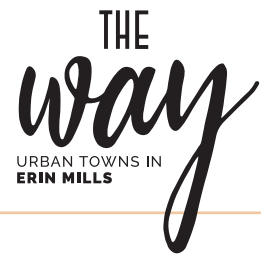


Features & Finishes

Boutique Condos



ELEGANT EXTERIORS

- Superior architecturally designed and controlled suites with brick exteriors, brick soldier coursing, precast sills and ledges, modern horizontal siding and stucco elevations per approved plans.
- Oversized low-e, argon filled vinyl thermo pane sliding balcony doors, as per applicable plan.*
- Pre-finished aluminum flashings, soffits and fascia with downspouts.
- Entry-resistant framing with steel entry door as per plan, with brushed nickel grip set and deadbolt lock.
- Energy-efficient, low-e argon filled double-glazed windows.
- Balconies to include aluminum-framed railings with modern style glass inserts.*
- Professionally designed landscape exterior as per landscaping plans.*
- Exterior landscape lighting to provide increased visibility and neighbourhood ambiance.
- One exterior GFI electrical outlet weatherproof covering on balcony.
- Resident underground parking access via overheard garage door operated by a personal remote control.
- Exterior and interior bicycle parking.

DISTINCTIVE INTERIORS

- All suites feature approximately 8' main door ceilings throughout.
- 4" baseboards and 2-1/2" casing throughout painted in white.
- Lever style interior door hardware and hinges in brushed nickel.
- Closets to be slider or swing-style doors with white wire shelving as per applicable plan.*

DISTINCTIVE FLOORING

- Engineered floor joist system for superior floor strength.
- Choice of quality 13" x 13" ceramic floor tile in bathrooms and mechanical/laundry areas.†
- Wide plank engineered laminate flooring in contemporary finishes throughout all other living areas.†

GOURMET KITCHEN FEATURES

- Professionally designed kitchen layouts with contemporary cabinet finishes from Sorbara's standard choices.†
- Choice of luxurious Quartz countertops with polished edging from Sorbara's standard samples.†
- Stainless steel refrigerator, stove and dishwasher package.
- Stainless steel over-the-range (OTR) microwave/hood fan combination.
- Undermount sink with convenient pull-down kitchen sink faucet.
- Soft-close hinges and hardware to doors and drawers.
- Choice of ceramic tile backsplash.†

LUXURY BATHROOM FEATURES

- Dens-shield or equivalent board used for all tub enclosures.
- Deluxe contemporary design selections for bathroom cabinet finishes.
- Choice of designer-selected contemporary laminate countertops.†
- White plumbing fixtures.
- Choice of quality 8" x 10" ceramic wall tile for all tub enclosure walls.†
- Chrome bathroom accessories.
- Deep acrylic bathtub in all bathrooms.
- Mirrors in all bathrooms.
- Soft-close hinges and hardware to vanity doors and drawers.

PAINTING

- One coat of primer and two coats of flat finish premium quality latex paint on all walls and most ceilings throughout.
- Smooth ceilings throughout.

LIGHTING, ELECTRICAL and MECHANICAL FEATURES

- 100 AMP electrical service on individual breaker panels with copper wiring throughout.
- Hydro sub-metering for individual control.
- Individual water sub-meters for individual control and convenience.
- Individual gas meters.
- Switched light fixtures in kitchen area, bedrooms, bathrooms and hallways.
- Light-emitting diode (LED) bulbs to all light fixtures where possible.
- White Decora style plugs and switches throughout.
- GFI outlet protection in kitchen and all bathrooms.
- Fully sprinklered suites and parking garage.
- Fire alarm detection in suites and parking garage.
- Energy conserving high-velocity hydronic air-handlers/heating system with integrated air conditioning for year-round comfort.
- High-efficiency water heating appliance vented to the exterior for the dual purpose of supplying domestic hot water and home heating (rental).
- 7-day programmable thermostat centrally located.
- Laundry area features a full-size stackable washer and dryer pair in white with convenient recessed plumbing box for supply and waste water and 12" x 12" white ceramic floor tile.

HOME ENTERTAINMENT

- Rogers high-speed unlimited Internet included with download speed up to 500 mbps and upload speed up to 20 mbps (included in maintenance fees).
- One (1) RG6 cable television jack.
- Two (2) Cat5 ethernet outlets for high-speed Internet connection.
- Choice location of one (1) dual electrical outlet / USB port.

Specifications and terms subject to change. E + OE - October 14, 2021

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the vendors samples subject to their timely availability from the Vendors normal supplier and provided that the same have not already been ordered for this house. Variations from vendors sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The purchaser accepts these changes as necessary. When a purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchase.

* - as per plans / † - from Vendor's standard samples