

ABOVE

CONDOMINIUMS AT BRISTOL STATION



FEATURES & FINISHES

GENERAL SUITE FEATURES

- Ceiling height +/- 9' with smooth finish except where dropped ceilings occur and/or structural beams or mechanicals exist and excluding bathroom areas *
- Laminate flooring in living, dining, kitchen and sleeping spaces
- Laundry areas to be 12x12 floor tiles +
- Approximately 4" baseboards with coordinating 2" door casings
- Solid core entry door with security view hole and suite entry surround
- Sliding door(s) and/or swing door(s) throughout **
- Brushed or Satin Nickel hardware on swing door(s) +
- Wire closet shelf and/or rod in all closets
- Flat white paint finish for walls and ceilings throughout; white semi-gloss paint in bathrooms and for all trim and doors
- Balconies, terraces and patios with sliding and/or swing doors **

KITCHEN

- Custom designed kitchen with approximately 12" deep uppers and slab cabinetry in one of 3 colour palettes +
- Soft close cabinet doors and drawers
- Designer curated quartz countertop +
- Contemporary kitchen backsplash +
- Single basin stainless steel undermount sink with single-lever pull-down spray faucet in Chrome finish +
- Valance lighting under upper cabinets
- 24" appliances to include: stainless steel fridge, electric cooktop with built-in oven below & panel ready dishwasher
- 30" Over the Range microwave oven

BATHROOMS

- Bathroom vanity with quartz countertop and undermount sink +
- Contemporary single lever Chrome faucet +
- Frameless mirror with valance light above +
- Full height ceramic wall tile in tub surround and in separate shower stall +
- Chrome faucet in tub or in separate shower stall ** +
- Clear glass shower partition or chrome framed shower enclosure with door (as per plan) with recessed shower pot light where separate shower stall is shown **
- Pressure balanced valve(s) for tub and/or shower
- 12 x 24 Porcelain floor tile in bathroom(s)
- Contemporary white acrylic soaker tub **
- Tiled shower stall floor ***+
- Privacy lock on bathroom door(s)

MECHANICAL / ELECTRICAL FEATURES

- Individual in-suite controlled all season heating and cooling system.
- Individual suite electricity meter(s) and water meter(s)
- Fibre cable to each suite location determined by vendor
- Switch controlled receptacle in living area **
- Designer selected ceiling mounted light fixture(s) in den and entry corridor **
- 3 track head light fixture in kitchen
- In-suite smoke and CO detector
- One capped ceiling outlet in dining area or living/dining area if combined (as determined by vendor) **

BUILDING FEATURES

- 24 hour Concierge service ***
- Mail area along with smart parcel storage area
- Key FOB controlled access system at entry points and garage
- Elevators accessible from parking garage, ground and residential floors
- Resident bike parking available in building
- Pet wash area and pet-friendly outdoor amenity space
- Professionally designed lobby and entrance area
- Multi-purpose common areas and lounge spaces including dining, hobby spaces, and co-working areas
- Wellness centre with exercise, cardio and weight training spaces
- Professionally designed outdoor terrace to include outdoor BBQ, lounge and dining areas

SMART COMMUNITY HIGHLIGHTS

- 1VALET Resident App (iOS & Android)
- Digital key access into building, common areas, and suites
- Community messaging (Staff to Residents)
- Amenity booking
- Package delivery notifications (Parcel Room integration)
- Video-calling from Entry System
- Virtual SMS text keys for guest access
- Document library (DocBox)
- Service maintenance ticketing

*Ceiling height is approximate and subject to change in areas where bulkheads, mechanical, structural beams or dropped ceilings impact height. See unit specific details for more information if applicable.

** As per plan

***See disclosure documents for further details

+ As per Vendor's preselected standard finish packages. Must be selected at time of purchase or Vendor reserves the right to select.

FORM FF1 – Sandalwood – JULY 14 2022. E & OE.