

FEATURES —

SUITE INTERIOR —

1. Extended 9' ceilings except for drops and bulkheads (as per plan).
2. Smooth finish ceilings.
3. Solid core 7' entry door with privacy viewer and Chrome hardware.
4. Contemporary 7' Interior Slab Doors throughout.
5. Contemporary Modern 5 ½" Baseboard throughout.
6. Contemporary 3 ½" casings.
7. Decorative chrome lever door handles.
8. Walk in closets for extra storage (as per plan).
9. Suite walls painted white with Low VOC Paint.

KITCHEN —

1. Open concept modern kitchens.
2. Custom designed flat slab kitchen cabinetry.
3. Quartz countertops.
3. Upgraded undermount stainless steel sink with upgraded single lever chrome faucet with pull out sprayer.
4. Contemporary tile backsplash.
5. Upgraded stainless steel fridge, stove, dishwasher, and microwave hood fan above stove.
6. Contemporary Track Light Fixture.

BATHROOM —

1. Custom Designed modern vanity cabinets.
2. Quartz countertop with contemporary with undermount sinks.
3. Porcelain floor tiles.
4. Modern Single lever chrome faucets.
5. Frameless mirror over vanity with designer lighting (as per plan).

6. Privacy lock on bathroom doors.
7. Chrome accessories in bathrooms (towel bar, toilet paper holder and/or towel ring).
8. Upgraded Water efficient low flow toilets.
9. Chrome High-pressure low flow shower head.
10. Choice of ceramic wall tile for tub and full height shower surrounds.
11. Modern soaker tub.
12. Walk in 5' showers with glass enclosures and ceiling pot light (as per plan).

FLOORING —

1. Upgraded 7 ½ "Laminate flooring in the Foyer, Foyer Closet, Kitchen, Living/Dinning Room, Bedroom(s), Hallway and Den.
2. Porcelain Tile in Bathroom(s).
3. Porcelain Tile in Laundry area.

LAUNDRY —

1. Convenient in suite laundry centre.
2. Front load washer and dryer.

TWO LEVEL PENTHOUSE SUITES —

1. North & South exposure in each suite.
2. Oak Staircase with glass railing.
3. In suite elevators available.
4. Large terraces.
5. Gas BBQ connection on terrace.

ELECTRICAL / MECHANICAL —

1. Individual suite electricity and water meters.
2. Electrical panel in each suite.
3. Ceiling light fixtures in foyer, halls, dens, bedrooms, laundry room and walk in closet (as per plan).
4. Capped ceiling outlet in Dinning area.
5. White decora-style receptacles and light switches throughout suite.
6. Switched outlet in living room.
7. Smoke detectors and carbon monoxide censor as required.
8. Exterior electrical receptacle on balcony/patio/terrace.
9. Rough-in cable for television in living room, master bedroom, and den (if applicable).
10. Pre-wiring for telephone outlets in master bedroom and kitchen.

SECURITY —

1. On-site Virtual Concierge, including two-way communication from selected common areas.
2. 24-hour security camera in select areas.
3. Electronic communication system in lobby vestibule allowing visitors to communicate with suite from building entrance.
4. Underground parking security cameras.
5. Key fob access.

BUILDING & AMENITIES —

1. Luxury Car elevator system with advanced security and backup generator.
2. Secured Visitor parking area.
3. Electric car charger station's available.
4. Car share program.
5. Doggy wash centre.
6. Common area Wi-fi.
7. Ground level main lobby with visitor seating area.
8. Main floor multi-purpose lounge with kitchenette and washroom designed for entertaining, gatherings, and flex space to accommodate a variety of activities.

9. Luxury ground floor outdoor entertainment terrace with BBQ/BBQ prep area and lounge seating.
10. Interior Bicycle storage racks. Exterior Bicycle parking.
11. Separate storage locker (upon availability).
12. Large Balconies and Terraces (as per plans) with glass railing.
13. Main Floor North suites with walkout access to greenspace.
14. Modern aesthetic front elevation with a mixture of precast construction, window curtain wall systems and modern aluminum wood grain paneling.

All plans and specifications are subject to modification from time to time at the sole discretion of the Vendor. The Vendor has the right to substitute materials from various suppliers of equal or greater value. A wide variety of upgrades and options are available. Specifications, terms, and conditions may be subject to change without notice.

N.B. If the Dwelling is at a stage of construction, which will enable the Vendor to permit the Purchaser to make color and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven days (7) prior to notice) to properly complete the Vendor's color and material selection form. If the Purchaser fails to do so within such time, the Vendor may irrevocably exercise all of the Purchaser's rights to color and material selections hereunder and such selections shall be binding upon the Purchaser. NO changes whatsoever shall be permitted in color or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to, or better than the materials and items set out herein. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model. The Purchaser Acknowledges that ceiling heights are approximate. Furthermore, where ceiling bulkheads are installed, and/or where dropped ceilings are required, then the ceiling height will be less than represented and the Purchaser shall correspondingly be obliged to accept the same without any abatement or claim for compensation whatsoever. Marble, Quartz, and wood are subject to natural variations in color and grain. Ceramic and broadloom are subject to pattern, shade, and color variations. Floor and specific features will depend on the Vendor's package as selected. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature or an optional extra (such as, by way of example only, a fireplace); if, as a result the building, construction or site conditions within the Unit or the building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor with respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect. Purchasers are advised that prior to condominium registration suite numbering may change and accordingly, notwithstanding any such change in suite numbering, the references to suite numbers in item 1 of Suite Features above are listed based on the suite numbering of plans in effect on the inception of this Agreement and based on the suite number noted on the front page of this Agreement as originally executed. E&O.E