

features & finishes

EXCLUSIVE FEATURES

- Distinctive elevations utilizing brick, stone, aluminum railing and glass balustrade, EFIS and other unique materials*
- Exclusive Tomas Pearce designed colour and material packages for flooring, counters, walls and cabinetry; 3 distinctive options available as standard inclusions in unit or select from our full unit upgrade option
- High End material selection including Quartz, Stone, Porcelain, European Millwork, and Engineered Hardwood
- Custom Urban Townhouses on Mill Street and Dayfoot streetscape
- Main entrance from intersection of Mill St. and Dayfoot Dr. secondary entrance via private driveway with drop-off and access ramp to basement parking.
- All elevations under strict architectural control to ensure a truly harmonious streetscape

INTERIOR

- A wide variety of unit types and sizes: with ceiling heights of 9'2" on floors 1-4, and 12' ceiling heights on the penthouse units (floor 5). Quoted ceiling heights are on main principal rooms and are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, heating and cooling ducts, sprinklers and mezzanine levels.
- Smooth ceilings throughout with low or no VOC paints and finishes
- 5 1/2" baseboards and 4" casings throughout finished areas
- All baseboard & trim to be painted white including passage doors
- All closets in bedrooms to have swing doors, or sliding doors as per plan
- One panel Lincoln-style interior doors throughout finished areas
- Polished chrome finish lever passage and privacy sets
- Kitchen, laundry room, all bathroom and washroom walls to be finished in semi-gloss
- Fully insulated exterior walls to R26
- Direct access from parking garage to interior of building
- Sound-rated partitions between units
- High end finishes including Quartz, Porcelain, European-style Millwork, and Engineered Hardwood

KITCHEN FEATURES

- Custom-built, European style kitchen with built-in cabinetry, fridge and dishwasher standard
- Kitchen cabinets with extra height uppers including deep upper cabinet over fridge and microwave – depends on ceiling heights
- 5 element, electric convection front control range
- Quartz countertops 1 ¼" high with square built-up edge
- Porcelain glazed tile flooring in foyer
- Easy to clean undermount single or double stainless-steel sink with upgraded single lever tap.
- Built-in dishwasher; plumbing and electrical rough in included
- Heavy-duty wiring and outlet for stove

LUXURY BATHROOM FEATURES

- Porcelain-glazed tile flooring in main bath, ensuite bath and powder room
- Standard in Main Bath and Master Ensuite: custom-built European style cabinetry
- Quartz countertops 1 ¼" high with square built-up edge
- Acrylic tub in bathroom, where applicable.
- Separate porcelain-tiled and frameless glass shower door in master ensuite

- Single lever taps on all sinks
- Pedestal sink in powder room
- Ensuite vanities with custom lighting
- Custom lighting in powder room
- Porcelain or accent ceramic wall tiles to full height in main bathtub enclosure and those ensuite bathrooms without a separate shower
- Upgraded Energy Star exhaust fans in all bathrooms
- All sinks and toilets with shut-off valves
- Pressure balance controls in all showers

ELECTRICAL SYSTEMS & FIXTURES

- 100-amp electrical service, breaker panel and all copper wiring throughout.
- Light fixtures provided throughout except living, dining and family/great rooms
- Switched plug in living room
- Light fixture in kitchen over work area
- Light in ensuite shower stall, if applicable
- Electric smoke detector
- Carbon monoxide detector
- Decora light switches and plugs throughout
- Telephone outlets roughed in as located by builder
- Rough-in for cable television outlets in family/living and bedrooms

HIGH EFFICIENCY HEATING

- 96% high efficiency central boiler
- Programmable set-back thermostat

LAUNDRY FEATURES

- Stacked washer and dryer in separate laundry room where applicable
- Quartz countertop
- Taps and separate drain for automatic washer
- Heavy-duty wiring and outlet for dryer
- Porcelain-glazed tile flooring in finished laundry rooms

*Notes

- natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. tile is subject to pattern, shade and colour variations
- 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;
- references to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model;
- all dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;
- all specifications and materials are subject to change without notice E. & O.E.;
- pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser 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. If, as a result of building, construction or site conditions within the Unit or 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;
- 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
- all suites protected by the Tarion New Home Warranty Program