



## FEATURES AND FINISHES

The following standard features and finishes are included in the Purchase Price for suites at Y&S Condos:

### GENERAL

1. Typical suites to have approximate 9' ceiling height, and 7<sup>th</sup> floor and Penthouse suites to have 10' ceiling height, from concrete floor to ceiling excluding mechanical bulkheads
2. Smooth finished ceilings throughout
3. 7' solid core wood veneer suite entry door with security peeper and lockable entry set
4. 6'8" interior doors complete with lever hardware and privacy sets on bathroom(s)
5. Trim package including approximate 5 ¾" step beveled MDF baseboard with approximate 2 ¾" casings
6. Interior walls are primed and painted with two coats of designer white quality latex paint. Bathroom(s) and all woodwork and trim painted with durable white semi-gloss paint. Paints have low levels of volatile organic compounds (VOC's)
7. Thermally broken aluminum window frames with double pane, sealed glazed units with designated operable windows
8. Closet doors to be swing panel doors, as per plan, or mirror sliders in foyer and white sliders in bedrooms
9. Interior bedrooms with clear glass sliders and partitions, as per plan
10. Laminate or vinyl flooring (as per Builder's Décor package selection) in entry, living/dining, kitchen, main hallway, bedroom(s), and den, as per plan

### KITCHENS

1. Contemporary design kitchen cabinetry with taller uppers from Builder's Décor package selection
2. Quartz countertops from Builder's Décor package selection
3. Single bowl stainless steel under mount sink with contemporary design faucet
4. Valance lighting under upper kitchen cabinets
5. Porcelain tile backsplash from Builder's Décor package selection
6. Appliance package includes (as per plan):
  - 24" integrated paneled fridge or 30" stainless steel fridge
  - 24" cook top and wall oven or 30" slide-in range
  - 24" or 30" combo hoodfan/microwave
  - 24" integrated paneled dishwasher

Appliance package varies according to plan. Please speak to a Sales Representative for more info.

### BATHROOMS

1. Contemporary wall mounted 2 door vanity cabinet with integrated basin and countertop (from Builder's Décor package selection)
2. Porcelain 12" x 24" bathroom floor tile (from Builder's Décor package selection)
3. Porcelain wall tile (from Builder's Décor package selection)
4. Wall mounted vanity mirror
5. Soaker tub and/or shower stall, as per plan
6. White plumbing fixtures throughout with satin nickel finish tapware and accessories
7. Frameless glass shower enclosure with glass door, as per plan
8. Temperature controlled shower faucet
9. Low-flow shower head(s)

### LAUNDRY

1. High efficiency, front loading washer and dryer, stackable. Installed and ready for use. Washer to be Energy Star<sup>®</sup> rated.
2. Tile from Vendor's standard selection

### INDOOR / OUTDOOR LIVING

1. Terraces include one weather proof exterior outlet, as per applicable plan
2. Sliding glass window system opening to the outdoors, with glass and metal protective rail and retractable screen, as per applicable plan.

## MECHANICAL

1. Individually controlled 4 pipe fan coil HVAC with integrated ERV system for on demand heating and A/C for all year comfort

## LIGHTING & ELECTRICAL

1. Individual suite hydro metering allowing each suite occupant to control energy use
2. Ceiling light fixtures in entry/hallway, bedroom(s), kitchen and den (as per plan)
3. Wall sconce light fixture in bathroom(s) above vanity mirror
4. Switched wall receptacle in living/dining (as per applicable plan)
5. Decora series receptacles and switches throughout, white in colour

## SECURITY & TECHNOLOGY

1. All residents will receive an electronic encrypted security device by which they will gain access to the building
2. Access control from lobby vestibule to communicate with resident from individual suites
3. Security camera monitoring in underground, lobby, and elevators
4. 24-hour concierge
5. Category 5 voice and data wiring and RG6 coaxial cable wiring in living/dining, kitchen, bedroom(s) and den (as per applicable plan)

## SAFETY

1. All suites, corridors and amenity spaces fully sprinklered
2. Smoke and carbon monoxide detector in each suite

*As provided in paragraph 13.01(a) of Appendix "A" attached to the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or in the plans and specifications relating to the Unit provided that the substituted products and materials are of a quality equal to, or better than, the products and materials originally disclosed to the Purchaser. Such substitutions shall not be considered a material change.*

*The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid. Such variations shall not be considered to be deficiencies. Drop ceilings and bulkheads may occur to accommodate HVAC, electrical & mechanical requirements and other construction constraints which will reduce ceiling height. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model. Colour, grain, texture and 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. Sizes and specifications subject to change without notice.*

*As provided in paragraph 12.01(a) of Appendix "A" attached to the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Unit and finalize all other selections regarding finishing items from the Vendor's available samples within 7 days after notice has been given by the Vendor to the Purchaser regarding selection of finishing items. Subject to compliance with the regulations, by-laws and bulletins issued by the Warranty Program, if the Purchaser fails to make his/her selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser.*

*The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's request. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice. January 31, 2019.*

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