

EXQUISITE FEATURES AND FINISHES

EXCLUSIVE BUILDING FEATURES AND AMENITIES:

- Stunning architecture by Page + Steele architects and elegant interior design by Chapman Design Group
- Outstanding 27 storey building with a striking covered entrance canopy – the gateway to a glamorous 2 storey lobby
- The building design includes wrap around terraces with glass railings, energy efficient tinted double-glazed windows, and an exquisite landscape plan and tot lot
- Upgraded plumbing piping system and thermal insulation to building perimeter of all typical floor slabs
- Excellent amenities including formal Dining Room and Party Room, with fully equipped European style kitchen and featuring direct access to a luxurious landscaped roof top terrace with B.B.Q. patio
- State-of-the-art Theatre Room, Billiards Room, Fitness Room and Yoga Studio
- Three Designer Furnished Elevators
- Hotel Style Guest Suite

ELEGANT SUITE FEATURES:

- 9' ceilings throughout (Penthouse suites to feature 10' ceilings) except where required bulkheads and dropped ceilings are installed
- Elegantly designed suite entry featuring 7' high solid core door with dead bolt, satin nickel finish lever hardware and security viewer
- Stylish painted panel interior suite doors with satin nickel finish lever hardware
- Step style 5 ½" baseboards and 2 ¾" casing in paint grade finish
- 8' high white, framed, clear mirror sliding closet doors to the foyer and bedrooms where applicable
- Wire closet shelving including linen shelving as per plan
- Sprayed stippled ceilings throughout, except smooth ceilings in kitchen, powder room, bathroom, ensuite and laundry
- All interior suite doors and trim to be painted in white semi-gloss paint
- Flat latex off-white paint throughout except satin off-white paint finish in kitchen, bathrooms and laundry
- Conveniently located laundry facility featuring white stacked washer and dryer, vented to exterior

GOURMET KITCHEN FEATURES:

- Designer kitchen cabinetry featuring extended uppers and pantry units as per kitchen layout
- Laminate countertops complete with flush

breakfast bars as per plan

- Ceramic tile backsplash above kitchen counters
- Double stainless steel sink and designer faucet with pull out spray
- Quality all white appliances including: Energy Star frost-free refrigerator Energy Star built-in dishwasher Porcelain top self cleaning range Combination microwave oven/hood fan vented to exterior

SPA-INSPIRED BATHROOM FEATURES:

- Stand-alone designer vanities with marble counter tops and under mount rectangular sink(s)
- Attractive framed mirror with designer light fixture above vanities
- Combination soaker tub / shower or separate shower as per plan
- Chrome framed showers with clear safety glass as per plan
- Single lever controls with pressure balance valve in all tubs and showers
- Deluxe lever faucets in all bathrooms and powder rooms
- Porcelain tile walls in all enclosed showers and combination tub/shower
- Wainscot height porcelain wall tile complete with trim moulding behind designer vanities and toilets in all bathrooms
- Premium style white plumbing fixtures
- Privacy locks on all doors

FLOOR COVERINGS:

- Pre-finished laminate wood flooring in living, dining, den, hallways and bedrooms
- Porcelain floor tiles in foyer, kitchen, breakfast, bathroom(s) and laundry

ELECTRICAL FEATURES:

- Individual hydro smart metering
- Individual service panels in all suites
- Pre-wired TV outlet in bedrooms, living room and den
- Pre-wired telephone outlet in bedrooms, living room and den
- High-speed internet connections available at all cable and telephone outlets
- White Decora style switches and receptacles throughout
- Track lighting in kitchen
- Distinctive ceiling light fixtures in foyer, hallway, den, and walk-in closets where applicable
- Pre-wired capped ceiling outlet in the dining area
- Pre-wired capped ceiling outlet in all bedrooms with one switched outlet connected to a wall receptacle in each bedroom

- Switched outlet connected to a wall receptacle in living area
- Split receptacles above kitchen counters

COMFORT SYSTEMS:

- Individual controlled air conditioning and heating
- Individual gas meters located in suite

PEACE OF MIND SECURITY FEATURES:

- Security system with enterphone facility at building entrance with in-suite monitoring capabilities
- Computerized proximity access system for residents for controlled building access
- Emergency panic alarms to underground parking garage
- Personalized key chain remotes for garage access
- Smoke, heat and carbon monoxide detectors
- Strategically located recorded video surveillance cameras in all common areas, lobby area and underground parking garage

RESIDENT PARKING AND LOCKER:

- One parking stall and locker included in the purchase of all suites
- Walls and ceilings of underground parking painted bright white with a high level of energy efficient lighting
- Full ventilation and sprinkler system throughout parking garage
- Indoor car wash bay located in underground parking garage
- Bicycle storage area

WARRANTY: All suites are protected under the Ontario New Home Warranty Program. Coverage consists of: One (1) year work and material warranty; Two (2) year "Power Train" Warranty; Seven (7) year Major Structural Defect Warranty Deposit coverage (set limit).

PLEASE NOTE: Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with ONWHP bulletin #22. Actual living area will vary from floor area stated. Subject to paragraph 4 of the agreement of Purchase and Sale attached hereto, the vendor shall have the right to substitute other products and materials for those listed in this Schedule 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. Decorative and upgraded items displayed in the sale office are for display purposes only and are not included in the purchase price. Floors and specific finishes will depend on vendor's décor package as selected E. & O. E.