

# IMPERIA

## FIT & FINISH SPECIFICATIONS

### THE BUILDING

- Built by Truman - Customer Choice Award Winner for highest satisfaction
- Peace of mind provided through our comprehensive warranty program:  
1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution, Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Concrete construction building with three high speed elevators and a spacious grand entrance lobby
- Energy efficient building design including mechanical and distribution systems
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control
- Painted, secured, and heated underground parkade
- Intercom and security monitoring system in lobby



THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT WILL PREVAIL.



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### THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior color schemes
- Approximately 9ft ceilings throughout suite  
*(excluding dropped areas required for mechanical, plumbing and/or electrical)*
- Energy efficient aluminum framed windows and oversize doors/patio sliders  
*(as per plan)*
- **Air-conditioned suites** with smart Universe **WiFi enabled thermostat** control
- **Roller shade window coverings** throughout
- Custom designed solid core entry door and custom printed address plate
- A choice of 2 high quality hard surface **LVP flooring options** with acoustic underlay throughout all living areas
- In-suite technology featuring integrated wiring panel
- **Smart Plug USB plug** jack connection, and TV / Telephone connections in principal area
- Convenient in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve
- Brilliant lighting with custom made **LED contemporary light fixtures** and pot lights throughout
- Smooth panel doors with levered anti-scuff door hardware throughout
- Modern sleek line painted baseboards, door frames and casings
- Ample closet and storage shelving *(as per plan)*





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### THE KITCHENS

- Floor to ceiling ergonomic TRUspace® contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- Polished hard surface quartz eased edge countertops
- Stainless steel undermount sink with industrial high arc pull out single lever faucet
- Contemporary full height quartz backsplashes
- Custom made brushed metal cabinet door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan
- High end energy saving appliance package including integrated panelled dishwasher & refrigerator, gas range, front-load washer & dryer (*as per plan*)





### THE BATHROOMS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere
- TRUspace® integrated storage cabinetry
- TRUspace® vanity design with maximum storage in mind
- Porcelain top mount sink
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers
- 10mil glass shower door (*as per plan*)





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### HARDWARE

#### ALL SUITES

##### 1. Door Style

Lincoln Park

##### 2. Door Hardware

1948 Square Rose Lever  
(chrome)

##### 3. Base Finishing

Baseboard & Casing

##### 4. Bath Hardware

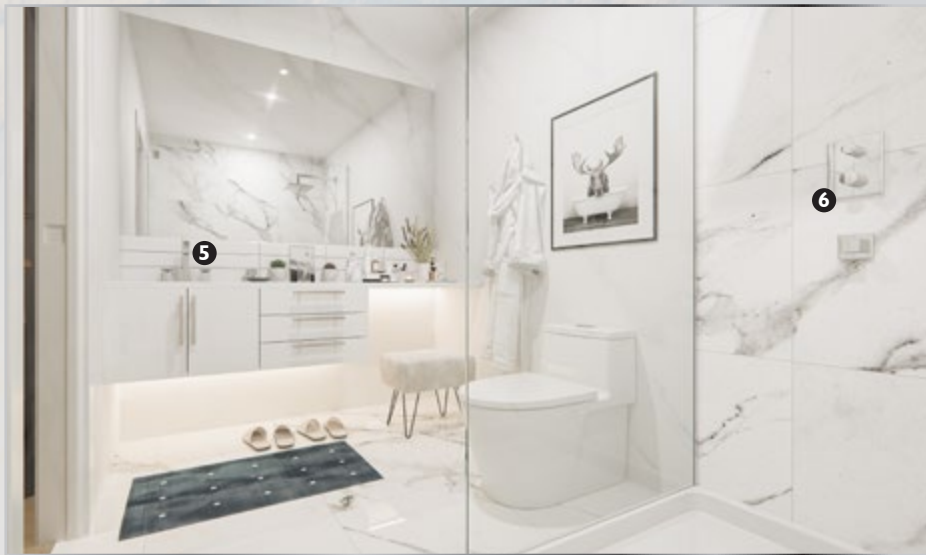
1948 Square Paper & Towel Bar  
(chrome)

##### 5. Sink Faucet

Delta Trinsic - Bath (chrome)  
Delta Trinsic - Kitchen (chrome)

##### 6. Bath Fixtures

Delta Trinsic (chrome)





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## FIT & FINISH SPECIFICATIONS

### APPLIANCES

#### I BEDROOM SUITES

##### 1. Refrigerator

Fisher & Paykel - 24" Built-in panel ready  
with internal ice & water  
Model #RS2484WLK

##### 2. Gas Range

Fisher & Paykel - 24" gas range & cooktop  
Model #OR24SDMBGX

##### 3. OTR Microwave

Whirlpool - 2.1 cu.ft. Over-the-Range  
Model #YWMH54521JZ

##### 4. Dishwasher

Fisher & Paykel - 24" Built-in panel ready  
Model #DW24U211

##### 5. Washer & Dryer

Whirlpool - Front-Load Washer & Dryer  
Model # YWED5620HW  
Model # WFW560CHW





### APPLIANCES

#### 2 BEDROOM SUITES

##### 1. Refrigerator

Fisher & Paykel - 36" Built-in panel ready  
French door with bottom freezer  
Model #RS36A72JIN

##### 2. Gas Range

Fisher & Paykel - 30" gas range & cooktop  
Model #OR30s

##### 3. Range Hood

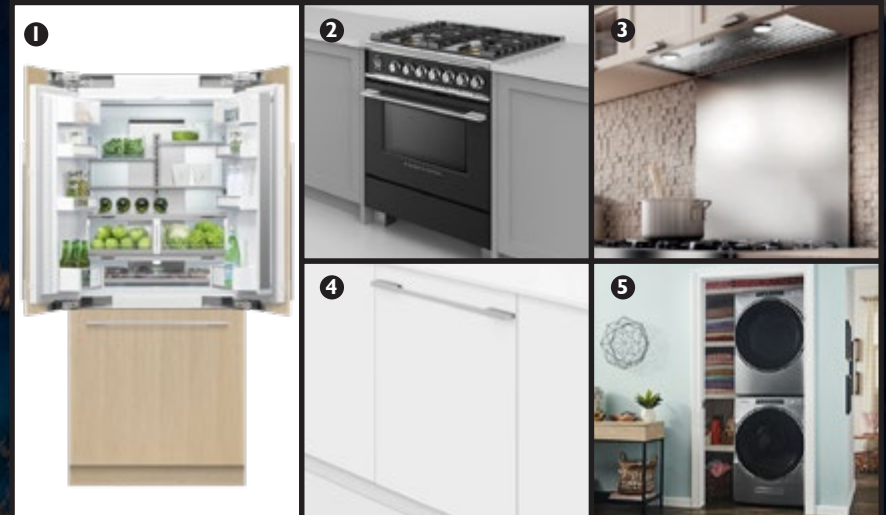
Elica - 28" Palermo  
Model #EPR628SI

##### 4. Dishwasher

Fisher & Paykel - 24" Built-in panel ready  
Model #DW24U2II

##### 5. Washer & Dryer

Whirlpool - Front-Load Washer & Dryer  
Model# WFW6620HC  
Model# WGD6620HC





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## FIT & FINISH SPECIFICATIONS

### AMENITIES

#### 1. Bocce Court

Rooftop Lawn Bowling

#### 2. Rooftop Patio

BBQ & Outdoor Seating

#### 3. Putting Green

Rooftop practice green

#### 4. Dog Run

Rooftop outdoor pet area

#### 5. Exercise Room

Gym & Yoga Studio

#### 6. Community Garden

Rooftop garden

#### 7. Owner's Lounge

Bar & Theatre Room

#### 8. Rooftop Lounge

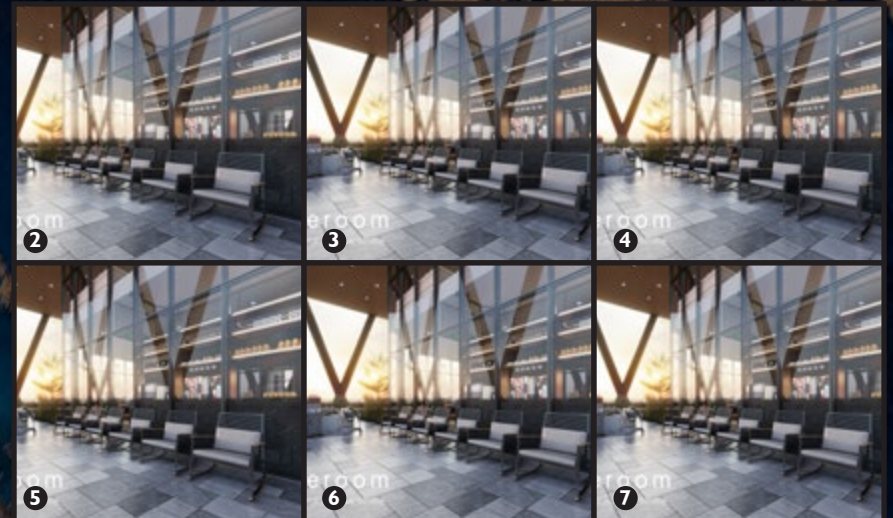
Billiards room

#### 9. Bike Room

Storage & Workshop

#### 10. Pet Spa

Grooming & Wash Station





# IMPERIA

## CHOOSE YOUR COLOUR PALETTE

### L.A. COLOUR

#### Flooring

1. LVP – Divine Quest Willow XL

2. LVT – Divine Passage Cleopatra  
(laundry / bathrooms)

#### Tile Backsplash

3. White Subway Tile (kitchen/bathroom)

#### Countertops

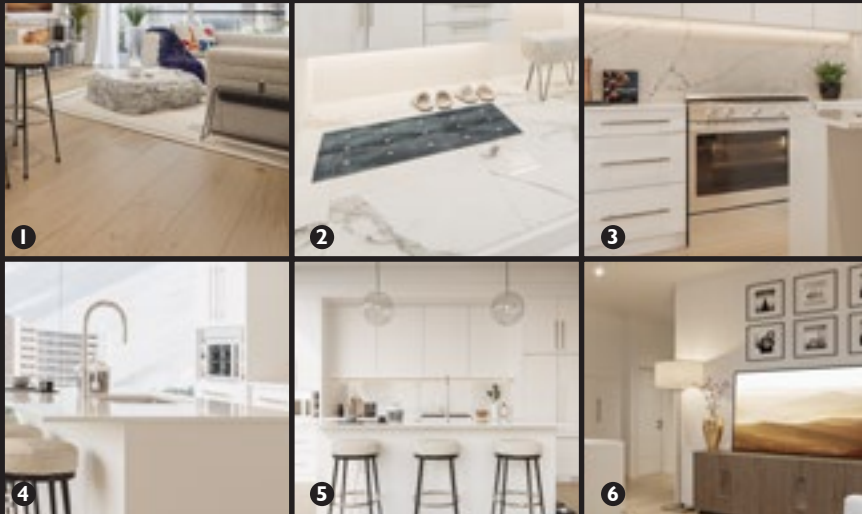
4. Quartz – GS Alaska Bianca White  
(kitchen / bathrooms)

#### Cabinetry

5. White - Chill (H56) (kitchen)

#### Paint

6. Architectural White C2 – 516  
(walls / trim)



### N.Y. COLOUR

#### Flooring

1. LVP – Divine Quest Freshman

2. LVT – Divine Passage Cleopatra  
(laundry / bathrooms)

#### Tile Backsplash

3. White Subway Tile (kitchen/bathroom)

#### Countertops

4. Quartz – GS Alaska Bianca White  
(kitchen / bathrooms)

#### Cabinetry

5. Grey - Haze (H57) (kitchen)

#### Paint

6. Architectural White C2 – 516 (trim)  
7. Spray River 1048W (walls)



**SELECTION:**  
(Type NY or LA)