



FEATURES & FINISHES

BUILDING FEATURES & FINISHES

- Stunning architecture by Quadrangle and interior designs by award-winning figure3
- Modern podium building design with flowing-curved 20 and 22-storey towers, including: elegant interior design features and finishes, spacious balconies with either glass/aluminum or perforated-metal railings, and floor to ceiling windows
- Incredible interior and exterior amenities consisting of: a private exterior amenity on the podium roof with an outdoor pool, BBQ and outdoor dining stations, fully equipped fitness facilities, a wet lounge with a communal steam room, games and party rooms, lounges, communal and private “think” work-spaces, pet wash facility, and access to a shared linear park with a children’s play-area, basketball half-court and a bocce-ball court
- Rush-hour Bus Shuttle service to TTC
- Visitor electric car charging station on ground floor
- Two elevators per Tower
- Energy efficient LED lighting
- Tri-sorter recycling system (for each tower) with trash chute access at each floor, except for ground floor

SUITE FEATURES AND FINISHES

- 9’ ceilings throughout except where required bulkheads and dropped ceilings are installed, including a drop ceiling in foyer and kitchen/dining areas as may be required
- 8’ ceilings in laundry and bathrooms, except where required to accommodate mechanical
- Classic smooth ceilings throughout with flat latex paint finish
- Elegantly designed suite entry featuring 7’ high solid core door with dead bolt, satin nickel lever hardware and security viewer
- Stylish interior suite doors with satin nickel lever hardware
- Modern flat-stock 4” baseboards and 2” door casing
- All interior suite doors, baseboards and trim to be complete with white latex semi-gloss paint finish White latex eggshell paint finish on walls throughout
- 7’ high white framed sliding closet doors in the foyer and bedrooms where applicable
- Wire closet shelving, as per plan
- Separate laundry closet featuring white stacked ENERGY STAR front loading washer and dryer units with quick water shut-off, vented to the exterior
- Sliding balcony glass door in the living room and operable windows in bedrooms, as per plan

KITCHEN FEATURES

- Designer kitchen cabinetry with extended uppers, a designer floating shelf and a knife-block feature
- Luxurious ¾” quartz countertop with 2” built-out edge
- Elegant tile backsplash above kitchen counters
- Sleek single under mount stainless steel sink with modern single lever pull down faucet
- Premium stainless-steel appliances including:
 - ENERGY STAR frost-free refrigerator
 - ENERGY STAR built-in dishwasher
- Smooth top self-cleaning range

BATHROOM FEATURES

- Designer vanities with ¾” quartz counter top with 6” apron and white ceramic under mount sink
- Designer vanity medicine cabinet with mirror and a designer light fixture

- Contemporary framed shower stalls with tempered glass shower door as per plan
- Combination acrylic soaker tub/shower and/or acrylic shower base with single lever controls and pressure balance valve in all tubs and showers, as per plan
- Modern single lever faucets in all bathrooms
- Porcelain/ceramic wall tile for tub & shower enclosures

SUITE FLOOR COVERINGS

- Designer laminate floating floor throughout living and dining room, kitchen, foyer, den, hallways and bedrooms
- Porcelain/ceramic floor tiles in bathroom(s) & laundry

ELECTRICAL FEATURES

- Individually metered hydro service to each suite
- Individual service panels in all suites
- Pre-wired telephone and cable outlet in living room and den areas
- High-speed internet connections available at all cable telephone outlets
- White designer style switches & receptacles throughout
- Track light in kitchen and white recessed down lights in shower stall as per plan
- Distinctive light fixtures in foyer, hallway, den and walk-in closets where applicable as per plan
- Pre-wired capped ceiling outlet in the dining area
- Convenient switch-controlled receptacle in living room and each bedroom

PERSONAL COMFORT SYSTEM

- Individually controlled vertical 4-Pipe fan coil system providing all year heating and air conditioning

SECURITY & SAFETY FEATURES

- 24-hour concierge at the main lobby entrance
- Security system with enterphone facility at main building entrance
- Computerized proximity access system for resident controlled building and common area access
- Emergency panic alarms in underground parking garage access
- Personalized key chain remote(s) for garage access
- Smoke, heat & carbon monoxide detectors in all suites
- Strategically located video surveillance cameras in select amenities, main lobby and underground parking garage
- Fully sprinkled building including suites

RESIDENT PARKING AND LOCKER

- Walls and ceilings of underground parking painted bright white with a high-level lighting
- Full ventilation and sprinkler system throughout parking garage
- Short-term and long-term bicycle storage and lockers located in podium levels and in underground parking

WARRANTY

- All suites registered with TARIION Warranty Corporation New Home Warranty Program

Specifications are subject to change without notice. In accordance with the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule 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. Decorative and upgraded items displayed in the sales office are for display purpose only and are not included in the purchase price. Floors and specific finishes will depend on Vendor’s standard décor package as selected. The ceiling heights stated are approximate. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than stated. All colours and finishes are to be selected from vendor’s standard selections. All available features and finishes are as per plan and may vary from suite to suite. Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule “X” of this Agreement, including section 6, apply to this features schedule, and where there is any conflict between the above provisions and the provisions of Schedule “X”, Schedule “X” shall govern. E. & O.E