

# FEATURES & FINISHES

From floor to ceiling, exterior to interior, the features and finishes at Parkhaus Urban Towns have been carefully curated by design experts to offer you the best in high quality, refined living.



## MODERN BUILDING EXTERIOR

- Two 4-storey buildings comprised of 30 residences
- Contemporary facade blending a combination of brick, stone and EIFS

## BUILDING COMMON AREA

- Multipurpose room with kitchen and universal washroom
- One level underground parking garage with remote/fob access
- Underground visitor parking accessed via electronic directory
- Private bicycle storage room
- Garbage and recycling room

## WALK OUT PATIO UNIT & ROOFTOP TERRACE UNIT

- Private elevated walkout patio for selected units – as per plan
- One exterior gas BBQ in the terrace - as per plan
- One exterior light fixture and electrical outlet for elevated walkout terrace for select units - as per plan
- Private rooftop terrace with rubber patio tile - as per plan

## KITCHEN FEATURES

- Quartz slab countertops. \*
- Custom kitchen/soft close cabinets, with tall upper cabinets and deep cabinet over fridge. \*<sup>1</sup>
- Stainless steel undermount sink with single-lever pull down vegetable spray faucet in chrome finish. \*
- Stainless Steel appliance package including: 30” black ceramic cooktop, 30” built-in oven, integrated micro wave hood fan vented to exterior, 24” built-in multi-cycle dishwasher, 30” French door fridge. \*
- Tile backsplash. \*
- Under cabinet lighting. \*



## BATHROOM FEATURES

- Quartz countertop with undermount sink. \*<sup>1</sup>
- Chrome bathroom fixtures.<sup>1</sup>
- Porcelain tile on floors, tub surround and shower walls (where applicable). \*<sup>1</sup>
- Choice of vanity cabinets from builder’s standard packages. \*<sup>1</sup>
- Low water consumption toilet
- Single-lever faucets for vanities in chrome finish.
- Pressure balanced valves in tub and shower in chrome finish.
- White acrylic soaker tub.<sup>1</sup>
- Custom mirror over vanity with integrated medicine cabinet in bathroom(s).<sup>1</sup>
- Hand towel and toilet bar. \*

## FLOORING

- Ceramic tile laundry area. \*
- Premium wide plank laminated flooring with acoustic underlay in all room excluding bathroom(s) and laundry. Area included: foyer, kitchen, living/dining area, den and bedroom(s) (if applicable). \*<sup>1</sup>

## CONTEMPORARY SUITE

- Solid core suite entry door with brushed nickel hardware and painted finish.
- Contemporary interior doors with brushed nickel lever hardware.
- Mirrored sliding closet doors in foyer, where applicable.<sup>1</sup>
- Contemporary white 4” baseboards and 2.5” door casings.
- White smooth ceiling throughout the unit.
- Interior walls painted with two coats of flat latex white paint. Bathroom(s), all interior doors and all trim painted with semi-gloss latex white paint). \*
- 6’ High privacy screen dividing terrace where applicable.<sup>1</sup>
- 24” Stacking electric washer/dryer (white) vented to exterior.<sup>1</sup>
- 9’ Ceilings on residential levels.<sup>1</sup>

## SECURITY AND SAFETY FEATURES

- Surveillance cameras in select areas of building and underground garage.
- Electronic access control system for parking garage, and other common areas.
- In-Suite and building wide fire alarm system.
- In-Suite and building wide emergency fire sprinkler system.

## MECHANICAL, ELECTRICAL AND TECHNOLOGICAL SYSTEMS

- Individual heating/cooling system
- Light fixtures provided in kitchen, all bedroom(s), living room, bathroom(s), and walk-in closet and den (if applicable);<sup>1</sup>
- Individual remote hydro, water and gas metering.
- Water shut-off valve for washer.
- Prewired for telephone and cable TV outlet in Living area

### GENERAL CONDITIONS

\* Indicates as per Vendor’s standard package(s).

<sup>1</sup> Indicates as per Vendor’s plans.

Purchaser(s) shall select the color and material from Vendor’s standard samples packages only.

Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that color, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor 3 fixed packages as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, porcelain, laminate flooring, engineered flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in color 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 Purchaser. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood product (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged. Plan and specifications are subject to change without notice.

Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor’s plans. Due to grading conditions, risers and railing may be necessary at the front and rear entries. The Vendor re-serves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes for public relations and advertising, and I/we here by consent to the same.

All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E.&O.E.

Unit owners are covered by TARIION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARIION Warranty Program.