

Buildings M and J Condominium Suites

DANIELS DISTINCTION FEATURES

1. Ceramic tile in tub and shower enclosure walls installed on tile backer board.
2. Pressure balance valve in all tub and shower enclosures.
3. Heavy-duty 2"x 6" exterior wall construction with R27 insulation.
4. All wood subfloors glued and screwed down.
5. Comprehensive air-seal package to all windows and exterior doors.
6. R40 insulation in roof for suites on the top floor only (as per applicable plan).
7. Vinyl windows, full-height glass door inserts, sidelights and patio sliding doors shall have a completely sealed unit with double layer of low-E coated glass filled with Argon gas (as per model selected).
8. Draft resistant electrical boxes on exterior walls throughout the building, and roof on top floor suites (as per applicable plan).
9. Media Center enclosure for concealing data/communication and cable wiring complete with an electrical duplex receptacle inside (location determined by Vendor).
10. Fully landscaped community with hard and soft surfaces.

BUILDING FEATURES

11. Boutique-style midrise building built in accordance with Toronto Green Standards.
12. Enter-phone system in main entrance vestibules and parking garage.
13. Video surveillance system with cameras located in the main building lobby and at strategic locations in underground garage. Allows in-suite viewing of main lobby and garage entrance, through cable television connection direct to suite.
14. Tastefully decorated elevator lobbies and corridors.
15. Energy efficient elevator from the parking garage to each floor.
16. Mailroom located at ground floor lobby.
17. Sprinkler system in building to all suites and common areas with concealed sprinkler heads, and fire hose cabinets located in corridors.
18. Automatic snow melting system on all unprotected exit stairs and garage ramp.
19. Dedicated boilers to heat common areas.
20. Garbage chute on each floor for disposing refuse and recyclables. Garbage chute rooms will have lights controlled by occupancy sensor.
21. Fully carpeted corridors. Porcelain/ceramic flooring in exit corridor, vestibules, mail room, garbage disposal room, and elevator lobby.
22. Conditioned air in entry vestibule, main elevator lobby, corridors, and amenities (where applicable).
23. Critical common area equipment is connected to Building Automation System (BAS).
24. Common area walls covered with vinyl wallpaper.

EXTERIOR FINISHES

25. Architecturally selected and colour coordinated exteriors with brick and fiber-cement board trim/siding (as per model and elevation selected).

26. Flat roof system with high albedo materials to reduce urban heat island effect and meet Toronto Green Standards.
27. Low maintenance vinyl casement windows throughout. All operable windows have heavy duty screens with white frames and hardware. Bird friendly frit pattern on windows (where applicable) to meet Toronto Green Standards.
28. One exterior GFI outlet for all ground floor patios/terraces or upper balconies (as per model selected).
29. Metal fenced, or open patios, with aluminum privacy screens with obscure glass inserts (as per model selected).
30. Balconies on upper floors with aluminum balcony railings with clear tempered (safety) glass inserts/ pickets, aluminum privacy screens with obscure glass (as per model selected). Bird friendly frit pattern on balcony railings (where applicable) to meet Toronto Green Standards (as per model and elevation selected).
31. Exclusive use terraces for ground floor units facing landscaped areas.

IMPRESSIVE SUITE FEATURES

GENERAL

32. Approximately 9' high ceilings on living floors. Where bulkheads are present or drop ceilings are required, the height of the ceiling will be less than 9'.
33. Solid core suite entry door, complete with satin nickel tarnish resistant deadbolt and hardware from corridor to suite.
34. Sliding glass patio doors with screens or swing doors to all upper floor balconies and ground floor units facing amenity space (as per model selected).
35. White window coverings (as per model selected).
36. All closet sliders are clear mirror with white metal frame. Closets have pre-finished wire shelving.
37. Interior walls decorated in flat latex paint with one coat primer and one finish coat throughout. Doors and all interior wood trim to be semi-gloss paint. Colour selected by Vendor.
38. Smooth paint finish to ceilings in kitchen / breakfast and bathrooms only. All other areas to have sprayed stippled ceilings with a smooth painted border.
39. Decora Style white plugs and switches.
40. White, compact two-piece stackable washer and dryer for 1-Bedroom + Den and smaller suites. Full size one-piece stacked washer and dryer for 2-Bedroom and larger suites.
41. Interior trim package includes flat panel interior doors complete with satin nickel lever hardware and flat stock profile baseboards and casings.
42. Flooring items are selected by the Vendor and installed as per following:
 - Imported ceramic tile flooring installed to:
 - i. All bathrooms
 - ii. Laundry and mechanical rooms
 - Laminate flooring installed to:
 - i. Kitchen
 - ii. Living
 - iii. Dining
 - iv. Bedrooms
 - v. Dens

Buildings M and J Condominium Suites

KITCHEN FEATURES

43. Quartz countertops with ¾" polished edge (selected by Vendor).
44. Single compartment, undermount stainless steel sink with single lever faucet.
45. Hood fan over stove, ducted to exterior. Dedicated receptacle for future microwave hood fan.
46. Cabinetry with extended height uppers (selected by Vendor).
47. Ceramic tile backsplash (selected by Vendor).
48. Kitchen appliance sizes are pre-determined and vary based on model selected.
 - Package A applicable to all units up to 1-Bedroom + Den to include: 24" Refrigerator, 24" Stove, 24" Hood fan and 24" Dishwasher.
 - Package B applicable to 2- and 3-Bedroom units to include: 30" Refrigerator, 30" Stove, 30" Hood fan and 24" Dishwasher.

BATHROOM FEATURES

49. Vanities (selected by Vendor).
50. White bathroom fixtures throughout with single lever faucets.
51. Mirror over vanity in bathroom(s) / ensuite(s) as per model selected to width of cabinet.
52. Water-efficient toilets and showerheads throughout.
53. Laminated countertops with white sink (selected by Vendor).
54. Bathroom accessories to include towel bar and toilet paper dispenser.
55. Shower enclosures include clear glass and chrome frames complete with white acrylic shower base in models with shower (as per model selected).
56. Tile baseboard in all bathrooms.
57. Exhaust fan vented to the exterior through ERV.

HVAC / ELECTRICAL / PLUMBING

58. Suite air tempering via high velocity air handler system with suite cooling handled by individual air conditioning condenser.
59. Power vented gas fired instantaneous water heater with a storage tank on a lease basis, providing domestic hot water and heating for the home.
60. Gas and hydro to be separately metered per unit. Water to be bulk metered.
61. 100-amp electrical service with circuit breaker panel, including 220V receptacle for stove and dryer.
62. Interconnected combination smoke and carbon monoxide detector/alarm hardwired and installed according to OBC requirements.
63. Fire alarm system monitored by third-party monitoring agencies.
64. Energy efficient interior light fixtures (selected by Vendor). Fixtures provided for kitchen, hallways, bathrooms, and bedrooms capped ceiling outlet in the dining room and switched outlet in the living room.
65. Wiring will be provided to deliver TV, phone and internet service.
66. Plumbing for water lines and drain for connecting washer in mechanical/laundry room (as per model selected). Dryer venting including booster fan, lint trap and associated ductwork to exterior.
67. All bathrooms vented to outside with mechanical fan.

UNDERGROUND PARKING

68. Video surveillance system with cameras located in the P1 level elevator lobby and underground garage.
69. Fully sprinklered and protected underground parking garage.
70. Fully automatic garage exhaust fan connected to the Carbon Monoxide detection and monitoring system in addition to a continuously operating ventilation fan.
71. Parking for residents and visitors accommodated below grade.

PLEASE NOTE: Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. All areas and stated room dimensions are approximate. Floor area measured in accordance with HCRA Directive titled "Floor Area Calculations - Condominium Homes," dated February 1, 2021. Actual living area will vary from floor area stated. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, 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. Decorative and upgraded items displayed in the future furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O.E. - April 2022