

# Features & Finishes

## INTERIOR

- Choice of four curated interior design packages\*
- Approximately 9' ceilings on main floors and approximately 8' ceilings on upper floors of 2-storey units (some portions of ceilings will be lower due to bulkhead locations)
- Luxury vinyl plank flooring (LVP) in foyer, kitchen, bathrooms, and living/dining room
- High quality low VOC carpet with 7lb underpad in bedrooms and on stairs of 2-storey units

## KITCHEN

- Custom cabinetry with soft close doors and/or drawers
- Extra deep cabinetry build-out over the fridge (includes gable)
- Cabinet pantry (as per plan)
- Polished quartz counters with undermount stainless steel sink, pull-down high arc faucet
- Extended breakfast bar as per plan
- Stainless steel full-size appliances (fridge, dishwasher, stove, OTR microwave)

## BATHROOMS

- Custom vanities with soft close doors and/or drawers
- Polished quartz countertops with undermount sink
- Ensuite includes walk-in shower with acrylic base, 8" x 20" tiled walls, and sliding glass door
- Main bathroom includes full size acrylic bathtub with 8" x 20" tiled walls

## LIGHTING & ELECTRICAL

- Pot lights in kitchen
- Stylish flushmount lights in living/dining areas and bedrooms
- Capped junction boxes (2) over island/peninsula, or future kitchen table
- TV ready wall in living room (includes Cable/Cat 5E connection, conduit and two receptacles)
- USB receptacle in kitchen and two USB receptacles in primary bedroom

## MECHANICAL & PLUMBING

- High efficiency 2-way electric heat pump and air conditioner
- Energy Recovery Ventilator (ERV)
- High efficiency electric water heater and water softener (purchaser to sign rental agreement)
- Utility rooms to be partially finished including LVP flooring
- Full-size stackable washer/dryer
- Water line to fridge

## WARRANTY ADVANTAGE

Warranty Advantage extends the length of the 1 & 2 Year Tarion New Home Warranty by an additional 6 months, at no extra cost to the homeowner.

All selections are to be made from interior design packages provided by the Vendor. Purchaser acknowledges that the floor plan may be reversed. The number of steps at the front may vary from that shown and are subject to grade. The model home/sales centre, marketing floorplans, and images/renderings contain some items not included in the base price.

