

FEATURES & FINISHES

BUILDING FEATURES

Ground level entry lobby

Six high speed elevators

Pet Spa -Mezzanine Level

24 Hour Concierge

FOURTH LEVEL AMENITIES INCLUDE:

- > Equipped fitness centre
- > Men and women washrooms and change rooms
- > Indoor pool, cold plunge and hot tub
- > Spa facility with dry sauna, steam room, showers and relaxing lounge
- > Yoga/Aerobic studio

FIFTH LEVEL AMENITY LEVEL INCLUDE:

- > Multi-purpose party room with kitchen facilities
- > Lounging outdoor terrace with BBQ
- > Management office
- > Meeting Room

Individual storage/bicycle lockers**

PROJECT FEATURES

Commercial Parking

Dedicated Parking Lobby & Elevator

Ground Floor Retail

Commercial Offices

Adjacent Park

SUITE FINISHES

Approximately 8.5' ceilings. ***

Exterior glass sliding doors***

Solid core entry door with hardware and security viewer

Individually controlled heat pump heating and cooling system

40 Ounce broadloom and upgraded under pad in bedrooms***

Multi strip engineered hardwood flooring in den, living rooms, dining rooms, foyers and halls***

Mirror Sliders on closet doors***

In-suite smoke detector

In-suite carbon monoxide detector

Laundry with stacked washer/dryer vented to exterior

Ceramic flooring in laundry area

Interior walls painted off-white quality latex*

KITCHEN

Choice of multi strip engineered hardwood flooring, porcelain or ceramic flooring*

Selection of designer series kitchen cabinetry*

Granite countertop*

Designer series mosaic or glasstile backsplash*

Stainless steel sink with single lever faucet and pullout vegetable spray***

Panelled refrigerator, panelled dishwasher and S/S range and oven, S/S microwave with built in fan hood vented to exterior

Ceiling mounted lighting fixture*

MASTER ENSUITE BATHROOM

Choice of marble, porcelain or ceramic flooring* ***

Medicine cabinet **

Marble counter with designer raised basin*

Safety pressure-balancing valve in tub**

5' soaker tub or shower with glass panel with chrome faucets***

Designer selected plumbing fixtures and cabinetry**

Choice of marble, porcelain or ceramic wall tile in tub or shower area ***

Exterior vented exhaust fan

Entry privacy lock

MAIN BATHROOM

Choice of ceramic or porcelain flooring * ***

Laminate countertop with basin*

Safety pressure-balancing valve in tub**

5' soaker tub or shower with glass panel with chrome faucets***

Designer selected plumbing fixtures and cabinetry**

Choice of porcelain or ceramic wall tile in tub or shower area ***

Exterior vented exhaust fan

Entry privacy lock

ELECTRICAL FEATURES

Rough in ceiling light outlets in dining room

Lighting fixtures in bathrooms**

Lighting fixture in hallway

Cable television outlets in den, living room and master bedroom**

Telephone outlets in living room and master bedroom**

Service panel with circuit breaker

SECURITY FEATURES

24-hour Concierge

24-hour Security cameras in select garage/parking areas

Closed circuit camera monitoring at select building entry points

Electronic communication system in lobby vestibule permits visitors to communicate with suite from building entrances

ENERGY EFFICIENCY FEATURES

Energy Star appliances

Dual flush toilets

Energy efficient light bulbs

Water conserving faucets

Individually metered hydro

Please see provisions in Schedule A relating to Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes

* Colours and/or materials to be selected from Vendor's standard sample packages, as provided for below. Vendor shall not be responsible for shade differences occurring from different dye lots.

** If applicable

*** As per plan

**** Except bathrooms, laundry, bulkheads and drop ceilings for mechanical systems, as required

(1) The Vendor shall have the right to make alterations to the selection and specifications relating to Energy Efficient Features.

Dated: April 10, 2014