



FEATURES & FINISHES

STYLISH, CONTEMPORARY ARCHITECTURAL APPOINTMENTS

1. A collection of modern townhomes with private balconies, terraces, and rooftop patios[†]
2. Striking contemporary elevations with real brick, sandstone-like cement panels, stucco and metal accents
3. Architecturally designed landscaping at streetscape in courtyard
4. Low E - energy efficient windows with screens on all operable windows
5. Aluminum soffits, fascia, eavestroughs and downspouts
6. Contemporary style, insulated main entry door with door chime, black finish grip set and deadbolt
7. Glass insert swing doors to private balconies, and glass sliding door to private terrace
8. Balconies with aluminum railings[†]

ELEGANT OUTDOOR LIVING SPACES

9. Expansive rooftop terrace and private balconies[†]

SOPHISTICATED DESIGNER INTERIORS

10. Smooth ceilings throughout lower, main and upper floors, painted white
11. Soaring nine foot (9') high ceilings on lower, and upper floors[^], 10' ceilings on main floor
12. Contemporary wrought iron interior railing on lower, main and upper floors
13. Genuine natural oak staircase treads, risers and stringers from lower floor to upper floors
14. Wide plank engineered wood flooring throughout main and upper floors, with wide plank vinyl flooring on lower floor, except in tiled area
15. Contemporary 12" x 24" porcelain tile flooring[†]
16. Square edge profile baseboard and window and door casings
17. All walls and ceilings finished in standard white paint
18. Lever style interior door hardware
19. Contemporary electric fireplace in the great room

CONTEMPORARY KITCHENS

20. European-inspired open concept kitchens with island[†]
21. Kitchen cabinetry in a choice of standard schemes^{*}
22. Quartz countertops in a choice of two standard colours^{*}
23. Backsplash tile^{*}
24. Under cabinet lighting for ambience and illumination
25. Soft-close drawer slides and door hardware^{*}
26. Wide plank engineered wood flooring
27. Contemporary undermount stainless steel sink
28. Single lever faucet with pull-out spray
29. Dishwasher rough-in includes electrical (termination in basement) and plumbing (shutoffs and drain under sink) only with space for dishwasher. Hook up cabinet or dishwasher not included

EUROPEAN-INSPIRED BATHROOMS

30. European-inspired bathroom cabinetry^{*}
31. Quartz countertop in choice of two standard colours^{*} and undermount sink
32. Quality 12" x 24" porcelain tile flooring[†]
33. Glass shower enclosure with porcelain tiled walls^{*} in primary ensuite
34. Free-standing tub[†]

35. Recessed ceiling lighting in the shower stalls
36. Elongated toilet in the primary ensuite and main floor powder room
37. Polished chrome bathroom faucets
38. Pressure-balanced mixing valve in the bathtubs and showers
39. Exterior vented exhaust fan

IN-SUITE ELECTRICAL DETAILS

40. Individual 100-amp electrical panel with circuit breakers
41. White "decora style" switches and receptacles throughout
42. Ceiling-mounted light fixtures in flex room, great room, bedrooms and hallways
43. Ceiling-mounted light fixtures in kitchen
44. Light fixtures over bathroom and powder room vanities
45. 15 Pot lights, purchaser's choice of location
46. Smoke and carbon monoxide detectors, as per building code[†]
47. Roughed-in for future central vacuum
48. Outlet and switched plug in great room
49. Cat 6 wire on main floor to support wireless services (including phone, cable and data communications)

ENVIRONMENTAL FEATURES

50. Heating and cooling systems designed for reduced energy use
51. High-efficiency water heater, on rental basis
52. Programmable thermostat
53. Individual utility metering system
54. Air conditioning

HIGH QUALITY CONSTRUCTION

55. 2" x 6" exterior wood frame construction above grade and cast-in-place concrete below grade structure
56. Windows and exterior doors fully caulked and sealed
57. Tarion protection

* From Vendor's samples

[†] Per individual plans, sitings and specifications

[^] Except in areas where bulkheads for mechanical are required

The Builder shall have the right to substitute other products and materials for those listed in the schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on Builder's package as selected. All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under Tarion. E. & O.E.

