

Exterior Finishes

- Vinyl sliding patio door with screen as per plan
- Energy star rated vinyl casement or thermo-fixed glass windows throughout, as per plan. Colour as per Vendor's pre-determined colour schemes*
- Screens on all operational windows
- Front entries to have walkways and steps as required to grade
- Exterior front door with brushed nickel package including grip set and dead bolt
- Exterior lighting at front entry door as per plan
- Ground floor patios to be finished with concrete as per plan
- All balconies with aluminum railings, as per plan

Interior Trim and Features

- 9 ft ceilings throughout (not including dropped ceiling areas), approximately 8 ft ceilings on all upper levels of 2 storey units
- Carpeted stairs with solid oak handrails
- Upgraded painted 2 ¼" casing for all window/doors and 3 ¼" baseboards. (Sizing is approximate)
- All interior door hardware to be levers in a brushed nickel with painted hinges
- Wire shelving in all closets

Kitchen

- Quartz countertops as per plan from the Vendor's standard samples*
- Stainless steel kitchen sink with single lever faucet, as per plan
- Stainless steel appliance package includes:
 - Self-clean oven
 - Frost-free refrigerator
 - Built-in dishwasher
 - Over the range built-in microwave with integrated exhaust fan vented to the outside
- Heavy-duty receptacle for stove
- Electric outlets for refrigerator and at counter level for small appliances as per Ontario Building Code
- Cabinetry selected from Vendor's standard samples with one bank of drawers*

Bathrooms

- White bathroom fixtures in ensuite, main bath and powder rooms, as per plan
- Pedestal sink in powder room as per plan
- Vanity cabinets include choice of styles and colour from Vendor's standard samples*
- Quartz countertops in bathrooms with white basin as per plan, from Vendor's standard samples*
- Mirrors in all bathrooms
- White ceramic accessories in all bathrooms
- Choice of ceramic tiles for walls and ceilings in tub enclosures from Vendor's standard samples*
- Single lever faucet in all vanities and tubs as per plan
- Pressure balanced shower controls
- Exhaust fans in all bathrooms
- Privacy locks on all bathroom doors

Laundry

- Laundry area with connections for water and drain
- Heavy-duty receptacle with vent to the exterior for the dryer
- Stacked white washer and dryer

Electrical

- 100 amp electrical service with breaker panel and copper wiring throughout
- White decora switches and receptacles throughout
- All rooms to have a switch controlled ceiling light fixture except for the living room, which will receive a switch controlled wall outlet
- Smoke detectors provided as per Ontario Building Code
- Carbon monoxide detector provided as per Ontario Building Code
- All bathroom electrical duplex receptacles protected by ground fault interrupter
- Arc-fault receptacles in bedrooms as per Ontario Building Code
- Electric door chime at main door entry
- Cable T.V. rough-in in any 2 locations as chosen by the Purchaser
- Telephone rough-in in any 3 locations as chosen by the Purchaser
- Rough-in security system

Energy Saving Features

- Forced air Hi-Velocity heating system with high efficiency boiler and hot water tank rented as per contract
- Central air conditioning system
- Metal insulated entry door and weather stripping as per plan
- Roxul plus insulation for proper sound attenuation
- Exterior wall insulation to meet or exceed 2014 Ontario Building Code

Painting

- Purchaser to have a choice of 1 paint colour throughout from the Vendor's samples in an environmentally friendly low VOC washable flat finish*
- All trim and doors to be painted white with semi-gloss finish
- Smooth ceiling throughout

Floor Coverings

- Laminate flooring for living and dining rooms, including hallways and den and kitchen as per plan on main floor only, from Vendor's standard samples*
- Choice of 35oz broadloom with 12 mm chip foam under-pad in all no-tiled and non-laminate floor area, from Vendor's standard samples*
- 12"x12" or 13"x13" ceramic flooring from Vendor's standard samples, as per plan*

Construction

- Acoustically engineered demising wall between all units to top of second floor, where applicable, with STC 60 rating
- 5/8" tongue and groove subfloor sheathing screwed and glued to engineered floor joists
- Window and exterior door fully sealed and caulked
- 2"x6" exterior wood frame construction
- Covered poured concrete porches as per plan
- Interior staircase from underground

*Colours and/or materials to be selected from Vendor's standard sample packages. Vendor may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Specifications are subject to change without notice. All room measurements and sizes are approximate. E. & O. E. O.D.P.09/2014