



Standard Suite Finishes

Balconies/patios/terraces*

- Sliding doors with screens* or swing doors* to outside balcony, patio or terrace*
- Double glazed windows with screens on operable windows
- Individually controlled in-suite HVAC system
- Custom designed solid core suite entry door with contemporary hardware
- Ceiling height of approximately 9' feet (excluding bulkheads required for mechanical or structural purposes)
- Smooth painted ceilings throughout
- White paint throughout entire suite
- All trim and doors painted in white
- Single plank laminate flooring in foyer/entry, hallways, living/dining areas, bedroom(s), den and kitchen as per plan
- Contemporary styled 6' 8" interior swing doors with contemporary hardware. Sliders at foyer closet as per plan.
- Contemporary 5" baseboards with coordinating door casing
- Closets include plastic coated wire shelving
- White Decora style receptacles and switches
- In suite fire sprinkler system**
- Hose bib provided on all terrace and townhouse units*
- Gas line included on ground level suites, townhome suites, 7th floor terrace suites, select 9th floor terrace suites and 10th floor suites, as per plan*
- For Standard Selections Purchasers to choose from pre-set Vendor selected standard colour packages as shown in the Design Studio at time of Design appointment

Laundry

- In suite laundry facilities include stacked front-loading washer and dryer
- Vendor's pre-selected white floor tile in finished laundry area

Electrical

- Individual 100amp service panel with circuit breakers
- Internet Services on a bulk billing basis not included in monthly common expenses
- Pre-wired for cable TV with telephone capabilities
- Ceiling light fixtures in foyer, hallway(s), kitchen, bedroom(s), den and walk-in closet*
- Capped ceiling outlet(s) in dining area*
- All balconies, terraces and patios include electrical outlet(s)
- All appliances connected and ready to use

Bathroom (Primary and/or ensuite)

- Vanity cabinet with quartz countertop with square edge
- Vanity mirror
- Porcelain/Ceramic floor tile
- 5' tub* complete with wall tile OR frameless glass shower enclosure with floor tile and wall tile as per plan
- Chrome bathroom fixtures
- Exterior vented exhaust fan in all bathrooms
- Privacy lock on all bathroom doors
- Water efficient toilet, shower heads, and faucets
- Vanity light fixture

Kitchen

- Contemporary kitchen cabinets
- Quartz countertop with square edge
- Single stainless steel under mounted sink
- Polished chrome, single lever, pull out kitchen faucet
- Tile kitchen backsplash
- LED track light fixture

24" Stainless Steel Appliance Package

for suites sized under 758 sq.ft.*

- + 24" refrigerator
- + 24" slide-in range
- + 24" dishwasher
- + Integrated hood fan insert
- + Microwave

30" Stainless Steel Appliance Package

for suites sized 758 sq.ft and larger*

- + 30" refrigerator
- + 30" slide-in range
- + 24" dishwasher
- + Integrated hood fan insert
- + Microwave

Bedroom

- Contemporary styled bedroom closet swing door(s) or sliders*
- Side by side bedrooms have sound insulated walls
- Bedroom entry door(s) feature contemporary styled interior swing door(s) with lever handles*
- Single plank laminate flooring*
- Ceiling light in bedroom area(s) and walk-in closet(s)*

Also included:

- One smart thermostat will be provided per suite on the main fan coil.
- Individual hydro and water suite consumption metering
- Protected under Tarion Warranty Corporation (formerly The Ontario New Home Warranty Program)
- Smarthome technology with resident app

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

* In applicable suites as per Vendor's plan.

** As per building code requirement.