

Mid-Rise Condominium Suites Features & Finishes



WARRANTY

- 7 year Tarion, in accordance with the "Ontario New Home Warranties Plan Act" specifications*

- Low-E argon double glazed windows and sliding patio doors

DOORS AND WINDOWS

- All windows maintenance free vinyl
- Sliding, insulated glass patio doors as indicated
- Embossed suite entry doors
- Screens on all operating windows and patio doors

MECHANICAL

- Self contained vertical package terminal heating/cooling unit
- Exhaust fan vented to exterior, 2-speed ducted hood fan in kitchen
- Vent to exterior for bathroom and dryer
- Stackable washer and dryer included

ELECTRICAL

- 100 amp electrical service with breaker panel and copper wiring
- Electrical light fixtures as selected by the Vendor
- Ceiling lights in all bedrooms
- Heavy duty cable outlets for electric dryer and stove
- Smoke detector as per fire code
- CO detector as per fire code

ROUGH-INS

- Rough-in for telephone and cable television in fixed locations (1 of each in bedroom(s), Living area and Den where applicable)
- Rough-in for water softener

PLUMBING

- Rental electric hot water tank. The purchaser acknowledges that the hot water tank is a rental/finance unit and agrees to execute and/or assume a rental/finance agreement on or before closing with Reliance Home Comfort
- Separate metering to each suite

- Double compartment stainless-steel ledge back sink in kitchen
- Drop-in china basin in bathroom
- 5-appliance package consisting of white fridge, stove, dishwasher and stackable washer/dryer
- Installed dishwasher
- Single lever faucets throughout
- Pressure balance/temperature control valve in tub/shower units
- Fiberglass one piece tub/shower unit
- Taps and drains for automatic washer complete with washer box
- Condensate drain for vertical package terminal air handling unit
- Floor drain in Utility Room

INSULATION AND DRYWALL

- Suites fully insulated to meet insulation values established by the Ontario Building Code (exterior walls to be R-20)
- California ceilings throughout except at dropped ceiling locations

continued on back ▷



TRUST THE ORIGINAL™

INTERIOR TRIM / HARDWARE

- Vanity mirrors in all bathroom(s)
- All hardware pre-selected by Vendor
- All suite entry doors with lever passage and deadbolts
- All interior doors have lever handles as standard
- White ceramic towel bars and paper holders in bathroom(s)
- Newport colonial doors and trim throughout with paint grade sliding doors in bedroom closets with drywall returns
- Low walls to be capped with paint grade trim
- Wire shelving throughout

PAINTING

- All finished walls and trim to be painted
- Walls to be latex semi-gloss in bathrooms and eggshell finish in remaining areas, trim to be latex semi-gloss finish
- Paint colours to be selected as part of the sample colour scheme boards provided by the Vendor

CABINETRY

- Kitchen and vanity cabinets to be selected from sample combination boards provided by the Vendor
- Counter and vanity top to be selected from sample colour scheme boards provided by the Vendor

FLOORING

- Precast concrete sub-floor
- Carpet and no-wax vinyl throughout as indicated on plan to be selected from sample colour scheme boards provided by the Vendor

Suites to be fully cleaned by the Builder prior to occupancy

AMENITY AREAS

- Secured entrance with intercom system
- Fully sprinklered building
- Washable paint on corridor walls
- One fully appointed elevator
- Garbage chute on every level
- Ceramic Tile in front vestibule

- Commercial grade carpet in corridors
- Vinyl Composite Tile in service areas
- All finished walls and trim to be painted
- Acoustic ceiling tiles in corridors
- Professionally designed landscaped grounds
- Architecturally designed exterior masonry finishes with non-masonry portions constructed with maintenance free siding
- Maintenance free soffit, fascia, eaves trough and downspouts
- 25 year self-sealing asphalt roof shingles
- Paved driveway and designated ground level parking
- All windows and exterior door frames to be foamed and caulked
- Precast concrete balconies
- 1 GFI outlet on balconies
- Mail boxes located in building lobby
- Central Amenity Room on main floor and consisting of:
 - Washroom
 - Kitchenette
 - Multi-purpose Room

All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

* In accordance with standard building practice and the TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the house initially.

All drawings are Artist's concepts and may vary slightly from the final product. E&OE actual useable floor space may vary from stated area, and square footage has been calculated based on useable living space according to TARION rules, and does not include garage or basement areas. Drawings may show optional features which may not be included in the Base Price. Bulkheads and box outs may be required as chases for plumbing and mechanical. Garage man door location may vary subject to grade. In an ongoing review of our homeowner's needs, changes may have been incorporated into our 'New Home Features' and construction techniques.

E&OE July 18, 2009

