

Building Amenities

- Modern business centre designed with co-workspace for work and day-to-day tasks.
- Two elegant private dining rooms with kitchens available for holidays and special occasions.
- 10th floor landscaped outdoor amenity space with comfortable lounge seating, stylish dining areas, and BBQs.
- Well-equipped fitness centre with weight, cardio equipment and a yoga studio.
- Time-saving waste and recycling disposal only steps away on each floor.
- Electric vehicle charging stations.
- Secure bike lockers.
- Convenient ground floor retail.
- Pet-friendly facilities, including pet wash.

Smart Living

- Leading edge technology features throughout suites and common areas.
- Optional State-of-the-art Smart features available such as: Smart thermostat and Smart lighting.
- Peace of mind access to all areas of building with keyless entry system.
- Allow verified visitors to enter building using a Virtual Key through SMS.
- Secure and convenient package delivery with notification of arrival to all smart phones.
- Convenient digital keypad entry allows you to manage additional access codes for family, friends, dog walkers, cleaners, etc.
- Face recognition entry system, in case you forget your keys or phone.
- Smartphone Video Calling: allows you to see and speak to guests at entrance of building.

Suite Finishes

- Soaring 9' ceilings in main living areas (excluding bulkheads and where drop ceilings required).
- Panelled hollow-core wood interior doors, with contemporary trim and baseboards that will enhance each room.
- Stylish ceramic tile in bathrooms and laundry.
- Attractive laminate flooring in entry, hallways, bedrooms, kitchen, living/dining, except for tiled areas.
- Glass door to balcony as per plan.
- Interior walls, doors and trim painted with a low VOC latex paint
- In-suite laundry with Energy Star-rated white stacked front-loading washer and dryer.
- Textured ceilings throughout, excluding laundry, bathrooms, and kitchen area which are to receive smooth ceilings.

Kitchens

- Designer kitchen cabinetry featuring standard uppers.
- Quartz countertop with undermount stainless steel sink and a single lever faucet.
- Timeless stainless steel appliance package inclusive of dishwasher, refrigerator, electric self-cleaning range and over the range microwave with built-in hood fan.

Bathrooms

- Designer bathroom cabinetry as per vendor sample.
- Quartz countertop with undermount single bowl sink and a single lever faucet.
- Acrylic soaker tub or acrylic shower base enclosure complete with framed glass door as per plan.
- Tub or shower with ceramic tile surround.
- Contemporary chrome faucets with tub/shower trim.
- White plumbing fixtures in all bathrooms, including sinks, toilet, and bathtubs.
- Exhaust fan in each bathroom, vented to exterior.
- Vanity mirror accompanied by lighting above.
- Bathrooms enhanced by chrome accessories including towel bar and toilet paper holder.

Electrical Features

- Individual service panels with circuit breakers in all suites.
- Fibre Optic wiring to suite and throughout building.
- White Decora light switches and receptacles throughout.
- Ceiling light fixtures in dining area, den and bedrooms as per plan.
- Smoke and carbon monoxide detectors as per code.
- Fully equipped sprinkler system throughout

Homeowner Warranty

- Tarion Warranty Corporation New Home Warranty protection.
- Manufacturer's warranty on appliances.

Please Note

1. Natural products (i.e., granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture, and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.
2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least ten (10) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
3. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.
4. References to model types or model numbers, if any, refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
6. All features, finishes, specifications, and materials are subject to change without notice.
7. Specific finishes will depend on vendor's standard décor package as selected.
8. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
9. Flooring and specific features will depend on the Vendor's package as selected.
10. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser 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. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect, whose determination shall be final and binding.
11. The Purchaser acknowledges that various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price.
12. The Purchaser acknowledges that any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist's concept and are not included in the purchase price.
13. Purchaser acknowledges and accepts that ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements.
14. The description of the any smart home type features, products and services, including, without limitation the mobile application to integrate property management, community messaging, amenity booking, thermostat control, and garage door entry and any clean air systems/services, are based on the information provided to the Vendor by the service provider as of the date of the Disclosure Statement provided to the Purchaser with this Agreement. Such features, products, and services are subject to change in the sole and absolute discretion of the service providers, including Rogers Communications Inc. and/or Clean Air depending on the features, products and services ultimately integrated with the Rogers Smart Community program and/or clean Air at the time of installation. The Purchaser agrees to the aforementioned potential changes to the Rogers Smart Community features, products and services from those described and/or described or depicted in any marketing materials, and acknowledges that the Vendor makes no representations or warranties relating to the products, features and/or availability of such services by Rogers Communications Inc. Furthermore, the Purchaser acknowledges and agrees that in the case of the products and services to be provided by Clean Air, including the smart air filter systems contemplated, that such products and services are, as of the date of the Disclosure Statement delivered to the Purchaser with this Agreement, still subject to final review and confirmation with the provider and the Vendor reserves the right to not proceed with the provision or inclusion of such products or services within the Condominium and the suites and in the event this occurs the Purchaser accepts the same and acknowledges and agrees that there shall be no credit or abatement in the Purchase Price as a result of the foregoing.
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