

FEATURES & FINISHES

GENERAL SUITE FEATURES

- Ceiling height +/-9' with smooth finish except where dropped ceilings occur and/or structural beams or mechanicals exist and excluding bathroom areas *
- Laminate flooring in living, dining and sleeping spaces (washroom and laundry areas to be tiled) +
- Approximately 4" baseboards with coordinating 2" door casings
- Solid core entry door with security view hole and suite entry surround
- Sliding door(s) and/or swing door(s) throughout **
- Chrome hardware on swing door(s) +
- Wire closet shelf and/or rod in all closets
- Flat white paint finish for walls and ceilings throughout; white semi-gloss paint in bathrooms and for all trim and doors
- Balconies, terraces and patios with sliding and/or swing doors **

BUILDING FEATURES

- 24 hour Concierge service ***
- Mail area along with smart parcel storage area
- Key FOB controlled access system at entry points and garage
- Elevators accessible from parking garage, ground and residential floors
- Resident bike parking available in building
- Pet wash area and pet-friendly outdoor amenity space
- Professionally designed lobby and entrance area
- Multi-purpose common areas and lounge spaces including games room, screening room and co-working lounge
- Wellness centre with exercise, cardio and weight training spaces
- Professionally designed outdoor terrace to include outdoor BBQ and dining areas

SMART COMMUNITY HIGHLIGHTS

- 1VALET Resident App (iOS & Android)
- Digital key access into building, common areas, and suites
- Community messaging (Staff to Residents)
- Amenity booking
- Package delivery notifications (Parcel Room integration)
- Video-calling from Entry System
- Virtual SMS text keys for guest access
- Document library (DocBox)
- Service maintenance ticketing

KITCHEN

- Custom designed kitchen with 12" uppers and slab cabinetry in one of 3 colour palettes +
- Designer curated quartz countertop +
- Stacked washer and dryer
- Contemporary kitchen backsplash +
- Single basin stainless steel undermount sink with single-lever pull-down spray faucet in Chrome finish +
- 24" stainless steel appliances including counter depth fridge, 24" freestanding range, 24" panel-ready dishwasher and 30" OTR microwave

BATHROOMS

- Bathroom vanity with quartz countertop and undermount sink +
- Contemporary single lever Chrome faucet +
- Frameless mirror with valance light +
- Full height ceramic wall tile in tub surround and in separate shower stall +
- Chrome Faucet in tub or in separate shower ** +
- Clear glass shower partition or chrome framed shower enclosure with door (as per plan) with recessed shower pot light where separate shower stall is shown **
- Pressure balanced valve(s) for tub and/or shower
- 12 x 24 Porcelain floor tile in bathroom(s)
- Contemporary white acrylic soaker tub **
- Tiled shower stall floor ***
- Privacy lock on bathroom door(s)

MECHANICAL / ELECTRICAL

- Individual in-suite controlled all season heating and cooling system.
- Individual suite electricity meter(s), and water meter(s)
- Fibre cable to each suite
- Switch controlled receptacle in living area **
- Designer selected ceiling mounted light fixture(s) in den and entry corridor **
- Track lighting in kitchen
- In-suite smoke and CO detector
- One capped ceiling outlet in dining area or living/ dining area if combined (as determined by vendor) **

** Ceiling height is approximate and subject to change in areas where bulkheads, mechanical, structural beams or dropped ceilings impact height. See unit specific details for more information if applicable.

** As per plan

*** See disclosure documents for further details

+ As per Vendor's preselected standard finish packages. Must be selected at time of purchase or Vendor reserves the right to select.

FORM C3 - Dandaw Developments Limited - DAWES FINAL March 9, 2022. E & OE.