



FEATURES & FINISHES

BUILDING FEATURES & FINISHES

- Stunning architecture by Quadrangle and interior designs by award-winning Figure3.
- Modern podium building design with flowing-curved 30 and 22-storey towers, including elegant interior design features and finishes, spacious balconies with either glass/aluminum or perforated-metal railings and floor-to-ceiling windows.
- Incredible interior and exterior amenities consisting of a
 private exterior amenity on the podium roof with a stunning
 water feature, a splash pad, semi-private lounge areas, BBQ
 and outdoor dining stations; fully-equipped fitness facilities;
 games and party rooms; social lounges; communal and private
 workspaces and "zoom" hubs; and access to a shared linear
 park with a children's play area, basketball half-court and a
 bocce ball court.
- Rush hour bus shuttle service to TTC
- Three elevators in tower 1 and Two elevators in tower 2
- Energy efficient LED lighting
- Three chute waste and recycling system (for each tower) with access at each floor, except for ground floor.

SUITE FEATURES AND FINISHES

- 9' ceilings throughout except where required bulkheads and dropped ceilings are installed, including a drop ceiling in foyer and kitchen/dining areas as may be required.
- 8' ceilings in laundry and bathrooms, except where required to accommodate mechanical.
- Classic smooth ceilings throughout with flat latex paint finish
- Elegantly designed suite entry featuring 7' high solid core door with dead bolt, satin nickel finish lever hardware and security viewer.
- Stylish interior suite doors with satin nickel finish lever hardware.
- Modern flat-stock 4" baseboards and 2" door casing.
- All interior suite doors, baseboards and trim to be complete with white latex semi-gloss paint finish. White latex eggshell paint finish on walls throughout.
- 7' high white framed sliding closet doors in the foyer and bedrooms, as per plan.
- Wire closet shelving in all closets, as per plan.
- Separate laundry closet featuring white stacked ENERGY STAR rated front loading washer and dryer units with quick water shut off, vented to the exterior.
- Sliding balcony glass door in the living room and operable windows in bedrooms, as per plan.

KITCHEN FEATURES

- Designer kitchen cabinetry with extended uppers, a designer floating shelf and a knife-block feature.
- Luxurious ¾" quartz countertop with 2" built-out edge.
- Elegant tile backsplash above kitchen counters.
- Sleek single under mount stainless steel sink with modern single lever pull-down faucet.
- Premium stainless-steel appliances including:
 - ENERGY STAR rated frost-free refrigerator
 - ENERGY STAR rated built-in dishwasher
- Smooth top self-cleaning range.

BATHROOM FEATURES

 Designer vanities with 3/4" quartz countertop with 6" apron and white ceramic under mount sink.

- Designer vanity medicine cabinet with mirror and a designer light fixture
- Contemporary framed shower stalls with tempered glass shower door, as per plan.
- Combination acrylic soaker tub/shower and/or acrylic shower base with single lever controls and pressure balance valve in all tubs and showers, as per plan.
- Modern single lever faucets in all bathrooms.
- Porcelain/ceramic wall tile for tub and shower enclosures.

SUITE FLOOR COVERINGS

- Designer laminate floating floor throughout living and dining room, kitchen, foyer, den, hallways and bedrooms.
- Porcelain/ceramic floor tiles in bathroom(s) and laundry.

ELECTRICAL FEATURES

- Individually sub-metered hydro service to each suite.
- Individual service panels in all suites.
- Pre-wired cable outlet in the living room.
- · High-speed internet connections available at all cable outlets.
- White designer style switches and receptacles throughout.
- Track Light in kitchen and white recessed pot lights in shower stall, as per plan.
- Designer light fixture in the bedrooms, as per plan.
- Distinctive light fixtures in foyer, hallway, den and walk-in closets where applicable, as per plan.
- Pre-wired capped ceiling outlet in the dining area.
- Convenient switch-controlled receptacle in living room and each bedroom.

PERSONAL COMFORT SYSTEM

 Individually controlled vertical fan coil system providing seasonal heating and air conditioning.

SECURITY & SAFETY FEATURES

- 24-hour Concierge at the main lobby entrance.
- Security system with enterphone facility at main building entrance.
- Computerized proximity access system for resident controlled building and common area access.
- Emergency panic alarms in underground parking garage access.
- Personalized key fob for garage access.
- Smoke, heat and carbon monoxide detectors in all suites.
- Strategically located video surveillance cameras in select amenities, main lobby and underground parking garage.
- Fully sprinkled building including suites.

RESIDENT PARKING AND LOCKERS

- Walls and ceilings of underground parking painted bright white with high-level lighting.
- Full ventilation and sprinkler system throughout parking garage.
- Short-term and long-term bicycle storage and lockers located in podium levels and in underground parking.

WARRANTY

 All suites registered with TARION Warranty Corporation New Home Warranty Program.

PLEASE NOTE: Specifications are subject to change without notice. In accordance with 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. Decorative and upgraded items displayed in the sales office are for display purpose only and are not included in the purchase price. Floors and specific finishes will depend on Vendor's standard décor package as selected. The ceiling heights stated are approximate. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundary rooms and hallways, the ceiling height will be less stated. All colours and finishes are to be selected from vendor's standard selections. All available features and finishes are as per plan and may vary from suite to suite. Prices and specifications are subject to change without notice. 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. 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 features schedule, and where there is any conflict between the above provisions and the provisions of Schedule "X" sche