

# SUITE & BUILDING

## Specifications

### ◆ UNIQUE FEATURES

- Ground floor amenity room equipped with kitchen and large seating area for parties, receptions and meetings.
- On-site fitness centre with training equipment.
- Two elevators from parking garage through all residential floors.
- Spacious lobby, elegant entrance.
- Full Tarion Warranty protection.
- Pet friendly, up to 80lbs (dogs must be leashed at all times outside of the suite).
- All residential suite purchasers can buy one parking space in the secure underground parking level.
- Heated underground parking with car-wash bay located in garage.
- All residential suites have natural gas supply and upgrade option for gas stove and BBQ connection.
- Poured concrete structure.
- Luxurious balconies with outdoor electrical outlet and light.
- All residential suite purchasers will be assigned one common element storage locker on the underground parking level.
- 2 hour free consultation with interior designer
- Ground-floor moving room connects visitor parking lot to 2nd elevator for ease and security during moving or service.

### ◆ QUALITY EXTERIORS

- Floor to ceiling high performance engineered window wall system with bronze aluminum framing and double glazed low e argon thermal panes.
- Brick exterior with spandrel glass wall accents.
- Individual concrete slab balconies, complete with tempered glass panels, for greater access to ventilation, light and views, and pre-finished aluminum posts and hand railings.
- Casement style pre-selected operable windows with screens to allow natural ventilation and outside air movement.

### ◆ SAFETY & SECURITY

- Secure main entrance lobby with keyfob access and state of the art video and voice entry system located in front vestibule.
- Security keyfob access system at parking level elevator lobby and access doors between parking level and grounds or upper floors.
- HD Surveillance cameras in the building, grounds and garage.
- Residents with parking spots will use a keyfob access system to open the parking level overhead door. Door automatically closes as vehicle exits area. Heated outdoor ramp to garage.

- Smoke, fire and carbon monoxide detectors connected to monitored fire alarm panel in accordance with Ontario Builder Code.
- Fully sprinklered building.
- Exterior high efficiency lighting provided at main entrance canopy, walkways and parking areas as per site plan.
- Garbage and recycling rooms and other common areas are accessible by residents only. Garbage chute on every level.

### ◆ LANDSCAPING

- Professional landscape architect designed naturalized planting.
- Ground floor and Penthouse level suites include exclusive terrace outdoor living areas.

### ◆ DESIGNER DETAILS AND INTERIORS

- 9' ceilings in typical suites\*
- 10' ceilings in ground floor and penthouse suites\*
- Stippled ceilings in living/dining, bedrooms and storage. Upgrade option for flat white non-textured ceilings.
- Flat white finished, non-textured ceilings in all kitchen and bathrooms.
- 5-1/2" paint finish contemporary style baseboards with matching 3-1/2" casing (with blocking) on all interior doors throughout the residential suites.
- Solid core suite entrance door with mahogany natural wood finish. Exterior finish to match corridor finish.
- 1-3/8" hollow core painted flush slab interior doors throughout the residential suites. Select laundry rooms with louver in door for ventilation.
- Lever style suite entry door hardware and interior door handles.

### ◆ KITCHENS

- Custom crafted cabinets, granite or quartz countertops. Wide variety of styles and colour selections from vendors selected colour palette samples.
- Single lever brushed nickel faucet with retractable vegetable spray.
- Oversized undermounted stainless steel sink.
- Four (4) stainless steel appliances including frost free refrigerator, self-cleaning range, built-in dishwasher and an over the range high-capacity microwave/hood exhaust fan vented to exterior. (Limited Time Only).



## LUXURIOUS BATHROOMS

- Choice of custom crafted cabinets and countertops where applicable.
- Ceramic wall tile in all walk-in shower stalls and tub/shower combinations.
- Clear tempered glass shower stall complete with door and hardware.
- Single lever brushed nickel faucet and brushed nickel rain style shower head in shower stall.
- Main bathroom includes luxurious white drop-in tub with full height ceramic tile surround finish and brushed nickel wall mounted faucet and shower head.
- Recessed pot light located in the ceiling area over the shower stall and tub.
- Mirror over vanity and wall mounted strip light.
- White dual flush, low flow high performance toilet.
- Designer style towel bar holder and toilet paper holder.
- Individually controlled bathroom exhaust fan.
- Under-mounted sink and brushed nickel faucet.
- Hot and cold shut off valves at all sinks.
- Pedestal sink in powder room with brushed nickel faucet.

## DELUXE FLOORING

- ¾" premium engineered hardwood flooring throughout the living and dining room, kitchen, den, entry and halls. Hardwood flooring installed with sound reducing felt pad underlay.
- Minimum 40 oz. nylon cut pile plush or berber carpet (as per builder selection) complete with 4 lb. chipped foam underpad in all bedrooms.
- Ceramic tile flooring from vendors selected colour palette samples in bathrooms, laundry/storage rooms.

## LAUNDRY

- Full size white front loading washer and electric dryer stack combination in each unit.

## LINEN & STORAGE

- Full height linen storage closet with open shelving and closet rods as per plan.

## PAINT

- Semi-gloss white baseboards, doors, trim and frames.
- Walls low sheen white and ceilings flat sheen white.

## TELEPHONE & CABLE WIRING

- Cable (RG6 coaxial wiring) and telephone outlets (CAT 5 voice data wiring) provided in the living room, den and bedrooms. One of each location per room.

## FEATURES UNIQUE TO PENTHOUSE SUITES

- 10' ceilings\*
- Large chef's kitchen can be customized.
- Oversized tub in all ensuite bathrooms in addition to the tub already included in the main bathroom as per plan. Upgrade option for heated floor in bathrooms.
- Custom designed vanity or pedestal sink in powder room, dual sinks in ensuite bathroom.
- Hardwood and ceramic flooring throughout suite.
- Heat recovery ventilators (HRV).
- Upgrade option for gas fireplace, stove and oven.
- Each terrace equipped with standard gas line connection for BBQ hook up.
- Incredible views from all penthouse suites.
- Restricted security access to penthouse suites.

## FEATURES UNIQUE TO GROUND FLOOR SUITES

- 10' ceilings\*
- Each terrace equipped with standard gas line connection for a BBQ hook up, also one outside hose bib for irrigation requirements.

## HEATING, AIR CONDITIONING & VENTILATION

- Individual residential suite controlled fan coil units provide independent year round heating and air conditioning (controlled by an individual programmable thermostat centrally located in each residential suite.)
- Hydro and Natural Gas are individually metered and paid separately by suite owners.
- Domestic hot water supplied by a high efficiency natural gas rental hot water tank in each individual residential unit.

## ELECTRICAL

- Individual service panel with circuit breaker panel and copper wiring throughout.
- White Decora style light switches and receptacles.
- High efficiency ceiling light fixtures provided in foyer and kitchen. Capped ceiling outlet in dining area.
- Wall mounted strip light fixture in the bathrooms.
- All supplied appliances connected ready for use.
- Each balcony and terrace equipped with one weatherproof electrical outlet.
- Four (4) outlets with USB connection in locations as per owners selection.



## ◆ NOTES

The purchaser acknowledges and agrees that:

- The Vendor may change the plans, features and specifications for the property without notice to or consultation with the Purchaser, to satisfy Ontario Building Code, Regional, Municipal or Utility Corporation requirements.
- The Vendor may change the plans and specifications without notice to or consultation with the Purchaser in order to accommodate unique site conditions.
- The Vendor may substitute other material for the material identified in the plans, features and specifications as above, as long as the substituted material is of equal value.
- Notwithstanding, the Vendor has taken considerable time and effort to locate all mechanical chases, bulkheads and mechanical walls within the units and endeavours to accurately reflect these on unit brochure drawings, circumstances or site conditions may require that these chases and bulkhead locations be altered and/or moved.
- If pot lights are chosen as an optional extra to the Purchase and Sale Agreement, that all such pot lights must be installed within a bulkhead and/or dropped ceiling area only. The Vendor will make best efforts to locate such pot lights in the location requested by the Purchaser, provided that they do not interfere with the mechanical items already located within the bulkhead and/or dropped ceiling. The size of the bulkhead and/or dropped ceiling may change to accommodate the requested lighting.
- Where the Purchaser is given a choice of materials or colours, the Purchaser agrees to confirm such choices to the Vendor within ten days of being requested to do so by the Vendor, and that in the event such confirmation is not received by the Vendor within the prescribed time, the Vendor shall irrevocably make such choices on behalf of the Purchaser.
- A selection of standard extras is available so each residential suite may be personalized to individual tastes subject to construction cut-off dates. All upgrading and extras are to be dealt with between the Purchaser and LA Group.
- All items subject to change without notice.
- All dimensions may vary from the final built product.

\*Ceiling heights are measured from top surface of concrete floor slab to the underside of the concrete floor slab, less the thickness of the floor underlayment and finishes. Perimeter bulkheads, where required, may be installed to accommodate mechanical and electrical, as well as lighting requirements.

All Plans and Specifications are subject to change without notice. E. & O.E