

ALL IN THE DETAILS

BUILDING

- Innovative architecture
- Lobby with designer furnishings
- 8-hour executive concierge
- Rooftop indoor and outdoor amenity area with elevator access
- 2 passenger elevators
- Underground resident visitor parking with controlled access
- Dog Wash Pad

SUITES

- Approximately 9ft ceiling height in living areas (*bulkheads & ceiling drops excepted*)
- 8ft ceiling heights in bathrooms
- Smooth ceilings throughout
- Floor to ceiling windows as per plan
- Engineered hardwood flooring throughout† with acoustical features (*except bathrooms*)
- Individually controlled heat pump for year round heating/cooling
- Swing, glass or slab barn bedroom doors†
- Hinged or sliding patio doors to terraces or balconies†
- Slab style bathroom, closet, and laundry closet doors with designer selected hardware
- Bedroom and entry closet with mirrored or slab sliding doors†
- Coated wire shelving in closets†
- 4" baseboards and 2" casings*
- Gas line for Gas BBQ on balcony or terrace
- Private terrace and/or balcony or garden patio†

GOURMET KITCHEN

- Choice of Euro-Style cabinetry*
- Quartz countertop* and backsplash
- Appliance package including 24" integrated dishwasher, 24" integrated or 30" or 36" stainless steel refrigerator/freezer as per plan†, 30" stainless steel gas range and microwave/hoodfan combo unit OR built-in microwave and 30" stainless steel hood fan†
- Undermount single or double bowl stainless sink with single lever faucet with pullout vegetable spray†
- Designer selected ceiling mounted track fixture
- Under Valance cabinet lighting
- Extended 8ft height upper kitchen cabinets†

MAIN BATHROOM

- 5ft acrylic soaker white bathtub†
- Water efficient shower head and faucets†
- Choice of porcelain tile for flooring, tub and/or shower† enclosure walls* and feature wall*
- Custom designed cabinetry from standard designer selected colour and finish packages
- Quartz countertop with white undermount porcelain sink†
- Backlit Vanity mirror
- Water efficient white plumbing fixtures and designer selected faucets*
- Pressure balanced faucet for tub and/or shower†

MASTER ENSUITE

- Choice of porcelain tile for flooring, tub and/or shower† enclosure walls*
- Quartz countertop with white undermount porcelain sink*
- Backlit Vanity mirror
- Glass shower enclosure with water efficient rain shower head†
- Choice of Euro style cabinetry*
- Water efficient white plumbing fixtures with chrome finish faucets
- Pressure balanced faucet for tub and shower†

POWDER ROOM†

- Water efficient white plumbing fixtures
- Water efficient chrome faucet
- Custom designed cabinetry from standard designer selected colour and finish packages
- Quartz countertop with white undermount porcelain sink†
- Choice of porcelain tile floor*

LAUNDRY

- Stacked front load white washer dryer
- Tile laundry flooring in closets*

ELECTRICAL

- Pre-wired for television outlets in bedroom(s), living room & den
- Pre-wired for telephone outlets in living room, master bedroom, den and kitchen†
- Capped ceiling outlet in dining room
- Designer selected ceiling fixtures in den and bedroom(s)†
- Smoke and carbon monoxide detectors as per code
- Pre-wired for access to high speed internet and digital television
- Individual suite metering for water, hydro, and thermal consumption
- Decora style light switches and plates

SECURITY

- Remote access to underground parking & controlled access from parking to elevator lobby
- CCTV surveillance cameras at building entrances and underground garage
- Enterphone system at main entrance(s)
- In suite keypad alarm system (*monitoring optional*)
- Proximity card readers at fitness room, amenity areas, entrance doors and underground elevator lobbies
- Brightly lit and painted parking facilities with safety call stations

OUTDOOR SPACE

- Gas BBQ outlets on terraces and balconies as per plan
- Electrical receptacle on all terraces and balconies
- Gas BBQ†* (*BBQ model based on unit type*)
- Pavers on terraces and tiled surface on balconies†
- Wood flooring on ground floor patios

ROOFTOP AMENITY

- Landscape planters
- Outdoor gas BBQ with serving area with wet bar
- Indoor lounge and dining facilities
- Outdoor firepit and lounge area
- Outdoor fitness gym
- Children's outdoor play area

LIVING GREEN

- Energy efficient heat pump system
- Low VOC paints throughout
- Energy efficient lighting in garage and corridors and locker areas
- Carbon monoxide detector controlled garage fans
- Low E thermopane windows with aluminum frames
- Tri-sorter Single chute recycling
- Water conserving kitchen & bathroom fixtures
- Individual suite metering for water, hydro, and thermal consumption
- Bicycle storage areas
- Bird friendly glazing in accordance with Toronto Green Standards requirements

† As per plan

* from Vendor's standard designer selected colour and finish package

All features are from Vendor's standard samples

Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor 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 products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. Floor and specific features will depend on the Vendor's package as selected.
2. Stone and wood (where applicable) are subject to natural variations in colour, veining and grain. Tile (where applicable) is subject to pattern, shade and colour variations.
3. Terrace condition may require an interior step
4. Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code, which will reduce the ceiling height.
5. Ceramic tile and broadloom (if applicable) are subject to pattern, shade and colour and lot variations.
6. 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 at least fifteen (15) 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 materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.
7. 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.
8. 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.
9. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
10. All specifications and materials are subject to change without notice. E.&O.E.
11. 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 (such as, by way of example only, a countertop upgrade); if, as a result of building, construction or site conditions within the Unit or the 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.
12. 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's architect.
13. All floor numbers listed above are designated as marketing description, and may not conform to the level numbers.
14. All appliances, furnishings and/or chattels, if any, set out in this Schedule "B" and included in the sale price shall be unencumbered by any sale contracts, chattel mortgages or lien notes and that such appliances, furnishings and/or chattels will be left in the Unit on closing. E.&O.E.