

543 RICHMOND

RESIDENCES AT PORTLAND

SUITE FEATURES LIST

KITCHEN FEATURES

- Custom-style kitchen cabinetry from Vendor's standard samples.
- Choice of quartz kitchen countertop from Vendor's standard samples.
- 3" x 12" glass tile backsplash from vendor's standard samples.
- Single stainless steel under-mount sink with single-lever pull-down faucet, as per plan.
- Kitchen under cabinet lighting over work surfaces.
- Contemporary ceiling light fixture.
- 5½" Laminate flooring from Vendor's standard samples.

KITCHEN APPLIANCES

- Refrigerator – 24" or 30" wide, counter-depth, bottom freezer, stainless steel finish, as per plan.
- Cooktop – 24" wide electric cooktop.
- Built-in Oven – 24" wide electric single oven, stainless steel finish.
- Dishwasher – 24" wide, stainless steel finish.
- Built-in combination microwave range hood – 30", stainless steel finish.

BATHROOM FEATURES

- Choice of 12" x 24" porcelain tiles for bathroom floors, walls of bathtub and separate shower walls from Vendor's standard samples.
- 2" x 2" Mosaic floor tiles for floor of all separate shower enclosures from Vendor's standard samples.
- Choice of quartz vanity countertop from Vendor's standard samples.
- Quality designed cabinetry from Vendor's standard samples.
- Chrome single-lever faucet and under-mount basin.
- Vanity mirror with custom shelf.
- Waterproof shower light fixture.
- 5' white soaker tub, as per plan.
- Elongated toilet in white.
- Bathroom exhaust vented to exterior.
- Privacy lock.
- Chrome-finish pressure balanced valve for bathtub and showers.
- Frameless glass shower door for bathrooms with separate showers, as per plan.

LIVING AREA FEATURES

- Four-pipe fan coil for year-round control of heating and cooling.
- 5½" Laminate flooring for foyer, living/dining, bedroom and den from Vendor's standard samples.
- Solid core suite entry door complete with brushed chrome lever handle.
- Semi-solid interior doors complete with brushed chrome lever handle, as per plan.
- Floor-to-ceiling height of 9' in principal rooms, excluding mechanical bulkheads.
- Mirrored closet sliding doors or swing closet door, as per plan.

- White plastic coated ventilated wire shelving in all closets.
- Wood door casings with matching trim and 4" baseboards.
- Quartz window sills.
- Roller shades for windows and balcony or patio sliding door(s), colour off-white.
- Light fixture installed in hallway.
- Capped ceiling outlet in dining room.
- Ceiling light fixture in bedrooms and den.
- Paint colour off-white.
- Smooth finish ceiling.
- Glass sliding partition doors, as per plan.
- Stacked washer and dryer-24" wide, front loading.
- White ceramic tile for laundry room floors.

THE TECHNOLOGY

- Individual suite hydro meter.
- 100 amp service panel with automatic circuit breakers.
- White Decora-style switches and matching plugs.
- Cable TV outlets located in living room, all bedrooms and den (one per room).
- Telephone outlets located in living room, all bedrooms and den (one per room).
- Suite entry door to have door contact and keypad connect to manned 24-hours-a-day lobby concierge desk.
- Weatherproof electrical outlet located on balcony.
- Wi-Fi services included in maintenance fee.
- Elevator control access system.
- Units to have fire sprinkler system per O.B.C.
- Eddy Smart Leak Protection System included in maintenance fee.

Please Note : The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. **Plan and specifications are subject to change without notice. E. & O.E.**

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION* New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
- Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.
- The TARION* New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home.
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

*See the TARION New Home Warranty Program for full warranty details.