

Features and Finishes Penthouse and Loft suites

KITCHENS

- Choice of contemporary custom designed cabinetry with extended upper cabinets and full depth fridge upper cabinet, one bank of drawers.
- Choice of quartz counter top with straight polished edge.
- Choice of 4" x 16" ceramic tile backsplash.
- Single Bowl Undermount stainless steel sink with single lever faucet with pull out spray.
- Brand name Energy Star rated 11 cubic foot frost-free refrigerator with stainless styling.
- Brand name 24" self-cleaning range with stainless styling.
- Brand name Energy Star rated 24" built-in dishwasher with stainless styling.
- Brand name built in combination microwave/hood fan with stainless styling, vented to exterior.

BATHROOMS

- Choice of custom designed vanity.
- Choice of 12" x 24" porcelain tile for bathroom floor and choice of 4" x 16" ceramic wall tile for bathtub or shower enclosure.
- Choice of ceramic tile baseboard
- Choice of quartz vanity counter top with approximately 3" backsplash return and an undermounted vanity basin.
- Mirror over vanity basin in all bathrooms.
- Single lever faucet for vanity basins.
- Exhaust in all bathrooms vented to exterior.
- Privacy lock on bathroom door.
- Safety pressure balance valve for shower.
- Framed glass door for shower enclosure.
- Waterproof ceiling light provided in shower enclosure.
- White plumbing fixtures.
- Water efficient low flow toilet.
- High pressure, water efficient low flow shower head.

LAUNDRY

- In suite laundry closet with stacked white brand name front loading dryer and Energy Star rated washer, vented to exterior.
- 8" x 8" white ceramic floor and baseboard tile.

COMFORT & SECURITY

- Professional concierge service.
- Individual comfort-controlled heating and air conditioning.
- Energy efficient thermal glazed windows with aluminum frames.
- Energy recovery exhaust ventilation system provides a high level of indoor air quality, comfort and user control of fresh air flow.
- Suite equipped with emergency voice communication system, smoke detector and sprinkler protection system.
- Fire-rated suite entry door with privacy viewer.
- Access device to building entrances and underground parking garage.
- Video monitored cameras at front entrance, parking garage and grounds, linked to concierge.

INTERIOR FINISHES

- Approximately 10'-0" ceiling height for penthouse floors measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and required drop ceilings.
- Approximately 9'-0" ceiling height for Loft units measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and required drop ceilings.
- 8 mm laminate flooring in all areas except the laundry and bathroom(s).
- 8' interior doors with 3" casing including back band trim and 7-1/4" baseboard (Penthouse units).
- 7' interior doors with 3" casing including back band trim and 7-1/4" baseboard (Loft Units).
- Decorative brushed nickel lever door handles.
- Bedroom closets to have white panel sliding doors.
- Trim and doors to be painted with low V.O.C. birch white semi-gloss paint, for better indoor air quality.
- Walls and dropped ceilings to be painted with low V.O.C. birch white latex paint, for better indoor air quality.
- Ceilings in all areas will have a white stipple finish.
- Door to exterior balcony or terrace as per plan.
- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit.

ELECTRICAL FEATURES

- Energy efficient ceiling light fixture package including bedrooms.
- Switch to plug outlet in living area.
- Capped ceiling outlet in living/dining area.
- Copper electrical wiring with circuit breaker service panel.
- Pre-wired cable outlet in living area, bedrooms.
- Pre-wired telephone outlet in living area, bedrooms.
- Individually metered hydro and water consumption.
- Decora switches and plugs.

BALCONIES AND/OR TERRACES

- Terraces with 2' x 2' decorative pavers.
- Exterior receptacle on balcony and/or terrace.

Please note: Features, finishes, specifications and choice of Vendor's samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colours/materials from Vendor's samples as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated. Variation from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. E. & O.E.

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Features and Finishes Tower suites

KITCHENS

- Choice of contemporary custom designed cabinetry with extended upper cabinets and full depth fridge upper cabinet, one bank of drawers.
- Choice of quartz counter top with straight polished edge.
- Choice of 4" x 12" ceramic tile backsplash.
- Single Bowl Undermount stainless steel sink with single lever faucet with pull out spray.
- Brand name Energy Star rated 11 cubic foot frost-free refrigerator with stainless styling.
- Brand name 24" self-cleaning range with stainless styling.
- Brand name Energy Star rated 24" built-in dishwasher with stainless styling.
- Brand name built in combination microwave/hood fan with stainless styling, vented to exterior.

BATHROOMS

- Choice of custom designed vanity.
- Choice of 12" x 12" ceramic tile for bathroom floor and choice of 8" x 16" ceramic wall tile for bathtub or shower enclosure.
- Choice of ceramic tile baseboard.
- Choice of quartz vanity counter top with approximately 3" backsplash return and an undermounted vanity basin.
- Mirror over vanity basin in all bathrooms.
- Single lever faucet for vanity basins.
- Exhaust in all bathrooms vented to exterior.
- Privacy lock on bathroom door.
- Safety pressure balance valve for shower.
- Framed glass door for shower enclosure.
- Waterproof ceiling light provided in shower enclosure.
- White plumbing fixtures.
- Water efficient low flow toilet.
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- Access device to building entrances and underground parking garage.
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INTERIOR FINISHES

- Approximately 9'-0" ceiling height for floors measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and required drop ceilings.
- 8 mm laminate flooring in all areas except the laundry and bathroom(s).
- 7' interior doors with 3" casing including back band trim and 5-1/4" baseboard (where construction permits).
- Decorative brushed nickel lever door handles.
- Bedroom closets to have white panel sliding doors.
- Trim and doors to be painted with low V.O.C. birch white semi-gloss paint, for better indoor air quality.
- Walls and dropped ceilings to be painted with low V.O.C. birch white latex paint, for better indoor air quality.
- Ceilings in all areas will have a white stipple finish.
- Door with screen, to exterior balcony or terrace as per plan.
- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit.

ELECTRICAL FEATURES

- Energy efficient ceiling light fixture package including bedrooms.
- Switch to plug outlet in living area.
- Capped ceiling outlet in living/dining area.
- Copper electrical wiring with circuit breaker service panel.
- Pre-wired cable outlet in living area, bedrooms.
- Pre-wired telephone outlet in living area, bedrooms.
- Individually metered hydro and water consumption.
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