



FEATURES & FINISHES

BUILDING FEATURES

- Stylish 2-storey lobby with sitting area
- Drop-off and pick-up area at entrance
- On-grade visitor parking
- Underground parking for residents
- Bicycle rack
- Barrier-free accessibility
- Guest Suites available for overnight guests
- Separate storage locker for each residence
- Moving room with rear elevator door access
- Suite ceiling heights approximately 9ft in all principal rooms
- Aluminum double-glazed thermal pane tinted windows and doors
- Balconies/Terraces with pre-painted aluminum railings and glazing and as per architectural elevations
- Steps away from VIVA, York Region transit

RECREATIONAL AMENITIES

- Spacious Party/Common Room with fireplace and terrace, featuring bar, kitchenette, espresso machine and TV
- Integrated private dining room from your catered events
- Fully equipped Fitness Centre
- Impressive outdoor amenity area featuring barbeques surrounded by furnished lounge areas
- Wifi connectivity in selected amenity areas

SUITE ENTRANCE

- Elegant solid core entry door, privacy viewer and quality-finish hardware

FLOORING

- Contemporary selection of ceramic floor tiles** in foyer, bathroom, laundry and kitchen
- Selection of laminate flooring** in all bedrooms, living room and dining room

GOURMET KITCHENS

- Open concept kitchen layouts
- Quality kitchen cabinetry with select hardware in a variety of finishes and colours**
- Polished granite countertop** with integrated breakfast bar
- Undermount double-bowl stainless steel sink with single lever pullout faucet
- Electrical outlets installed at counter level for countertop appliances
- Full size stainless steel appliances with black accents (frost-free refrigerator, stove, built-in dishwasher and microwave hood fan vented to exterior)

THE BATHROOMS

- Contemporary selection of designer ceramic tile** on floors, tub surrounded and shower walls, as per plan
- Quality vanity cabinetry with select hardware, in a variety of finishes and colours**
- Caesarstone countertop** with rectangular white undermount porcelain sink
- Chrome single lever faucets with pop-up drains
- White acrylic soaker tub
- Walk-in shower in selected suites with glass shower enclosure
- Exhaust fan in all bathrooms, vented to exterior
- Pressure balanced valve for tub and shower
- White plumbing fixtures
- Entry privacy lock

LAUNDRY ROOM

- Full-size stackable washer and dryer (white) with exhaust vented to exterior

CEILINGS

- Smooth finish ceiling in kitchen and bathrooms
- Drop ceiling in bathrooms and laundry room

MILLWORK

- 5 1/2" shaker-style baseboard
- 2 3/4" shaker-style door casing
- 2-panel smooth interior doors and select brushed nickel lever hardware

PAINT & TRIM

- Off-white latex flat paint throughout except bathroom, kitchen and laundry where eggshell paint will be used.
- Baseboards, doors and trim to be painted with latex semi-gloss

CLOSETS & SHELVING

- Mirrored sliding closet doors in foyer
- Walk-in closets in selected suites
- White sliding doors as per plan
- Wire shelving as per plan
- Linen shelving as per plan

ELECTRICAL

- Service panel with circuit breakers and copper wiring throughout
- White Decora switches and duplex outlets
- Select lighting fixtures provided in kitchen, bedrooms, bathrooms and walk-in closets
- Suites pre-wired for cable TV, telephone and internet access
- Smoke and carbon monoxide detectors installed in each suite
- Separate hydro metering for each suite

HEATING & AIR CONDITIONING

- Central fan coil system, individually controlled for optimum efficiency

SECURITY FEATURES

- Electronic communication system in lobby vestibules permitting visitors to communicate with individual suites
- Camera surveillance in key areas of underground garage and at select building entry points
- Electronic access control system to parking garage and common areas
- Provisions for concierge

*Ceiling heights are measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however that various areas of the unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings in order to facilitate the installation of structural components, mechanical systems and/or duct work. **From Vendor's standard samples.

PLEASE NOTE

The Vendor shall have the exclusive right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The 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's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the purchaser agrees that the vendor is not responsible for same. The Vendor is not responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing material or products such as carpet, tile, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are design 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 the Purchaser. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or capping. Plan and specifications are subject to change without notice. E. & O.E.