



9TH & MAIN

CONDOS + TOWNS

FEATURES & FINISHES

Condominiums

QUALITY KITCHEN FEATURES

- Custom-designed kitchen cabinets from Vendor's standard samples
- ¾" Quartz kitchen countertop with a square double edge from Vendor's standard samples
- Undermount stainless steel single sink with single-lever chrome pull-down faucet
- Contemporary ceiling light fixture
- Valance lighting over work surfaces
- 4" x 12" porcelain backsplash tiles from Vendor's standard samples
- Choice of 7" water resistance engineered flooring from vendor's standard samples

STANDARD APPLIANCE PACKAGE

- Refrigerator - 30"-wide counter depth, bottom freezer and stainless-steel finish
- Cooktop - 30"- wide gas cooktop
- Built-in Oven (installed under cooktop) - 30"- wide stainless-steel finish
- Dishwasher - 24"- wide stainless-steel finish
- Range Hood - 30'- wide chimney style - stainless steel finish
- Built-in Microwave - stainless steel finish
- 27"- white front load washer and dryer as per plan*

APPLIANCE PACKAGE - 10' 10" LINEAR KITCHENS ONLY

- Refrigerator - 24"-wide counter depth, bottom freezer and stainless-steel finish
- Cooktop - 24"-wide gas cooktop
- Built-in Oven (installed under cooktop) - 24"-wide stainless steel finish
- Dishwasher - 24"-wide, panel ready dishwasher
- Range Hood - 24"-wide chimney style - stainless steel finish
- Built-in Microwave - stainless steel finish
- 27"-wide white front load washer and dryer as per plan*

BATHROOM FEATURES

- Quality designed vanity cabinets from Vendor's standard samples
- Choice of 12" x 24" porcelain tiles for all bathroom floors from Vendor's standard samples
- Choice of 10" x 32" porcelain wall tiles for master ensuite bathroom shower and tub enclosure walls from Vendor's standard samples
- Choice of 4"x 16" ceramic tiles for main bathroom shower and bathtub enclosure walls from Vendor's standard samples
- Quartz vanity countertop from Vendor's standard samples
- 6" Backsplash to match countertop
- Under-mount basin in white as per plan
- Chrome single-lever faucet
- Designer mirror
- Ceiling pot light(s)
- Wall fixture above basin(s)
- Waterproof shower ceiling fixture
- Freestanding tub with floor mounted tub filler or soaker tub as per plan*
- Elongated toilet in white
- Bathroom exhaust vented to the exterior

- Privacy lock
- Pressure balance valve for showers
- Walk-in shower with glass enclosure and frameless door, as per plan*

LIVING AREA FEATURES

- 9' floor-to-ceiling height in principal rooms, except where reduced by dropped ceiling or bulkheads where required. Suites located on 7th & 8th floor to have 10' ceiling height instead of 9' in principal rooms, except where reduced by dropped ceiling or bulkheads
- Smooth-finished painted ceilings
- Individual vertical four pipe fan-coil system for year-round temperature control
- Choice of 7" water resistance engineered flooring for living room, dining room, bedroom(s), den and hall from vendor's standard samples
- Solid core suite entry door complete with brushed nickel lever hardware
- Semi-solid interior doors complete with brushed nickel lever handles
- White, plastic-coated ventilated wire shelving in all closets
- 2 ¾" door casing with matching trim
- 5 ½" baseboard painted white
- Quartz window sills in white
- Paint colour off-white throughout
- Suite entry door to have a keypad and door contact connected to a manned 24-hour-a-day lobby concierge desk
- Manual roller shades for windows and balcony or patio sliding door(s)

THE TECHNOLOGY

- Individual suite hydro meter
- 100 amp service with automatic circuit breakers
- White Decora style switches and matching plugs
- Cable TV outlets located in living room, den and bedrooms (one per room)
- Telephone outlets located in living room, den and bedrooms (one per room)
- Wi-Fi services included in maintenance fee
- Gas outlet on balcony, patio or terrace (one per suite)
- Electrical outlet on balcony, patio or terrace (one per suite)
- Wall mounted light fixture on open terrace
- Ceiling mounted light fixture for covered terrace or patio
- Capped ceiling outlet in dining room, and bedroom(s)
- Ceiling light fixture in foyer and den area, where applicable

*Availability determined by suite design

Townhomes

QUALITY KITCHEN FEATURES

- Custom-designed kitchen cabinets from Vendor's standard samples
- ¾" Quartz kitchen countertop with a square double edge from Vendor's standard samples
- Undermount stainless steel single sink with single-lever chrome pull-down faucet
- Contemporary ceiling light fixture
- Valance lighting over work surfaces
- 4" x 12" porcelain backsplash tiles from Vendor's standard samples
- Choice of 7" water resistance engineered flooring from vendor's standard samples

APPLIANCE PACKAGE

- Refrigerator - 30"-wide counter depth, bottom freezer and stainless-steel finish
- Cooktop - 30"-wide gas cooktop
- Built-in Oven (installed under cooktop) - 30"- wide stainless-steel finish
- Dishwasher - 24"-wide stainless-steel finish
- Range Hood - 30"-wide chimney style - stainless steel finish
- Built-in Microwave - stainless steel finish
- 27"-white front load washer and dryer as per plan*

BATHROOM FEATURES

- Quality designed vanity cabinets from Vendor's standard samples
- Choice of 12" x 24" porcelain tiles for all bathroom floors from Vendor's standard samples
- Choice of 10" x 32" porcelain wall tiles for master ensuite bathroom shower and tub enclosure walls from Vendor's standard samples
- Choice of 4" x 16" ceramic tiles for main bathroom shower and bathtub enclosure walls from Vendor's standard samples
- Quartz vanity countertop from Vendor's standard samples
- 6" Backsplash to match countertop
- Under-mount basin in white as per plan*
- Chrome single-lever faucet
- Designer mirror
- Ceiling pot light(s)
- Wall fixture above basin(s)
- Waterproof shower ceiling fixture
- Freestanding tub with floor mounted tub filler or soaker tub as per plan*
- Elongated toilet in white
- Bathroom exhaust vented to the exterior
- Privacy lock
- Pressure balance valve for showers
- Walk-in shower with glass enclosure and frameless door, as per plan*
- Stainless steel handrail with glass insert between pickets. Stair tread and riser in wood colour to match water resistance engineered flooring

LIVING AREA FEATURES

- 10' floor-to-ceiling height in main floor principal rooms, except where reduced by dropped ceiling or bulkheads where required. 9' floor-to-ceiling height in 2nd floor principal rooms, except where reduced by dropped ceiling or bulkheads where required.
- Smooth-finished painted ceilings
- Individual vertical four pipe fan-coil system for year-round temperature control
- Choice of 7" water resistance engineered flooring for living room, dining room, bedroom(s), den and hall from vendor's standard samples
- Solid core suite entry door complete with brushed nickel lever hardware
- Semi-solid interior doors complete with brushed nickel lever handles
- White, plastic-coated ventilated wire shelving in all closets
- 2 ¾" door casing with matching trim
- 5 ½" baseboard painted white
- Quartz window sills in white
- Paint colour off-white throughout

- Suite entry door to have a keypad and door contact connected to a manned 24-hour-a-day lobby concierge desk
- Manual roller shades for windows and balcony or patio sliding door(s)

POWDER ROOM

- Choice of 12" x 24" porcelain floor tiles from Vendor's samples
- Quality designed vanity cabinets from Vendor's standard samples
- Single lever faucet
- Elongated toilet in white
- Wall fixture above basin
- Designer mirror

LAUNDRY ROOM

- 12" x 24" Porcelain tiles from Vendor's standard samples
- Laundry sink and faucet as per plan*
- 27" white front load washer and dryer as per plan*
- Lower and upper cabinetry from Vendor's samples as per plan*

THE TECHNOLOGY

- Individual suite hydro meter
- 100 amp service with automatic circuit breakers
- White Decora style switches and matching plugs
- Cable TV outlets located in living room, den and bedrooms (one per room)
- Telephone outlets located in living room, den and bedrooms (one per room)
- Wi-Fi services included in maintenance fee
- Gas outlet on balcony, patio or terrace (one per suite)
- Electrical outlet on balcony, patio or terrace (one per suite)
- Wall mounted light fixture on open patio
- Ceiling mounted light fixture for covered patio
- Capped ceiling outlet in dining room, and bedroom(s)
- Ceiling light fixture in foyer and den area, where applicable

*Availability determined by suite design

Lofts

QUALITY KITCHEN FEATURES

- Custom-designed kitchen cabinets from Vendor's standard samples
- Kitchen island, as per plan*
- ¾" Quartz kitchen countertop with a square double edge from Vendor's standard samples
- Undermount stainless steel single sink with single-lever chrome pull-down faucet
- Contemporary ceiling light fixture
- Valance lighting over work surfaces
- 4" x 12" porcelain backsplash tiles from Vendor's standard samples
- Choice of 7" water resistance engineered flooring from vendor's standard samples

KITCHEN APPLIANCES

- Refrigerator - 30"-wide counter depth, bottom freezer, and stainless-steel finish
- Cooktop - 30"- wide gas cooktop
- Built-in Oven (installed under cooktop) - 30" - wide stainless-steel finish
- Dishwasher - 24"- wide stainless-steel finish
- Range Hood - 30"-wide chimney style - stainless steel finish
- Built-in Microwave - stainless steel finish

MASTER ENSUITE BATHROOM FEATURES

- Quality designed vanity cabinets from Vendor's standard samples
- Choice of 12" x24" porcelain tiles for ensuite bathroom floors from Vendor's standard samples
- Choice of 10" x 32" porcelain wall tiles for shower enclosure walls from Vendor's standard samples
- Quartz vanity countertop from Vendor's standard samples
- 6" Backsplash to match countertop
- Under-mount basin in white as per plan
- Chrome single-lever faucet
- Designer mirror
- Ceiling pot light(s)
- Wall fixture above basin(s)
- Waterproof shower ceiling fixture
- Freestanding tub with floor mounted tub filler as per plan*
- Elongated toilet in white
- Bathroom exhaust vented to the exterior
- Privacy lock
- Pressure balance valve for showers
- Walk-in shower with frosted glass enclosure and frameless door, as per plan
- Frosted glass partition with or without frameless door as per plan*

2ND AND 3RD ENSUITE BATHROOM FEATURES

- Quality designed vanity cabinets from Vendor's standard samples
- Choice of 12" x 24" Porcelain tiles for bathroom floors from Vendor's standard samples
- Choice of 4" x 16" ceramic tiles for shower and bathtub enclosure walls from Vendor's standard samples
- Choice of quartz vanity countertop from Vendor's standard samples
- 6" Backsplash to match countertop
- Under-mount basin in white as per plan
- Chrome single lever faucet
- Designer mirror
- Ceiling pot light(s)
- Wall fixture above basin
- Waterproof shower ceiling fixture
- White soaker tub as per plan*
- Elongated toilet in white
- Bathroom exhaust vented to the exterior
- Privacy lock
- Pressure balance valve for showers
- Frameless glass door for separate shower enclosures as per plan*

POWDER ROOM

- Choice of 12" x 24" porcelain floor tiles from Vendor's samples
- Quality designed vanity cabinets from Vendor's standard samples
- Single lever faucet
- Elongated toilet in white
- Wall fixture above basin
- Designer mirror

LAUNDRY ROOM

- 12" x 24" Porcelain tiles from Vendor's standard samples
- Laundry sink and faucet as per plan*
- 27" white front load washer and dryer as per plan*
- Lower and upper cabinetry from Vendor's samples as per plan*

LIVING AREA FEATURES

- 10' floor-to-ceiling height in principal rooms, except where reduced by dropped ceiling or bulkheads where required
- Smooth-finished painted ceilings
- Gas fireplace as per plan*
- Individual vertical four pipe fan-coil system for year-round temperature control
- Choice of 7" water resistance engineered flooring for living room, dining room, bedroom(s), den and hall from vendor's standard samples

- Solid core suite entry door complete with brushed nickel lever hardware
- Semi-solid interior doors complete with brushed nickel lever handles
- White, plastic-coated ventilated wire shelving in all closets
- 2 ¾" door casing with matching trim and 5 ½" baseboard painted white
- Quartz window sills in white
- Paint colour off-white throughout
- Suite entry door to have a keypad and door contact connected to a manned 24-hour-a-day lobby concierge desk
- Stainless steel handrail with glass insert between pickets. Stair tread and riser in wood colour to match water resistance engineered flooring
- Manual roller shades for windows and balcony or patio sliding door(s)

THE TECHNOLOGY

- Individual suite hydro meter
- 100 amp service with automatic circuit breakers
- White Decora style switches and matching plugs
- Cable TV outlets located in living room, den and bedrooms (one per room)
- Telephone outlets located in living room, den and bedrooms (one per room)
- Wi-Fi services included in maintenance fee
- Gas outlet on balcony, patio or terrace (one per suite)
- Freeze proof hose bib on patios and terraces only, as per plan*
- Electrical outlet on balcony, patio or terrace (one per suite)
- Wall mounted light fixture on open terrace
- Ceiling mounted light fixture for covered terrace or patio
- Capped ceiling outlet in dining room, and bedroom(s)
- Ceiling light fixture in foyer and den area, where applicable

*Availability determined by suite design

PLEASE NOTE:

1. The Vendor shall have the right to make reasonable changes, in the opinion of the Vendor, to the plans and specifications (if required) and to substitute other material for that provided for herein; provided however that any such substitute material shall be 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.
2. 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 the Vendor's samples as a result of normal manufacturing and installation processes, and the Purchaser further acknowledges and agrees that the Vendor shall not be responsible for same. The Vendor shall not be responsible for any shade differences occurring in the manufacturing of items, including but not limited to, finishing materials or products such as carpet, tiles, countertops, flooring, cabinetry, bathtubs, sink and other products where the product manufacturer establishes the standard for such finishes. Further, the Vendor shall not be responsible for any shade differences 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.
3. The Purchaser acknowledges and accepts that carpeting may be seamed and, in certain circumstances, said seams may be visible.
4. The Purchaser acknowledges and accepts 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 or damaged.
6. Eco-laminate flooring may react to normal fluctuations of humidity levels by producing gapping or cupping, both of which shall be considered acceptable. The Purchaser acknowledges that failure to maintain a standard humidity level in the Suite may result in excessive gapping or cupping, for which the Vendor shall not be responsible.
7. Ceiling height is approximate and is measured from the upper surface of the concrete floor slab to the under surface of the concrete ceiling slab. Ceiling heights will be less than the stated ceiling height where ceiling bulkheads are installed and where dropped ceilings are required.
8. If the Suite is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard samples, then the Purchaser shall have until the date designated by the Vendor to properly complete the Vendor's colour and material selection form. The Purchaser is reminded to review section 4 of the Agreement of Purchase and Sale regarding choice of finishes.
9. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
10. All dimensions, if any, are approximate. Wall locations are approximate and walls or portions of walls may be furrowed out, or have a vertical box installed altered to accommodate structural and/or mechanical requirements.
11. All specifications and materials shall be from Vendor's standard samples and are subject to change without notice. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Suite which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the Suite or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect and the Vendor shall have no further obligation or responsibility to the Purchaser, whatsoever, in respect thereof.

Plan and specifications are subject to change without notice. E. & O.E.

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION® New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
- Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.
- The TARION® New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home.
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

*See the TARION New Home Warranty Program for full warranty details.