

STANDARD FEATURES

Site and Common Areas

- Beautifully landscaped and sprinklered grounds
- Entrance drive to main door
- Visitors parking for 9 cars (including two accessible spaces)
- Masonry and wood privacy fencing
- Common patio area for multi-purpose room
- Manager's office with security camera monitor
- Security vestibule with camera entry monitor to suites
- Large main entrance lobby
- Multi-purpose room with full kitchen facilities
- Two elevators (one moving elevator)
- Garbage room with a chute from all floors
- Hot water gas fired in communal system from penthouse
- Underground parking at two spaces per unit (2nd space for suites 101, 102, & 201 on surface)
- Garage door to be sectional with remote control from car
- Storage lockers in basement accessible from lobby
- Back-up generator for emergency power
- Security cameras in underground garage monitored in suites and office

Suites

- Walls and ceilings to be drywalled taped and sanded
- Paint to be one coat of primer throughout
- Floors in bedrooms, living room and corridors to be 32 oz. carpet with 1/2" underpad
- Choice from three (3) samples for carpet and ceramic (or builders allowance)
- Acoustic insulation for noise attenuation at all washroom and laundry room walls
- Doors are series 800 colonial painted semi-gloss white
- Trim is colonial style wood painted semi-gloss white
- Brass hardware on all interior and exterior suite doors
- Plumbing fixtures to be quality grade (American Standard, Crane or Kohler)
- Washer/Dryer hookups in laundry room
- Taps to be single lever action (Moen or equal)
- Shower controls to be pressure equalized
- Double compartment stainless steel sink in kitchen with sprayer faucet (white)
- 100 Amp electrical service individually metered
- Pre-wired for T.V. antenna and cable T.V. in four (4) locations
- Pre-wired for telephone in five (5) locations
- Individual hard wired smoke detector in each suite
- Standard light fixtures throughout. All upgrades by purchaser
- Telephone operated main entrance security system monitored on T.V.
- Individual unit gas fired high efficiency forced air furnaces with air conditioning
- Individual exhaust systems in each bath, kitchen and laundry room
- Cabinets in kitchen and vanities in baths to standard selection 3 choices (or builders allowance)
- 5 appliances (fridge, stove, dishwasher and 27" stacked washer/dryer)
- Choice of white or almond colour for fridge, stove and dishwasher

Design Features

- Three suites per floor - purchaser can combine suites to create larger floor areas
- Suites can be customized within controlled guidelines to suit lifestyle desires
- Large balconies in front and rear
- Walk-in closets from master bedrooms (except suite "D")
- 3 piece en-suite bath from master bedroom
- In-suite laundry rooms with laundry tub and stacked washer/dryer
- Large eat-in kitchen
- Bay window in dining room and den (suites "A" & "C" from second floor up)
- Two separate heat/cool units with separate controls for zoned comfort
- Double suite entrance doors to the larger foyer

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