

# Suite features

## GENERAL

- Approximately 9 ft. ceiling heights in Principal Rooms, defined as Living Rooms and Dining Rooms. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft.; all measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Contemporary 5" baseboards in all areas except Bathroom(s) and Laundry Room, which have a tiled baseboard.
- Contemporary 2" casings throughout.
- Flat panel solid core interior doors with black hardware.
- Flat panel solid core closet doors in Foyer and Bedrooms(s), as per plan.
- Suite wall primed and painted in latex flat finish white paint; Kitchen, Bathroom(s) and Laundry/Storage to be painted in latex semi-gloss white paint on trim. All paint is low VOC.
- Smooth ceilings in all areas.
- Dedicated electric heat pump HVAC system to allow for on demand heating and cooling throughout the year.
- Energy Recovery Ventilator to provide direct supply of fresh air, while recovering heat from exhaust air.

## EXTERIOR

- Architecturally selected and colour coordinated brick exteriors with metal panel cladding accents.
- Insulated metal main entry door from grade with black lever hardware for reduced sound transmission.
- Terraces and patios to receive architecturally selected concrete patio pavers.
- Private rooftop terraces complete with parapet and glass railing system.
- Solar trellis to provide partial shading to rooftop terraces while generating renewable energy.
- Decorative aluminum fencing with gate servicing the patio entrance of each unit.

## FLOORING

- 6" wide engineered hardwood flooring in the Hallway, Bedroom(s), Living/Dining Room, Den/Office and Kitchen, as per plan.
- Oak stairs stained to coordinate with hardwood floor colour. Square oak handrail and square oak post, with iron pickets powder coated black with shoes.
- Foyer and foyer closet to receive ceramic tile, except for Units 7 and 8 which receive hardwood, as per plan.
- Porcelain floor tile in Bathroom(s), as per plan.
- Ceramic floor tile in Laundry areas.

## KITCHEN

- Custom-designed contemporary Kitchen cabinetry, with integrated under-cabinet valance lighting, waste sorting and soft-close hardware.
- Quartz countertop with matching quartz backsplash and single bowl stainless steel, under-mount sink.
- Units 8, 9, 10, 11 and 12 to have matching kitchen island with quartz countertop and dining accommodations, as per plan.
- Single-lever kitchen faucet with pull-down spray wand.
- All layouts to receive full-size stainless steel kitchen appliances, including: 30" refrigerator with bottom mount freezer, 30" built-in electric cooktop, 30" built-in oven, built-in microwave, integrated hood fan vented to exterior and 24" integrated dishwasher.
- Units 8, 9, 10, 11 and 12 to have surface mount lights and pendant over the island. Units 1, 2, 3, 4, 5, 6, and 7 to receive recessed pot lights.



## BATHROOM

- Single-flush, low consumption toilets.
- Custom-designed bathroom vanity, with quartz countertop and undermount sink.
- All Bathrooms to have light scones above frameless vanity mirror. Pot light within the tub/shower.
- Contemporary single-lever chrome faucet.
- Acrylic deep soaker tub with wall tile surround up to ceiling as per plan.
- Clear tempered frameless glass shower stalls, with pre-formed base and full-height porcelain tile surround, as per plan.
- Chrome Bathroom accessories, including towel bar on ring, toilet paper holder, robe hook and shower rod.
- Exhaust fan vented direct to exterior.

## LAUNDRY ROOM

- Stacked, front loading washer and dryer. Dryer to be ventless heat pump technology.

## ELECTRICAL AND PLUMBING

- Suite hydro and water individually metered using "Smart Meter" technology.
- Individual service panel with circuit breakers.
- Pre-wired outlets for television, telephone and/or Internet connections in Living Room, Bedroom(s) and Den, as per plan.
- Energy-efficient ceiling light fixtures provided in Foyer, Kitchen, Bedroom(s), Dining Room, Den, and Storage, as per plan.
- Switch controlled outlet to be provided in Living Room.
- All appliances connected and ready to use.
- White decora-style switches and receptacles throughout.
- Exterior light sconce provided at ground floor exterior door and roof terrace.
- Drain water heat recovery system.
- 40-gallon electric hot water tank.
- Resident parking spaces fully wired for electrical vehicle charging, complete with SAE J 1772 connector.

## ADVANCED SECURITY

- Secure underground parking area with remote/key fob access. Cameras at pre-selected locations along with two-way voice communication to monitoring station.
- Ground floor suite entry door to have rough-in for keypad and door contact for intrusion alarm system.
- Rough-in for intrusion alarm provided at ground floor windows.