

BUILDING FEATURES

- A spectacular mixed-use development in the King West district of Toronto
- Architecturally designed expansive double-glazed windows throughout exterior
- Pre-finished aluminum window frames
- Elegant finishing details in corridors and entrance doorways to each suite
- Landscaped entrance and arrival area
- Landscaped rooftop garden with misting area adjacent to indoor amenity
- Fitness facility with exercise and aerobics/yoga room
- Amenity areas that include party rooms and lounge
- Individually controlled in-suite heat pump system offering on-demand heating and air conditioning
- Individual suite metering for hydro consumption
- Bicycle storage area with air pump
- Concierge and security service controlling building access and surveillance of the building
- Sprinklers in building

SUITE FEATURES

- Private balcony or terrace as per plan
- Ceiling height approximately 9 feet except in areas with bulkheads, dropped ceilings, and in bathrooms where the ceiling heights will be less than 9 feet
- All ceilings in suites are to be exposed concrete or drywall, depending on architectural or engineering requirements
- Interior walls painted in quality latex paint in all rooms
- Baseboards and trim painted in semi-gloss
- 4 ¼" baseboards and 2" matching trim throughout
- Contemporary style swing interior doors with metal lever hardware
- Decora switches and receptacles
- Capped ceiling outlet in den

FOYER

- Solid core suite entry door with metal lever hardware
- Sliding closet door or swing closet door as per plan

KITCHEN FINISHES

- Unique, modern kitchen designs. Choice of 3 colours from builder's standard sample boards

- Caesar stone kitchen countertop. Choice of 3 colours from builder's standard sample boards
- Back painted glass backsplash. Choice of 3 colours from builder's standard sample boards
- Kitchen island with colour-through high pressure laminate counter
- European line integrated fridge, stainless steel self cleaning oven, dishwasher, microwave and hood fan
- Halogen track lighting
- Stainless steel sink. Single lever chrome faucet

BATHROOM FEATURES

- Solid surface custom designed sink
- Contemporary vanity in main or ensuite bathroom. Choice of 3 colours from builder's standard sample boards
- Mirrored medicine cabinet with sandblasted mirror surround
- Porcelain floor tile in main or ensuite bath and second bathroom. Choice of 3 colours from builder's standard sample boards
- Deep soaker tub in ensuite or main bathroom (as per plan)
- Single lever faucets on all vanity sinks
- Full height porcelain on bathtub walls in main or ensuite bathroom. Choice of 3 colours from builder's standard sample boards
- Separate shower stall with frameless glass door as per plan
- Exterior vented exhaust fan in all bathrooms
- Privacy locks on all bathroom doors
- Pressure balance tub and shower faucets
- Designer bathroom fixtures
- Dual flush toilet in main or ensuite bathroom

BEDROOMS

- Sliding closet doors or swing closet doors as per plan
- Feature wall with pre-selected paint from builder's standard samples

FLOOR COVERINGS

- Engineered wood flooring in all rooms except bathroom and laundry rooms. Choice of 3 colours from builder's standard sample boards

LAUNDRY

- Porcelain tile flooring in laundry closet
- White front loading stacked washer and dryer

RESIDENTS PARKING & GARAGE

- Underground parking, where separately purchased, accessed via a secure garage door operated by personal remote control
- The garage is painted white and brightly lit for convenience and security
- The garage is well ventilated and protected by fire sprinklers for added safety and protection
- Strategically located parabolic mirrors enhance visibility to assist traffic flow
- Closed circuit cameras with two-way voice communication monitored by concierge are provided in the garage for surveillance and access monitoring
- Hand held personal emergency alert device to activate alarm

ACCESS CONTROL

- Uniformed concierge stationed in the main lobby
- On site management during weekday business hours
- State-of-the-art enterphone system in the lobby with in-suite notification capability
- Suite security access system monitored by concierge
- Exterior doors from common areas and amenities monitored by concierge

ELECTRICAL FEATURES AND INTERCONNECTIVITY

- 100 amp electrical service with circuit breakers and copper wiring throughout suite
- Pre-wired cable T.V. outlets in living/dining, bedrooms and den if applicable
- Pre-wired telephone jacks in living/ dining, kitchen, bedrooms and den if applicable
- Wiring for high speed Internet
- All balconies and terraces where applicable to have electrical outlets

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided. Floor and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice.