

FEATURES & FINISHES

THE BUILDING & AMENITIES

- A dramatic 15-storey building at 297 College Street designed by Core Architects
- The Lobby will serve both the Condominium Residences and the commercial use facilities
- A fully equipped fitness room with washroom, party room, theatre room, and a billiards room
- Bicycle storage
- 24 hour Concierge

EXCEPTIONAL SUITE FEATURES

- Suite layouts designed by Bryon Patton & Associates
- Typical suites to have 9' height from concrete floor to ceiling excluding mechanical bulkheads
- Solid core wood veneer suite entry door
- Entry closets to be frosted glazed sliders or panel doors as per applicable plan
- Interior bedroom walls and door to be glazed sliders
- Laminate flooring (as per Builder's Décor package selection) in entry, living/dining, kitchen, main hallway, bedroom(s) and den (as per applicable plan)
- Porcelain tile flooring in bathroom
- Painted white wood window sills
- White Décora-style switches and receptacles throughout
- Switched wall receptacle in living/dining, bedroom(s) and den (as per applicable plan)
- Category 5 voice and data wiring and RG6 coaxial cable wiring in living/dining, kitchen, bedroom(s) and den (as per applicable plan)
- Ceiling light fixtures in entry, hallway, storage closet, bedroom(s), kitchen, den and laundry closet (as per applicable plan)
- Stacked front load washer and vent-less dryer in laundry closet

EXQUISITELY APPOINTED KITCHENS

- Contemporary design kitchen cabinetry with taller uppers (from Builder's Décor package selection)
- Integrated panelled 24" counter depth fridge and dishwasher, 24" electric cooktop with 24" built-in wall oven and 24" built-in microwave/hood fan
- Quartz countertops with flush breakfast bar or island as per plans (from Builder's Décor package selection)
- Single bowl stainless steel undermount sink with contemporary design faucet
- Valance lighting under upper cabinets
- Glass mosaic backsplash (from Builder's Décor package selection)

LUXURIOUSLY APPOINTED BATHROOMS

- Integrated one piece cabinet with sink and countertop (from Builder's Décor package photo)

- Porcelain 12" x 24" bathroom floor tile (from Builder's Décor package selection)
- Wall mounted vanity mirror
- Soaker tub and or shower stall, as per plans
- White plumbing fixtures
- Glass shower door and half wall with glass (as per applicable plan)

BALCONY & TERRACE FEATURES (where applicable)

- Underside of all balconies and terraces to have a smooth parged finish
- Sliding glass door(s) with screens to balcony and terraces
- Exterior receptacle(s) on balconies and terraces
- Gas hook-up on terraces where applicable

SAFETY AND SECURITY

- All residents will receive an electronic, encrypted security device by which they will gain access to the building and elevator service to their individual floor
- Access control from lobby vestibule to communicate with resident from individual suites
- All suites, corridors and amenity spaces fully sprinklered
- Smoke detector in each suite

ENERGY EFFICIENT FEATURES

- Individual suite hydro, gas and water meter allowing each suite occupant to control energy use
- Water efficient shower head, kitchen sink faucet and bathroom sink faucet.
- Individually controlled heat pump HVAC system for on demand heating and A/C for all year comfort

TRIBUTE DÉCOR STUDIO PROFESSIONAL

- All colour and finishing selections are to be made by personal appointment at Tribute's Décor Studio and from Builder's Décor package selections. Tribute provides the services of a design consultant to assist purchaser in the completion of their interior colour selections and the selection of options.

NOTE: THE SMALL PRINT

- Variations of uniformity and colour from Builder's samples may occur in the finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.
- Wood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- Ceilings and walls may be modified to accommodate mechanical bulkheads.
- Decorative and upgraded items displayed in the Model Suite and Presentation Centre are for display purposes only and are not included in the purchase price. Floors and specific finishes will depend on vendor's décor package as selected.

As provided in Section 19 of Schedule "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.

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.

As provided in Section 7 of Schedule "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 10 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. 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. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice. **October 2012.**