

Purchase Price Includes the Following:

APPLIANCES

- 3 piece black appliance package including fridge, stove, dishwasher selected by Vendor.
- White stackable washer/dryer selected by Vendor
- Installation of fridge, stove, dishwasher and laundry to be completed by Vendor

BUILDING EXTERIOR

- 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
- All windows and exterior door frames to be foamed and caulked
- Precast concrete balconies on floors above grade (first floor units to have concrete patio – subject to plan)

CABINETRY AND COUNTERTOPS

- Kitchen and vanity cabinets to be selected from Vendor selections
- Granite countertops in kitchen to be selected from Vendor selections
- Granite countertops with backsplash and side splash in bathrooms to be selected from Vendor selections

ELECTRICAL

- 100 amp electrical service with breaker panel
- Electrical light fixtures as per Vendor supplied selections
- Ceiling light fixtures in all bedrooms
- Heavy duty outlets for electric dryer and stove
- Smoke detector as per fire code
- CO detector as per building code
- Standard metering to each suite
- 1 GFI exterior outlet on balconies
- 2 USB outlets – one in kitchen and one in master
- Decora switches

ENTRY DOOR AND WINDOWS

- Maintenance-free vinyl-clad windows
- Sliding, insulated glass patio doors as indicated
- Solid slab suite entry door
- Screens on all operating windows and patio doors
- Low-E argon double glazed windows

FLOORING

- Precast concrete sub-floor structure construction
- Cast in place concrete on grade construction in lower level
- Vinyl plank flooring throughout the suite
- Style and colour of flooring to be selected from samples provided by Vendor selections
- Flooring in suites to be fully cleaned by the Vendor prior to occupancy

INSULATION AND DRYWALL

- Suites fully insulated to meet insulation values established by the Ontario Building Code
- California knock-down ceiling finish throughout except at dropped ceiling locations determined by the Vendor

INTERIOR DOORS / TRIM / HARDWARE

- Vanity mirrors in all bathrooms to be length of vanity less 6"
- All hardware selected from Vendor selection
- All Suite entry doors with lever passage and deadbolts preselected by Vendor
- All interior doors satin chrome lever handles preselected by Vendor
- Chrome towel bars and paper holders in all bathrooms
- 5 panel interior doors
- Single wire shelving in closets

MECHANICAL

- Central heating and cooling system – Electric Heat pump, units are individually controlled
- All bathroom exhaust fans and 2-speed exhaust hood fan in kitchen are ducted and vented to exterior
- Vent to exterior for bathroom(s) and dryer
- Units are equipped with sprinkler system
- Sub-metering to each suite

PAINTING

- All finished walls and trim to be painted (trim and doors to be painted)
- Walls to be latex throughout from Vendors standard selections
- Trim to be latex semi-gloss finish in white
- Paint colours as pre-determined by Vendor

PLUMBING

- Separate metering to each suite
- Undermount stainless-steel sink in kitchen with single lever faucet
- Oval undermount basin in bathroom – as per plan
- Single lever faucets in bathroom throughout selected by the Vendor
- Acrylic tub with 3 ceramic walls from Vendor supplied selections (as per plan)
- Neo angle shower with acrylic base with clear glass doors (as per plan)
- Pressure balance/temperature control valve in tub/shower units
- Taps and drains for automatic washer complete with washer box
- Condensate drain for vertical package terminal air handling unit
- Floor drain in Utility Room

ROUGH-INS

- Rough-in for telephone and cable television in fixed locations
- Rough-in for cold water line to kitchen sink

COMMON ELEMENTS

- Secured entrance with intercom system
- Fully equipped sprinkler system throughout the building
- All finished walls, trim and doors to be painted
- Washable paint on walls in corridor, building entrance vestibule and stairwell
- Commercial grade carpet in corridors
- Ceramic Tile in building entrance vestibule
- Finished concrete floors in all service rooms
- Acoustic ceiling tiles in corridors
- One fully appointed elevator
- Waste sorting and drop-off access on 1st level
- Professionally designed landscaped grounds
- Mail boxes located in building lobby
- 1 Amenity rooms on 1st level complete with kitchenette and washroom
- Storage locker rooms on 1st floor (not included in purchase price)
- Water softener included in central system
- Hot water system included in central system

WARRANTY

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

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 considered, all requests for possible changes, after the offer becomes firm, must be in writing and the request accepted by the Vendor. Implementation will be at the discretion of the Vendor and if approved, will require an amendment to the purchase and sale agreement.

* 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 unit 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 (when applicable). 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. In an ongoing review of our homeowner's needs, changes may have been incorporated into our 'New Home Features' and construction techniques.

May 4, 2018