



Vincent

CONDOMINIUMS

Features & Finishes

BUILDING AMENITIES AND ENTERTAINMENT

- Retail shops on street level for your convenience
- **Ground floor lobby lounge with a striking 12' ceiling**
- **Private mail and smart parcel locker system**
- **24-hour concierge**
- Key fob access to your building, amenities, parking and bicycle storage
- High-speed elevators servicing building towers and podium
- **Wi-Fi enabled in principal amenity areas**
- **Pet friendly building with convenient "pet spa" on ground floor (self-serve washing station) and outdoor dog area**
- **State of the art ground floor fitness centre with H2O station, changing area, cardio & weight equipment, and a separate yoga studio**
- **Dedicated indoor bicycle parking area & racks along with outdoor visitor bike racks**
- **Lobby "Private Dining and Lounge"**, features a dining area, a bar and a lounge area complimented with a contemporary fireplace, billiards table and large screen TV, all suited to host a gathering with friends
- **"Children's Playroom"** on the ground floor, features an indoor playground and an enclosed outdoor play space
- **Play at the "Sports Simulator"** on the ground floor, a virtual reality experience for golfing and other sports & games
- **"Co-Working Room"** on the ground floor, features multiple enclosed rooms for private workspace, and a common workstation
- Landscaped courtyard with seating
- **Enjoy the professionally-designed "Pool Deck" on the 3rd floor, equipped with a large outdoor approximately 60' long pool, barbeque stations, outdoor cabanas and seating, and firepit, with connected indoor "Lounge Area" on the third floor**
- **Surveillance cameras** strategically placed throughout the common ground floor areas and underground parking areas, as well as access doors to the buildings for added security and safety
- Below-grade parking and storage lockers available for purchase
- **Parking with rough-in for EV charging available for purchase**
- **Separate waste chutes for garbage, recycling and organics readily accessible on each residential floor**

- **On-site management office to assist you with all suite or property needs**
- **Energy efficient building incorporating the latest in green building standards and design**

CONDO SUITE FEATURES

- **Sleek 7' front entry door** to each suite with a privacy viewer and a satin chrome finish lever handle, hinges and deadbolt
- **9' high smooth painted ceilings** (8' dropped ceiling in bathrooms and ensuites)
- **Limited suites with 10' high smooth painted ceilings** (9' dropped ceiling in bathrooms and ensuites)
- **Wide plank laminate flooring throughout, excluding bathrooms and laundry rooms which have tile flooring, as per builder samples**
- **Sleek 7' tall interior passage doors** with chrome finish lever handles & hinges
- White laminate panel sliding closet doors. Closets include wire shelving with hanging rod
- **Contemporary square edge 2 1/2" interior casing & 4" baseboards**
- **Casing installed to interior archways where swing & sliding closet doors are shown only**
- Wall, trim and doors painted with an off-white low VOC paint
- Balconies & Terraces providing a private exterior amenity space as per plan
- **Electrical outlet at exterior balconies and terraces**

KITCHEN

- Contemporary designed, kitchen upper and base cabinetry, with one bank of drawers, and open shelf
- **Extended height kitchen uppers**
- **Full depth uppers over fridge with end gable, as required**
- **Polished Quartz countertop with square edge**
- **Stacked tile backsplash as per builder's samples**
- Stainless steel finish single compartment undermount sink
- Chrome finish single handle pull-out kitchen faucet
- **Integrated 24" appliance package: Paneled refrigerator & dishwasher, electric cooktop, oven, and hood fan**
- Electrical outlet installed at counter level

- **12" x 24" Imported Porcelain tiles installed in a stacked pattern to bathroom floor and to the tub enclosure walls up to the ceiling height**
- Bathtub enclosures feature a white acrylic soaking tub with a **fixed frameless glass panel**, where applicable
- **Shower stalls feature a full height metal framed glass panel or framed swing door, where applicable**
- **White laundry room appliance package includes stackable washer & dryer**
- **Imported Porcelain tile installed to laundry room floor**

LIGHTING, TECHNOLOGY & MECHANICAL

- Individual electrical panel in each suite
- Individual energy efficient comfort-controlled heating and cooling system (on a rental basis)
- **Each suite is individually metered for hydro & water consumption**
- **White Décora style switches and outlets throughout**
- **Two (2) light fixtures above kitchen base cabinet and capped ceiling light outlet in kitchen area (location determined by Builder)**
- Modern ceiling light fixtures in foyer, halls, den, bedrooms and walk-in closets
- Capped ceiling light outlet in living room
- **Recessed ceiling light fixture to all bathrooms**
- **Recessed waterproof ceiling light fixture in all bathtub and shower stalls, where applicable**
- **Two (2) pre-wired CAT 5E outlets, one in living room and one in master bedroom where applicable, as per Builder's discretion**
- **Electrical outlet with integrated USB port in kitchen and master bedroom**
- Rough-in wiring for security system for front door to each suite

CONDO SUITE INTERIOR COLOUR PACKAGES

- Rosehaven Homes has provided three standard design packages to choose from which are/were on display at the presentation centre at the time of purchase: Dawn, Matinee and Midnight. Purchaser(s) will be asked to choose one of the colour packages for their unit. Colour packages are not interchangeable. The Purchaser(s) also note that the Vendor has the option to substitute items within this package without providing notice to the purchaser, provided they are equal or better.
- Colours may be completed at the Presentation Centre or the Rosehaven Décor Studio, the location will be determined by Rosehaven Homes at a later date, and at this time you will also have the option to incorporate upgraded finishing touches.

NOTE:

The Vendor reserves the rights to substitute alternative materials and fixtures of equal or better quality. All illustrations are artist's concepts. The purchaser acknowledges that the floor plan may be reversed. The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit / supply / pick up for any standard feature listed herein which is omitted at the Purchaser's request. Tub shapes depicted on the brochure may not reflect the actual shape of tub installed, and the Purchaser(s) agree(s) to accept tub as installed. Specifications and conditions are subject to change without notice. Finished floor height is measured from the top of the floor concrete slab to the underside of the ceiling concrete slab above and approximate only. Built in noise-attenuation measures and dropped ceilings and bulkheads will cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC, plumbing, electrical and structural requirement. A step condition may be required for access to balconies and terraces at the Builder's discretion. The length of the outdoor pool is approximate and is subject to change at the Builder's discretion. Steps will be All references to sizes, measurements, construction styles, brand/industry names or terms may be subject to change or variation within industry accepted standards & tolerances. All references to features and finishes are as per applicable elevation/plan, and each item may not be included in each home. All features & finishes where a selection is provided will be selected from Rosehaven's predetermined standard selections.

WARRANTY COVERAGE

Rosehaven Homes has been committed to providing excellent service under the guidelines of the new Ontario home warranty and protection program since 1992. For more information visit www.hcraontario.ca/

MANAGE YOUR WARRANTY ONLINE

Your new Rosehaven home is backed by Tarion. Register for Tarion's MyHome (myhome.tarion.com) right after you take possession. MyHome is an online tool you can use from your computer or mobile device that allows you to submit warranty claims and upload supporting documents directly to your builder and Tarion. It also alerts you to important dates and warranty timelines, allows you to receive official correspondence from Tarion electronically, and schedule an inspection with Tarion when you need assistance.

- Manage all of your warranty information in one place.
- Submit personalized warranty forms online.
- Receive alerts for important warranty deadlines.
- Receive e-correspondence instead of paper.