

# FORÊT™

FOREST HILL

## BOUTIQUE FEATURES AND FINISHES

### BUILDING FEATURES

- On-site public park
- 24-hour concierge controlling building access and surveillance of the building
- Elegant finishing details in corridors and in entrance doorways to each suite
- Indoor and outdoor amenity spaces to include:
  - *Indoor Pool*
  - *2-Storey Fitness Centre*
  - *Kids Club, Youth Lounge with Outdoor Screening Area*
  - *Outdoor Dining and Seating with BBQ*
  - *Indoor Private Dining Lounge*
  - *Indoor Bar and Lounge*
  - *Wine Lounge*
  - *Library Lounge*
  - *Outdoor Terrace with Pool and Lounge Seating*
  - *Games Lounge*
  - *Secret Garden*
  - *Co-working Lounge*
  - *Pet Spa*
  - *Chef's Kitchen and Private Dining (Level 31, Boutique Access only)*
  - *Outdoor BBQ Lounge with Fireplaces (Level 31, Boutique Access only)*

### SMART COMMUNITY INTEGRATION & BULK INTERNET

- 1VALET® Resident App
- HD camera network dashboard for building monitoring by concierge
- Visitor access management
- Smart suite thermostat
- Smart suite entry door lock with virtual key access control
- Parcel locker room
- Rogers™ Fibre-powered network to suite by way of outlet located in the main living area, with 4K and IPTV capability
- Rogers Ignite Gigabit™ internet service including advanced wi-fi modem and unlimited data usage up to 1 GBPS download / 30Mbps upload
- Advanced Fibre-powered Wi-Fi network offering seamless internet connectivity throughout the building's amenity areas

### SUITE FEATURES

- Balcony with outdoor composite

tile flooring (as per plan)

- Gas BBQ bib on balcony (as per plan)
- Electrical outlet on balcony (as per plan)
- Approximately 10-foot ceiling height except in areas with bulkheads, dropped ceilings and in the bathroom(s) where ceiling heights will be less than 10 feet
- All ceilings to be smooth and painted white
- Interior walls, woodwork and trims painted white in latex paint. Bathroom(s) are painted with a semi-gloss paint
- Electric fireplace in living area (as per plan)
- In-suite smoke alarms and life safety system
- Capped ceiling outlet in living/ dining room and/or den if den is a separately enclosed room

### FOYER

- Solid core suite entry door
- Sliding/swing closet door(s) (as per plan)

### KITCHEN

- Cabinetry with flat panel doors and reeded glass inserts on accent upper cabinets as per plan. Choice of 4 colours from Vendor's sample packages
- Integrated 30" refrigerator, built-in oven and induction cooktop
- Integrated dishwasher, hood fan and wine fridge
- Integrated microwave and wine rack at the island
- Stone countertop, backsplash and surround as per plan. Choice of 4 colours from Vendor's sample packages
- Island with dining surface and stone countertop (as per plan)
- Stainless steel undermount sink with a single lever faucet
- Under-cabinet lighting

### BEDROOM(S)

- Sliding/swing closet door(s) (as per plan)

### FLOOR COVERINGS

- Herringbone engineered wood flooring in all rooms except bathroom(s) and laundry room. Choice of 4 colours from Vendor's sample packages



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### MAIN BATHROOM

- Single or double vanity with reeded panelled drawer(s) and recessed finger pulls. Choice of 4 colours from Vendor's sample packages
- Stone countertop with under-mount sink(s) (as per plan). Choice of 4 colours from Vendor's sample packages
- Stone tile vanity wall. Choice of 4 colours from Vendor's sample packages
- Vanity mirror(s) and wall sconce(s) (as per plan)
- Freestanding tub with floor standing faucet (as per plan)
- Full height stone tiles on bathtub walls and surround or shower enclosure (as per plan). Choice of 4 colours from Vendor's sample packages
- Separate shower stall(s) with frameless glass door, wall-mounted shower head and hand-held shower (as per plan)
- Stone tile flooring for bathroom(s) and shower stall(s). Choice of 4 colours from Vendor's sample packages
- Separate toilet room with pocket door (as per plan)
- Dual flush toilet
- Exterior vented exhaust fan
- Privacy lock on all bathroom door(s)

### BATHROOM(S) / POWDER ROOM AS PER PLAN

- Single or double vanity with flat panel drawer(s) and recessed finger pulls (as per plan). Choice of 4 colours from Vendor's sample packages
- Stone countertop with under-mount sink(s) (as per plan). Choice of 4 colours from Vendor's sample packages
- Vanity mirror(s) and wall sconce(s) (as per plan)
- Soaker tub with tub/shower set (as per plan)
- Full height stone tiles on bathtub walls and surround or shower enclosure (as per plan). Choice of 4 colours from Vendor's sample packages
- Separate shower stall(s) with frameless glass door and wall-mounted shower (as per plan)
- Stone tile flooring for bathroom(s) and shower stall(s). Choice of 4 colours from Vendor's sample packages
- Dual flush toilet
- Exterior vented exhaust fan
- Privacy lock on all bathroom door(s)

### LAUNDRY

- Tile flooring in laundry closet
- Front loading stacked washer and dryer

### RESIDENTS' PARKING & GARAGE

- Underground parking, where separately purchased, accessed via a secure garage door
- Garage to be brightly lit for convenience and security
- Garage to be ventilated and protected by fire sprinklers for added safety and protection
- Parabolic mirrors provide visibility to assist traffic flow

Subject to Section 21 of 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.

1. The description of the Smart Community features, products and services, including, without limitation the smart door lock, smart thermostat, and software integration technology, are based on the information provided to the Vendor by Rogers Communications Canada Inc. as of the date of the Disclosure Statement provided to the Purchaser with this Agreement. Such features, products, and services are subject to change in the sole and absolute discretion of Rogers Communications Canada Inc. depending on the features, products and services ultimately integrated with the Smart Community program at the time of installation. The Purchaser agrees to the aforementioned potential changes to the Smart Community features, products and services from those listed herein and/or described or depicted in any marketing materials, and acknowledges that the Vendor makes no representations or warranties relating to the products, features and/or availability of such services by Rogers Communications Canada Inc.
  2. Stone and wood (where applicable) are subject to natural variations in colour, veining and grain. Tile (where applicable) is subject to pattern, shade and colour variations.
  3. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and finishes choices from the Vendor's selections, the Purchaser agrees to make on-line digital selections or to attend, as determined by the Vendor, and notify the Vendor of his/her choice of finishes within fifteen (15) days of being requested to do so by the Vendor. At the Vendor's discretion, some finishes may only be available through pre-selected packages. In the event colours and/or finishes subsequently become unavailable, the Purchaser agrees to re-select as requested by the Vendor or its agents, to choose from substitute colours and/or finishes. Notwithstanding the foregoing, in the event colours and/or finishes which form part of the Vendor's pre-selected package is unavailable, the Vendor may select a replacement colour and/or finish provided that the replacement is similar in appearance and of equal or greater value without further notice to the Purchaser. If the Purchaser fails to choose colours or finishes within the time periods requested, the Vendor may irrevocably choose the colours and finishes for the Purchaser and the Purchaser agrees to accept the Vendor's selections.
  4. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
  5. References to model types, model numbers and/or brands refer to current manufacturer's models and/or brands. If these types, models and/or brands change or are discontinued, the Vendor shall provide an equivalent model.
  6. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
  7. All specifications and materials are subject to change without notice.
  8. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a countertop upgrade). If, as a result of availability or of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
  9. Floor and specific features will depend on the Vendor's package as selected.
  10. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser 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. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor.
  11. All floor numbers listed above are designated as marketing description.
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