

PERCH

FEATURES & FINISHES

THE BUILDING

1. Building design by Core Architects Inc.
2. Interior design by Cecconi Simone Inc.

GENERAL SUITE FEATURES

1. Ceiling height approximately 10'6" on floors 5, 6 and 11 with smooth finish*‡;
2. Ceiling height approximately 9'0" on floors 2 to 4 and 7 to 10 with smooth finish*‡;
3. Townhome ceiling heights approximately 9'6" on main floor, 8'10" on upper floor and corridor entrance foyer 7'6", with smooth finish*‡;
4. Pre-finished vinyl flooring in entry foyer/corridor, living/dining areas, kitchen, bedroom(s) and den*‡;
5. Custom designed solid core entry door with suite entry surround and with security view-hole;
6. Sliding door(s) and/or swing door(s) (hollow core and/or glass) throughout*;
7. Balconies, terraces, and patios with sliding doors and/or swing doors*;
8. Flat cut baseboard approximately 4", co-ordinating flat cut door casings approximately 2"*;
9. Satin nickel finish hardware on swing door(s)*;
10. White plastic-coated ventilated wire shelving and/or rod in all closets*;
11. White low VOC paint for walls and ceilings throughout*;
12. Porcelain tile under washer/dryer*;
13. Floor to ceiling glazing/window/spandrel systems and or transom window(s) in accordance with building elevations*‡
14. White Decora style switches and outlets*.

KITCHENS

1. Contemporary kitchen cabinetry custom designed by Cecconi Simone*‡‡;
2. Integrated undercabinet lighting*;
3. Straight edge composite stone countertops*‡;
4. Ceramic tile backsplash*‡;
5. Single bowl stainless steel under mount sink with polished chrome finish single lever contemporary design faucet and pullout spray*;
6. Ceiling mounted track lighting*.

APPLIANCES

1. European-style energy efficient appliance package consisting of a stainless steel finish electric slide-in range, hood fan, integrated dishwasher, integrated refrigerator and stainless steel finish microwave in lower cabinetry*;
2. 1 Bedroom suites and some 2 Bedroom suites to receive 24" refrigerator, slide-in range and dishwasher*;
3. Select 2 Bedroom suites, 3 Bedroom suites and Townhomes to receive 30" refrigerator, slide-in range and 24" dishwasher*;
4. Hood fan directly vented to exterior*;
5. 1 Bedroom suites to receive 24" stacked front-load washer/dryer directly vented to exterior*;
6. 1 Bedroom plus den suites, all 2 Bedroom suites, all 3 Bedroom suites and Townhomes to receive 27" stacked front-load washer/dryer directly vented to exterior*.

BATHROOMS

1. Vanity with drawer(s) custom designed by Cecconi Simone*‡;
2. Composite stone countertop*‡;
3. White deck mounted sink with polished chrome finish single lever faucet*;
4. Mirror above vanity*;
5. Recessed lighting and wall sconce*;
6. Porcelain floor tile in bathroom(s)*‡;
7. Full height porcelain wall tile in tub surround and in separate shower stall*‡;
8. Contemporary style high efficiency dual flush toilet(s)*;
9. Rectangular design white acrylic soaker style tub*;
10. Ensuite/Main washroom with tub or shower, wall mounted rain shower head and hand shower*;
11. Second washroom with tub or shower and wall mounted rain shower head*;
12. Pressure balanced valve(s) for tub and/or shower*;
13. Framed clear glass shower door, white acrylic shower pan and recessed ceiling moisture resistant shower light in separate shower stall*;
14. Accessory package consisting of chrome finish towel bar, paper holder and robe hook*;
15. Privacy lock on bathroom door(s)*;
16. Exhaust vent to exterior through ERV (Energy Recovery Ventilation)*.

MECHANICAL/ELECTRICAL FEATURES

1. Individually controlled seasonal central air conditioning and heating 4 pipe fan coil system;
2. Individual suite hydro meter(s), water meter(s) and thermal energy meter(s)*;
3. Pre-wired outlet for cable TV, telephone and high-speed internet*;
4. Switch controlled receptacles in living area, bedroom(s), and track lighting fixture in kitchen*;
5. Recessed pot light(s) or surface mounted light fixtures in entry foyer(s) and walk in closets*;
6. Emergency voice communications systems;
7. In-suite smoke detector;
8. In-suite water sprinkler system*.

* Where applicable and as per plan.

‡ As per Vendor's preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

Without limiting the generality of anything contained in this Agreement: Materials and finishes will be Vendor's preselected standard. Where indicated the choices noted may be chosen from Vendor's preselected standard finish packages provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 16(j) of Schedule "A" to this Agreement. All colour and material choices from Vendor's preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date. The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, porcelain, vinyl, laminate flooring or carpeting, cabinetry, railing, natural or manufactured stone, exterior finishes, paint, trim and doors, as applicable and as per plan. Without limiting the generality of anything contained in this Agreement: Materials and finishes will be Vendor's preselected standard. Where indicated the choices noted may be chosen from Vendor's preselected standard finish packages provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 16(j) of Schedule "A" to this Agreement. All colour and material choices from Vendor's preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative. 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Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard packages are only a general indication of material selected. Details, location, height, width and colour of glazing/window/spandrel systems, doors, lights and outlets may not be as shown on renderings, plans or sample boards. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request, and acknowledges that the Vendor may deny such request. References to model types or model numbers refer to current manufacturer's models, if applicable. If these types or models shall change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. The Purchaser acknowledges that the Vendor may deny such request. Also, if, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects, this Agreement shall continue in full force and effect. E.&O.E. October 5, 2020