

# standard features

## BUILDING FEATURES

- Two elevators per building
- Visitor parking for guests
- **Full precast concrete structure**
- Ground floor secured lobby access
- Private mail and parcel pick up room
- Full fire suppression throughout building and in suites
- **Self-contained HVAC and ERV for individually controlled fresh, clean air**
- Key FOB access to your building, amenities and the underground parking
- Surveillance cameras throughout ground floor common areas and underground parking areas, as well as access doors to the buildings for added security and safety
- Storage locker and Tri-sorter waste management for garbage and recycling located on each floor for ease of access
- **Each suite includes one assigned underground parking and one locker** (additional parking and storage lockers are available for purchase. Some suites will have two parking spaces)
- **Two electric vehicle charging stations:** parking lot and two underground parking on a pay per use for visitors and residents
- Extensively landscaped grounds with social areas and lit exterior common areas and walkways

## BUILDING AMENITIES AND ENTERTAINMENT

- Wi-Fi enabled amenity areas
- Fitness/stretch/yoga room
- Convenient car wash in lower level
- Dedicated bicycle racks both on grade and in lower level
- Convenient pet wash area with self-serve washing station in lower level

- Ground level amenity space for entertaining with a large stylish multi-purpose room with kitchen, dining and lounge area with fireplace.
- Ground level outdoor amenity space with privacy for relaxing or entertaining

## SUITE FINISHES

- Sleek two panel entry doors to each suite with privacy viewer and brushed nickel contemporary style door handles
- **9'-10' high ceilings** dependent on floor selection (10' ceilings on 2nd and 3rd floor)
- Wide plank vinyl flooring throughout, excluding bathrooms and laundry spaces that have tile flooring
- Two panel interior passage doors with brushed nickel finish lever handles and hinges
- Contemporary square edge casing and baseboards. Casing to interior swing, sliding and bi-fold doors.
- Wall, trim and doors painted with an off white low VOC paint
- All windows and exterior doors will feature clean lines of a drywall edge, windows will receive a painted sill
- Balconies providing fresh open air, natural light while spanning the entire width of most suites (Juliette balcony for suites 13 and 14)

## KITCHEN

- Contemporary designed with clean lines upper and base cabinetry with one bank of drawers manufactured exclusively in Germany by Nobilia Kitchens
- Extended upper cabinets
- German engineered hardware
- Full depth uppers over fridge with end gable
- Chrome finish single lever faucet pull-out spray
- Durable, stain and heat resistant (180 degrees) German worktop

## APPLIANCES

- Elite European manufactured appliances; Liebherr & AEG
- **Suites up to 1200 square feet to include:**
  - 24" Built in Stainless steel oven
  - 24" Integrated cooktop
  - 24" Integrated dishwasher
  - 24" Integrated range hood
  - 24" Integrated counter-depth fridge-freezer combo
  - 24" Stainless Steel microwave oven with ventilation (option)
- **Suites 1200 square feet or larger to include:**
  - 30" Integrated cooktop
  - 30" Built in Stainless steel oven
  - 24" Integrated dishwasher
  - 30" Integrated range hood
  - 30" Integrated counter-depth fridge-freezer combo
  - 24" Stainless Steel microwave oven with ventilation (option)

## SUITE LIGHTING, TECHNOLOGY AND MECHANICAL

- Individual electrical panel in each suite
- **Individual energy efficient comfort controlled heating and cooling system** (Gas)
- **Each suite is individually metered for hydro and hot and cold water consumption** (Gas)
- White decora switches and outlets throughout
- Recessed LED lighting in bathrooms
- Track LED lighting in Kitchen
- Surface-mount decorative LED light at foyer/suite entry/closets/laundry areas
- Optional: LED light pendant above kitchen island
- Bedrooms and Living room will receive a switched outlet

- Phone, data and cable in all suites in predetermined locations
- Rough-in wiring for security system in each suite
- Exterior balcony will receive an electrical outlet and one light fixture

## BATHROOM AND LAUNDRY

- Contemporary clean line vanities enhanced by under-mount basin - white
- Chrome finish single lever faucet
- Modern porcelain wall tile
- Modern porcelain non-slip floor tile (matte finish)
- Ultra-modern, high efficiency white toilet with elongated bowl
- Chrome finish Bath faucet & Shower head with temperature setting
- Inlay soaker bathtub
- Glass shower with tile surround and acrylic base, as per plan
- White laundry closet with Gorenje stacked energy efficient, programmable front load washer and Gorenje stacked energy efficient, programmable front load dryer

## SUITE INTERIOR COLOUR PACKAGES

- Urbane Communities has provided four timeless standard design packages to choose from. Purchaser(s) will be asked to choose one of the packages for their suite. Colour packages are not interchangeable. The Purchaser(s) should also note that the Vendor has the option to substitute items within the packages if they are unavailable or discontinued without providing notice to the purchaser, provided they are equal or better
- Colour package selections and additional upgrades may be completed at a later date