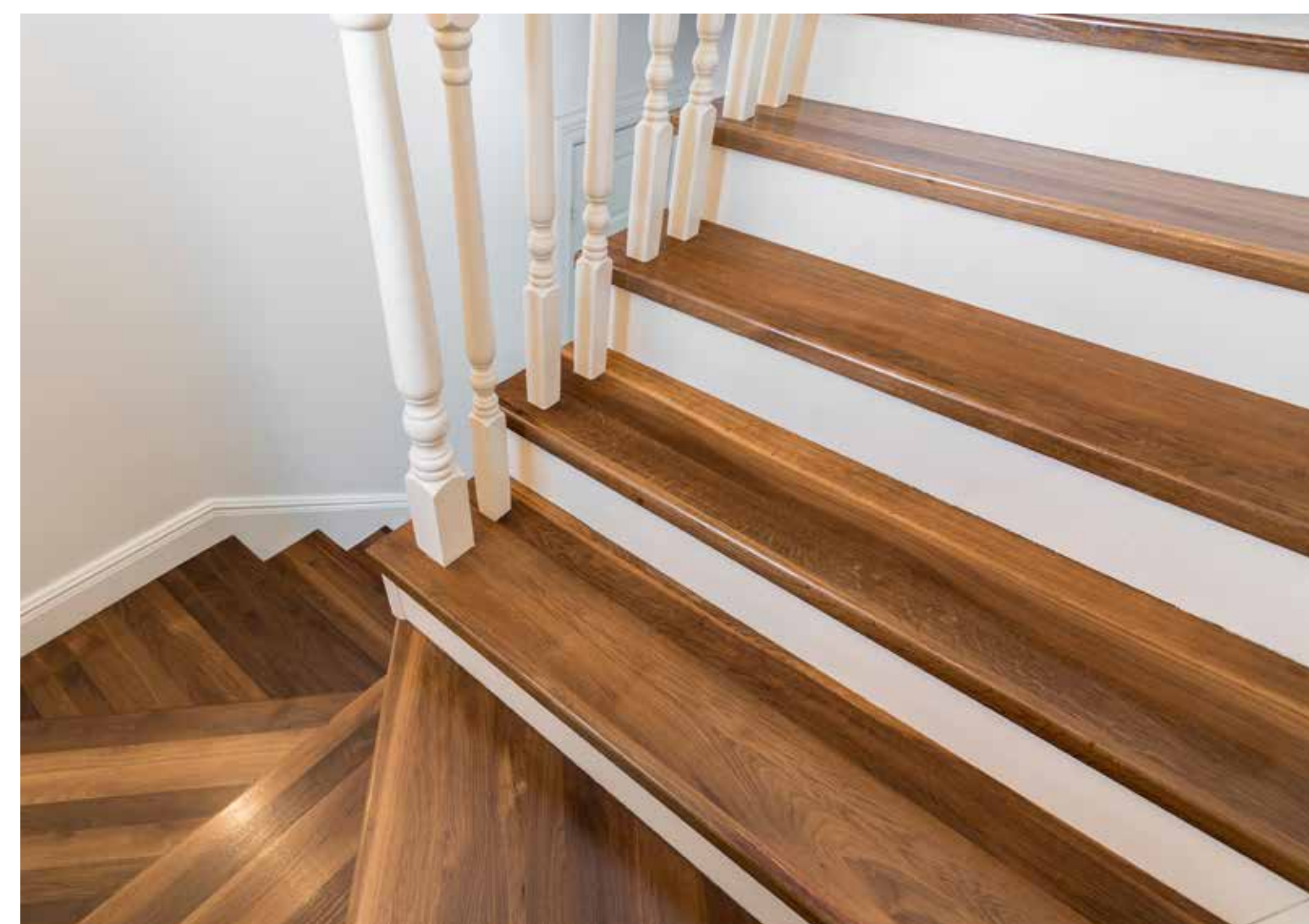


FEATURES & FINISHES



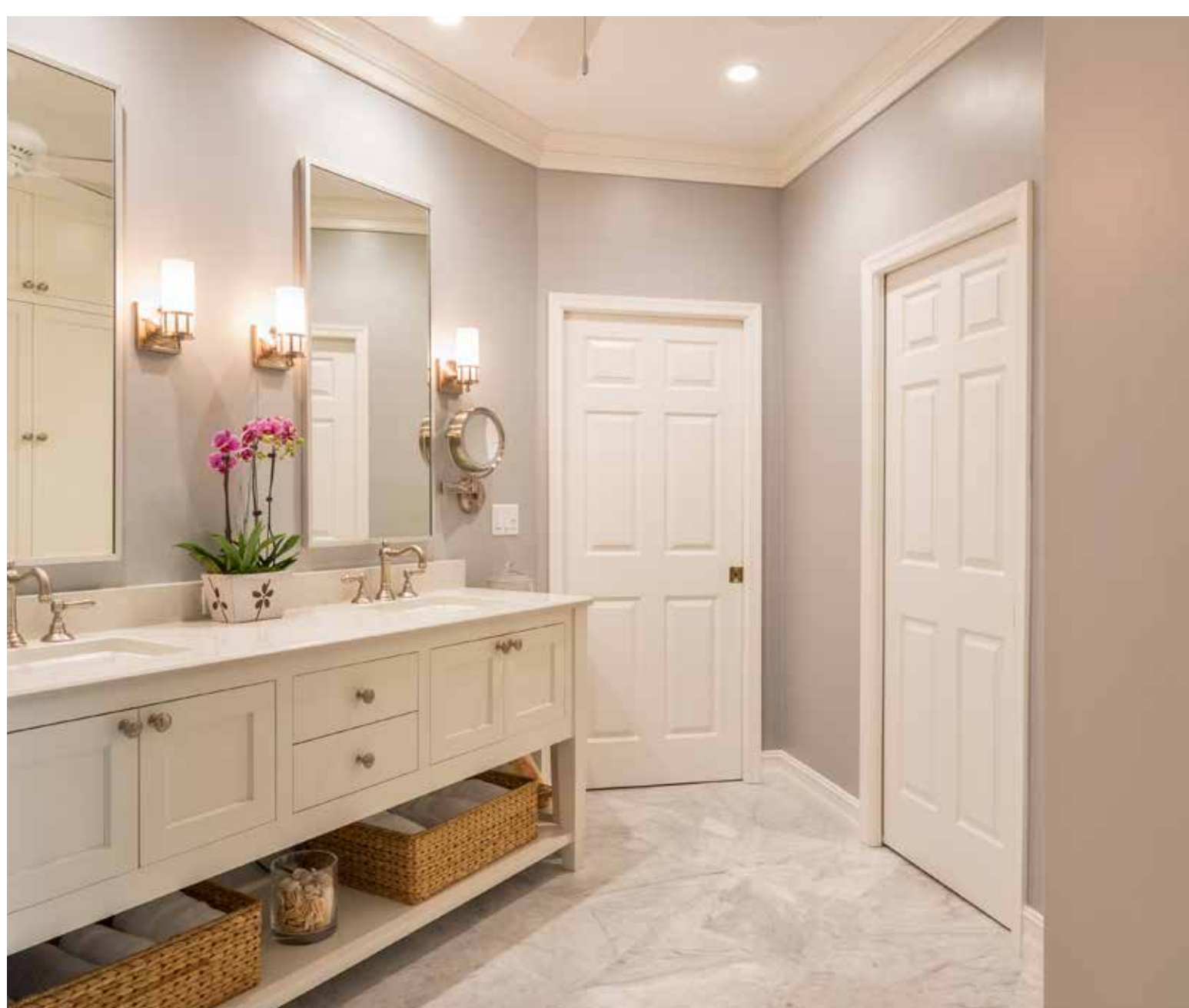
STYLISH, CONTEMPORARY ARCHITECTURAL APPOINTMENTS

- 41 Modern, semi-detached homes with private balconies, terraces or backyards
- Striking contemporary elevations with real brick, sandstone-like cement panels, stucco and metal accents
- Architecturally designed landscaping at streetscape in courtyard
- Low E - energy efficient windows with screens on all operable windows
- Aluminum soffits, fascia, eavestroughs and downspouts
- Contemporary style, insulated main entry door with door chime and satin chrome finish grip set and deadbolt
- Sliding glass door to private balconies, terraces or backyards
- Balconies with aluminum railings†



ELEGANT OUTDOOR LIVING SPACES

- Vibrant backyards with decking*†
- Expansive terraces or private balconies†



SOPHISTICATED DESIGNER INTERIORS

- Smooth ceilings throughout ground, main, second and upper floors, painted white
- Soaring nine foot (9') high ceilings on ground, main, second and upper floors^
- Contemporary glass interior panel railing on main, second and upper floors
- Genuine natural oak staircase treads, risers with painted stringers from finished basement to upper floors
- Wide plank engineered wood flooring throughout ground, main, second and upper floors except tiled areas
- Contemporary 12" x 24" porcelain tile flooring*†
- 5" square edge profile baseboard and 2-3/4" window and door casings
- All walls and ceilings finished in standard white paint
- Lever style interior door hardware in satin-chrome
- Contemporary electric fireplace in the family room



CONTEMPORARY KITCHENS

- European-inspired open concept kitchens with island†

- Kitchen cabinetry in a choice of standard schemes*
- Quartz countertops in a choice of two standard colours*
- Backsplash tile*
- Under cabinet lighting for ambience and illumination
- Soft-close drawer slides and door hardware*
- Choice of 12" x 24" porcelain tile or wood flooring*
- Contemporary undermount stainless steel sink
- Single lever faucet with pull-out spray
- Dishwasher rough-in includes electrical (termination in basement) and plumbing (shutoffs and drain under sink) only with space for dishwasher. Hook up, cabinet & door for dishwasher not included

EUROPEAN-INSPIRED BATHROOMS

- European-inspired bathroom cabinetry*
- Quartz countertop in choice of two standard colours* and undermount sink
- Quality 12" x 24" porcelain tile flooring*†
- Frameless glass shower enclosure with porcelain tiled walls* and waterproof polymer base
- Soaker bathtub†
- Recessed ceiling lighting in the shower stalls
- Elongated dual flush toilet in the master ensuite and main floor powder room
- Polished chrome bathroom faucets
- Pressure-balanced mixing valve in the bathtubs and showers
- Exterior vented exhaust fan

IN-SUITE ELECTRICAL DETAILS

- Individual 100-amp electrical panel with circuit breakers
- White "decora style" switches and receptacles throughout
- Ceiling-mounted light fixtures in family room, great room, media room, bedrooms and hallways
- Ceiling-mounted light fixtures in kitchen
- Light fixtures over bathroom and powder room vanities
- 20 pot lights, purchaser's choice of location
- Smoke and carbon monoxide detectors, as per building code
- Roughed-in for future central vacuum system
- Capped ceiling light fixture, outlet and switched plug in formal room
- Pre-wired phone, cable and data communication outlets in rec room, great room, media room, family room and all bedrooms

ENVIRONMENTAL FEATURES

- Heating and cooling systems designed for reduced energy use
- High-efficiency water heater, on rental basis
- Programmable thermostat
- Individual utility metering system
- Air conditioning

HIGH QUALITY CONSTRUCTION

- 2" x 6" exterior wood frame construction above grade and cast-in-place concrete below grade structure
- 5/8" tongue and groove subfloor plywood sheathing screwed and glued to engineered floor joists
- TGI silent flooring system or equivalent
- Windows and exterior doors fully caulked and sealed
- Tarion Warranty Corporation protection

SAFETY AND SECURITY

- Smoke and carbon monoxide detectors provided in all suites†

* From Vendor's samples

†Per individual plans, sitings and specifications

^Except in areas where bulkheads for mechanical are required

The Builder shall have the right to substitute other products and materials for those listed in the schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on Builder's package as selected. All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under the Tarion Warranty Corporation. E. & O.E.

