



DISTINCTIVE APPOINTMENTS



Amenities of Distinction

- PROFESSIONALLY DESIGNED LANDSCAPED GROUNDS with underground irrigation system
- Architecturally designed exterior brick finish
- Masonry party walls and pre-cast concrete floor with sound reduction features and steel stud construction
- Elegantly covered passenger drop-off area at front entrance
- Ample visitor parking
- Card access entry system
- Beautiful grand entrance foyer with stone finishes
- TWO FULLY APPOINTED ELEVATORS
- Wide luxurious hallways
- BEAUTIFUL FRONT ENTRY DOORS to suites with classic brick style surround
- Exterior suite numbers supplied and installed by Builder
- OVERSIZE "PORCH STYLE" BALCONY WITH BRICK COLUMNS
- Suites fully cleaned by the Builder prior to occupancy
- Central mailroom
- Heated secure underground parking area
- Secure individual storage room in basement
- Convenient move-in staging area in the underground parking area at each freight elevator
- Secure elevator lobby at parking garage level
- Greenhouse pedestrian bridges linking buildings
- ROOF TOP TERRACE WHERE APPLICABLE
- Fire sprinkler system throughout

Inviting Interior

- DRAMATIC NINE FOOT CEILINGS
- CALIFORNIA CEILINGS in the living/dining rooms, hallways and bedrooms
- Three paint colours may be chosen
- Wood trim painted white with enduring semi-gloss paint
- ELEGANT COLONIAL BASEBOARDS AND CASINGS THROUGHOUT with crown molding on raised ceilings in living room
- 800 SERIES COLONIAL DOORS with brushed nickel lever hardware throughout
- Full length mirrored sliding glass doors for front foyer closet

- 800 SERIES POCKET DOOR where applicable as per Builder's specifications
- Overhead cupboards in the laundry rooms where applicable
- Linen storage
- PRESTIGE CABINETS and granite countertops supplied
- DOUBLE STAINLESS STEEL SINK IN KITCHEN
- Quality Dishwasher
- Ceramic backsplash and under cabinet lighting in kitchen

Elegant Baths

- 5' acrylic bathtub enclosure c/w showerhead and glass doors OR Mirolin shower enclosure with seat and glass door
- Wall backing and support at toilet and shower locations for optional grab bars
- 36" high vanity in ensuite baths
- 30" mirrors above sinks in bathrooms
- Full medicine cabinet
- Ceramic towel bars, paper holders and soap dishes

Luxurious Flooring

- HARDWOOD FLOORING IN LIVING/DINING AREA AS PER BUILDER'S QUALITY SAMPLES
- 40 oz. Broadloom and 3/8" foam underpad in bedroom areas as per Builder's quality samples
- No wax vinyl flooring in kitchen, bathrooms and foyer as per Builder's quality samples

Suite Comforts

- INDIVIDUALLY CONTROLLED CENTRAL AIR CONDITIONING
- Forced air HIGH EFFICIENCY gas furnace
- Rental electric water heater
- April Aire humidifier units
- Low-E thermo windows with screens
- Low-E sliding patio door complete with screen
- HRV system

Electrical/Utilities

- 100 amp electrical service with copper wire
- Light outlet over kitchen sink on separate switch
- Heavy duty wiring and receptacle for stove
- Centrally wired smoke detectors
- Switched receptacle in master bedroom and living room
- Ceiling outlets in all bedrooms
- Rocker type light switches 48" from floor (3 illuminated)
- Rough in for Cable TV (2) jacks; telephone (4) jacks

Mechanical

- 3rd line piping and pantry faucet in kitchen for hard water supply
- Single lever washerless faucet
- Taps and drain for automatic laundry washer
- Exhaust fans in all bathrooms, on a separate switch, vented through HRV system
- Rough in for central vacuum system
- Centrally softened water

OPTIONAL FEATURES

Interior

- Electric fireplace
- Specialized bath units
- Ceramic tile for floors, shower stall, backsplash
- Upgraded cabinetry
- Sliding or bi-fold mirrored doors
- Decorative moldings
- Extra pocket doors
- Grab bars at toilet & shower locations

All details and dimensions, if any, are approximate and subject to change without notice in order to comply with building site conditions, municipal, vendor and/or architectural requirements. Materials, specifications, & floor plans are subject to change without notice. Window size and type may vary. E. & O. E. June 16, 2010