



Exceptional *Features & Finishes*

BUILDING FEATURES

- Located in the heart of Clarkson Village – a short walk to the Clarkson GO Train Station and just minutes from both QEW and 403 access
- Fully landscaped exteriors, common areas and walkways
- Underground garage for resident and visitor parking
- Residents access underground parking via keypad access
- Ample and well-lit underground visitors' parking
- Security cameras in underground parking and at all entries
- Pedestrian elevators from underground parking to ground level for easy access
- Private underground parking space and storage locker

ENVIRONMENTAL FEATURES

- All units separately metered for gas and hydro, if permitted and/or approved
- Energy efficient HVAC System
- Individually controlled heating and cooling
- Low-flush toilets
- Energy Star® rated appliances where applicable
- Extra high energy efficient double-glazed windows and doors

TOWNHOME FEATURES

- 9' ceiling heights*
- Smooth ceiling finishes in kitchen and bathrooms
- 5 ¼" baseboards and 3 ¼" door casings with brushed nickel lever hardware
- Ceramic/porcelain tile or laminate flooring in entry** (as per plan)
- Ceramic/porcelain tile flooring in laundry room**
- Wide plank laminate flooring in living/dining room, hallways and kitchen** (as per plan)
- Plush 40oz. wall-to-wall broadloom with upgraded underpad in all bedrooms and on staircases**
- Main staircases feature flat weave carpeted treads and risers, with painted pickets and natural oak bannister
- Sturdy coated wire closet shelving (as per plan)
- Raised, double panel contemporary interior doors
- Flat white latex paint as per builder's samples in all rooms with exception of semi-gloss finish in kitchen and bathroom.
- Mirrored sliding closet doors in entrance (as per plan)
- Roomy outdoor balconies and terraces with modern glass railing (as per plan)

GOURMET KITCHEN

- Sleek open concept kitchen with island (as per plan)
- Ceramic backsplash as per builder sample**
- Extended height, designer-selected cabinetry and select hardware**
- Choice of granite or quartz smooth edge countertop**
- Double bowl stainless steel undermount sink with Moen (or equivalent) stainless steel single lever faucet and integrated vegetable sprayer (as per plan)
- Contemporary ceiling light fixture

QUALITY APPLIANCES

- GE (or equivalent) stainless steel appliances including:
 - Frost-free refrigerator
 - Glass top easy clean range/stove
 - 3 cycle whisper quiet dishwasher
- Combination stainless steel microwave with built-in range hood exhaust fan vented to outside
- Brand name white stacked washer and dryer

SPA-INSPIRED BATHROOMS

- Ceramic/porcelain tile flooring and tub/shower surround up to ceiling** (as per plan)
- Designer-selected cabinetry with polished nickel hardware**
- Cultured marble countertop with integrated sink in all bathrooms**
- Full width vanity mirror as per builder standard
- Walk-in framed glass shower with ceramic floor and wall tiles** (as per plan)
- Pressure-balanced valve for bathtub and shower
- Privacy locks on bathroom doors
- Exhaust fan in all bathrooms vented to outside
- Designer wall sconce

ELECTRICAL AND MECHANICAL FEATURES

- High-efficiency gas fired dual heating and domestic hot water system. Hot water tank (rental)
- Central air conditioning with condensing unit
- Contemporary style ceiling light fixtures in entry/foyer, hallways, bathrooms and kitchen, as per code
- Decora light dimmers
- 100 amp service panel with circuit breakers and copper wiring throughout
- Pre-wired for cable TV, telephone and internet
- All high energy exhaust fans vented to exterior



* Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

** Selections from Vendor's standard samples.

Available features and finishes are as per plan and may vary from suite to suites. Actual usable floor space may vary from stated floor area. Plans and dimensions are approximate. All plans, prices, terms and specifications are subject to change without notice E. & O.E.