

## FEATURES & FINISHES

**BUILDING**

- Contemporary, elegant condominium community
- Located in the premier Swansea neighbourhood close to transit, shopping, cafés, parks, nature, fitness trails, Lake Ontario, and the Gardiner Expressway
- Beautifully landscaped circular driveway with interlocking stone and gracious glass canopy
- Spacious outdoor balconies and terraces as per plan
- Elegant finishing details in corridors and at suite entrance doorways
- Stunning grand hotel-style lobby with concierge
- Three convenient elevators in Phase 1
- Parking for visitors
- EV parking spots available for purchase

**AMENITIES**

- Spectacular amenities are located on the ground floor, 2nd floor, and 5th floor podium roof-top

**GROUND FLOOR**

- Convenient pet washing area in lobby with separate vestibule and direct street access
- Private athletic centre complete with a yoga studio, and lockers and change area (Phase 2)
- Media room complete with lounge seating, television, tables and chairs
- Electronic gaming rooms
- Family lounge
- Management office
- Secured package storage room
- Sports lounge (Phase 2)
- Social gathering lounge with a caterer’s kitchen (Phase 2)

**SECOND FLOOR**

- Private dining lounge
- Fireside lounge
- Outdoor terrace with landscaped area for grilling, dining, and lounging
- Co-working space
- Private meeting rooms
- Green screen studio
- Kid’s learning centre with attached outdoor kid’s play area
- Two furnished guest suites for overnight guests

**FIFTH FLOOR**

- Open, landscaped, rooftop terrace
- Seasonal outdoor pool and pool deck lounge
- Lockers and change rooms
- Barbeque and outdoor dining areas
- Open sitting area
- Outdoor kids playground
- Kids recreation room (Phase 2)

**SUITES**

- Approximately 9’0” high ceilings in principal rooms\*
- Approximately 10’0” high ceilings in principal rooms on floors 2, 4 (tower suites only\*\*), 27 and 28 only\*
- Solid core entry doors with smart locks
- Expansive windows (as per plan) offering an abundance of natural light and panoramic views
- Sliding glass door to balconies or terraces, as per plan
- Designer-selected, pre-engineered laminate flooring for suite foyer, hallway, kitchen, bedroom(s), den, and dining/living areas
- Porcelain flooring in bathrooms(s), laundry areas, as per plan
- Smooth ceiling finishes throughout
- Designer-selected 4” baseboards and 3” door casings
- All drywall and trim primed and painted in an off-white
- Stacked washer/dryer with exterior venting, as per plan

**KITCHEN**

- Designer-selected kitchen cabinetry and hardware with undermount lighting
- Designer-selected quartz countertops
- Mirror kitchen backsplash
- Cabinetry with extended height upper cabinets
- Ceiling mounted contemporary track lighting fixture, where applicable
- Undermount, single-basin, stainless steel sink with single lever pull-out faucet
- Quality European integrated appliance package includes:
  - o Refrigerator with bottom mount freezer with integrated panel
  - o Dishwasher with integrated panel
  - o Built-in microwave hood fan
  - o Cook-top
  - o Oven

**BATHROOMS**

- Designer-selected porcelain floor tiles
- Designer-selected porcelain shower wall tiles
- Designer-selected quartz countertop with undermount sink
- Designer-selected vanity cabinetry
- Glass shower enclosure in primary ensuite as per plan
- Low flow, dual flush white toilet
- Pressure balanced valve for tub and shower
- Designer-selected vanity mirror
- Exterior vented exhaust fan
- Privacy lock on bathrooms doors

**LIGHTING, ELECTRICAL AND SUITE SYSTEMS**

- Smart Home Package
- Individually controlled programmable smart thermostats
- Light fixtures provided in foyer, kitchen, bedrooms, bathrooms, and den if applicable
- Capped ceiling outlet in kitchen/living area
- Duplex electrical outlet(s) at counter level in kitchen and bathroom(s)
- All balcony areas to have one electrical outlet, as per plan
- Individual metering of in-suite electricity and water
- Electric service panel with circuit breaker
- In-suite wiring to accommodate wireless connectivity

**SAFETY AND SECURITY**

- Controlled electronic access system provided at main building entry points, parking garage, amenity areas, and other common areas
- Concierge monitored two-way communication in selected key common areas
- Fire detection, protection and sprinkler systems as per Ontario Building Code
- In-suite sprinkler system, smoke and heat detector, and hard-wired fire alarm speaker as per Ontario Building Code
- Brightly painted and illuminated underground garage, with sprinklers containing several strategically located cameras monitored by the concierge, and connected to a central recording device
- Emergency call stations strategically located on each parking level to enable two-way communication with the concierge
- Stand by generator to provide emergency lighting in common areas

**WARRANTY**

- All suites are protected under the Tarion Warranty Corporation

ALL SELECTIONS ARE FROM VENDOR`S STANDARD SAMPLES. FEATURES AND FINISHES VARY BY SUITE DESIGN AND PLAN.

\* Height of ceiling may vary due to height of floor finishes and noise attenuation features. Some areas will have dropped ceilings or bulkheads to accommodate HVAC, mechanical, insulation and structural requirements, and will result in lower ceiling heights.

\*\* Suites 401-409, 424 and 425 only.

Plans and specifications are subject to change without notice. Builder may substitute materials provided such materials are of equal or better quality than the material provided in the plans and specifications. Purchaser shall only be entitled to make selections provided that the items are not already ordered or installed. Decorative upgrade items displayed in sales office or furnished model are for display purposes only and are not included in the purchase price. E. & O.E.    March 2023.