

FEATURES & FINISHES



STYLISH, CONTEMPORARY ARCHITECTURAL APPOINTMENTS

- 118 modern urban towns with private balconies or terraces† designed in seven blocks around a landscaped courtyard and playground
- Striking contemporary elevations with façade brick, sandstone-like cement panels, stucco and metal accents
- Architecturally designed landscaping at streetscape in courtyard and on rooftop terraces†
- Illuminated walkways with path lighting
- Low E-Energy efficient windows with screens on all operable windows
- Aluminum soffits, fascia, eavestroughs and downspouts
- Contemporary style, insulated main entry door with door chime and satin chrome finish grip set and deadbolt
- Sliding glass door to private balconies or terraces†
- Balconies with aluminum railings†
- Bicycle parking at grade and secured underground resident bike storage



ELEGANT OUTDOOR LIVING SPACES

- Vibrant backyards with decking*†
- Expansive rooftop terraces or private balconies†



SOPHISTICATED DESIGNER INTERIORS

- Designed by award winning U31 Interior Design
- Soaring nine foot (9') high ceilings^
- Genuine natural oak staircase treads and handrail with painted stringers, risers and wood pickets
- High performance wide plank designer-selected laminate flooring*†
- Contemporary porcelain tile flooring*†
- 4" square edge profile baseboard and 2-3/4" window and door casings
- All walls and ceilings finished in standard white
- Lever style interior door hardware in satin-chrome
- Wire shelving in all closets

CONTEMPORARY KITCHENS

- European-inspired open concept kitchens with island†
- Kitchen cabinetry in a choice of standard schemes*
- Quartz countertops in a choice of two standard schemes*
- Bevelled, high gloss tile backsplash*
- Under cabinet lighting for ambiance and illumination
- Soft-close drawer slides and door hardware*



- Contemporary undermount single-bowl stainless steel sink
- Single lever faucet with pull-out spray
- Energy efficient counter depth kitchen appliance package with 30" glass-on-steel refrigerator, 30" stainless steel range oven, stainless steel dishwasher and over-the-range stainless steel microwave with built-in fan

EUROPEAN SPA-INSPIRED BATHROOMS

- European-inspired bathroom cabinetry in choice of two standard schemes*
- Quartz countertop and undermount sink in choice of two standard schemes*
- Quality 12" x 24" porcelain tile flooring*†
- Frameless glass shower enclosure with porcelain tiled walls* and waterproof polymer base
- Soaker bathtub
- Recessed ceiling lighting over the bathtub and shower
- Elongated dual flush toilet
- Polished chrome bathroom faucet, shower set and accessories
- Wall mounted vanity mirror
- Pressure balanced mixing valve in the bathtub and shower
- Exterior vented exhaust fan

LAUNDRY CLOSET

- European-style stacked front-loading washer and dryer
- Quality 12" x 24" porcelain tile flooring*†

IN-SUITE ELECTRICAL DETAILS

- Individual 100-amp electrical panel with circuit breakers
- White "Decora style" switches and receptacles throughout
- Ceiling mounted light fixtures in bedrooms and hallways
- Ceiling mounted track light fixtures in kitchen
- Light fixtures over bathroom and powder room vanities
- Capped ceiling light fixture outlet and switched plugs in dining room, living room and den

- Pre-wired phone, cable and data communication outlets in living room and master bedroom

ENVIRONMENTAL FEATURES

- Geothermal heating and cooling system for reduced energy use
- In-suite individually controlled HVAC
- High efficiency water heater
- In-suite programmable thermostat
- Individual suite utility metering system
- Air conditioning
- Roughed-in provisions for charging stations in select underground parking areas
- Automatic irrigation system for landscaping and planters
- Underground garbage and recycling Tri-Sorter system with at-grade access
- VOC-free paint finishes
- Built-in tri-sorting waste disposal in kitchen

HIGH-QUALITY CONSTRUCTION

- 2" x 6" exterior wood frame construction above grade and cast-in-place concrete below grade structure
- 5/8" tongue and groove subfloor plywood sheathing screwed and glued to engineered floor joists
- R22 exterior wall insulation†
- R31 insulation at roof†
- R20 insulation on exposed below-grade exterior walls†
- R31 insulation to exposed floors†
- Windows and exterior doors fully caulked and sealed
- TARION New Home Warranty protection

SAFETY AND SECURITY

- Underground parking garage surveillance system†
- Secured underground resident and visitor parking
- Smoke and carbon monoxide detectors provided in all suites†
- Enclosed access to parking with elevator

* from Vendor samples

† per individual plans and specifications

^ except in areas where bulkheads for mechanical are required

The builder 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 materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on builder's package as selected. All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under the Tarion Home Warranty Program. E. & O.E. June 2019