

# FEATURES AND FINISHES

## SUITE FEATURES

- + Ceiling height in principal rooms is 9ft\*
- + Ceiling height on 32<sup>nd</sup> floor in principal rooms is 10ft\*
- + Large windows
- + Sliding doors open onto the balcony\*
- + Exposed concrete ceilings in all areas except the bathroom, powder room\*, washer/dryer room and foyer\*
- + Bathroom, powder room\* and foyer\* ceilings are smooth drywall painted white
- + Exposed concrete feature wall\* and columns\*
- + White painted interior walls (drywalls only)
- + 4" Baseboard and 2 1/2" door casing
- + Slab style bathroom, closet and washer/dryer room doors with brushed chrome hardware
- + Frosted glass sliding or slab style\* bedroom swing doors\*
- + Vinyl coated wire shelving in all closets
- + Washer and dryer
- + Individually controlled heating and air conditioning system utilizing a 4 pipe fan coil or heat pump system

## KITCHEN

- + Custom designed European style kitchen cabinetry with island\* in a selection of door finishes\*\*\*
- + Stone surface countertop\*\*\*
- + Modern format ceramic backsplash tile\*
- + Single bowl or double bowl under-mount stainless steel sink\*
- + Single lever deck mounted faucet set
- + Stainless steel appliances - 24" Energy Star Frost Free refrigerator, 24" electric freestanding slide-in range, Energy Star dishwasher, and microvent

## SUB-PENTHOUSE & PENTHOUSE PACKAGE

- + Stainless steel 36" Energy Star Frost Free refrigerator, Energy Star dishwasher
- + Stainless steel 6 burner electric cook top 36" built-in electric oven

## BATHROOMS

- + Custom designed European style bathroom cabinetry in a selection of door finishes\*\*\*
- + Contemporary shower head
- + Full vanity width mirror
- + Porcelain or ceramic wall tile\*\*\* on all wet wall tub surrounds
- + Deep soaker bathtub with tiled skirt
- + Pressure balanced mixing valve in the bathtub and shower\*

## FLOOR COVERINGS

- + Pre-finished engineered floors\*\*\* throughout with the exception of the bathroom and washer/dryer room
- + Porcelain or ceramic floor tile\*\*\* in bathroom
- + Ceramic floor tile in washer/dryer room

## SAFETY AND SECURITY

- + 24hr Executive concierge
- + Electronic communication system located in the main entry vestibule
- + Surveillance cameras in the lobby, main entry vestibule, garage and elevators
- + Key fob controlled access system at main building entry point
- + Smoke and carbon monoxide detectors provided in all suites
- + Suites are fully sprinklered

## ELECTRICAL FIXTURES

- + Individual electrical panel with circuit breakers
- + White 'decora style' receptacles and switches throughout
- + Ceiling mounted track lighting in kitchen
- + Ceiling mounted light fixtures in foyer\* and hallways\*
- + Pot light in bathroom(s\*)
- + Capped ceiling light fixture outlet in dining room\*
- + Switch-controlled split outlets in living room and bedroom(s)

## MULTI-MEDIA TECHNOLOGY

- + Structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services

\*- Denotes availability determined by suite design

\*\*\*- Denotes 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's 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 usable 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. All suites protected by the Tarion New Home Warranty Program.

Illustrations are artist's impressions. All specifications and materials are subject to change without notice E.&O.E.