop-up drain stoppers in bathroom sinks
- All showers to receive pressure balanced faucets
- Shower will have a ceiling mounted vapour proof light fixture and pot-lights above vanity
- Sleek designer choice of polished chrome bathroom fixtures
- Privacy lock
- Exterior vented exhaust fans

KITCHEN

- Custom-designed kitchen cabinetry in a selection of door finishes with island and soft-close drawer slides and tri-garbage sorter
- Choice of quartz countertop
- Single basin undermount stainless steel sink
- Sleek single lever deck mounted faucet set with pull-out spray
- Designer undermount cabinet lighting in kitchen
- ENERGY STAR® stainless steel finish appliance package including full-size range 24" dishwasher and 30" wide fridge
- Stainless steel finish hood vent with integrated lighting, vented to the exterior

SUITE FEATURES

- In-suite under counter kitchen waste sorting system for ease of sorting organics, recycling and general waste
- Soaring 9'9" to 14'1" ceiling heights
- Smooth ceiling finish throughout
- Designer-selected premium flat finish washable paint
- Contemporary 4" baseboard and 2 1/2" door casing
- Choice of quality engineered 5" laminate flooring from builder's standard selections, except in tiled areas
- Sturdy 9" solid wood core entry doors to suites
- Moulded two-panel interior passage doors throughout finished areas, excluding sliding closet doors
- High-quality lever handles in a modern matte black finish, on all interior doors in finished areas, including grip sets with dead bolt lock on suite interiors as per plan
- Space-saving, double-hanging clothes rod and linen shelving in portion of master closet to maximize storage
- White flat panel sliding closet doors
- Modern energy efficient windows, with screens on all operating windows
- Two-storey suites receive stained finish oak stairs, oak veneer stringer and nosing. Stained finish oak handrail with metal pickets and posts
- Stacked or side-by-side energy and water saving front loading 24" white washer and ENERGY STAR® qualified dryer vented to exterior, as per plan
- Laundry areas receive 13"x13" white ceramic tile flooring, as per applicable plan. Laundry rooms located within bathrooms receive porcelain tile flooring to match bathroom flooring, as per applicable plan

SECURITY

- Convenient key chain remote with access into building and from parking garage into building
- Video camera in garage with intercom to concierge
- Secured separate access for guests from visitor parking directly into lobby
- Electronic communication system in the secure main entry vestibule, viewed by security system camera
- Concierge service and enhanced security via 24-hour video surveillance monitoring system for lobby, main entrances and exits
- Reassuring smoke, carbon monoxide and heat detectors provided in all suites
- State-of-the-art fire protection sprinklers in every suite

ELECTRICAL

- Sub-metering of electricity and water to promote conscientious consumption
- Geothermal heating and cooling system
- Convenient individual electrical panel with circuit breakers
- Designer-selected light fixtures as per plan and switched outlets in living room, bedrooms and dens
- Structured high-speed wiring infrastructure with network centre to support the latest entertainment and high-speed communications services.
- Stylish ceiling light fixtures in foyer, hallway(s), kitchen, den, living room and bedroom(s), as per plan
- Patio, balcony and terrace lighting, as per architectural design

SMART TECHNOLOGY

- Comfortable individually controlled heating and air conditioning system in each suite with programmable thermostat
- Modern 7" white touch panel
- Two stylish lighting keypads with dimmer
- Convenient programmable thermostat
- Powerful wireless gateway hub
- Advanced keyless entry throughout the building
- Secure app to control and monitor your home
- Suite entry doors and interior to the building include state-of-the-art keyless entry doors
- A wide range of high-tech upgrade options such as audio distribution, in-ceiling/outdoor speakers/ lighting keypads, automated motorized shades, alarm system, cameras, network video recorders, video door stations, video distribution, remotes, door locks, motion sensors, surround sound systems and wireless access points.
- Hi-tech pre-wired telephone, cable television and communication outlets. Category 5e (or better) telephone wiring to all telephone outlets. RG-6 coaxial cable to all cable television outlets. Each cable television and telephone outlet connects directly to the suite network centre.

* Availability determined by suite design. Finishes to be selected from the vendor's samples * natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations * if the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein * 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' 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; * all specifications and materials are subject to change without notice E. & O.E.; * pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect; * 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 Renderings are artist's concept. E. & O. E.