

Courcelette

Features & Finishes

Schedule "B" to the agreement
of purchase and sale

Building Features

- Entrance Lobby with coworking space*
- Smart building operating system with digital entry, resident engagement and building management system
- Separate bicycle entrance on ground floor*
- Indoor lounge with dining/meeting area*
- Outdoor social garden with BBQs*
- Pet and Bike washing stations*
- Fitness Lounge with cardio, weights, stretching and yoga space*
- Electric vehicle charging stations available*
- Exterior pet park /pet relief*
- Seventh floor lake view terrace with lounge, dining area and BBQ*
- Servery adjoining seventh floor terrace*
- Powder room on seventh floor and universal washroom adjacent to fitness lounge*
- Indoor Bicycle parking*
- Green roof*

Suite Features

- Approximately 9' high ceilings in all principal rooms (lower in some areas due to bulkheads associated with infrastructure and structural components) *
- Smooth ceilings throughout*
- Prefinished engineered hardwood floors with no added UF and low a VOC finish throughout main living areas, except in wet areas * ***
- Hardwood staircases for multi-storey suites*
- Hardwood throughout except wet (tiled) areas *
- Modern painted baseboard and trim
- High performance operable outward opening windows*
- Private balcony, terraces, patios with exterior glass doors*
- Environmentally friendly low VOC paint throughout
- Shelf and rod in closets *
- In-suite stacked washer/dryer – dryer vented to outside*
- In-suite smoke & heat detector with strobe
- In-suite carbon monoxide detector

Kitchen

- Choice of designer series kitchen cabinetry ***
- Choice of designer selected Quartz countertops ***
- Choice of designer selected ceramic tile backsplash ***
- Stainless steel sink(s) with single lever faucet and pull-out vegetable spray
- Kitchen island as per plan*
- Soft close hinges and drawers
- Premium appliances include panelized fridge/freezer, induction cooktop, integrated hood fan, built-in convection oven, panelized built-in dishwasher, and microwave with trim kit.
- Ceiling mounted track lighting fixture*

Bathrooms

- Designer selected vanity and faucets***
- Quartz vanity countertops with under mount sink***
- Wall mounted mirror*
- Porcelain tile for bathrooms floors and select walls***
- Bathtub to be a soaker tub with full height ceramic or porcelain tile surround*
- Acrylic shower base, glass-enclosed with full height ceramic or porcelain tile surround*
- High efficiency, low flow toilets
- Water efficient shower heads and faucets
- Energy-efficient bathroom exhaust, vented to outside
- Privacy lock on all bathroom doors

Mechanical

- Heating and cooling provided by dedicated in-suite heat pumps fed by centralized geothermal system
- Digital programmable thermostat for individual suite temperature control
- Energy recovery ventilators (ERV) in each suite for increased energy efficiency
- Domestic hot water provided from central high efficiency condensing water heaters
- Individual exhaust systems for washroom(s), kitchen and dryer vented to exterior



Electrical

- Individually metered suites with dedicated service panel
- Pre-wired for telephone, cable and high-speed internet
- GFCI outlets in all bathrooms
- White contemporary receptables and switches throughout
- Base lighting as follows: Bedrooms include switched junction box. Bathrooms with recessed pot lights. Kitchen with track lighting, junction box in island and under cabinet valence lighting. Dining area with switched junction box (if applicable). Switched surface mounted lighting over entry and in laundry rooms.

Security Features

- Closed circuit camera at building exterior points of entry *
- Electronic communication system in lobby vestibule permitting visitors to communicate with suite from building entrance
- Controlled entry to building with individual key fob access
- Secure remote-controlled access to parking garage
- In-suite security system as upgrade
- Solid core suite entry door with peephole

Sustainable Living Features

- Targeting LEED Platinum Certification and Toronto Green Standard Tier 2
- Centralized Ground-source (geothermal) system for heating and cooling
- High performance exterior wall assembly and glazing
- Energy Star appliances
- Energy recovery ventilators in each suite
- High efficiency LED Lighting
- Centralized high efficiency condensing boilers for domestic hot water
- Watersense® plumbing fixtures
- Green Roof*
- Healthy Materials (Low Emitting Finishes)

*As per plan

** Colours and/or materials to be selected from Vendor's standard samples

*** selected from standard finish packages

**** except as required for mechanical and electrical or required architectural features such bulkheads, closets, washrooms).

All suites protected under TARION Warranty Corporation. All interior floors, wall finishes and materials for which the Purchaser is entitled to make a selection are to be chosen from Builder's standard samples, and as per Builder's specifications.

Notes

1. Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.
2. Drop ceilings and bulkheads may occur to accommodate HVAC, electrical & mechanical requirements and other construction constraints which will reduce ceiling height.
3. Purchasers must make all finishing selections from the Vendor's standard selections. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour 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 fourteen (14) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably 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 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 quality equal to or better than the materials and items set out herein.
4. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request
5. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
6. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
7. All specifications and materials are subject to change without notice.
8. 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 of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Unit or 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 in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
9. Floor and specific features will depend on the Vendor's package as selected.
10. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect, whose determination shall be final and binding.
11. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice. E. & O.E.

