



FLATS

Standard Features and Finish Schedule

STANDARD SUITE FINISHES

- Textured painted ceiling finish throughout all areas
- Modern interior doors and trim with 2 3/4" casing and 4" baseboards
- Hollow core 80" two-panel, square-top doors with brushed nickel finish door hardware (*privacy locks on all bathrooms*)
- All interior walls primed, and two-coat painted with designer, low VOC flat latex paint in a coordinated colour
- All interior doors and trim painted with designer coordinated, semi-gloss white
- Energy efficient double pane vinyl frame windows, including one operable section per room*
- Sliding glass or garden doors to balconies and terraces*
- 9' high ceilings. Where dropped ceilings or bulkheads are required, the ceiling height will be approximately 8'
- Closets include white wire shelving
- White decora switches and receptacles throughout
- Modern interior designer selected light fixtures*

WELCOME

- Wood, solid-core suite entry door with security peephole and designer lockable entry set
- Quality wood grain, wear/water resistant vinyl flooring
- Sliding hallway closet door with full length mirror*

EAT

- Custom-crafted modern Euro-style white kitchen cabinetry
- 3/4" granite countertops with stainless steel, single-compartment sink and brushed nickel finish single handle kitchen faucet
- Modern tile backsplash in designer colour
- Stainless steel appliance package including refrigerator, free standing range, dishwasher, and OTR Microwave
- Quality wood grain, wear/water resistant vinyl flooring

LIVE & SLEEP

- Quality wood grain, wear/water resistant vinyl flooring
- Premium, broadloom carpet in bedrooms
- Designer, energy-efficient flush mount ceiling light fixtures in bedrooms
- Sliding closet doors within bedrooms *

WASH

- Custom-crafted, modern white cabinetry
- 3/4" granite countertops with 4" polished backsplash
- Undermount, oval, white porcelain sink with widespread brushed nickel finish faucet
- Quality wood grain, wear/water resistant vinyl flooring in bath and laundry rooms
- Vanity mirror with designer selected, wall-mounted light fixture
- High-efficiency two-piece water saving toilet
- 5' acrylic, white soaker tub with ceramic tile walls, pressure balanced faucet, and curved shower curtain rod
- High-efficiency, combination electric washer/dryer

BALCONIES *

- Balcony and terrace areas have one electrical receptacle and one exterior wall light fixture, switched from inside the living room
- Vertical, aluminum picket railings and solid privacy screening as per architectural design

TERRACES *

- Poured concrete patio*
- Stone and composite wood railings, and privacy screening as per architectural design

MECHANICAL

- Individually controlled heating and air conditioning distributed through in-suite forced air, hot-water, high-efficiency air handler
- High-efficiency, gas-fired, tankless hot water heater (*rental*)
- Individually metered water and hydro. Gas included in maintenance fees

BUILDING FEATURES

- Fob controlled access at all building entrance doors
- Guest intercom system at main building entry doors
- Fully furnished party room with kitchen, seating, television, and direct access to courtyard
- Outdoor courtyard with BBQ cooking area, dining seating, lounge seating, and covered trellis area
- Surface and underground parking
- Bike parking within the underground parking garage
- Storage lockers (*available for purchase, see sales consultant for details*)
- Colour coordinated refuse room with oversized bins and mechanical venting to the exterior
- Softened water throughout the whole building



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*(as per plan)