

Specifications

Exterior

- High efficiency double glazed thermal window panes with low E-argon.
- Balconies have a concrete slab surface and pre-finished aluminum balcony hand railings
- Insulated steel exterior doors with full view high-efficiency glazing
- Pre-selected operable windows to be casement style with screens as per building code

Interior Finishes

- Ceilings heights are +/- 9 foot, 0 inches on all floors except where lowering is required to accommodate mechanical/electrical and lighting.
- Ceilings are finished flat white bulkheads are a smooth finish
- 3 ½ inch high painted wood baseboards throughout the suite
- 2 ½ inch painted casing at all interior doors throughout the suite
- Suite Entrance Door to be solid core. Exterior finish to match the corridor finish. Interior surface to be a paint finish to match the colour selected for the interior doors.
- Interior door flush slabs are 1 3/8 inch thick hollow core, smooth finish to be painted in one colour throughout the suite.
- Brushed Chrome suite entry door hardware and interior door handles are lever style

Paint

- All baseboards, doors, trim and frames are painted semi-gloss white.
- Walls (low sheen latex paint) and ceilings (flat latex paint, one colour) receive one coat of primer and two coats of finish coat. Selection of four complimentary colours.
- Semi-gloss paint on exterior doors

Flooring

- Engineered hardwood flooring in the living/dining room, bedrooms, dens and halls with acoustic membrane.
- Ceramic tiles in foyers as shown on plans and in bathrooms and laundry/storage.

Kitchen

- Custom designed cabinets, granite countertops and ceramic backsplashes. Colour selection and style to be made from builder's samples.
- Single lever brushed chrome faucet with retractable vegetable spray and soap dispenser.
- Dual basin under mounted sink.
- Under cabinet lighting.
- 5 Stainless steel appliances including frost free counter depth refrigerator, self cleaning gas range, built in dishwasher, combination microwave/hood exhaust fan vented to exterior.

Laundry

- Ceramic Floor Tile
- White stacked, front loading washer and gas dryer combination vented to exterior with wall mounted water control safety slide.

Linen/Storage

- Ceramic Floor Tile
- Full height linen storage closets with open shelving where noted.
- Closet rods.

Bathrooms

- Choice of cabinetry where applicable.
- Granite countertop in ensuite bathroom vanity
- Pedestal sink in main bathroom.
- Under-counter mounted vitreous china sink and brushed chrome faucets

- Single lever brushed chrome faucet and brushed chrome rain style shower head in shower stalls with toe tester.
- White soaker tub with full height ceramic tile surround finish and brushed chrome wall mounted shower head.
- Shower curtain rods.
- Towel rods, bathrobe hooks and hygienic paper dispenser.
- White low profile one piece toilet.
- Framed clear tempered glass shower stall, hardware, and full height ceramic tile surround.
- Mirror over vanity and wall mounted strip light.
- Brushed Chrome towel bar holders and toilet paper holders
- Individually controlled fans vented to exterior.
- Recessed pot lights located in the ceiling area over the shower stall and tub.

Electrical

- Individual service panel with circuit breaker panel and copper wiring throughout
- Decora-style light switches and receptacles.
- Ceiling light fixtures provided in foyer, and kitchen. Capped ceiling outlet in dining areas, lighting fixture supplied by owner.
- Wall mounted strip light fixture in the bathrooms.
- Individually metered for electrical consumption.
- All supplied appliances connected ready for use.
- Each balcony will have one weatherproof outlet and each terrace will have up to two weatherproof outlets

Telephone & Cable Wiring

- Cable (RG6 coaxial wiring) and telephone outlets (CAT 5 voice data wiring) provided in the living room, den and bedrooms. One of each location per room.

Heating/Air Conditioning/Ventilation

- Individual suite controlled heat pump systems providing independent year round heating and air conditioning which is controlled via an individual thermostat centrally located in each suite.

Advanced Safety & Security Features

- High Security dead bolt locks on all exterior doors
- Resident card access through front entry, common areas, garage access and secured stairs.
- Smoke and carbon monoxide detectors as per building code.
- Rough in contacts for individual intrusion alarm system for all units.

Features Unique to Terrace Units

- Exterior patios to be finished with unit pavers, and based upon the structure of the building architecture, a series of gardens will be created to separate each unit. If unit holders wish to install fences between unit terraces they must receive approval from the Condominium Board to the pre-approved standards outlined by the Westboro Station Landscape Architects.
- Additional movable planters and patio furniture may be installed.
- Terraces will have an outside hose bib for irrigation requirements.
- Standard gas line hook-ups for gas barbeques.

Features Unique to Penthouse Units

- Penthouse level units feature gas fireplaces. Penthouses and terrace level units have standard gas line hook ups for gas barbeques.

Nominal Dimensions may vary slightly from final built product. T.&O.E.