

# FEATURES & FINISHES

## RAIL DISTRICT COMMUNITY

Thoughtfully designed master-planned community

Completed Rail Trail connecting the site from Pine Street to McCallum Road

Plaza event space fostering connectivity and impromptu meet ups

13,400 sf of boutique retail space

Access to “The Station” amenity building:

- Outdoor BBQ area
- Fireside lounge with kitchen and dining
- Fitness centre
- Bike repair room
- Dog wash
- Business centre & meeting room
- Children’s play area
- Outdoor seating & activity space
- Sports court
- Swimming Pool

## BUILDING AMENITIES

Indoor/outdoor amenity for dining and entertainment

Outdoor green space where homeowners can enjoy BBQ, game area, long table dining, children’s playground, and dedicated dog area with washing station

Spacious individual out-of-suite storage

On-site car wash

Provision for EV charging in all stalls

Parcel delivery lockers

Ample visitor parking

## HOME AMENITIES

White or Wood tone interior colour schemes

Natural laminate wood floor in living areas

Plush carpeted bedrooms

Convenient flex rooms intended to adjust to individual needs (select plans)

Contemporary roller blinds to optimize natural light and control UV protection

Expansive windows with airy 9' ceilings in living and bedrooms

Select 6th floor homes feature vaulted ceilings

Stacked full size washer and dryer

Covered patio spaces including gas quick connect BBQ box

Surface mount lighting in kitchen, bathrooms, and hallways

## DESIGNER KITCHENS

A combination of flat panel and modern shaker (dependent on colour scheme) accented by matte black handles

Luxurious porcelain tile backsplash

Under-cabinet LED task lighting

Timeless quartz stone countertops

Matte black faucet with precision spray

Rotating corner cupboard

Single bowl stainless steel undermount sink

Dual roll out recycling bin

Separate pantry for additional storage (select plans)

Soft-close doors and drawers

Convenient USB charger in island

Kitchen islands with designer black pendant light

30" fully integrated AEG pull out range hood

## KITCHEN AID STAINLESS STEEL APPLIANCE PACKAGE

Full size 36" French door counter depth refrigerator with ice maker and interior water dispenser

5 burner gas convection range

Dishwasher with 3rd level utensil rack

## BATHROOMS

Soft-close drawers and doors

Sleek undermount sink for maximum counter space

Elegant porcelain tile flooring and walls

Ensuite glass shower (select plans)

## SECURITY & TECHNOLOGY

Lobby entrance intercom to receive visitors

Secure key fob entry system for the elevators, building lobby, common areas, underground parking

24/7 security cameras in key locations

Fully secured underground parking with well-lit common areas & pedestrian walkways

Energy efficient motion sensors on parkade lights

Security alarm included with ground floor homes

## PEACE OF MIND & CONVENIENCE

Dedicated homeowner customer care team

Electric baseboard heating system

Dedicated circuit for portable air conditioning in primary bedroom

ERV system to reduce energy loss while producing healthy fresh air

Energy-saving double-glazed windows for all season comfort

Hardwired smoke and CO2 detectors in all homes and common areas

Comprehensive warranty protection by Travelers

2-year material and labour warranty

5-year building envelope warranty

10-year structural warranty

## CUSTOMIZE YOUR HOME

KitchenAid microwave with trim package in island (open shelf and power standard)

Laminate flooring in bedrooms

Barn doors on flex rooms (select plans)