

FEATURES AND FINISHES

SUITE FEATURES AND FINISHES

- Ceiling height of approximately 9' on floors 2-10, 11' on ground level and 10' on floors 11, 9'10" on floor 12 (except where bulkheads and/or structural beams or mechanicals exist.)
- Smooth ceilings throughout
- Sliding balcony glass door, as per plan
- Modern style solid core suite entrance door
- Private balcony, patio, terrace, as per applicable plan
- Wide plank laminate flooring from Vendor's standard design packages
- Floor tile in washrooms and laundry area from Vendor's standard design packages
- All interior suite doors, baseboards, and trim to be complete with white interior semi-gloss paint finish
White interior flat paint finish on walls throughout
- Wire closet shelf and/or rod in all closets
- Laundry featuring white stacked washer/ dryer unit, vented to the exterior

KITCHEN

- Custom designed kitchen cabinetry with choice of colour from Vendor's standard design packages
- Soft close cabinet doors and drawers
- Quartz kitchen countertop with polished finish and straight edge as per Vendor's standard design packages
- Tiled backsplash as per Vendor's standard design packages
- Stainless steel sink with modern single lever pull-down faucet
- LED track light fixture with adjustable light heads
- Premium stainless-steel appliances including:
 - 24" Panel-ready Refrigerator
 - 24" Panel-ready Dishwasher
 - 30" Cooktop
 - 30" Wall Oven
 - 30" Over-the-range Microwave

BATHROOM

- Custom designed cabinetry with quartz countertop and undermount sink
- Designer vanity medicine cabinet with mirror and LED lighting
- White soaker tub with designer selected fixture package
- Chrome framed shower enclosure with door and shower pot light, as per applicable plan where shower stall is shown
- Full height wall tile in tub surround and in separate shower stall, as per applicable plan
- 12" x 24" floor tile in bathroom(s) from Vendor's standard design packages

MECHANICAL/ELECTRICAL

- Individual in-suite controlled heating and cooling system with Energy Recovery Ventilator
- Individual in-suite electricity meter(s)
- Individual in-suite hot and cold-water meter(s)
- White Decora switches and outlets
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, dining room and bedroom(s), as per plan
- Water leak detection sensor(s) in laundry area
- In-suite smoke and heat detector(s)
- In-suite sprinkler fire protection system

BUILDING FEATURES

- Professionally designed lobby and entrance area
- Rooftop Lounge overlooking Little Lake, with BBQ, dining area, and sun lounge area
- Fitness room with exercise equipment
- Party room with kitchen and dining area
- Multi-purpose activities room
- Guest suite
- Pet-wash station

SMART COMMUNITY

- 1VALET Resident App (IOS and Android)
- Digital Key Access into the building, common areas and suites
- Smartphone Video Calling from Main Entry
- Facial Entry
- Resident Marketplace
- Digital Code & Guest App for Guest Access
- Document Library (DocBox)

WARRANTY

- New home warranty protection backed by Tarion Warranty Corporation