

Features and Finishes

Exterior Features

- Contemporary designed homes with modern façades.
- Contemporary designed expansive windows.
- Architecturally selected front entry doors.
- Architecturally selected pavers on backyard/patio.
- Garden door to backyard as per plan.
- Two exterior GFI receptacles (one at patio/backyard and one at roof terrace)
- One exterior non-freeze hose bib at backyard/patio.
- One gas barbeque connection at backyard/patio.
- Direct basement access to garage.

Home Features

- 9'-0" ceiling height on main and 3rd floor and 8'-0" ceiling height on 2nd floor.*
- Gas fireplace with marble surround from Vendor's samples.
- White Decora receptacles and switches throughout.
- Telephone outlet rough-ins in kitchen and bedrooms.
- Television outlet rough-ins in kitchen, family room and bedrooms.
- Cat5e data outlet rough-ins basement, family room and master bedroom.
- Designer style lighting fixtures in main entrance, kitchen, bedrooms and bathrooms.
- 100 Amp service panels with circuit breakers.
- Smoke and carbon monoxide detectors as per building code.
- High efficiency furnace and central heating
- Individually metered hydro, gas and water.

Interior Features

- 7" contemporary baseboards throughout with 3 1/2" casings on all doorways.
- Interior doors painted white with contemporary style hardware.
- Mirror sliding closet doors as per plan.
- Oak staircase and staircase landing natural stained finished throughout.
- Ceramic tile flooring and mechanical rooms and roof terrace level from Vendor's samples
- Hardwood floors of prefinished engineered selections on main floor from Vendor's samples.
- Carpet with underpadding on upper floors from vendor's samples.
- Satin nickel finish interior hardware with lever style door handles throughout.
- Ceramic tile flooring in mechanical rooms and roof terrace level from Vendor's samples.

Kitchen Features

- Contemporary European design cabinetry in selection of coloured and wood finishes from Vendor's samples.
- Stone countertops in a selection of granites and quartz from Vendor's samples.
- Kitchen island to feature cantilevered top for bar seating and stone waterfall side gable from Vendor's samples (as per plan).
- Undermount deep single bowl stainless steel sink with pull out faucet.
- Matching designer backsplash in selection of tiles from Vendor's samples.

Bathroom Features

- Contemporary European design cabinetry in selection of coloured and wood finishes from Vendor's samples.
- Stone vanity top in a selection of marbles and granites with white undermount sinks in bathrooms and ensuite from Vendor's samples.
- Glass panel shower stall in bathroom and ensuite (as per plan).
- Soaker tubs in all bathrooms.
- Temperature controlled mixing valve to tub/shower.
- Vanity mirrors above vanity basin.
- Ceramic tile tub/shower surround from Vendor's samples
- Ceramic tile flooring from Vendor's samples
- Privacy locks on all bathroom doors.

Laundry Area Features

- Ceramic tile flooring.
- White laundry sink complete with water connection.
- Full size white front load side by side washer and dryer.

* Ceiling Heights in some areas may be lower due to bulkheads for ductwork.