



## FEATURES AND FINISHES

The difference is in the details. Expect design innovation, superb craftsmanship and the highest quality of features and finishes that elevate comfort and style.

### Quality Kitchen

- 7 ½"-wide laminate flooring, from Vendor's samples
- Undermount stainless steel single sink
- Single lever chrome pull-down faucet by Kohler
- Contemporary designed cabinetry, from Vendor's samples
- Under upper cabinet lighting
- Choice of ¾" quartz countertop with square edge, from Vendor's samples
- Choice of 3" x 12" ceramic backsplash tile, from Vendor's samples
- Contemporary ceiling light fixture

### Luxurious Bathroom

- Contemporary designed vanity cabinet, from Vendor's samples, as per plan
- 12" x 24" Porcelain floor tile for main bathroom and Powder room, from Vendor's samples
- 6" x 36" Porcelain floor tile for Ensuite bathroom, from Vendor's samples
- 12" x 24" Porcelain wall tile for bathtub and shower enclosure, from Vendor's samples
- 2" x 2" Porcelain mosaic tile for shower floor, from Vendor's samples
- Undermount vanity sink as per plan
- Chrome single-lever faucet by Kohler
- Choice of ¾" quartz countertop with standard square edge, from Vendor's samples
- Contemporary mirrored medicine cabinet in main bathroom only

- Privacy locks on bathroom door(s)
- Exhaust fan in all bathrooms vented to outside
- Pressure balanced valve for bathtub and shower by Kohler
- Soaker bathtub, as per plan
- Walk-in shower with glass enclosure and frameless door

### Interior Features

- Individual seasonally controlled heating and air conditioning (vertical fancoil(s) complete with electric duct heater)
- Outdoor balcony, terrace or patio, as per plan
- Emergency voice communication system, smoke detector and heat detector per O.B.C.
- White ceramic floor tiles for laundry closet.
- Front loading washer and dryer, colour white
- Suite entry alarm connected to 24-hour-a-day monitoring station. 8-hour-a-day concierge.
- Glass sliding doors monitored for ground floor suites only
- Copper electrical wiring with circuit breaker service panel
- Individual hydro meter

### Appliances

- 30" Refrigerator, counter-depth, bottom freezer
- 30" Wide electric cooktop
- 30" Electric wall oven, stainless steel finish
- 24" Built-in dishwasher, door panel to match kitchen door choice
- 30" Built-in combination microwave range hood, stainless steel finish

### Living Area Features

- Smooth finished ceilings throughout
- 7 ½"-wide laminate flooring for living room, dining room, den, bedroom(s), hall and foyer, from Vendor's samples
- Mirrored sliding closet door at front foyer, as per plan. Balance sliding closet doors to be finished in a white laminate
- Manual roller shades for windows and balcony or patio sliding door(s).
- Contemporary interior doors with chrome lever hardware
- 2 ¼" Door casing
- 4 ½" Baseboard
- Walls, ceilings and bulkheads to be painted with white latex paint
- 9' Floor-to-ceiling height in principal rooms, except where reduced by dropped ceiling or bulkhead. Suites on LPH level to have 9' 6" ceiling height and suites on PH level to have 10' 6" ceiling height instead of 9' in principal rooms.
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2nd bedroom or den
- Pre-wired outlets for cable TV in living room, master bedroom, 2nd bedroom or den
- Capped ceiling outlet in dining room
- Ceiling light fixture in bedroom(s) and den
- Ceiling light fixture in foyer
- Electrical outlet located on balcony or terrace
- 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. Plans 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.