

## BUILDING FEATURES

- Ground level entry lobby
- 4 Elevators
- Laminate balcony glass \*\*\*

Amenities include:

- Rooftop Outdoor Pool & Hot Tub
- Rooftop Lounge Area and Sun Deck
- Men's and Women's Change Rooms
- Party Room/Dining Room/Lounge
- Meeting Room
- Management Office
- Pet Spa
- Fitness Room
- Men's and Women's Sauna Rooms
- Home Theatre
- Bar Lounge
- Boardroom
- Barbeque area
- Games Room

## SUITE FINISHES

- Exterior glass sliding doors\*\*\*
- Solid core entry door with hardware and security viewer
- Choice of high performance laminate flooring (approximately 4 7/8" wide plank), porcelain or ceramic tile in entry foyer\*
- Individually controlled heat pump heating and cooling system
- Broadloom (approximately 40 ounce) and under pad in bedrooms\*
- High performance laminate flooring (approximately 4 7/8" wide plank) in den\*\*, living rooms, dining rooms\*\* and halls\*
- Mirrored sliding doors or hinged doors on closets\*\*\*
- In-suite smoke detector

- In-suite carbon monoxide detector
- Laundry with stacked washer/dryer vented to exterior
- White Ceramic flooring in laundry area
- Interior walls painted off-white quality latex\*

## KITCHEN

- Choice of high performance laminate flooring (approximately 4 7/8" wide plank), porcelain or ceramic flooring\*
- Selection of designer series kitchen cabinetry\*
- Granite countertop\*
- Designer series ceramic subway tile backsplash\*
- Stainless steel sink with single lever faucet and pullout vegetable spray\*\*\*
- Ceiling mounted lighting track fixture
- Brand name stainless steel front appliances\*
- Built in multi-cycle dishwasher\*
- Frost-free refrigerator\*
- Self-cleaning range\*
- Microwave with built-in fan hood vented to exterior\*

## SUITE BATHROOM(S)

- Choice of porcelain or ceramic flooring\* \*\*\*
- Cast-Stone rectangular sink basin
- Safety pressure-balancing valve in tub\*\*
- 5' tub or shower with glass panel and chrome faucets\*\*\*
- Designer selected white plumbing fixtures
- Choice of porcelain or ceramic wall tile to coordinate with floor tile in shower or where tub/shower combined \* \*\*\*
- Exterior vented exhaust fan
- Entry privacy lock

## ELECTRICAL FEATURES

- Rough-in ceiling light outlet in dining room \*\*
- Lighting fixture in bathroom(s)
- Lighting fixture in hallway \*\*
- Cable television outlets in den, living room and master bedroom\*\*
- Telephone outlets in living room and master bedroom\*\*
- Service panel with circuit breaker
- Fibre optics run to suites for future connections

## SECURITY FEATURES

- 24-hour Security cameras in select garage/parking areas
- 24 -hour Concierge
- Closed circuit camera monitoring at select building entry points
- Electronic communication system in lobby vestibule permits visitors to communicate with suite from building entrances

## ENERGY EFFICIENCY FEATURES (1)

- Energy Star® refrigerator and dishwasher
- Energy efficient light fixtures
- Individually metered suite hydro
- Adherence to Toronto Tier 1 Green Standards

### GENERAL:

Please see provisions in Schedule A relating to Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes

\* Colours and/or materials to be selected from Vendor's standard sample packages.

Vendor shall not be responsible for shade differences occurring from different dye lots.

\*\* If applicable

\*\*\* As per plan

\*\*\*\* Except bathrooms, laundry, bulkheads and drop ceilings for mechanical systems, as required

(1) The Vendor shall have the right to make alterations to the selection and specifications relating to Energy Efficient Features.

Dated: September 24, 2013

