

FEATURES AND FINISHES

EXTERIOR FEATURES

- Refined elevations clad in contemporary material, complemented with colour-coordinated soffit and fascia
- Modern energy efficient windows, with screens on all operating windows
- Elegant exterior front door entry package including outside light fixture, door chime, privacy viewer, grip set and deadbolt (street level suites)
- Bright swing or sliding doors open onto the patio, balcony, terrace and rooftop patio*
- Environmentally friendly tri-sorter waste removal system
- Convenient gas line and hose bib connection provided at terrace and rooftop patio*

SECURITY

- Advanced keyless entry throughout the building
- Convenient key chain remote with access into building and from parking garage into building
- Reassuring video camera in garage with intercom to concierge
- Secured separate access for guests from visitors parking directly into lobby
- Electronic communication system in the secure main entry vestibule, viewed by camera tied to security system
- Welcoming Concierge, two separate shifts per day
- Reassuring smoke, carbon monoxide and heat detectors provided in all suites
- State-of-the-art fire protection sprinklers in every suite



SUITE FEATURES

- Soaring 10' ceilings on all floors
- Designer coffered ceiling in main living space
- Classic solid core entry door
- Smooth drywall painted ceilings in all areas
- Designer selected premium flat finish washable paint
- Contemporary 4" baseboard and 2 1/2" door casing
- Classic oak stairs for the 4th floor suites
- Oversized doors - 9' solid core suite entry door, 8' interior suite doors
- Modern slab style bathroom, closet and washer/dryer room doors with black lever hardware
- Favourable side by side or stacked (as per plan) washer and dryer in laundry room
- Comfortable individually controlled heating and air conditioning system to each suite with programmable thermostat

- Contemporary white deco style receptacles and switches throughout
- Stylish shades/blinds throughout

KITCHEN

- Custom designed kitchen cabinetry in a selection of door finishes** with island* and soft-close drawer slides, garbage sorter
- Designer undermount cabinet lighting in kitchen
- Gleaming porcelain slab surface counter top**
- Matching porcelain slab backsplash**
- Contemporary undermount single-bowl* or double-bowl* stainless steel sink
- Sleek single lever deck mounted faucet set with pull out spray
- High-end energy-efficient appliance package includes integrated fridge, integrated dishwasher, microwave convection oven, gas cooktop and built in electric oven by Fisher Paykel, with Electrolux washer and dryer.

PARKING GARAGE / STORAGE

- Secure underground parking with remote control garage access
- Central bike storage area
- Indoor parking garage includes 1 parking stall for 1 bedroom and 1 bedroom + den and 2 parking stalls for each other suite, included in suite price
- Spacious private locker for each suite, included in suite price
- Electric Vehicle Charging (upgrade or limited use)

BATHROOMS

- Custom-designed bathroom cabinetry in a selection of door finishes**
- Rain-style shower head and hand spray
- Energy-efficient low-flush toilet
- Over-sized backlit mirror
- Designer porcelain wall tile on all wet wall surrounds
- Comfortable thermostatically controlled electric heated floor (2 bedroom or more)
- Stylish porcelain countertop**
- Gleaming full-size shower with tiled floor and framed glass enclosure* or deep soaker bathtub*
- Stylish under-mount rectangular sink
- Sleek designer choice of polished chrome bathroom fixtures
- Energy efficient pressure balanced mixing valve in the shower
- High-quality exhaust fan vented to the exterior

FLOOR COVERINGS

- Designer prefinished 5" engineered hardwood flooring throughout except in bathrooms, laundry and storage areas which feature porcelain floor tiles

ELECTRICAL FIXTURES

- Convenient individual electrical panel with circuit breakers
- Modern white 'deco style' receptacles and switches throughout
- Stylish ceiling mounted light fixtures where applicable, pot lights where applicable*
- Convenient, illuminated master lighting switch at front entrance
- Designer wall-mount vanity fixture in bathroom(s)*
- Contemporary pot light over bathtub* and shower*
- Capped ceiling light fixture outlet in dining area* and bedroom(s)
- Reassuring smoke, carbon monoxide and heat detectors provided in all suites

SMART HOME FIXTURE

- Modern 7" white touch panel
- Stylish 2 lighting keypads with dimmer
- Convenient programmable thermostat
- Powerful wireless gateway hub
- Secure App to control and monitor your home when you are away
- A wide range of high tech upgrade options such as audio distribution, in-ceiling/outdoor speakers/ lighting keypads, automated motorized shades, alarm system, cameras, network video recorders, video door stations, video distribution, remotes, door locks, motion sensors, surround sound systems and wireless access points

MULTI-MEDIA TECHNOLOGY

- Structured high-speed wiring infrastructure with network centre to support the latest entertainment and high-speed communications services
- Hi-tech pre-wired telephone, cable television and communication outlets. Category 5e (or better) telephone wiring to all telephone outlets. RG-6 coaxial cable to all cable television outlets. Each cable television and telephone outlet connects directly to the suite network centre

* - denotes availability determined by suite design

** - denotes finishes to be selected from the vendor's samples

• natural products (ie granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations

• If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor (except that the Vendor shall have the right to substitute other material and items for those provided in this Schedule provided that such material and items are of equal or better quality than the material and items set out herein.

• 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 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 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. If as a result of building construction on 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 or better than the products and materials so listed or so provided. The determination of whether or not substituted material and products are of equal or better quality shall be made by the Vendor's architect. Renderings are artist's concept. E.&O.E.



Map not to scale. Locations are approximate.

SHOPPING

1. The Home Depot
2. Lululemon
3. Rona
4. Staples
5. Kennedy Ford
6. Kit & Ace
7. Saje Natural Wellness
8. Roots
9. Anthropologie
10. Rosewater Spa of Oakville
11. L'Occitane

PARKS

1. Trafalgar Park
2. Trafalgar Park Community Centre
3. Morden Park
4. Pinegrove Park
5. Hogs Back Park
6. Forster Park
7. Navy Flats Park
8. George's Square
9. Lakeside Park

LOCAL EXPERIENCE

1. Oakville Lighthouse
2. The Oakville Centre for the Performing Arts
3. Oakville Public Library
4. Innovative Arts
5. Towne Square Gallery
6. Oakville GO
7. Halton Healthcare
8. Oakville Power Boat Club

GROCERIES

1. Fortinos
2. Food Basics
3. Whole Foods Market
4. M & M Variety Store

SCHOOLS

1. St. Thomas Aquinas Catholic Secondary School
2. Appleby College
3. Pine Grove Public School
4. Elementary School Catholic Sainte-Marie
5. Oakwood Public School
6. Gary Allan High School

RESTAURANTS

1. Justino's Wood Oven Pizza
2. Pasquale's Trattoria
3. La Dolce Vita
4. Savor Living
5. Nino's
6. Jac's Bistro
7. Yame Sushi
8. Agabi Restaurant
9. Brü Restaurant
10. Oliver's Steakhouse
11. Buca Di Bacco
12. Tribeca Coffee Co.
13. Colossus Greek Taverna
14. Noble Bistro Oakville
15. Hexagon Restaurant
16. Borgo Antico Cucina Bar
17. Ristorante Sotto Sotto Oakville
18. Starbucks
19. Hot Oven Bakery
20. Green Press