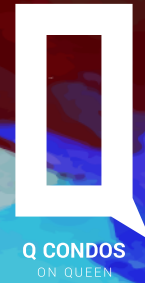


# Standard Features & Specifications



## The Suite

- Ceiling height of approx 9' (excluding bulkheads) for residential units; Ceiling height of approx 10' (excluding bulkheads) for penthouse units.
- Full height double glazed windows as per plan
- Double glazed balcony door(s)
- Designer vinyl flooring with backing
- Balcony or Terrace as per plan
- Oversized 3' x 7' wood solid core entry door with lever handle and deadbolt
- Stacked washer and dryer vented to exterior
- Low VOC latex paint finishes
- Drywall ceilings
- Master light switch in foyer to control all lights
- Gas stoves as a standard in Penthouse suites

## The Kitchen

- Open concept kitchen layouts with peninsulas/islands as per plan
- Designer cabinetry
- Granite countertops
- Fully installed premium Energy Star appliance package including: 18 cu.ft. frost-free fridge, 30" range, built-in microwave hood fan, and multi-cycle built-in dishwasher
- Stainless steel sink
- Single handle faucet with pullout sprayer
- Ceramic tile backsplash

## The Bathroom

- Porcelain tiles
- Ceramic tiles installed for: tub/showers and walk-in showers as per plan
- Granite countertop
- White porcelain drop-in sink with chrome single lever faucet
- White High Efficiency Toilets (HET)
- Bathroom fan vented to exterior

## The Technology Systems

- In-suite programmable smart thermostat for heating and cooling
- Smart entry door locks
- Wireless Internet in suites and common areas
- Smoke detector/heat detector
- Rogers 1Valet system for smart building security, smart access control and smart parcel room

## Building Amenities

- Entertainment/party lounge with co-working spaces and coffee bar
- Landscaped terrace
- State-of-the-art fitness room
- Indoor sports simulator
- Guest suite
- Common element, outdoor amenity space and sitting area
- Secure bicycle parking
- Garbage, recycling, and organic chute
- Energy and material efficient central heating and cooling systems
- Energy efficient windows and doors
- Energy efficient lighting
- Smart Entrance phone security system for residents
- KitchenMate meal and beverage service in the lobby

