



FEATURES + FINISHES

PREMIUM BUILDING AMENITIES

- 24-hour Executive Concierge Services
- Spectacular Events Room with Chef's Kitchen
- Exclusive Residents' Library/Lounge
- State-of-the-art Fitness Centre including Weights & Cardio Areas
- Yoga Room
- Change Rooms including Steam Room
- Convenient Pet Spa
- 1 Overnight Hotel-Inspired Guest Suite
- Security Card Access
- Individual Hydro & Water Metering

THE ARTS CLUB

Relax in style at our positively stunning ground level exclusive residents' oasis -- featuring lavish outdoor pool, hot tub and sun deck. Interior ground floor amenities include a state-of-the-art gym with weights and cardio areas, yoga room, and his and hers change rooms with steam rooms. Additional seventh floor amenities include a beautifully appointed special events room with Chef's kitchen, an expansive outdoor terrace with alfresco kitchens, gas fireplace and outdoor BBQ area. There's even a Pet spa to wash and groom all of your furry friends.

GENERAL

- 9 ft ceiling heights in Principal Rooms as per plan, on levels 2 to 5 inclusive and levels 7 to 11 inclusive and part of level 6.
- Extended height 10 ft ceiling heights in Principal Rooms as per plan, on Ground floor, level 12 and part of level 6.
- Ceiling Heights in the kitchen, closets, bathrooms and foyer are dropped.
- Smooth painted ceilings throughout.
- Contemporary Doors with designer lever hardware.
- Classic 5" baseboards.
- Selection of pre-finished, laminate flooring in living room, dining room, bedroom(s), kitchen, hallway, foyer, and den.
- Mirrored sliding door on all closets as per plan.
- Designer white ceramic floor tile in laundry area. White full-sized stacked washer and dryer unless otherwise indicated on plan.

THE KITCHEN

- Stunning selection of cabinet doors with traditional, transitional or contemporary profiles and extra height cabinets.
- Excellent selection of elegant granite countertops.
- Task lighting under upper cabinets.
- Under-mounted double bowl stainless steel sinks.
- Single lever faucet with integrated vegetable spray.
- Choice of glazed ceramic subway tile backsplash.
- Islands, as per plan will feature granite countertops.

- 4 kitchen appliances including stainless steel stove smooth top self-clean stove, frost-free fridge with bottom mount freezer drawer, built-in dishwasher and over the range built-in microwave with integrated exhaust fan.

THE BATH

- Custom designed vanities.
- Choice of quartz countertops with under-mounted wash basin.
- Full width vanity mirrors.
- Faucets and complementary accessories.
- Deep soaker tubs.
- Shower with ceiling mounted vapor proof light and tempered glass enclosures.
- Choice of porcelain tile for tub and shower surrounds with complementary porcelain tile accent wall.
- Water-saving one piece toilet.
- Choice of porcelain 12x24 floor tiles.

COMFORT & PEACE OF MIND FEATURES

- Centralized heating & cooling vertical fan coil system, individually controlled by each suite.
- All main entrances and exits are monitored 24/7 with security cameras.
- FOB access throughout all common areas.
- Enter-phone and cameras at all visitor entrances allowing in-suite viewing through television.
- Safety alert stations in underground parking.
- In-suite intrusion alarm system.
- Emergency in-suite voice communication system.
- Carbon Dioxide, heat and smoke detectors as per O.B.C., as per plan.
- In suite sprinkler systems provide maximum fire protection for your family.

LIGHTING & TECHNOLOGY

- 100 amp service panel with circuit breaker.
- Electrical ceiling light fixture provided in the foyer, den and bedrooms.
- Switched wall outlet in Living Room.
- Pre-wiring for high-speed internet
- Pre-wired cable outlet in living room, bedroom(s), and library/den
- Pre-wired telephone outlet in living room, bedroom(s), and library/den.

GREEN FEATURES

- High efficiency, Energy star appliances for reduced electrical usage.
- Thermally insulated energy efficient double glazed architecturally designed windows.
- Recycling facilities with separate waste and recycling systems.
- Individually metered hydro & water.

All finishes to be chosen are as per plan and shall be chosen from a selection of Vendor's standard samples. Principal Rooms consist of the Living Room, Dining Room, Library, Kitchen and Bedrooms. All features and finishes, price and specifications are subject to change without notice. Please note: The ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than stated. All available features and finishes are as per plan and may vary from suite to suite. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. The provisions of Schedule "X" of this Agreement, including section 6, apply to this Schedule "A", and where there is any conflict between the above provisions and the provisions of Schedule "X", Schedule "X" shall govern. E. & O. E.