

FEATURES

STRIKINGLY MODERN EXTERIORS

1. Modernist architecture showcases the warm beauty of glass, metal, stone and/or brick exteriors with contemporary flat roof design as per elevations.
2. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
3. Sprawling terraces and spacious lower balconies complete with modular decking, as per builder standard sample.
4. Architectural partitions between terrace suites, as per applicable plan.
5. Sleek and modern glass and aluminum railings on terrace and balcony suites as per applicable plan.
6. Modern front entry door makes a design statement with glass insert and transom, complete with contemporary grip and deadbolt set.
7. Sophisticated architectural wall sconce at front entry and garage where elevation permits.
8. Quality coloured vinyl casement windows per architectural package.
9. Maintenance-free Low-E Argon vinyl windows with operators and screens on all floors.

10. Pre-finished, maintenance-free soffits, fascia, eavestroughs and downspouts are colour-coordinated to complement the exterior colours of each home.
11. Architecturally inspired garage door is designed to complement the exterior, with clean-face, lowmaintenance metal finish and glass inserts.
12. Durable paved driveway (one coat).
13. Garden door(s) to exterior and/or balconies, as per applicable plan.
14. Conveniently located exterior hose bibs in garage. Rear loading townhomes will also receive one at rear yard.
15. Waterproof electrical outlets as per standard ESA guidelines (one per exit door).
16. Decorative exterior wall sconce as per standard ESA guidelines (one per exit door), as per builder standard sample.
17. Traditional Rear Lane Townhomes come complete with sod at front and rear yards. Back to Back
18. Townhomes will receive sod at front yard only where grade permits.

INSPIRED INTERIORS

19. 8' ceilings at ground level (excluding structural and mechanical drops) – for Back to Back Townhomes Blocks A, B and C.
20. 9' ceilings at ground level (excluding structural and mechanical drops) – for Traditional Rear Lane Townhomes Blocks D, E, and F.
21. 9' high ceilings on main floor and upper level – applicable to all blocks.
22. Your choice of durable Luxury Vinyl Plank (LVP) flooring, from builder's standard samples. Locations include staircase landing(s), ground floor, main floor (including kitchen), and upper floor hallway only (excludes tiled areas, bedrooms, and mechanical areas). Back to Back Townhomes will receive at terrace hallway, as well (applies to Blocks A, B and C).
23. Natural oak handrail with stylish iron pickets, as per builder standard sample.
24. Natural oak finish staircase throughout all three levels, from builder's standard samples (for Traditional Rear Lane Townhomes).
25. Your choice of colour berber carpet on staircase throughout all three levels, from builder's standard samples (for Back to Back Townhomes).
26. Your choice of colour berber carpet in all bedrooms, from builder's standard samples.
27. Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tiles in foyer, from builder's standard samples.

28. Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tiles in laundry closets/rooms, from builder's standard samples.
29. Floor drain to be installed in any main floor laundry room, as per plan (raised entry may be required).
30. 4" baseboards with 2 1/4" casing (paint-grade MDF), as per builder standard sample.
31. Contemporary two-paneled smooth interior doors.
32. Designer-selected satin-nickel lever handles for interior doors only, excluding exteriors.
33. Vinyl closet sliders or swinging closet doors, as per applicable plan.
34. Melamine shelving in closets.
35. Ceiling-mounted light fixtures in all bedrooms including Master Bedroom, Laundry, Foyer, and Hallways.
36. Functional capped ceiling outlet in Dining Room, as per applicable plan.
37. White 'Decora style' receptacles and switches throughout.
38. One-colour, off-white quality paint on interior walls (includes one coat primer and one finished coat).
39. Smooth ceilings on Main Floor and all Bathrooms. All remaining ceilings to be stipple ceiling with 4" border.

HIGHEST QUALITY

FURNISH SAMPLES