

Amenities

- Concierge
- Roof top terrace with BBQ
- BBQ hook-ups on Balconies
- Party room
- Guest suite
- Gym
- Pet Spa
- Bike storage room



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Maintenance

Tower Suites

\$0.58 per square foot

(Hydro metered separately)

Townhomes

\$0.39 per square foot

Parking

\$50,000 per parking space

\$60,000 per 2nd parking space

(On a Waiting list)

Locker

\$4,500 per locker

\$6,500 per large locker

Deposit Structure

20% Total

\$5,000 with signing of Agreement

Balance of 5% in 30 days

5% in 90 days

5% in 240 days

5% on Interim Occupancy

Taxes

Estimated at approximately 1% of purchase price



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SCHEDULE "A"

FEATURES AND FINISHES

THE SUITE

- Ceiling heights of approximately 9'0" in principal rooms. Specific units feature ceiling heights of approximately 12'.5" on the ground floor and all 7th floor units feature ceiling heights of approximately 10'0" (all heights exclude areas with dropped ceilings and bulkheads).
- Smooth finished ceilings.
- Choice of designer selected pre-finished engineered hardwood flooring throughout (except in bathrooms and laundry).
- Solid core entry door with security view-hole.
- Baseboards, door frames and casings to be painted white.
- Designer selected brushed metal door handles and hardware.
- White, plastic-coated, wire shelving in all closets.
- Thermally broken double-glazed, aluminum windows.
- In-suite laundry closet with stacked washer and dryer as per plan.

THE KITCHEN

Custom designed kitchen cabinetry with anti-slam drawers in choice of finishes and colours, from Vendor's standard samples.

- Recessed under mount LED cabinet lighting.
- Choice of quartz kitchen countertop, from Vendor's samples as per plan
- Kitchen island with choice of quartz countertop and kitchen cabinetry as per plan, from vendor's standard samples, as per plan
- Pantry with choice of kitchen cabinetry as per plan, from vendor's standard samples
- Single bowl stainless steel under mounted sink with contemporary design faucet with integrated pull-out head.
- Bachelors, one bedrooms, one + dens and one + study suites to contain 24" integrated counter-depth refrigerator, slide in electric cook top and stainless steel convection oven, integrated dishwasher and stainless steel microwave/hood fan as per Vendor's standard samples. Island with dining extension provided in majority of smaller units as per plan;
- Majority of two bedroom and larger units to contain 36" integrated French door counter-depth refrigerator, slide in electric cook top and stainless steel convection oven, fully-integrated dishwasher, stainless steel hood fan and stainless steel island integrated microwave.

THE ENSUITE

- Custom designed cabinetry with anti-slam drawers in a variety of finishes and colours from Vendor's standard samples.
- Choice of quartz counter tops with under mount ceramic sink and polished chrome faucet.
- Custom designed mirror and vanity cabinet.
- Wall mounted lighting above vanity.
- Choice of porcelain floor tile, from Vendor's standard samples.
- Soaker tub with chrome faucets, as per plan.
- Frameless glass shower stall with chrome fixture, as per plan
- Pot light above shower
- Designer rain shower fixture with hand shower, as per plan.
- Accessory package including towel bar and toilet paper holder.
- Choice of porcelain tiles in tub/shower enclosure, from Vendor's standard samples.
- Full height porcelain wall tiles in shower enclosure, from Vendor's standard sample.
- Dual flush white plumbing fixtures.
- Exhaust fan vented to exterior.

THE TECHNOLOGY

- Smoke and carbon monoxide detector, where applicable, in each suite.
- Pre-wired for high-speed internet access with “future technology-ready” features in all suites (service not included).
- Rough-in for future security system.
- White “Decora” style switches and outlets.

Interior design consultation at Décor Centre on all finishes and colour packages included in purchase price. All interior floor, wall finishes and materials are to be chosen with the assistance of the Vendor’s Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor’s samples, and are as per Vendor’s specifications. Once selection have been ordered, no changes shall be permitted.

Notes:

1. Flooring countertops, wood cabinetry and/or engineered wood flooring where applicable is subject to neutral variations of colour and grain.
2. Upon request by the Vendor, the purchaser shall make colour and material choices from the Vendor’s standard selections, by the date designated by the vendor (of which the purchaser shall be given at least 5 days prior to notice) to properly complete the vendors colour and material selection form. If the purchaser fails to do so within such time period, the vendor may exercise all of the purchaser’s rights to colour and material selections hereunder and such selections shall be binding upon the purchaser. No changes whatsoever shall be permitted in colours and materials so selected by the vendor, except that the vendor shall have the right at any time and without prior notice to the purchaser to substitute other materials and items for those items listed in this schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
3. The purchaser acknowledges that there shall be no reduction in the purchase price or credit for any standard features listed herein which are omitted at the purchaser’s request
4. References to model types or model number refer to current manufacture’s models. If these types or models change or become unavailable, the vendor shall provide an equivalent model
5. All dimensions, if any, are approximate
6. All specifications and materials are subject to change without notice
7. Pursuant to the agreement or this schedule or pursuant to supplementary agreement or purchase order the purchaser may have requested the vendor to construct or install an additional feature within the unit which is in the nature of an optional extra/upgrade. If, as a result of building, construction or site conditions within the unit or the building, the vendor is unable to construct or install such extra/upgrade the vendor may, by written notice to the purchaser, terminate the vendor’s obligation to construct the extra/upgrade. In such event, the vendor shall refund the purchaser the monies, if any, paid I by the purchaser to the vendor in respect of such extra/upgrade, without interest, and in all other respects this agreement shall continue in full force and effect
8. Floor and specific features will depend on the vendor’s package as selected

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