

FEATURES & FINISHES



BUILDING FEATURES:

- Hotel inspired Lobby with 24-hour concierge
- Amenities include:
 - Indoor pool with hot tub, sauna, steam room and sun deck
 - Fitness Studio with Cardio and Weights areas
 - Yoga Studio
 - Party room with Kitchen
 - Games Lounge & Screening Room
 - Private Dining Room & Kitchen
 - Communal Work Space
 - Guest Suite
 - Private Roof Top gathering spaces featuring BBQ's and dining areas, reserved for private entertaining
 - Roof-top terrace with shared lounge areas dining areas, BBQ's and outdoor fireplace
 - Pet Spa

ELEGANT SUITE FINISHES:

- 9ft ceiling heights in principal rooms on 2nd to 7th floors inclusive as per plan
- 10ft ceiling heights in principal rooms on 1st and 8th floors as per plan
- Smooth painted ceilings throughout
- Ceiling heights in kitchen, closets, bathrooms & foyer may be dropped
- Classic interior doors with designer lever hardware
- Classic 5" baseboards with approximately 2" casing
- Panoramic windows
- Selection of luxury vinyl plank flooring throughout, except in tiles areas, as per applicable plan
- White, flat panel sliding closet doors in bedrooms and foyers as per plan

KITCHEN FEATURES:

- Selection of Designer European cabinet doors with extended upper cabinets.
- Cabinet drawers and doors with full extension runner system and soft-closing hardware
- Selection of elegant Quartz countertops
- Task lighting under upper cabinets
- Under-mounted single or double bowl stainless steel sink as per plan
- Single lever pull-down faucet with convenient pull-down spray
- Choice of ceramic subway tile backsplash
- Kitchen Appliances:
 - Suites up to 730 sq.ft as well as Model "2M" to receive Appliance Package 'A': Stainless Steel Kitchen Appliance Package including: 24" refrigerator with bottom mount freezer, 24" Electric slide in range (convection), 18" Dishwasher and over the range microwave with integrated exhaust fan as per plan.
 - Suites 731 sq.ft and larger, excluding models "2M, 2P, 2Q and 3C" to receive Appliance Package 'B': Stainless steel kitchen appliances, including: 30" refrigerator with bottom mount freezer, 30" electric slide-in range, 24" built in dishwasher and over the range microwave with integrated exhaust fan as per plan.
 - Models 2P, 2Q and 3C to receive Appliance Package 'C': Stainless steel kitchen appliances, including: 30" refrigerator with bottom mount freezer, 30" electric slide-in range, 24" built in dishwasher and canopy hood fan over island as per plan.

LAUNDRY FEATURES:

- Laundry areas receive 12" ceramic tile flooring
- White, front load, stacked washer and dryer

OUTDOOR FEATURES:

- Suites with terraces as per plan, as well as all suites on the 8th floor to receive one (1) exterior natural gas connection for a BBQ
- Suites with terraces as per plan, to receive one (1) exterior frost-free hose bib
- All Balconies, and Terraces to receive One (1) Exterior duplex weather-proof receptacle
- Privacy screening for ground floor patios (as per applicable plan where permitted by approval authority)

THE BATH:

- Designer vanities with soft close cabinets
- Quartz countertops with under-mounted wash basin
- Full width vanity mirrors
- Faucets and complementary accessories
- Deep soaker tubs
- Shower with ceiling mounted vapor proof light and tempered glass enclosures
- Choice of porcelain tile for tub and shower surround
- Water-saving one-piece toilet
- Choice of porcelain 12x24 floor tiles

INNOVATION, COMFORT, SAFETY AND SECURITY:

- Butler AI Smart Community System available in-suite through mobile application includes:
 - One (1) Digital voice and touch enabled wall pad in-suite for residents to interact with the smart home and community functions
 - Community App Experience allowing the resident to receive notifications, book amenities and interact with all smart community features from a smart phone
- Main entrance intercom system that is integrated to wall pad and mobile app
- State of the art keyless Front door entry system for all units
- Integrated suite security including door contacts and motion sensor for terrace/ground floor suites where applicable
- All main entrances and exits are monitored 24/7 with security cameras
- Remote visitor management
- Remote thermostat control and HVAC integration
- Integrated Parcel Delivery Locker System
- FOB access throughout all common areas
- Safety alert stations in underground
- Electric Vehicle (EV) charging Infrastructure in parking garage where applicable.
- CO controlled ventilation in the parking garage to ensure efficient and safe control of air quality within the garage
- Each suite to have centralized heating and cooling vertical fan coil system, individually controlled by each suite.
- Smoke, heat and carbon monoxide detector(s), as per applicable plan
- Fire detection, protection and sprinkler systems as per applicable plan
- In-suite intrusion alarm system.
- 100 amp service panel with circuit breaker
- Electrical ceiling light fixture provided in the kitchen, foyer, den, dining room, bedrooms and walk in closets as per plan
- Switched wall outlet in Living Room
- Pre-wiring for high-speed internet
- Pre-wired cable outlet in living room, bedroom(s), and den
- Pre-wired telephone outlet in living room, bedroom(s), and den

GREEN FEATURES:

- Thermally insulated energy efficient double glazed architecturally designed windows.
- Recycling facilities with separate waste and recycling systems
- Individually metered hydro
- Individually metered water

All finishes to be chosen are as per plan and shall be chosen from a selection of Vendor's standard samples. Principal Rooms consist of the Living Room, Dining Room, Library, Kitchen and Bedrooms. All features and finishes, price and specifications are subject to change without notice. Please note: The ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than stated. All available features and finishes are as per plan and may vary from suite to suite. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Purchasers acknowledge that there may be a step-up condition to balconies and/or terraces as may be required by site conditions. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this Schedule "A", and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E. & O. E.