

COMBO SUITES, TOWNHOMES & LOFTS

features & finishes

THE BUILDING

- Architectural design by award-winning architect Peter Clewes of architectsAlliance
- Beautifully appointed interiors by award-winning interior design firm Johnson Chou
- 24/7 Concierge
- Soaring two-storey lobby with waiting area lounge
- Security access fob for all residents
- Underground parking with security monitoring from concierge desk
- Sustainable rainwater harvesting system used for irrigation
- Individual suite utility metering

AMENITIES

- Outdoor infinity pool & overflow hot tub complete with shower, poolside cabana lounge, sunbathing area, fireplace & gas fire pit lounge
- BBQ's with private dining areas
- Party room with demonstration kitchen and bar, indoor dining & lounge area, connected to a private outdoor dining area complete with BBQ and lounge
- Relaxation spa, equipped with hot stone therapy room, steam room, and tranquility lounge, as well as a private shower, change room and common area bathrooms
- Fitness facility with cardio, free weights and studio/stretch area
- Sports bar lounge with golf simulator, bar, games tables, and TV lounge area
- Public Wi-Fi in select common areas

SUITES

- Approximately 9' exposed concrete ceilings, as per plan, exclusive of bulkhead requirements
- Floor-to-ceiling, high performance glazing/window system
- Choice of engineered wood flooring with acoustic underlay throughout main living areas and bedrooms, as per plan
- Custom designed solid core entry door with security view-hole
- Lever door hardware for interior doors in stainless steel finish
- TV/telephone outlets in principal rooms
- Front loading stacked washer/dryer with exterior venting, as per plan
- Choice of porcelain floor tiles in laundry as per plan, from builder's samples
- Built-in smoke/heat detectors and in-suite water sprinkler system
- In-suite controlled energy efficient air-conditioning and energy recovery ventilation system

KITCHENS

- Custom designed contemporary kitchen cabinetry by Johnson Chou, in a variety of colors and finishes, from builder's standard samples
- Panel ready, integrated refrigerator, electric cook top & wall oven, 24" integrated dishwasher, and stainless steel insert exhaust fan
- Quartz countertops and backsplash as per builder's samples
- Stainless steel under-mount large single bowl sink
- Polished chrome single lever kitchen faucet with pull-out spray
- Ceiling-mounted track light, as per plan
- Under cabinet lighting
- Kitchen island, as per plan

BATHROOMS

- Custom designed contemporary bathroom vanity designed by Johnson Chou, in a variety of colours and materials, from builder's samples
- Glass shower stall with chrome fixtures, as per plan
- Vessel sink and extended vanity mirror
- Polished chrome wall-mounted single lever bathroom faucet
- Solid surface countertops from builder's samples
- Choice of full height porcelain wall tiles in tub and shower enclosures, from builder's samples
- Choice of porcelain tile flooring from builder's samples
- Pressure-balanced mixing valve for tub and shower
- White bathroom fixtures
- Towel bar and toilet paper holder as per plan

TECHNOLOGY & SECURITY

- Enterphone and security monitoring system at lobby
- Underground parking equipped with security monitoring system
- Personal remote transmitter for parking garage door access provided with each parking space
- Controlled door access throughout public/common areas
- Long-life service panel with circuit breakers in each suite
- Pre-wired multi-media technology with RG6 for cable and television
- Pre-wired telephone and high speed communication Category 5 wiring in every suite

All suites protected under TARION Warranty Corporation. All interior floors, wall finishes and materials for which the Purchaser is entitled to make a selection are to be chosen from Builder's standard samples, and as per Builder's specifications.

COMBO SUITES, TOWNHOMES & LOFTS

features & finishes

NOTES:

1. Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.
2. Drop ceilings and bulkheads may occur to accommodate HVAC, electrical and mechanical requirements which will reduce ceiling height.
3. Purchasers must make all finishing selections from the Vendor's standard selections. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given fourteen (14) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
4. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.
5. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
6. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
7. All specifications and materials are subject to change without notice.
8. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Unit or building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
9. Floor and specific features will depend on the Vendor's package as selected.
10. The Purchaser acknowledges that the exposed texture of the concrete ceiling finish is equivalent to concrete forming industry standards.
11. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect, whose determination shall be final and binding.
12. Colour, grain, texture and 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. Sizes and specifications subject to change without notice.

E. & O.E