

# FEATURES and FINISHES

## BUILDING

- 12 storey, high-rise building
- Concrete building with excellent durability, fire resistance and acoustic performance
- Secured underground parking
- Amenities include:
  1. Ground level entry lobby
  2. Fitness room
  3. Party Room with billiard table, chefs kitchen, outdoor patio with bbq
  4. Pet wash station
  5. Guest suite
  6. Rooftop Lounge with BBQ, dining area, tv lounge, sun lounge area, and fireplace - overlooking Little Lake
- Glass balcony railing

## YOUR SUITE

- Approximately 9' ceilings. (approximately 10' ceilings on Ground Floor, approximately 9'6" ceilings floors 11-12)
- Smooth ceiling throughout all finished areas
- Exterior glass sliding doors\*\*\*
- Modern style solid core entry door with hardware and security viewer
- Private balconies/ patios/ terraces\*\*\*
- Wide plank laminate flooring throughout (except tiled areas)\*\*\*
- Closets to include wire shelving and hanging rails
- Laundry with stacked washer/dryer vented to exterior
- Tile from Vendor's standard design packages
- Interior walls painted with Builder's choice of one colour throughout

## KITCHEN

- Custom-crafted soft close kitchen cabinetry with choice of styles and colour from Vendor's standard design packages
- Quartz kitchen countertop with polished finish and straight edge detail as per Vendor's standard design packages
- Tiled backsplash\*
- Stainless steel under-mounted sink with polished chrome-finish single lever high arc kitchen faucet, complete with pull down spray
- Stainless steel finish appliance package including full-size fridge and range and full size dishwasher, microwave/hood combo
- Modern track style ceiling light fixture with multiple heads

## MAIN AND/OR MASTER ENSUITE BATHROOM

- Tile from Vendor's standard design packages
- Modern vanity cabinet with storage
- Quartz countertop with undermount sink
- Frameless vanity mirror
- Designer wall mounted light fixture above mirror
- Bathtub with tile surround
- High efficiency toilet
- All plumbing fixtures are fitted with shut-off valves

## ELECTRICAL/MECHANICAL FEATURES

- Individual electric service (each suite is separately metered)
- Individually controlled heating and air conditioning utilizing a high efficiency hybrid heat pump system
- Energy Recovery Ventilator (ERV) in each suite provides fresh air and energy saving
- White decora style receptacles and switches throughout
- In-suite smoke alarm\*\*
- In-suite fire protection sprinkler system\*\*
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, dining room and bedroom(s)\*\*\*

## SECURITY FEATURES

- Intercom system
- Smart home package integration with key fob access from underground parking to elevator, lobby, main entrance, and suite entry provides peace of mind

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

••as per building code requirements

•••as per plan

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