

BUILDING FEATURES

- Contemporary boutique architectural design;
- Balconies, private patios, terraces, porches/patios, and Juliet Balconies with glass railing systems*;
- Virtual concierge service**;
- Ground Floor indoor amenity space includes lobby lounge, co-working space with meeting areas, and pet wash**;
- Second Floor indoor amenity space includes party room, and fitness area with separate Pilates room**;
- Ground Floor outdoor amenity space includes outdoor workout area, games area, and lounge seating**;
- Rooftop outdoor amenity space includes outdoor BBQ(s) space with dining area, and outdoor sun loungers**;
- Underground garage (with EV chargers/rough-in for EV chargers) well lit for added safety and security***;
- Key FOB controlled access system at entry points and garage;
- Mailroom conveniently located beside front lobby;
- Oversized parcel room conveniently located beside front lobby;
- Scenic glass elevator to give you views of the city.

RESIDENCE FEATURES

- Expansive ceiling heights of approximately 8'-6" or 9'-0" with smooth finish throughout*†;
- Designer laminate flooring throughout foyer, hallways, den, bedroom(s), living room/dining room, and kitchen*†;
- Suites with separate laundry room to be completed with tile flooring*†;
- Contemporary 4" baseboards with complimentary 2" door casings*†;
- Custom designed solid core suite entry door with security view hole and suite entry door surround*†;
- Sliding door(s) and/or swing door(s) throughout for interior*†;
- Modern matte black finish hardware on swing door(s)*†;
- Convenient closet shelf and/or rod in all closets*†;
- Off-white paint finish for walls throughout. Flat off-white paint finish for ceilings throughout*†;
- Balconies, terraces, Juliet balconies and patios/porches with sliding doors and/or swing doors*†;
- Ceiling glazing/window systems in accordance with building elevations*†.

GOURMET KITCHENS

- Contemporary kitchen cabinetry custom designed by U31*†‡;
- Composite quartz slab countertops*‡;
- Single basin under mount stainless steel sink, with single-lever faucet in black matte finish*†.

BATHROOMS

- Elegant vanity with quartz countertop and under mount sink*†‡;
- Single lever faucet with black matte finish and undermount sink*†‡;
- Framed mirror with black edging and wall light*†‡;
- Full height wall tile surrounding tub and in separate shower stall*†‡;
- Faucet with black matte finish and showerhead in tub or in separate shower*†‡;
- Framed clear glass shower glazing and a recessed ceiling, moisture resistant shower light in separate shower stall*†‡;
- Plumbing fixture(s) in white*†;
- Designer porcelain floor tile in bathroom(s)*†‡;
- Privacy lock on bathroom door(s)*†.

APPLIANCES

- Kitchen appliance package consists of a 24" refrigerator, 24" cooktop and wall oven, 24" panel ready dishwasher, and 24" OTR microwave*†;
- Stacked washer-dryer directly vented to the exterior*†.

MECHANICAL/ ELECTRICAL FEATURES

- Individually controlled seasonal central air conditioning and heating system;
- Individual suite electricity meter(s) and water meter(s)*;
- Switch controlled receptacles in bedroom(s), living and dining area, with ceiling mounted light fixture(s) or capped ceiling outlet in den, and entry corridor*†;
- Contemporary track lighting fixture in kitchen*†;
- In-suite smoke detector*;
- In-suite water sprinkler system*;
- Exhaust vent to exterior through ERV (Energy Recovery Ventilation) unit*.

* Where applicable and as per plan.

** See disclosure documents for full details.

*** See sales representatives for further details.

† As per Vendor's preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural / mechanical components.

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly as shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads



AL TREE