

## STANDARD FINISHING AND FEATURES



- 9' and 8' ceilings in principle rooms as per plan
- Single panel hollow core wood doors, wood frames and baseboards
- Wood panel sliding or single panel hollow core wood swing closet doors as per plan
- Porcelain or Ceramic tile to powder room, ensuite and main bathrooms, as per plan from Vendor's samples
- Laminate wood flooring in entry, kitchen, hallway, den, and living/dining and bedroom areas, from Vendor's samples
- Glass sliding doors or swing doors to balcony and /or terraces as per plan
- Stipple ceilings throughout, flat ceilings to all bathrooms
- Interior walls, doors and trim to be painted white

### KITCHEN

- Kitchen cabinetry with soft close doors, from Vendor's samples
- Quartz Countertop with undermount single bowl stainless steel sink with single lever faucet and integrated pull down sprayer as per plan
- Laminate wood flooring, from Vendor's samples, as per plan
- 18" or 24" Stainless Steel built-in dishwasher, as per plan
- 24" or 30" Stainless Steel refrigerator with glass shelving, as per plan
- 24" or 30" Stainless Steel electric self-cleaning slide-in range, as per plan
- Stainless Steel Microwave with built-in hood fan vented to exterior
- Track lighting in kitchen area

### BATHROOMS

- Bathroom cabinetry with quartz countertops and undermount sinks as per plan
- Acrylic soaker tub or shower enclosure finished in tile as per plan
- Shower enclosure complete with framed sliding glass door
- Porcelain or Ceramic tiles at tub or shower surround, from Vendor's samples
- Chrome low flow faucets and shower trim
- White plumbing fixtures in all bathrooms, including sinks, low flow toilet, bathtubs and shower base as per plan
- Exhaust fan in each bathroom, vented to exterior
- Counter width vanity mirror
- Vanity lighting above mirror
- Chrome tissue holder and towel bar

### LAUNDRY ROOM

- White front load, stacking laundry washer and dryer
- White ceramic tile flooring as per plan

### MECHANICAL

- Individually controlled air-conditioning and heating (heat pump or VRF water source system unit)
- Fire sprinkler system in all units
- Waste management and recycling system with garbage chute on every level

### ELECTRICAL FEATURES

- Service panel with circuit breakers
- Individual suite electricity metering
- Pre-wiring for telephone and television outlets
- White decorative light switches and receptacles throughout
- Ceiling light in dining room, den and bedrooms.
- Pre-wired high-speed Internet access
- Hard-wired smoke detector

### HOMEOWNER WARRANTY PROTECTION

- Tarion Warranty Corporation New Home Warranty protection
- Manufacturer's warranty on appliances