

# Features & Finishes

## Building Features & Amenities

- A ground floor lobby with convenient mail and parcel storage
- Concierge services
- Residential parking, electric vehicle charging stations, and lockers (subject to availability)
- Bike storage
- Co-working space and terrace
- Movie room
- Mixed-games room
- Recording studio/podcast room
- Spa and salt rooms
- Gym and outdoor fitness area
- Yoga and multi-purpose studio
- Party room with terrace
- Outdoor lounge and dining areas with BBQs
- Indoor and outdoor kids club
- Dog-run
- Outdoor vanishing edge four sided infinity pool and infinity hot & cold spas
- Pet-wash station

## Standard Suites

- Smooth, painted high ceilings of approximately 9', with select units having ceilings of 10', excluding bulkhead areas, per plan\*\*
- Off-white paint throughout suite interiors
- Solid core entry door, and painted interior doors with composite hollow core, including hardware
- Sliding doors on closets where shown on plan
- White decor style switches and outlets
- Selection of vinyl flooring as per plan
- Utilities such as hydro, water, heating, and cooling are individually metered
- Balconies and terraces are included as per the floor plan

## Kitchen

- Flat-paneled cabinets are included with a range of finishes to choose from
- Countertops are available in a selection of quartz
- Stainless steel undermount sink and a single lever faucet
- Completed with a selection of ceramic tile backsplash

## In-Suite Laundry

- Outfitted with a stacked washer and dryer
- Pre-selected porcelain or ceramic tile flooring

## Electrical & Technical Features

- Light fixtures in foyer, kitchen, den, flex room, washroom, bedroom(s), and walk-in closet as per plan
- Bulk internet plan and connections as per plan
- Power outlets are conveniently provided on balconies and terraces

## Appliances

### 1 bed, 1 + den, 1 + flex and 2 bedrooms suites:

- Paneled 24" refrigerator
- 24" built-in oven and 24" ceramic cooktop
- Paneled 24" dishwasher
- Full size over the range 30" microwave in selected suites

### Select 3 bedroom suites and up:

- Paneled 30" refrigerator
- 30" built-in oven and 30" ceramic cooktop
- Paneled 24" dishwasher
- Full size over the range 30" microwave in selected suites

## Bathrooms

- En-suite bathrooms as per plan
- Vanity with undermount sink
- Porcelain tile flooring
- Vanity mirror
- Shower stall is designed as per plan, with a glass panel and acrylic or tile base
- Soaker tub is provided where shown on the plan
- Faucet and shower/tub fixtures are all finished in black

## Additional Features

- Smart home capabilities throughout the building allow residents to control various aspects of their suite with ease, from home or away
- Tarion Protection ensures that new home buyers are protected by Ontario's new home warranty program

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## Please Note:

Prices and specifications are subject to change without notice. Vendor shall have the right to substitute materials for those provided in the plans and specifications provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. Colour, texture, appearance, etc. of feature and finishes installed in the unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Floors and specific finishes will depend on Vendor's décor packages as selected. Amenities and their components are subject to change based on Vendor, governmental or construction requirements. \*\* Ceiling heights are measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or dropped ceilings are required, the ceiling height will be less than the specified 9' or 10' as the case may be without limiting the generality of anything contained in this Agreement: Materials and finishes will be the Vendor's preselected standard. Where indicated, the options noted may be chosen from the Vendor's preselected standard finish packages, provided such items have not yet been ordered or installed and that colours and materials are available from suppliers and further provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in [section reference] of this Agreement of Purchase and Sale. All colour and material choices from Vendor's preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date. The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that

such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion. The Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards. 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. All dimensions, if any, are approximate. Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install 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." Decorative and upgrade items are displayed in the vignettes are not part of the standard unit. Vignettes and sales office are for display purposes only. E. & O.E.