

# FINISHING DETAILS



## Elegant Architecture

- Contemporary designed community of 20 urban towns and 10 townhomes in the exclusive, vibrant and fast developing neighbourhood.
- Sophisticated elevations with striking architectural features including bi-chromatic clay brick and accents<sup>††</sup>.
- Cast-in-place concrete construction.
- Insulated entry door(s) with glass sidelight, weather-stripping and deadbolt lock.
- High quality energy efficient windows with Low E-Argon filled and screens on all operable windows.
- Brushed nickel-finish front door entry set, address plate, and modern exterior lighting.
- Private balcony(s) with sleek aluminum railings, glass panels and accent lighting.<sup>†</sup>
- Quality sliding doors to private balconies.<sup>†</sup>
- Lush professionally designed landscaping and planting.
- Illuminated exterior walkways with custom designed path lighting fixtures.

## Parking

- 30 secured private underground resident parking spaces accessible via a state-of-the-art car elevator.
- Visitor parking available at grade and underground.

## Stunning Interiors

- Soaring nine foot (9') high ceilings throughout<sup>†</sup>, except where bulkheads and drop ceilings exist.
- Interior slab doors with high end hardware.
- Smooth painted ceilings and walls throughout (low VOC paints).
- Designer selected 4" square profile baseboard.
- 2" window and door casings.
- All staircases with rich natural oak treads, risers and handrail with wood pickets.
- Wire metal shelving in all closets.
- Beautiful wide plank designer selected laminate flooring\*
- All interior door hardware to be lever style in satin-finish.



## Gourmet Kitchens

- Designer Italian manufactured contemporary kitchen cabinetry in a selection of colours and textures.\*
- Premium porcelain slab countertop.\*
- Premium porcelain slab backsplash.\*
- Back splash convenience outlets.
- Undermount contemporary single bowl stainless steel sink.
- Shut-off valve to the kitchen sink.
- Under cabinet accent lighting.
- Brand name stainless steel (*energy efficient*) kitchen appliance package including refrigerator, range oven, dishwasher, combined microwave and exhaust vented to the exterior. Size of appliances may vary between 24" and 30" based on the applicable floorplan.

## Spa-Inspired Bathrooms

- Designer selected contemporary Italian manufactured vanity.\*
- Premium porcelain slab countertop.\*
- One- or two-undermount basin sinks, *where applicable*.
- Water efficient showerheads and toilets.
- Stylish frameless glass shower enclosure with accent light and premium 12" x24" porcelain tiled shower stall, *where applicable*.
- Soaker bathtub with premium 12" x24" porcelain tile surround, *where applicable*.
- Choice of premium porcelain tile 12" x24" flooring.\*
- Exhaust fans vented to exterior in all bathrooms and powder rooms.
- Quality privacy locks on all bathroom and powder room doors.
- Single handle lavatory faucets in all bathroom and powder room sinks.
- Pressure balance/scald preventing valves in all shower stalls and tub/showers.
- Shut off valves for all bathroom and powder room sinks.
- Designer wall mounted vanity mirror.



## Laundry Accents

- Choice of premium porcelain tile 12" x 24" flooring with floor drain in laundry area.\*
- Quality full Sized stacked front-loading washer and dryer vented to exterior.
- Heavy duty wiring and receptacle.

## Peace of Mind

- Building surveillance cameras in the underground garage and parking access.
- Security alarm rough-in.
- Remote controlled vehicle access system to parking garage.
- CO detectors in parking garage to activate air handling equipment when needed saving on operating costs and maintenance.
- Audio/visual smoke/carbon monoxide detectors provided in all suites.
- Electrical outlet(s) in all bathrooms and powder room include GFI.
- Energy efficient irrigation system.

## Mechanical Features

- Combination High efficiency air handler with ECM Blower for heating and High efficiency tankless hot water heater on rental basis per suite.
- Programmable thermostat centrally located on main floor.
- Individual suite hydro, water and gas meters.
- Air Conditioning in each suite.

## Electrical Details

- Individual 100amp electrical panel with circuit breakers
- White "decora style" receptacles and switches throughout.
- Ceiling mounted fixture in kitchen entry and walk-in closets.
- Pre-wired telephone, cable television, data and communication outlets to living room and master bedroom.
- Waterproof receptacle at balcony, per code.

† - As per Plan

†† - As per Elevation

\* - As per Vendors samples