

Features and Finishes



EXTERIOR FEATURES

- Architecturally coordinated elevations featuring brick veneer and metal siding finishes. All designs are subject to architectural control to ensure an aesthetically harmonious community*°
- Rooftop with a waterproof membrane floor system as per plans
- Metal frame with steel door and glass insert
- Stylish front entry grip set and deadbolt lock on front door
- Vinyl casement double glazed and thermo pane windows throughout
- Screens on all operable windows

QUALITY CONSTRUCTION FEATURES

- Poured in-place concrete lower level slab
- Reinforced poured concrete front porch including concrete steps °
- Structural framing includes 2" x 6" wood exterior walls, floor joists with 5/8" plywood sub floors glued and screwed down in all areas and 1/2" plywood roof sheathing
- Sound Attenuation System between units
- Exterior wall assemblies are fully insulated providing an insulation level R-20 in walls, and R-31 insulation in the roof space
- One frost free hose bib on rooftop terrace °
- Central air-conditioning system
- Exterior gas line hook-up with shut off valve on rooftop terrace

INTERIOR FEATURES

- 9' ceilings throughout*°
- Contemporary two panel interior doors with stylish lever hardware
- Classic 5 1/2" baseboards and 2 3/4" trim casings painted in white
- Natural finish oak staircase with oak handrail and pickets °
- Smooth ceilings throughout
- Space efficient front-loading electric washer/dryer (white) vented to exterior

FLOORING

- Ceramic floor tile in laundry room and bathroom(s)*°
- Engineered laminate flooring throughout*°

KITCHEN FEATURES

- Quartz countertops*
- European styled cabinets with extended uppers*°
- Under-mount single stainless-steel sink with single-lever faucet and vegetable spray*
- Ceramic tile backsplash*°
- Stainless steel appliance package including: full size electric stove with self-cleaning oven, microwave range hood fan vented to exterior, built-in full size multi-cycle dishwasher, and frost-free refrigerator*

BATHROOM FEATURES

- Ceramic tile on floors, tub surround and wall and shower floor (where applicable)*°
- Single lever chrome faucets for vanities
- Pressure balanced valve in shower
- White acrylic soaker tub in ensuite and shower stall with glass door (where applicable)*°
- Quartz vanity countertop with undermount sink in ensuite*°
- Quartz vanity countertop with undermount sink in main bathroom*°
- Accessories in all bathrooms includes towel bar and toilet paper holder
- Exhaust fan in all bathrooms vented to exterior
- Choice of vanity cabinets from vendor's standard samples*°

MECHANICAL AND ELECTRICAL

- 100 AMP electrical service with circuit breakers and copper wiring throughout
- Switch controlled split outlets in living room and family room as per vendor's plans°
- Ceiling fixtures in all bedrooms, hallway, laundry room, except kitchen with energy efficient pot lights*°
- Capped ceiling fixture outlet in breakfast area and dining room*°
- Security alarm rough-in
- Door chime on front door
- White Decora style receptacles and switch plate
- Smoke detector and carbon monoxide detectors as per Ontario Building Code
- Bathroom and exterior duplex receptacles protected by ground fault interrupter
- Exterior electrical outlets located in parking spot
- Heavy duty electrical stove receptacle
- Heavy duty electrical outlet and exterior vent for dryer
- High efficiency heating and cooling system package

- Individual metering for hydro, gas, and water
- Rough-in for electric vehicle charging in parking spot*°EV
- Pre-wired with one dedicated outlet enabling delivery of Internet/Phone and TV service °

NOTES

- * Indicates as per Vendor's standard sample(s)
- ° Indicates as per Vendor's plan
- *°EV Indicates rough-in from panel to parking spot; Purchaser responsible to complete EV installation per individual needs.
- Purchaser(s) shall select the colour and material from Vendor's standard samples only (one laminate floor colour and one paint colour per suite).
- Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.

Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes for that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute, and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, quartz, marble, porcelain, laminate flooring, engineered flooring, bathtubs, sinks, and other such products where the product manufacturer establishes the standard for such finishes.

Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping.

Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged. Plan and specifications are subject to change without notice.

Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.

All plans, elevations, sizes, and specifications are subject to change from time to time by Vendor without notice. E.&O.E.

Unit owners are covered by TARIION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARIION Warranty Program.

January 30, 2025

