

STRUCTURE

- Steel structure with 1.5 inch concrete floors
- Three floors plus underground level of indoor parking

HEATING AND INSULATION

- Insulation for exterior walls above standards
- Gas fireplaces
- Total home system includes gas powered on demand condensing water heater, condensing furnace, for heated floors, condensing boiler and heat recovery ventilator combined with air conditioning.

EXTERIOR FINISHING

- Large balconies with glass railings & aluminum frames
- Gas connection for bar-b-q
- Insulated glass panel steel door to access balconies
- Wood frame windows with thermos glass and low-e argon gas
- Exterior walls brick, stone & steel

COMMON AREAS

- Only inside parking available for owners
- Porcelain floors for main entrance
- Carpeted floors for service stairway
- Main stairways are wood
- Sound-proofing in floor above standards
- Elevator from garage to condo entrance

FLOORING

- Glazed porcelain- ensuite bathrooms, kitchen, mechanical, entrance,
- Engineered hardwood in all bedrooms, living, dining & hallways

ELECTRICAL

- 100 amps electrical panel 1st and 2nd floor
- 200 amps electrical panel 3rd floor
- Ceiling lighting in bedrooms
- Washer and dryer outlets
- Deluxe electrical fixtures
- Potted lighting in kitchen and living/dining rooms
- Phone outlet
- Cable outlets
- Bath fan and shower fan
- Stainless steel kitchen hood or exhaust fan

PLUMBING

- Double stainless steel kitchen sink with luxury faucet
- Luxury bathroom fittings and faucets
- Porcelain shower tiles with acrylic base and glass door as per plans
- Bath tubs are 5 or 5.5 feet according to plans
- Outlet for dishwasher

INTERIOR FINISHING

- Smooth finish 9 foot ceilings except master bedroom on 1st floor (8') and mezzanine
- Base coat and 2 layers of paint throughout same color
- Granite kitchen & vanity counter tops
- Bathroom and walk-in closet in master bedrooms as per plans
- Closet shelves are white melamine
- Vanity counters are granite
- Full length vanity mirror
- Contemporary style baseboards 5^{1/2}"
- Contemporary style doors including closet doors
- Contemporary style door frames and window sills 3^{1/2}"

SECURITY

- Keyless entry system for garage
- Emergency generator
- Sump pump in garage
- Intercom system with visual display

LANDSCAPING

- Back yard is common property personal use for owner of ground floor unit
- Sod and interlock patios for backyard for first floor condo
- Interlock sidewalks and heated garage entrances

