

LUXURY FEATURES

EXQUISITE BUILDING FEATURES

- Luxury 12-storey building
- Grand entrance with dramatic 23' clerestorey roof
- Luxurious Lobby, Lounge and Party Room designed by a distinguished interior designer
- All suites are protected under Tarion Registration (Ontario New Home Warranty Program)
- Enterphone system for Garage and Lobby
- Camera surveillance in all common areas including underground parking garage
- Remote-controlled garage door opener (one per parking space)
- Double-glazed tinted windows and doors
- Balconies / terraces with aluminum railings and glazing as per architectural elevations
- Beautifully planned exterior garden landscaping
- Underground parking for residents
- Visitor parking
- Barrier-free accessibility
- Drop-off and pick-up areas at entrance
- Convenient mail room located just off Lobby
- 9' ceilings, Penthouse units have 10' and Lofts are approx. 17'9"

EXCEPTIONAL INTERIOR SUITE FINISHES

- Solid-core suite entry door with high quality finish hardware
- Porcelain floor tiles in suite foyer, laundry and washrooms
- Engineered composite wood flooring in all bedrooms, living room, dining room and kitchen
- 5-1/2" stepped baseboard with matching shoe mould
- 2-3/4" stepped door casing
- 2-panel square wood doors where applicable
- Brushed nickel finishing hardware
- Walk-in closets in selected suites
- Sliding mirrored closet doors where applicable
- White shelving in closets
- Latex flat paint throughout, except bathrooms, kitchen and laundry, where eggshell finish will be used
- Baseboards, doors and trim to be painted with latex semi-gloss
- Sliding glass doors, terrace doors as per plan

EXCLUSIVE GOURMET KITCHENS

- Open concept kitchen layout with breakfast bars in selected suites
- High quality kitchen cabinetry with select hardware

- Polished granite countertops
- Ceramic tile backsplash
- Premium stainless steel appliance package (frost-free refrigerator, dishwasher, stove/oven, microwave/hood – exhaust vented to exterior)
- Electrical outlets installed at counter level for countertop appliances

EXQUISITE BATHROOM FEATURES

- Imported porcelain floor tiles
- 5' soaker tub or shower as per plans
- Ceramic wall tiles at shower / tub surround
- Quality vanity cabinetry with under-mount porcelain sink
- Polished Quartz countertop
- Walk-in shower with glass shower enclosure in select suites
- Exhaust fan in all bathrooms, vented to exterior
- Pressure-balanced shower control valves

EXCLUSIVE LAUNDRY FACILITIES

- Stacked washer/dryer with exhaust vented to exterior including laundry tub

EXPERT ELECTRICAL FEATURES

- Service panel with circuit breakers and copper wiring throughout

- White Decora switches and duplex outlets
- All suites pre-wired for cable television, telephone and internet
- Smoke detectors and/or heat/carbon monoxide detectors installed in each suite for safety
- Select light fixtures throughout

HEATING & AIR CONDITIONING

- Individually controlled High Efficiency Heating and Air Conditioning Ventilating System

EXCITING ADDITIONAL FEATURES

- Spacious Party Room
- Fitness Centre
- Beautifully landscaped garden/lounge
- Brampton Transit at foot of entrance and Zum Transit within easy walking distance
- Private locker facilities
- Guest Suite

PLEASE NOTE:

The Vendor shall have the exclusive right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plan and specifications are subject to change without notice.

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