

FEATURES & FINISHES

CENTRAL AMENITIES

1. Secure bike storage lockers & visitor bike parking
2. Outdoor patio with landscape accents, children's natural play area and BBQs
3. Mailboxes conveniently located in central area
4. In-ground waste collection point with private pickup
5. Rough-in for future electric car hook-ups
6. Ample visitor parking
7. Secured hose bibb centrally located

WELL-APPOINTED SUITES

8. Quality wood-frame construction with full height ceilings throughout excluding bulkheads and dropped ceiling area
9. Unit specific balconies or sunken terraces
10. Insulated 2-panel exterior suite entry door with lever passage with electronic lock in brushed nickel finish
11. Contemporary 2-panel interior doors and by-pass slider doors to all closets with brushed nickel hardware
12. Luxury vinyl plank in kitchen, family room and laundry closets
13. Plush carpet in the bedrooms, and carpet on interior stairway in two-storey unit
14. Stylish ceramic tile in washrooms
15. Interior of units painted throughout based on colour within chosen package
16. Bevelled 3 7/8" white painted trim and 2 1/2" door casing
17. Textured white ceilings except for flat ceilings at bulkheads and bathrooms
18. Modern surface mount energy efficient LED lighting in suites and wall mounted vanity light

19. Designated laundry closets with white stackable front-load washer/dryer
20. Wire shelving in closets

MECHANICAL/ELECTRICAL SYSTEMS

21. Forced air gas heating and complete central air conditioning
22. Pre-set water heater rental
23. Water softener rough-in
24. Unit-specific sub-meters for water, hydro, and gas
25. Smoke and CO2 detectors as per fire code
26. Contemporary white receptacles and switches throughout
27. Dedicated USB ports in kitchen and bedrooms
28. Rough-in for telephone and cable TV in fixed locations as per electrical drawings
29. Dedicated communication box for telephone and cable

CONTEMPORARY KITCHENS

30. 4-piece stainless appliance package – fridge, stove, OTR microwave, dishwasher
31. Quality crafted flat-panel cabinetry in a contemporary design to be selected from vendor's standard selections
32. Quartz countertops to be selected from vendor's standard selections
33. Single-bowl undermount stainless steel sink with Moen chrome single lever retractable pull-down faucet
34. Deep cabinet over fridge, soft close drawers, modern hardware
35. Optional island with breakfast bar, and overhead pendant light and back splash tile for select suite types





BATHROOMS

- 36.** Frameless vanity mirrors
- 37.** Contemporary flat panel vanity with quartz counter and 3" quartz backsplash
- 38.** Rectangle under-mount sink with Moen chrome single lever faucet
- 39.** Full height ceramic wall tiles in shower and around skirted bathtub
- 40.** Acrylic shower base with glass enclosure, 2-piece chrome hardware
- 41.** Fixed mount adjustable curved chrome shower rod
- 42.** Pressure balanced valve on all showers
- 43.** Toilets with white elongated bowl

