FEATURES & FINISHES

KITCHEN FEATURES

- Custom designed kitchen cabinetry from Vendor's samples
- · Under cabinet lighting
- · Granite countertop from Vendor's samples
- · Granite backsplash from Vendor's samples
- Granite countertop and sides for island from Vendor's samples
- Single stainless steel undermount sink with single stainless steel pull-down faucet
- 7 ½" width engineered hardwood flooring from Vendor's samples

APPLIANCE PACKAGE

- Refrigerator Sub-Zero 36" integrated; door panel to match kitchen door choice
- · Cooktop Wolf 36" stainless steel finish 5 burners, gas
- · Range Hood Best 30" slide out over the cooktop
- Microwave Wolf convection microwave oven with trim kit – stainless steel finish
- Oven Wolf 30" single built-in stainless steel finish
- · Warming Drawer Wolf 30" warming drawer
- · Wine Fridge Sub-Zero under counter wine storage
- Dish Washer Miele integrated with door panel to match kitchen door choice
- · Under Counter Beverage Fridge Sub-Zero 24" as per plan
- Washer Samsung 27" white front-load washer; stackable

- Custom designed vanity cabinetry from Vendor's samples as per plan
- · Elongated one-piece toilet dual flush colour white
- · Soaker tub colour white as per plan
- · Frameless shower doors as per plan
- · Designer vanity mirror and lighting
- · Undermount vanity sink as per plan colour white
- · Faucet polish chrome
- · Privacy lock
- · Exhaust vented to exterior
- · **Plumbing fixtures by Kohler

LAUNDRY AND BAR AREA

- Lower and upper cabinetry from Vendor's samples as per plan
- · Under cabinet lighting

LIVING AREA FEATURES

- Designer lighting package refer to Schedule "A-1" for details and location
- Pre-finished engineered 7 ½" wood flooring for kitchen, living room, dining room, hallway, and bedrooms from Vendor's samples. Some builder samples may be of greater width.
- 24" x 24" procelain tiles for ground floor entry, roof and garage level vestibules from Vendor's samples
- Semi solid 7'6" height interior doors with satin chrome lever hardware as per plan
- Wood door casings with matching trim and 7" haseboard.

Dryer - Samsung 27" white front-load dryer; stackable

BATHROOM FEATURES

- · 24" x 24" porcelain tiles for floors from Vendor's samples
- Choice of natural stone 12" x 36" tile for vanity wall from Vendor's samples
- Choice of ³/₄" natural stone countertop from Vendor's samples

wood door casings with matching time and r baseboard

- Floor-to-ceiling height approximately 10' for ground floor, and 9' for 2nd and 3rd floor in principal rooms, excluding coffered ceilings and mechanical bulkheads
- White quartz window sills
- · Smooth finished ceilings
- Stainless steel handrail with glass insert between pickets. Stair tread and riser in wood colour to match wood flooring
- Private elevator with standard cab finish by manufacturer

- Roof top terrace with finished deck of lpe wood as per plan
- Roof top trellis with retractable awning as per plar
- Ground floor patio finished deck of precast stone as per plan
- Cove lighting as per plar

THE TECHNOLOGY

- Heating/cooling individually controlled Hi-Velocity forced-air furnace with hot water for heating and DX cooling system (2 systems per home)
- Dual-purpose water heater with 50 gallon domestic hot water storage tank
- 125amp service panel with automatic circuit breakers
- Individual hydro meter
- Bulk water meter
- · Individual gas meter
- White Decora style switches and matching plugs
- Cable TV outlets, located in living room, all bedrooms and den/home office (one per room) using RG-6 coaxial cable
- Telephone outlets located in living room, all bedrooms and den/ home office (one per room) using cat 5 e telephone cable
- Entry doors (street, garage and terrace) to have a security contact connected to 24-hour-a-day Lobby Concierge Desk. Key pads to be located at street level and garage level doors
- Camera at each townhome street entrance. Camera can be viewed by resident or concierge
- Entrance door intercom to ring to clients home phone
 or cell phone
- Keypad will be touch panel with ability for future home automation integration

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OUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

One-Year-Guarantee on the workmanship and materials of your new home, a guarantee backed by he TARION* New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).

Full-Two years' coverage on electrical, plumbing, heat delivery and distribution system.

 The TARION* New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home.

Individual components in your new home are guaranteed by the manutacturer. Warranties provided by these eputable brand-name manufacturers are all passed on to you.

See the TARION New Home Warranty Program for full Warranty details

Note: Stand-alone bathtub in master bathroom and powder room basin by others.

- Alarm system complete with contacts, motion detectors and glass break sensors (ground floor)
- Waterproof electrical outlet located on roof terrace
- Ground level terraces lighting, hose bib and gas outlet provided as per plan
- Roof level terrace lighting, hose bib and gas outlet provided as per plan