

THE FOLLOWING ARE INCLUDED IN THE PURCHASE PRICE:

SUITE FEATURES

- 9'6" ceilings in all living areas, ceiling heights may vary due to mechanical and/or structural requirements
- Double-glazed Low-E windows provided throughout as per plan and elevations
- Masonry wall construction between all suites
- Personally encoded intrusion alarm system
- Smoke detector/carbon monoxide detector as per code
- Heat detector connected to the fire annunciation panel
- Conveniently located walk-in closets as per plan
- All walls, trim and doors primed white

KITCHEN FEATURES – as per Interior Designer pre-selected colour palette

- NEFF custom-designed kitchen cabinetry with taller uppers and incorporated under-cabinet lighting and electrical outlets
- NEFF custom integrated backsplash
- Contemporary designs with multi-functional breakfast bar overhang as per plan
- Double compartment undermount stainless steel sink with single lever chrome faucet
- Overhead lighting in kitchen and breakfast area
- Deep uppers above fridge as per plan
- Marble, granite, or ceasar stone for kitchen counters and islands

APPLIANCE PACKAGE

- 36" Viking Professional Series Stainless Steel Refrigerator
- 24" Viking Professional Series Stainless Steel Dishwasher
- 30" Viking Professional Series Gas Oven and Cooktop
- 30" Airmec "Vulcano" Stainless Steel Hood Fan
- Built-in Panasonic Stainless Steel Microwave
- 27" Stacked front-loading white washer and dryer
- Penthouse suites include wet bar with 24" Viking Beverage & Wine Centre

BATHROOM FEATURES – as per Interior Designer pre-selected colour palette

- NEFF custom-designed cabinets
- Marble vanity tops with undermount sink
- Total Kohler bathroom including: porcelain fixtures, plumbing fixtures, and accessories throughout
- Master Ensuite
Marble tiles for floor, bathtub surround and shower enclosure
- Second Bathroom
Ceramic tiles for floor, bathtub surround and/or shower enclosure as per plan
- Shower stalls where indicated will be completed with frameless glass shower door enclosure
- Vanity mirrors with surface-mounted light fixture
- Exhaust fan in all bathrooms vented to the outside



- Privacy locks on all bathroom doors
- Pressure balanced valves for tub & shower

FLOORING MATERIALS – as per Interior Designer pre-selected colour palette

- Engineered/pre-finished hardwood flooring in living/dining, kitchen, den, office, library and hallway as per applicable plan
- Woven loop broadloom with ½" foam underpad in all bedrooms
- Marble, granite, or ceramic tile for powder room, main bath and ensuite bath
- Ceramic tile flooring for laundry/storage area

INTERIOR FEATURES

- Climate control heat pump with centralized air conditioning
- White "Decora" style switches and receptacles throughout
- Ceiling light fixtures in foyer and hallways
- Capped ceiling light outlet in dining room, bedrooms and den as per applicable plan
- Electrical copper wiring with circuit breaker service panel

LIVING AREA FEATURES

- Outdoor balcony or terrace as per plan
- Swing door to outside balcony, terrace or patio with glass insert
- Solid core suite entry door with dead-bolt lock and guest viewer

- "Claremont" design paneled interior doors with brushed-nickel finish levered hardware where applicable
- 7 ¼" baseboards with 2 ¾" casings on all doors
- Smooth ceilings in all areas painted white
- Telephone wiring provided in a minimum of 4 locations completed to cover plate
- Cable TV wiring provided in 2 locations completed to cover plate

SAFETY FEATURES

- Underground parking with security cameras in the garage area along with parabolic mirrors in underground parking for greater visibility of pedestrians and vehicles
- Common area surveillance cameras and computer access cards or key fobs
- Enterphone system for visitors to contact residents directly to gain admittance
- Garage is ventilated and protected by a fire sprinkler system for added safety and protection
- Fire safety system in accordance with the current Ontario Building Code for your safety and comfort
- Garage walls are painted white and lit with fluorescent lighting



Artist's concept.

(Note: all kitchen appliances are stainless steel. Washer and dryer in white finish.) All of the above specifications are from Vendor's standard samples. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. Engineered flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. The ceiling height of any suite is approximate and is measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than the stated ceiling height for that floor. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms, and hallways), the ceiling height will also be less than the stated ceiling height for that floor. Prices, specifications and terms are subject to change without notice. E.&O.E. October 7, 2009.