



YOUR BUILDING

- > Fitness Centre with weight and cardio equipment.
- > Designer-appointed private Entertaining Room complete with fully functional kitchen amenities.
- > Professionally designed Landscaped amenity areas, with private seating areas, and lounge seating.
- > Electric Vehicle Charging (optional upgrade) in designated area.
- > Bicycle Parking for residents and visitors.
- > Secured-access Elevators.
- > Waste and Recycling System on each floor.
- > Wi-Fi Connectivity in all amenity areas.
- > Keyless Entry throughout the building.
- > Executive Concierge Service during business hours.
- > Communicate with your visitors via Intercom from the lobby or parking garage.
- > Professionally designed hallway and suite entry complete with door chime and modern illumination.
- > Private Glass Balconies or Oversized Terraces, as per plan.
- > Expansive glass treatment throughout entire building.

LUXURY FINISHES

- > Open concept fully functional space consisting of expansive windows and oversized terraces creating a seamless Indoor/outdoor living experience
- > Soaring 10' Smooth finish Ceilings, as per plan.
- > Upgraded 8' high 2 panel smooth skin interior suite doors, complete with satin nickel lever hardware.
- > Luxurious 7" wide plank, engineered laminate flooring to all non tiled areas, as per plan.
- > Clean lined 7" modern baseboard trim and 3 1/2" casings throughout.
- > Water-resistant electrical outlet on balconies and terraces.
- > Rogers Fibre Optic Internet Service at discount rate*.

YOUR KITCHENS

- > Choice of upgraded Modern or Contemporary custom cabinetry with self closing hinges and drawers. Complimented with choice of handles, from Vendors standard samples, as per plan.
- > Oversized Islands as per plan
- > Spacious pantries as per individual plans
- > Choice of Polished quartz countertops in kitchen and island as per plan, from vendor's standards samples.
- > Choice of porcelain or ceramic tile backsplash from Vendor's standard samples
- > Single Stainless steel under mount sink.
- > Polished chrome, single lever faucet with pull-out spray.
- > Counter depth upgraded, modern appliance package includes full size panelled refrigerator, Stainless Steel electric slide in range, integrated dishwasher and sleek above range chimney hood fan.

YOUR BATHROOMS

- > Choice of Modern or Contemporary custom vanity, from vendor's standard samples, as per plan.
- > Choice of quartz countertop, from vendor's standard samples.
- > Upgraded Single lever polished chrome, water efficient faucet.
- > Full sized mirror above vanity area.
- > Luxurious porcelain floor tiles in choice of 12"x12" or 13"x13" from Vendor's standard samples.
- > Full height wall tile including underside of ceiling to shower area, as per plan.
- > 5' soaker tub, where applicable, as per plan.
- > Frameless glass shower enclosures, as per plan.
- > Water-efficient rain head for all standalone showers and bathtubs.
- > Pressure-controlled shower/tub controls.
- > Elongated Single-piece, high efficiency, comfort height toilet with soft close seat.
- > Exhaust fans vented to exterior.

IN-SUITE LAUNDRY

- > Front loaded stackable washer and dryer in white, from vendors standard samples.
- > Heavy duty wiring and receptacle.

ENERGY EFFICIENT FEATURES

- > Individual suite metering of electricity, water and thermal energy usage.
- > On demand, year-round heating and cooling.
- > High efficiency boilers for heating and domestic water.

- > Energy Recovery Ventilation (ERV), where required.
- > Water saving, low-flow toilets and water saving aerators on taps and shower heads.

ELECTRICAL AND MECHANICAL

- > Fibre Optic cable wired directly to the suite and throughout the building ensures a reliable and secure technology infrastructure. Enjoy extreme speed internet, phone and high definition cable services.
- > Switched ceiling light fixtures in kitchen, bathrooms laundry, hallways, and all bedrooms.
- > White decora style switches and electrical receptacles throughout.
- > Counter level Ground Fault Circuit Interrupter (GFCI) outlets in bathrooms and kitchen.
- > Interconnected electric smoke and carbon monoxide detectors.
- > In-suite sprinkler system.
- > Electrical panel with circuit breakers in each suite.
- > Drop ceilings and bulkheads will occur to accommodate mechanical systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.

PAINTING & FINISHES

- > All interior walls, doors and trim to be painted "Kingsmen" white throughout.
- > All interior ceilings to be smooth paint finish.

COLOUR SELECTION & FINISHES

- > All colour and finishing selections are to be made at The Kingsmen Group Inc. Décor Centre and from Builder's standards samples. The Kingsmen Group Inc. provides the services of a professional Interior Decorator to assist in the completion of their interior finishing selections and the selection of upgrades.
- > The purchaser acknowledges that items displayed in the Model Home or Presentation Centre may include upgraded items only available at an extra cost, as well as other items shown for display purposes only, which may not be available.
- > The purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre and/or Model Homes may vary from those displayed and available at the time of colour selection.

TARION WARRANTY CORPORATIONS COVERAGE

- > Seven years: MAJOR STRUCTURAL DEFECTS.
- > Two years: PLUMBING, HEATING, ELECTRICAL SYSTEMS AND BUILDING ENVELOPE.
- > One year: ALL OTHER ITEMS.
- > Purchaser agrees to pay the TARION warranty enrollment fee on closing as an adjustment.

NOTE TO PURCHASERS

- > Exterior colours are architecturally controlled and selected by the builder to provide pleasing streetscapes.
- > Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production process.
- > Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- > Actual square footage may vary slightly.
- > Ceilings and walls may be modified to accommodate mechanical systems. Ceiling heights may vary from standard, where ceilings must be dropped to accommodate mechanical and/or structural systems.
- > All Purchaser's selections are from Builder's standard samples only. Purchaser acknowledges that various decorative items, including light fixtures, window coverings and other items shown in the Presentation Centre, Model Home or Decor Centre are not necessarily included in the purchase price.
- > Purchaser acknowledges that garage areas are unfinished areas.
- > Options shown on floor plan are available at an extra cost.
- > Exterior renderings used for marketing purposes are Artist's Concepts only. Any landscaping, fencing, walkways or other items used to accessorize renderings are for illustrative purposes only.
- > Terms "as per elevation" or "as per plan" refer to illustrations provided in marketing documentation.

E.&O.E. May 3, 2019