

FEATURES & FINISHES

ELEGANT INTERIOR FINISHES

- Smooth ceilings painted white to all areas
- Interior walls are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathroom(s) painted satin off-white, and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOC)
- 8'-0" interior contemporary style doors with metal lever hardware
- 7" paint finish, contemporary styled baseboards for all suites, 3" door casing with backband throughout
- All closets to receive shelf and rod unless otherwise specified
- Architecturally designed thermally insulated aluminum window frames with low-E coated, argon gas filled double pane, sealed glazed units with operable awning windows*
- The ceiling heights of the unit will be approximately 10'-0", measured from the upper surface of the concrete floor slab to the underside of the finished ceiling, provided however that various areas of the dwelling unit may contain or be subject to ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and or dropped ceilings the overall ceiling height will be reduced accordingly.
- All suites with balcony areas to receive a natural gas BBQ connection and one exterior electrical receptacle*
- All suites with terrace areas to receive interlocking paving stone, a natural gas BBQ connection, water hose bib, exterior electrical receptacle and light fixture*

FLOOR COVERINGS

- Choice of sealed marble, granite or limestone in honed or polished finish or porcelain or custom stained engineered hardwood from selected species**

KITCHEN

- Choose from custom-designed cabinetry in framed, traditional, transitional or contemporary profiles finished in wood stain or paint glaze with a choice of hardware.
- Soft close drawers and cabinet doors
- The island will feature a cantilevered top for seating
- A split electrical receptacle will be provided in island
- Choice granite, marble, quartz counter tops in honed or polished finish

- For the backsplash, choose from marble, granite, quartz slab or tile in honed or polished finish
- Premium single lever kitchen faucet, complete with retractable handheld spray
- 36" Miele refrigerator with bottom mount freezer and paneled doors to match kitchen cabinets
- 36" Miele gas cooktop
- 42" built-in Miele hood fan
- 30" built-in Miele convection oven
- 24" built-in Miele microwave oven
- 24" Miele dishwasher with paneled door to match kitchen cabinets
- 23" Miele undercounter wine storage system
- LED undercabinet lighting

BATHROOMS

- Choose from custom-designed cabinetry in framed, traditional, transitional or contemporary profiles finished in wood stain or paint glaze with a choice of hardware.
- Choose from granite, quartz or marble vanity top complete with square undermount basin
- White bathroom fixtures throughout
- Premium single lever vanity faucet
- Framed vanity mirror will include a built-in medicine cabinet in the master ensuite
- Luxury freestanding oval bathtub will feature a floor mounted tub filler with a single-lever control and diverter for the wand-style hand shower*
- Pressure balanced and temperature controlled premium shower faucet
- Low Consumption comfort height wall hung toilet with quiet close seat in master ensuite
- Low consumption comfort height floor mounted toilet in guest ensuite and powder room
- Frameless glass shower enclosure with matching hardware*
- Choose from marble or porcelain for wall and floor tile in the master ensuite and guest ensuite*(**)
- Choose from marble or porcelain for floor tile in powder room
- Heated floors with thermostatic control in master ensuite

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LAUNDRY

- Heavy-duty wiring and receptacle for dryer
- Dryer vented to exterior
- Side by side or stacked front loading washer and dryer*
- White laundry cabinets will include sink cabinet laminate counter over washer and dryer and cabinets above countertop*
- Single basin sink with single lever faucet with retractable handheld spray
- Above-counter electrical receptacle*

LIFE SAFETY & SECURITY MONITORING SYSTEM

- Concierge monitoring community access systems including two-way communication from selected zones in underground parking garage and entry areas
- Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge station
- Access control system located in the lobby vestibule and at visitors main entry points permits guests to communicate with residents from the building entrance(s). Guests in the lobby vestibule can be viewed in the resident's suite
- Surveillance cameras in selected locations at the points of access to the building and garage will be monitored by the Concierge
- Combination transmitter key fob to control and screen access to common area entrances and provide automated garage door opening and closing
- In-suite sprinkler system
- Hard wired smoke alarm(s), fire alarm speaker and carbon monoxide detector intergraded with building systems

COMFORT SYSTEMS

- Heat pump heating and air conditioning system
- Energy recovery ventilator providing fresh air and energy recovery
- Individual metering of electricity, domestic hot water, space heating and cooling consumption
- Central building water filtration system

ELECTRICAL SERVICE & FIXTURES

- Individual service panel with circuit breakers
- Decora series receptacles and switches throughout
- A recessed halogen pot light will be installed for approximately every 50 square feet of suite area, located at the residents discretion (except in instances where there is no drop ceilings/bulkheads, mechanical/electrical distribution and structural interference)
- Capped ceiling light outlet in main living area

COMMUNICATIONS

- Fiber optic cabling to each suite (complete with in-suite junction box)
- Coaxial cable and Category 5e twisted pair in-suite wiring to living room, library/den and bedroom(s)