

FEATURES & FINISHES



INTERIORS

- A selection of two designer color schemes:
 - Grigio
 - Crema
- Ceiling height of approximately 9ft in most living areas (designated areas will include ceiling drops to accommodate lighting and other construction related features)
- Laminate wood flooring throughout the main living area, bedrooms, closets and flex space
- Transom, interior suite and closet doors are trimmed with white paint finish
- Lacquer/laminate finish closet organizers for major closets
- Roller-shade window coverings in living, dining and bedrooms enhance privacy
- Television and telephone jacks in every principal room
- Steam closet to refresh and sanitize garments with ease
- Two-pipe HVAC system for in-suite heating and cooling

LAUNDARY

- Stackable or side by side Miele front load washer and energy-efficient heat pump dryer
- Customized built-in shelving (where applicable)
- Porcelain tile flooring

INDOOR/OUTDOOR SOLARIUM

- Open balconies or terraces for most suites, equipped with electrical outlet, surface mount LED balcony light, and inset radiant ceiling heater(s)
- Floor-to-ceiling sliding doors for a seamless transition between indoor & outdoor living space (double corner or single slider where applicable)
- Concrete pavers for patios and roof terraces
- Porcelain tiled flooring for balconies
- Wood look soffit
- All balconies or terraces are equipped with retractable glass panels to allow for all season enjoyment

KITCHEN

- Lacquer/laminate kitchen cabinetry with under-cabinet lighting
- Cabinets feature soft-close hardware by Blum® hinges and tracks for superb quality and durability, a magic corner (where applicable) and a sliding basket under the kitchen sink
- Servo drive automatic drawer opening system for easy access to waste bin
- Drawer organizer for cutlery
- Quartz engineered stone slab countertop
- Large format quartz engineered stone backsplash
- Above cabinet LED accent strip lighting and additional track lighting or recessed pot-lights (depending on kitchen configuration)
- Large single-bowl stainless steel under-mount sink

- Polished chrome or hard graphite Grohe® faucet with lever handle and pull down sprayer (depending on color scheme selection)
- Integrated stainless steel Miele appliance package including:
 - Fridge with bottom-mount freezer with integrated panels
 - Under cabinet slide-out hood fan with integrated lighting
 - Dishwasher with integrated panel
 - Gas cook-top
 - Wall oven
 - Panasonic microwave installed with trim kit

1 BR suites receive 24" appliance package

2 BR and up suites receive 30" appliance package (24" dishwasher) – some exceptions may apply

MAIN BATHROOM & ENSUITE (tub or tub/shower combo)

- Custom medicine cabinet with mirror, shelves and built-in lighting
- Lacquer/laminate vanity cabinet with soft-close hardware featuring Blum® hinges and tracks for superb quality and durability
- Drawer with built-in organizers (where applicable)
- Engineered quartz stone countertop
- Kohler® under-mount sink
- Polished chrome or hard graphite Grohe® plumbing fixtures (depending on color scheme selection)
- Kohler® one piece elongated dual flush toilet with quiet-close seat
- Recessed or surface-mount lighting provided
- Soaking tub (in select layouts) with spout, shower faucet and pressure balancing valve
- Glass enclosed shower stall (in select layouts) with hand-held sliding shower
- Large format porcelain tile flooring and tub/shower surround
- Recessed niche for bathtub and shower stall (where applicable)

2ND BATH (WALK-IN SHOWER)

- Same finishes as ensuite or 1st bath
- Polished chrome Grohe® hand-held sliding shower head
- Walk-in full-length (where applicable) shower stall enclosed with frameless glass with door

SMART FEATURES

- Smart Home System to control temperature, principal lights and electrical outlets
- Electronic keyless smart entry door lock
- Smart thermostat to optimize temperature control, maximize comfort while minimize energy

*The developer reserves the right to make modifications, substitutions, change brands, sizes, colours, layouts, materials, ceiling heights, features, finishes and other specifications without prior notification. Such details are governed by the applicable offer to purchase and agreement for sale, and disclosure statement. This is not an offering for sale. Any such offering can only be made with the applicable disclosure statements. Concord Kingsway Project Limited Partnership. E&OE.