

# Features & Finishes

### QUALITY EXTERIORS AND FEATURES

- Contemporary architectural design and building features complete with glass, stone, and brick;
- Balconies and terraces<sup>\*</sup>;
- Ground level covered resident parking spaces, heated parking garage and pet cleaning station;
- Outdoor pool and club house, billiards room, meeting room, fitness studio, tennis and pickleball courts<sup>\*\*</sup>;
- Lake Access\*\*;
- Ambient site lighting for overall aesthetics and community safety.

# SPACIOUS INTERIORS

- Ceiling height approximately 9'-0" with smooth finish<sup>\*†</sup>;
- Premium flooring throughout in foyer, living/ dining areas, bedroom(s), kitchen and den<sup>±</sup>;
- Solid core suite entry door with security view hole and suite entry door surround;
- Sliding door(s) (hollow core and/or glass)\*;
- Contemporary door hardware with a brushed metal finish;
- Modern 5" baseboards with coordinating 2½" door casings;
- Wire plastic coated closet shelf and/or rod in all closets;
- Separate linen storage area<sup>\*</sup>;
- Warm white tones for walls throughout, with semi-gloss finish for bathrooms and flat finish for ceilings;

• Balconies and terraces with luxurious oversized sliding doors<sup>\*</sup>.

### **GOURMET KITCHENS**

- Spacious open concept kitchen with contemporary upper and lower cabinetry<sup>±</sup>;
- Choice of quartz countertops in contemporary colours and styles<sup>±</sup>;
- Choice of ceramic tiles for backsplash<sup>±</sup>;
- Convenient double basin, under mount stainless steel sinks with single-lever pull-out spray faucet with a brushed metal finish.

### AWESOME APPLIANCES

- European-inspired stainless steel appliances in kitchen consisting of 30" refrigerator, 30" electric oven with cooktop, under cabinet range hood, 24" dishwasher, and under counter microwave;
- Convenient white front load washer and dryer<sup>\*</sup> with exterior venting.

# ENSUITE RETREAT

- Designer-inspired luxurious double vanities with choice of durable quartz countertop<sup>\*±</sup>;
- Single-lever faucet with contemporary brushed metal finish;
- Oversized frameless mirror with wall sconce lighting;
- Shower enclosure with full wall height porcelain tiles and framed glass shower door<sup>\*</sup>;
- Contemporary single-lever faucet with a brushed metal finish and showerhead in tub and/or in separate shower<sup>\*</sup>;

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## ENSUITE RETREAT CONT'D

- Recessed ceiling moisture resistant light in separate shower enclosure";
- Pressure balanced valve(s) for tub and/or shower;
- Comfort height, low consumption toilet with soft close lid;
- Choice of porcelain floor tile in bathroom<sup>±</sup>;
- Privacy lock on bathroom door(s).

### RELAXING BATHROOM(S)

- Designer-inspired vanity with choice of durable quartz countertop and under mount sink<sup>±</sup>;
- Single-lever faucet with a brushed metal finish;
- Fashionable oversized mirror with wall sconce lighting;
- Comfortable white acrylic soaker tub surrounded by a choice of porcelain tiles from tub to ceiling<sup>\*±</sup>;
- Timeless porcelain tiles from floor to ceiling in stand-up shower enclosure, complete with framed glass shower door<sup>\*</sup>;
- Contemporary single-lever faucet with a brushed metal finish and showerhead in tub and/or in shower enclosure<sup>\*</sup>;
- Recessed ceiling moisture resistant light in shower enclosure<sup>\*</sup>;
- Pressure balanced valve(s) for tub and/or shower;

- Comfort height, low consumption toilet with soft close lid;
- Choice of porcelain floor tile in bathroom<sup>±</sup>;
- Privacy lock on bathroom door(s).

#### MECHANICAL/ELECTRICAL FEATURES

- Individually controlled heating, venting and air conditioning.
- Pre-wired telephone and cable outlets in den, bedroom(s) and living/dining area<sup>\*</sup>;
- Switch controlled receptacles in living area, and bedroom(s), with ceiling mounted light fixture(s) in den, entry corridor and pot lights in kitchen';
- In-suite smoke and carbon monoxide detector(s);
- In-suite water sprinkler system;
- In-suite ERV (Energy Recovery Ventilation) unit(s)<sup>\*</sup>.

### PENTHOUSE EXCLUSIVES

- Striking gas fireplace in living room<sup>\*±</sup>;
- Convenient natural gas line on balcony\*;
- Oversized 8'-0" interior doors\*;
- Ceiling height is approximately 10'-0" with smooth finish<sup>i</sup>;
- Choice of quartz backsplash in kitchen<sup>\*</sup>;
- \* Where applicable and as per plan.
- \*\* See disclosure document for full details.
- As per Vendor's preselected standard finish packages.
  Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.



The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not the same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements. E.&O.E.

