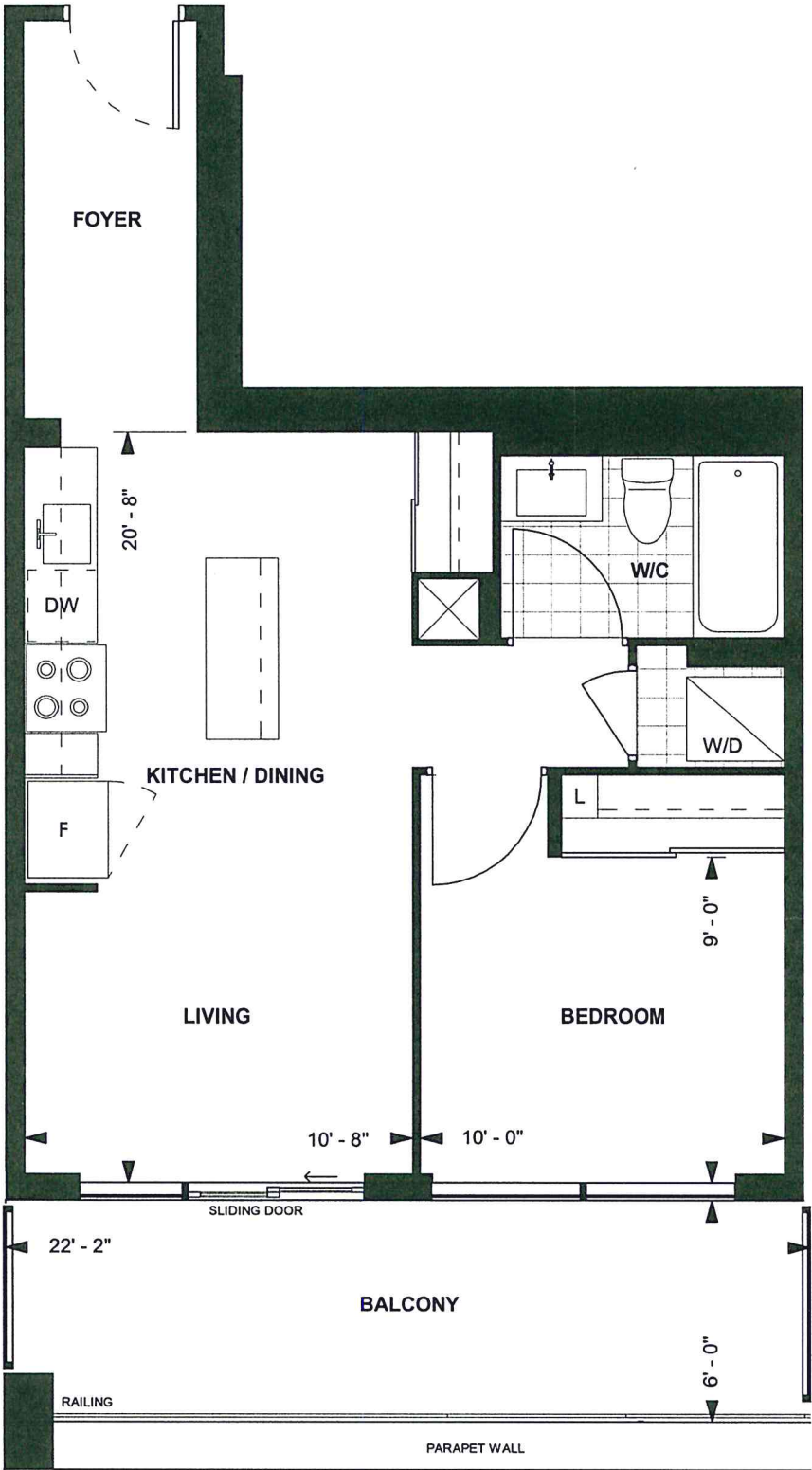
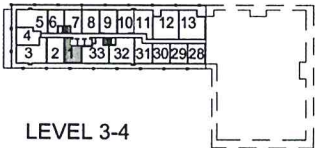


May 01, 2019

SCHEDULE 'A'



A572
TOWER SUITE
NORTH TOWER
9' CEILING
572 sq. ft.
1-BEDROOM



Purchaser Initials

Unit No. 1 Level No. 3 Suite No. 301

Dimensions, specifications, layouts, location of materials and fixtures, tile floor patterns and architectural detailing (including window size and location and door size, location and swing) are approximate only and are subject to change or modifications, without notice. Actual usable floor space varies from stated floor area. Ceiling height measured from top of floor slab to underside of floor slab above and excludes finishes, bulkheads and drop ceilings. Orientation of suite may be reversed and Purchaser agrees to accept same. Balconies decks and terraces are exclusive use common elements shown for display purposes only and location and size are subject to change without notice. All illustrations are artist concept only. The provisions of the Agreement of purchase and sale apply to this Schedule. E. & O.E.

Schedule “D” (Standard Features)
GRANEROLA RESIDENCES INC. • TOWER & CHARISMA SUITE FEATURES
Any selections to be made by the Purchaser shall be made from the Vendor’s standard samples.

KITCHENS

- Choice of custom designed cabinetry with full depth cabinet over fridge
- *Choice of custom designed cabinetry – with 41” upper cabinets and full depth upper cabinet over fridge - Charisma Suite Only*
- Choice of 3 / 4 “quartz counter top with straight polished edge
- Backsplash – 3” x 6” ceramic wall tile
- Under mounted square edge stainless steel single bowl sink with single lever faucet with pull out spray
- **Appliance Package**
 - Stainless Steel Energy Star fridge
 - Stainless Steel Slide-in Range – Stainless Steel Energy Star dishwasher
 - Stainless Steel exhaust fan

BATHROOMS

- Choice of custom designed vanity
- Choice of 12”x 24” ceramic tile for bathroom floor and 3”x 6” ceramic wall tile for bathtub or shower enclosure
- Shower floor to have mosaic tile
- Ceramic tile baseboard
- Choice of quartz vanity counter top with approximately 3” backsplash return and under mounted basin
- Mirror over vanity basin
- Single lever faucet for all vanity basins
- Exhaust fan in all bathrooms vented to exterior
- Privacy lock on bathroom door
- Safety pressure balance valve for shower
- Framed glass door for shower enclosures
- Waterproof ceiling light provided in shower
- Water efficient low flow toilet(s)
- High pressure low flow shower head
- White plumbing fixtures

LAUNDRY

- In suite laundry closet with stacked white front loading dryer vented to exterior and Energy Star rated washer
- 8” x 8” white matte ceramic floor and baseboard tile
- Laundry tub where permitted as per plan
-

COMFORT AND SECURITY

- Individual comfort-controlled heating and air conditioning on demand (Fan Coil System)
- Energy efficient thermal glazed windows with aluminum frames
- Energy recovery exhaust and ventilation system
- Suite equipped with emergency voice communication system, smoke detector and sprinkler protection system
- Fire rated suite entry door with privacy viewer
- Access device to building entrances and underground parking garage
- Video cameras at front entrance, parking garage and grounds, linked to concierge

INTERIOR FINISHES

- Approximately 9’ ceiling height measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and drop ceilings as per plan
- *Approximately 10’ ceiling height measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and drop ceilings as per plan, Charisma Suite Only*
- 8 mm. laminate floor with acoustic underlay in all areas except for bathroom(s) and laundry
- 7’ interior doors with 2 ¾” casings and 4 ¼” baseboards (where construction permits)
- *8’ interior doors with 3” casings and 7 ¼” baseboards (where construction permits), Charisma Suite Only*
- Decorative brushed nickel lever door handles
- Bedroom closets to have swing door or panel sliding doors – as per plan
- Walls and drop ceilings to be painted birch white as per vendors sample
- Trim and doors to be painted birch white as per vendors sample
- White birch smooth ceilings in all areas except bedroom(s) ceilings which will have a white stipple finish
- Sliding glass door with screen or garden door to exterior balcony and/or terrace – as per plan
- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit
- Mirror front hall closet

ELECTRICAL FEATURES

- Ceiling light fixtures package including bedroom(s)
- Switch to plug outlet in living area
- Capped ceiling outlet in dining area
- Copper electrical wiring with circuit breaker service panel
- Pre-wired cable outlet in living area, bedroom(s) and den
- Pre-wired telephone outlet in living area, bedroom(s) and den
- Individually metered hydro and water consumption
- Decora switches and receptacles

BALCONIES AND OR TERRACES

- Terraces with 2’ x 2 ‘ pavers
- Exterior electrical receptacle on balcony and /or terrace

Please Note: Features, finishes specifications and choice of Vendor’s samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colours / materials from Vendor’s samples as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated. Variation from Vendor’s samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. In the event of any inconsistencies between Schedule "D" and Schedule "A" in respect of ceiling height, the ceiling height noted in Schedule "A" prevails.
E.&O.E.