

FEATURES

BUILDING AMENITIES

- 2 high-speed full-size elevators/per building
- Lobby with communal sitting area in all towers with concierge in Building A
- Interactive Touchscreen Signage
- Commercial and retail in Building C & D
- Electric Car Charging Station
- Separate parcel room
- Shared co-working amenity spaces with warm meeting environments and lounge areas
- Ground floor courtyard off co-working amenity
- Dog Run and Dog Wash Station
- Fitness Room overlooking large outdoor terrace
- Party Room in all towers including a large full kitchen with island, large lounge living area with fireplace and separate dining area
- 5th floor State-of-the-Art amenities with terraces, BBQ areas, and Juice Bars that include: plush lounge seating, portable juice bar, putting green, golf swing practice area, outdoor fitness area, warm-up stretch area, shaded pergolas, green roofs, outdoor dining & grilling area, natural fire pit, portable bar & service station with wide screen TV and manicured gardens (Exterior golf swing and putting green to be completed in phase C)
- Multi Sports Court that includes: Soccer Court, Basketball Court, Tennis Court, Running Track,
- Table-Tennis, Children's Play Area and Yoga & Stretching Area (Exterior running track and tennis court to be completed in phase B; exterior play area to be completed in phase C)
- Underground parking that is fully covered and secured
- Professionally landscaped exterior with irrigation system
- Underground bike parking with bike repair station
- Personal storage locker (optional)
- Indoor-Outdoor large Yoga and Fitness Studio with change rooms

SUITE FEATURES

- Wood-look luxury vinyl plank flooring throughout (excluding bathrooms and laundry)
- 9' ceilings in living areas other than where bulkheads are installed
- Custom kitchen and bathroom cabinetry
- Contemporary 5 ½" baseboards with 2 ¾" casing (excluding laundry)
- 2 Panel Designer white painted doors with contemporary lever style hardware
- Stainless steel appliances
- White paint throughout suite (walls and ceilings)
- Black Roller Shade window coverings as per Vendor's selection
- Wire shelving in closets
- Energy efficient aluminum windows per plan and floor to ceiling glass window walls on some plans
- Smooth finish painted ceilings
- Modern light fixtures as per Vender's selection
- Glass doors to large balconies and terraces per plan.
- Balcony and terraces, as per plan

ELECTRICAL

- White decora switches throughout
- Timers on bathroom ventilation
- Programmable 7-day thermostats (heating and air conditioning included – individual temperature control)
- Modern interior designer selected light fixtures – switched receptacle in living rooms
- Efficient forced air heating and cooling system
- Individual electrical that's separately metered (individual service panel with circuit breakers in suite)
- Electrical GFI receptacles on balconies
- Electrical outlets installed at counter level for countertop appliances

ENERGY & WATER

- Timed lights in stairwells/corridors
 - High-efficiency LED lighting fixtures
 - Energy Star certified appliances included are fridge, washer, dryer, and dishwasher
 - High-efficiency windows
 - Individual water service that is separately metered for hot and cold
 - Whole building water softening
 - Fully sprinklered smoke alarms in all suites
- *Subject to any changes by the utility services provider

SECURITY

- 24-hour secure entry door with in-suite keyed locks
- Controlled access to the 5th Floor Podium
- Concierge service in Tower A
- Touchscreen in Lobby
- Garage door operated by RF controller
- Well-lit parking garage and exit stairwells
- Sprinkler system and full ventilation throughout the underground parking garage, building, and all suites
- Each suite equipped with smoke, heat and carbon monoxide detectors
- Access control system with security monitoring (including cameras) throughout lobby & common areas

FEATURES

SUITE KITCHEN

- Kitchen package with 4 stainless steel appliances (integrated fridge/ freezer, integrated stove/range, integrated dishwasher and integrated microwave/range hood)
- Samsung Stainless Steel Fridge, large capacity, twin cooling plus, true no-frost technology with recessed door handle, Energy Star certified
- Samsung Stainless Steel Edge design Electric Range with self-clean with large cooking space and great flexibility
- Samsung Stainless Steel Dishwasher with Digital Leak Sensor & Adjustable Rack, Energy Star certified
- Samsung Stainless Steel Microwave with large cooking power and simple clean filter
- Wood look luxury vinyl plank flooring throughout (selection from 3 base suite package options)
- Custom cabinetry (selection from 3 base suite package options)
- Quartz countertops (selection from 3 base suite package options)
- Ceramic tile backsplash (selection from 3 base suite package options)
- Island with seating (for applicable suites) and electrical outlet
- Undermount stainless steel sink with single lever pulldown faucet
- Pot lights in kitchen area and above island

SUITE BATHROOMS

- Porcelain tile flooring (selection from 3 base suite package options)
- Custom cabinetry upgraded options available (selection from 3 base suite package options)
- Quartz countertops (selection from 3 base suite package options)
- Ceramic/ porcelain tile shower surround (selection from 3 base suite package options)
- Undermount sink with single-handle chrome lavatory faucet
- White toilet
- Chrome accessories (toilet paper holder, towel bars, robe hook) as per Vendor's selection
- Three-light wall-mounted vanity fixture & framed mirror
- Exhaust fan vented to exterior
- Ensuite shower with framed glass enclosure (for applicable suites) and single-handle tub/shower faucet
- Privacy locks on bathroom doors
- White acrylic bathtub with shower (for applicable suites)

SUITE BEDROOMS

- Wood look luxury vinyl plank flooring (selection from 3 base suite package options)
- LED flush-mount ceiling fixture
- Closet with wire shelving

COMMUNICATION

- Suites pre-wired for cable and telephone
- 1Gig High Speed Internet available and roughed in (initial modem provided) through Rogers
- Intercom system with lobby entrance

LAUNDRY CLOSET

- Samsung Front-Load Washer with 4.8 cu ft capacity, smart care, self-clean+, Energy Star certified
- Samsung Front-Load Electric Dryer with 7.5 cu ft capacity, smart care, Energy Star certified
- Faucet and separate drain for the washer
- Heavy-duty wiring and vent for dryer
- Vinyl flooring

WARANTY

Warranty: All Units are warranted by Tarion with Tarion's standard one (1) year, two (2) year, and seven (7) year warranties. Tarion's warranty coverage also includes common element areas of the condominium building. As necessary and at the discretion of the Seller, all plans and specifications are subject to reasonable modification.