

# FEATURES & FINISHES.

## GENERAL SUITE FEATURES

- Ceiling height approximately 9'0" with smooth finish\*‡
- Plank laminate flooring in entry corridor, living/dining areas, bedrooms, kitchen and den\*†
- Approximately 4" flat cut baseboard with reveal, co-ordinating approximately 2" flat cut door casings\*
- Custom designed solid core suite entry door with security view hole and suite entry door surround
- Sliding door(s) and/or swing door(s) (hollow core and/or glass) throughout\*
- Satin nickel finish hardware on swing door(s)\*
- Closet shelf and/or rod in all closets\*
- Eggshell off-white paint finish for walls throughout. Flat white paint finish for ceilings throughout\*
- Balconies, terraces, and patios with sliding doors and/or swing doors\*
- Laundry area floor finished in tile\*
- Floor to ceiling glazing/window systems in accordance with building elevations\*‡

## KITCHENS

- Contemporary custom designed kitchen cabinetry with soft close doors\*†‡
- Straight edge composite quartz slab countertops and single basin under mount stainless steel sink, with single-lever pull-out spray faucet in chrome finish\*†
- Kitchen backsplash\*†

## APPLIANCES

- 18" or 24" stainless steel finish built-in dishwasher\*
- 24" or 30" stainless steel finish refrigerator with glass shelving\*
- 24" or 30" stainless steel finish electric self-cleaning slide-in range\*
- Stainless steel finish microwave with built-in hood fan vented to the exterior\*
- Stacked front-load washer-dryer directly vented to the exterior\*

## BATHROOMS

- Straight edge composite quartz slab countertops with undermount sinks and single lever faucet in chrome finish\*
- Contemporary custom designed vanity\*†‡
- Frameless mirror\*†‡;
- Full height ceramic wall tile with accent tile detail in tub surround and in separate shower stall\*†
- Faucet with chrome finish and wall mounted rain style showerhead in tub or in separate shower\*
- Framed clear glass shower door and recessed ceiling moisture resistant shower light in separate shower stall\*
- Pressure balanced valve(s) for tub and/or shower\*
- Contemporary low consumption toilet(s)\*
- Half height ceramic wall tile behind toilet and vanity\*†
- Rectangular design white acrylic tub\*
- Porcelain floor tile in bathroom(s)\*†
- Privacy lock on bathroom door(s)\*
- Exhaust vent to exterior through ERV (Energy Recovery Ventilation) unit\*

## MECHANICAL/ELECTRICAL FEATURES

- Individually controlled seasonal central air conditioning and heating fan coil system
- Individual suite hydro meter(s), water meter(s) and thermal energy meter(s)\*
- Pre-wired telephone and cable outlets in den, bedroom(s) and living/eating area\*
- Switch controlled receptacles in living area, and bedroom(s), with ceiling mounted light fixture(s) in entry corridor and track lighting fixture in kitchen\*
- Recessed pot light and sconce in bathroom(s)\*
- In-suite smoke detector
- In-suite water sprinkler system

\* Where applicable and as per plan.

† As per Vendor's preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

## TERMS AND CONDITIONS SUMMARY

### WITHOUT LIMITING THE GENERALITY OF ANYTHING CONTAINED IN THIS AGREEMENT:

Materials and finishes will be Vendor's preselected standard. Where indicated the choices noted may be chosen from Vendor's preselected standard finish packages provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 16(j) of Schedule "A" to this Agreement. All colour and material choices from Vendor's preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date. The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion. Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards. 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's models, if applicable. If these types or models shall change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install 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.