

# 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.

All areas and stated room dimensions are approximate. Note: Actual usable floor space may vary from the stated floor area. Floor area is measured in accordance with the HCRA directive on floor area calculations. The purchaser acknowledges that the actual unit purchased may be a reversed layout to the plan shown. Outdoor area will vary depending on townhome location within the community. Please speak with a Sales Representative for details. Illustration is artist's concept. E. & O. E.