



# Features & Finishes

UPPER VISTA

ON THE WELLAND CANAL

## GENERAL

- » 12 ft. high ceilings on level 1 (except in bathrooms and areas with bulkheads, as per plan)
- » 9 ft. high ceilings on Levels 2 to 4 (except in bathrooms and areas with bulkheads, as per plan)
- » 10 ft. high ceilings on Level 5 (except in bathrooms and areas with bulkheads, as per plan)
- » Smooth finish ceilings throughout
- » Energy efficient windows
- » Engineered wood\* or option of vinyl wood plank\* floors throughout, except in bathrooms, laundry closets and storage closets, as per plan
- » Square edge baseboards throughout
- » Walls painted with flat VOC white latex paint
- » Trim painted with semi-gloss white paint
- » Solid core wood veneer entry door with privacy viewer and contemporary hardware
- » Frosted glass sliding doors to bedrooms and dens, as per plan
- » Single sliding or swing doors to bedrooms and dens, as per plan
- » Hollow core interior door and closet doors, as per plan
- » White plastic coated wire shelving in closets, as per plan
- » Laundry closet with tiled floor and brand name stacked washer and dryer
- » Telephone outlet in living room and kitchen, as per plan
- » Cable outlet in living room, bedrooms and den, as per plan
- » Capped light box in kitchen, living/dining room and den, as per plan
- » Ceiling light fixture in foyer and walk-in closets, as per plan
- » Balcony or terrace with an exterior light fixture and one electrical outlet, as per plan
- » Frost-free water bib on terraces on first floor as per plan

- » Heating and cooling system that allows individual suite control
- » Energy Recovery Ventilation System to save energy and reduce the amount of common area air that enters each suite

## KITCHEN

- » Solid panel slab cabinets and metal hardware
- » Under cabinet valance lighting
- » Quartz countertop and backsplash
- » Single, stainless steel under mount sink
- » Chrome, single lever low-flow faucet
- » Built-in pantry, as per plan
- » Built-in island and breakfast bar, as per plan
- » Brand-name appliances including: refrigerator with bottom freezer; stainless steel electric range; microwave hood fan; and integrated dishwasher, as per plan

## BATHROOMS

- » Solid panel slab\* cabinets and metal hardware
- » Quartz countertop
- » Under mount sink
- » Chrome, single lever low-flow faucet
- » Wall sconce lighting and mirror
- » Porcelain tile floors
- » 5' or 6' bathtub with acrylic apron and/or shower stall, as per plan
- » Pot lights, as per plan
- » Exhaust fan vented to the outside

## SECURITY

- » Smoke and carbon monoxide detectors as required in each suite
- » Telephone-style intercom system

\*from Vendor's standard samples

Model suite furnishings and appliances, decor and upgrades, artist renderings, scale models, improvements, light fixtures and design treatments including wallpaper, hardwood and tiles displayed in the sales centre, and furniture layouts shown, labelled and/or outlined on marketing plans and in marketing materials are not included in the Purchase Price, unless specified in the Agreement of Purchase and Sale. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice. E. & O. E. Nov 16, 2020.

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