

FEATURES & FINISHES

GENERAL

- **CEILINGS**
 - ~ Ceiling heights in Principal Rooms are 10' from the concrete floor slab to the underside of the smooth finished ceilings.
 - ~ Ceiling heights in the kitchen, closets, bathrooms and foyer are dropped to accommodate pot lights and mechanical work.
 - ~ Ceilings to have a smooth paint finish.
- **INTERIOR DOORS**
 - ~ All doors and room entry portals will be 8' high.
 - ~ A choice of Traditional or Contemporary 1 3/4" thick, solid core, paint grade, doors with designer lever hardware.
- **TRIM**
 - ~ 9" Baseboards and 4" wood casing complete with back band.
- **MASTER CLOSET**
 - ~ To have built in organizer system by Downsview Kitchens.
- **PAINT**
 - ~ Walls, baseboard, trim and doors will be painted to two prime paint finishes and one final coat of paint.
- **WINDOWS**
 - ~ Full-height aluminum window wall system incorporating double-glazed sealed units and operable awning windows.
- **TERRACES AND BALCONIES**
 - ~ Balconies and Terraces will be accessed by sliding glass doors.
 - ~ Terraces will be finished with patio stones.
 - ~ Balcony floors will be finished concrete.
 - ~ Architecturally-controlled finished ceiling.
- **LIGHTING AND TECHNOLOGY**
 - ~ A recessed halogen pot light will be installed for approximately every 75 square feet of suite area in bulkhead location as per plan.
 - ~ Vapour proof pot lights will be provided in all showers.
 - ~ Capped ceiling outlet over the free-standing tub.
 - ~ Durable 200 amp electrical service panel ready.
 - ~ Ceiling light fixtures will be provided in the foyer, library and bedrooms, and one capped ceiling electrical fixture outlet in the dining room.
 - ~ All hall closets will feature door-activated lighting.
 - ~ Cable outlets to be installed in the Principal Rooms, for television, telephone and Internet service.
 - ~ Residences will be pre-wired for low-voltage motorized window shades.

FOYER, GALLERY AND HALL

- ~ The foyer ceiling will have a centred, electrical light fixture.
- ~ For flooring, choose from sealed marble, granite or limestone tiles in honed or polished finish, porcelain tile, or custom-stained prefinished engineered wood flooring.

POWDER ROOM

- ~ A custom designed vanity will feature a unique rectangular marble basin.
- ~ Accessories will include Nobili faucets and matching towel bar and tissue holder.
- ~ A custom-designed framed mirror with wall mounted vanity lighting.
- ~ Toto water saving one-piece elongated skirted universal height toilet.
- ~ For flooring, choose from sealed marble, granite or limestone tiles in honed or polished finish or porcelain tile.
- ~ For Vanity Feature wall chose from decorative marble mosaic, marble, granite, or limestone tiles in honed or polished finish.

LIVING ROOM, DINING ROOM, AND LIBRARY

- ~ Enjoy a glass-enclosed, direct-vent gas fireplace as per plan, with a choice of plaster or wood mantle, and marble or limestone surround.
- ~ For flooring, choose from custom-stained prefinished engineered wood flooring or 60 oz cut pile wool carpet on premium under pad.

KITCHEN

- **Cabinetry**
 - ~ Choose from custom-designed Downsview cabinetry in framed, traditional, transitional or contemporary profiles, hand finished in a wood stain or paint glaze, with a choice of hardware.
 - ~ Crown moulding and a light valance are included to complement the style of choice.
 - ~ Cabinetry features will include solid wood dove-tailed drawers with a self-closing, concealed, full extension runner system.
 - ~ Door units will be fit with anti-slam technology.
 - ~ Cutlery, silverware, utensil, spice inserts to the cabinet drawers, pull-out shelves and under counter waste bins will be provided.
 - ~ Under-cabinet lighting will be provided to illuminate the cook's workspace.
 - ~ A split electrical receptacle will be provided on the island.

• THE SINK

- ~ Double basin Blanco stainless steel under-mounted sink with a Nobili faucet featuring a retractable handheld spray.
- ~ Filtered water system for the kitchen sink will be provided.

• COUNTERTOPS AND BACKSPLASH

- ~ Choose from double-edged granite, marble or limestone countertops in honed or polished finish.
- ~ For the backsplash, choose from granite, marble slab in honed or polished finish, quartz composite or tumbled mosaic stone.

• FLOORING

- ~ Choose from sealed marble or granite in honed or polished finish, porcelain tiles or custom-stained pre-finished engineered hardwood.

• APPLIANCES

- ~ Refrigerator- Sub-Zero fully integrated panel ready refrigerator with ice maker.
- ~ Stainless Steele Miele built-in wall oven.
- ~ Cook Top – Miele gas cook top.
- ~ Exhaust Hood – Stainless Steel hood with high velocity capacity.
- ~ Miele built-in microwave matching kitchen cabinet trim.
- ~ Dishwasher – Miele Whisper Quiet integrated dishwasher paneled door to match kitchen cabinets.
- ~ Sub-Zero 400 Series 24" under-counter wine storage unit.
- ~ Washer/Dryer – Miele front-loading washer/dryer, White.

MASTER ENSUITE

• VANITY AND FIXTURES

- ~ A custom designed, under lit vanity will feature a unique rectangular Kohler under mount basin.
- ~ Frameless vanity mirror with beveled edge.
- ~ Choose from double-edged granite, marble or limestone countertops in honed or polished finish.
- ~ Nobili faucets and matching accessories.
- ~ Toto one-piece elongated skirted universal-height toilet.

• TUB AND SHOWER

- ~ Designer free standing oval bath tub will feature polished chrome wall or floor mounted tub filler with a single lever control and a diverter for the wand-style hand shower.
- ~ The Shower will feature a wall mounted Nobili pole hand shower and ceiling-mounted Nobili square rain shower.
- ~ Shower and toilet screens and doors will feature frameless tempered and etched glass.
- ~ For the shower and toilet enclosures, choose from floor to ceiling sealed marble, granite or limestone tiles in honed or polished finish or porcelain tile.

• FLOORING

- ~ Choose from sealed marble, granite, or limestone tiles in honed or polished finish, porcelain tile or decorative marble mosaic.
- ~ Shower flooring is to be stone mosaic tiles, compatible with the walls.
- ~ In-floor electric radiant heating will be controlled by a programmable thermostat.

BATHROOMS & GUEST ENSUITE

• VANITY AND FIXTURES

- ~ A custom designed vanity will feature a unique rectangular Kohler under mount basin.
- ~ Frameless vanity mirror with beveled edge.
- ~ Choose from double-edged granite, marble or limestone countertops in honed or polished finish.
- ~ Faucets will be from the Nobili collection, including polished chrome lever handles for the vanity, and shower faucet.
- ~ Toto one-piece elongated skirted universal-height toilet.

• SHOWER

- ~ Single lever pressure balancing shower control with wall-mounted shower head.
- ~ Shower screens and doors will feature frameless tempered and etched glass.
- ~ For the shower walls, choose from sealed marble, granite or limestone in honed or polished finish, or porcelain tile.

• FLOORING

- ~ Choose from sealed marble, granite, or limestone in honed or polished finish or porcelain tile.
- ~ Shower flooring is to be stone mosaic, compatible with the walls.

LAUNDRY ROOM

- ~ Stainless steel drop-in single basin laundry sink.
- ~ Granite or marble countertops.
- ~ White laundry cabinets.
- ~ White porcelain flooring.

HEATING AND AIR CONDITIONING SERVICE ROOM

- ~ Heat pumps will provide multiple year round heating and air conditioning zones within the suite (the number of zones and heat pumps will vary according to suite size).

PEACE OF MIND FEATURES

- ~ Concierge on duty 24/7.
- ~ All main entrances and exits are monitored with closed circuit television system.
- ~ Card access throughout all common areas.
- ~ Enter-phone and cameras at all visitor entrances allowing in-suite viewing through television.
- ~ All parking with security alarm stations and security monitoring from concierge desk.
- ~ Suite intrusion alarm system with personal keypad and door contact at all suite entries.
- ~ Emergency in-suite voice communication system, smoke and heat detectors.

LIFE SAFETY

- ~ Residences will contain a smoke and carbon monoxide detector that will sound within the suite.
- ~ An in-suite heat detector will be monitored by the building's fire alarm panel, which will also control the in-suite fire alarm and voice communication system.

All ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab. Where ceiling bulkheads are installed or where drop ceilings are necessary the height will be less than stated. Principal Rooms consist of the Living Room, Dining Room, Library, Kitchen and Bedrooms. All colours, finishes and materials are to be selected from vendor's standard selections. All available features and finishes are as per plan and may vary from suit to suite. Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal or better than the material provided for the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this Schedule "A", and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E. & O.E. August 26th, 2012.