

# FEATURES & FINISHES

The View at Blue Fairway condominium units will include the following standard features and finishes:

## SUITE INTERIORS

- 9 Foot ceilings throughout (excluding drop ceiling and bulkhead areas)
- Choice of laminate flooring selected from Builder's standard samples in all non-tiled areas
- 4" baseboard with complimentary wood door casings, painted semi-gloss white
- Steel insulated, fire rated entry door with deadbolt lock and security viewer
- Contemporary interior doors, painted semi-gloss white
- Contemporary entry door gripset and lever style hardware throughout
- Wire shelving in closets
- Flat off-white paint throughout suite, with the exception of satin finish paint in laundry and bathroom(s)
- Energy efficient LED lighting
- Smooth ceilings in kitchen and bathroom(s), California Knockdown ceilings in all other areas

## TERRACE/BALCONY

- Balconies and/or terraces with glass sliding patio doors for access, as per plan
- One exterior gas bib connection
- One exterior light fixture and electrical outlet
- Framed glass railing with aluminum balcony rail guard
- Exterior storage area for each unit, as per plans

## CUSTOM DESIGNED KITCHENS

- Designer appointed cabinetry with choice from builder's samples
- Under cabinet lighting
- Undermount stainless steel sink, with single-lever retractable faucet
- Granite countertop in kitchen as per plans, selected from Builder's standard samples
- 4" backsplash to match kitchen Granite countertop selection selected from Builder's standard samples
- Gas line for range

## APPLIANCE PACKAGE

- 30" stainless steel fridge/freezer
- 24" stainless steel dishwasher
- 30" stainless steel slide in gas range
- Stainless steel Over the range microwave hood fan
- Stacked washer and dryer

## LAUNDRY/STORAGE ROOM

- Tiled floor in Laundry area selected from Builder's standard samples
- Stacked washer and dryer

## BATHROOMS

- Designer appointed cabinetry with choice from Builder's samples
- Granite vanity countertops with undermount sink in master ensuite selected from Builder's standard samples with 4" matching backsplash
- Builder standard **MOEN** faucets
- Full width vanity mirrors
- Contemporary water-efficient toilet
- Choice of tile in all bathrooms selected from Builder's standard samples as per plans
- White acrylic rectangular design soaker tubs as per plans
- Frameless glass shower doors, as per plans
- Pressure balanced valves on all showers
- Privacy lock on all bathroom doors

## MECHANICAL/ELECTRICAL SYSTEMS

- Heating and cooling that offers independent suite thermostat
- Individual suite meters for hydro and gas
- Pre-wired telephone (1), cable outlet (1) and ethernet (1) in living room
- Switch controlled receptacle in living area
- Light fixture(s) in each room as per Builder's standard lighting package
- Built in smoke and carbon monoxide detector
- In-suite sprinkler system
- Key Fob entry system

SPECIFICATIONS AND FEATURES AS DESCRIBED APPLY ONLY WHERE SHOWN ON PLANS. All plans and specification are subject to modification from time to time at the sole discretion of the Vendor. Exterior elevations will be similar to renderings shown, but not necessarily identical. Substitutions made by the Vendor will be subject to the terms and conditions of the TARIION New Home Warranty Program relating to Builder's substitutions. SELECTION OF FEATURES & FINISHES. Purchaser to have a free consultation with the Vendor's Design Consultant to choose colours and materials from available Vendor's samples at the Vendor's Décor Centre, unless already ordered. The Purchaser acknowledges that finishing material contained in any model home or sales office including broadloom, furniture, wood flooring, electrical fixtures, ceramic flooring, upgraded kitchen cabinets, stained staircase and railing etc. may be for display purposes or available at an additional cost and may not be of the same grade or type, or may not necessarily be included in the dwelling purchased herein. The Vendor will not allow the Purchaser to complete any work and/or supply any material to finish the dwelling before closing date. E.&O.E.

