

# STUNNING SUITE DESIGNS ARE COMPLEMENTED BY MODERN FEATURES AND THE FINEST FINISHES

## INTERIOR SUITE FINISHES

- Wide Plank Engineered Laminate flooring for foyer, living/dining, bedroom and den\* from Vendor's standard samples.
- White 12" x 12" ceramic tile for storage and laundry room floors
- 8'6" foot Stippled ceilings floor-to-ceiling heights are approximate and are not applicable to areas under mechanical bulkheads.
- Wood door casings with matching trim and 4" baseboards
- Solid core wood veneer suite entry door complete with brushed chrome lever handle.
- Glass sliding partition doors, as per plan
- Semi solid interior doors complete with brushed chrome lever handle, as per plan
- Semi solid sliding closet doors or slab swing closet door as per plan
- White plastic coated ventilated wire shelving in all closets
- Light fixture installed in hallway
- Ceiling light fixture in bedrooms
- Capped ceiling outlet in dining room and den
- Paint colour white
- Stacked washer and dryer-24", front loading

## GOURMET KITCHEN FEATURES

- Custom-style kitchen cabinetry from Vendor's standard samples.
- Choice of stone kitchen counter top from Vendor's standard samples.
- Designer tile backsplash from vendor's standard samples.
- Single stainless steel under mount sink with single-lever-pull-out faucet, as per plan.
- 6 1/4" Premium Laminate flooring from Vendor's standard samples.
- Refrigerator- counter-depth, bottom freezer, and stainless steel finish
- Slide in oven with cook top- stainless steel finish
- Stainless Steel Dishwasher
- Microwave Stainless Steel finish
- Hood Fan

## BATHROOM FEATURES

- Choice of stone countertop and under mount basin from Vendor's standard samples
- Quality designed cabinetry from Vendor's standard samples
- 5' white soaker tub, as per plan

- Fixed glass panel tub enclosure, as per plan
- Glass shower door for bathrooms with separate showers, as per plan
- Acrylic base shower tray for floor of all separate shower enclosures from Vendor's standard samples.
- Elongated one-piece toilet in white
- Vanity Mirror
- Chrome single-lever faucet
- Wall sconce lighting
- Waterproof shower light fixture
- Choice of porcelain tiles for bathroom floors, walls of bathtub and shower enclosure or separate shower walls from Vendor's standard samples
- Bathroom exhaust vented to exterior
- Privacy lock
- Chrome finished temperature controlled and pressure balanced valve in all bathrooms

## THE TECHNOLOGY

- Two-Pipe fan coil for year round control of heating and cooling
- Individual suite hydro meter
- 100 amp service panel with automatic circuit breaker
- White Decora-style switches and matching plugs
- Cable TV outlets located in living room, all bedroom and den (one per room)
- Telephone outlets located in living room, all bedroom and den (one per room)
- Suite entry door to have door contact and keypad connect to lobby concierge desk
- Weather proof electrical outlet located on balcony

## YOUR 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 the "TARION" New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
- Full 2 years coverage on electrical, plumbing, heat delivery & 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 manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

\*See the TARION New Home Warranty Program for full warranty details.

\*\*Refer to Schedule "A" suite layout to determine width of refrigerator and range.



**Please Note:** The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plan and specifications are subject to change without notice. E & O.E.