

FEATURES AND FINISHES

BUILDING FEATURES:

- Intimate Four Storey Building with only 63 Suites located steps to Lake Ontario.
- Cape Cod style exterior architecture with colour co-ordinated brick, stone and architectural siding.
- Centrally located Clubhouse for exclusive use of suite owners. This two storey building is well suited for large gatherings and entertaining, includes full sized kitchen, service bar, recreation space, oversized patio deck with views of lake and washroom facilities.
- Beautifully landscaped exterior common areas.
- Security Entry Communication System for Visitors.
- Stylish Lobby and Vestibule.
- Conveniently located mail room on ground floor.
- Elevator Service to all floors.
- Underground and Surface Parking, as well as ample Visitor Parking. Each unit will receive one exclusive use parking space (predetermined and allocated by Vendor).
- Garbage disposal rooms on all floors.
- Fibre Optic wiring to building and suites (demarcation in suite panel box).

SUITE FEATURES

- 9' CEILING HEIGHTS IN ALL LIVING AREAS. Ceiling heights may vary from this standard where dropped to accommodate mechanical and/or structural systems, or where predetermined by Vendor's architect.
- Intercom System from Lobby to Suite.
- Individual metering of Gas and Hydro.
- Individual temperature control of gas heating and air conditioning system.
- Energy efficient gas fired hot water tank (rental basis).
- Exclusive use patio space with decorative railings featuring glass inserts.
- Oversized windows throughout (as per plan).
- Master bedrooms with private ensuite and walk in closet, as per plan.
- In suite laundry facility.

KITCHENS

- Kitchen Islands, Peninsulas and Breakfast Bars, as per plan.
- Contemporary and Traditional style cabinets and complementary countertops, from Vendor's standard samples.
- Double compartment stainless steel sink and single lever chrome faucet with vegetable spray.
- Wide plank look laminate wood flooring in choice of colour, from vendor's standard samples.

BATHROOMS

- Choose from contemporary and traditional style cabinets and complementary countertops, from Vendor's standard samples.
- White bathroom fixtures including sink, tub and toilet.
- Single lever chrome faucet in all vanities with built-in balance regulators.
- Easy maintenance one piece fibreglass insert in shower and tub areas.
- Mirrors over all vanities.

FLOORING

- Stylish laminate wood flooring, in choice of colour, in foyer, kitchen, living and dining areas, from Vendor's standard samples.
- Cozy 35 oz broadloom with 11mm foam underpad in bedrooms and den areas, in choice of colour from Vendor's standard samples.

- Choice of 12" x 12" or 13" x 13" ceramic tile for bath and laundry/utility areas, from Vendor's standard samples.

MORE INTERIOR FINISHES

- 4" baseboards, with 2 ¼" casing and trim on all door and window openings.
- Series 800 or Classique interior swing doors.
- Stylish Brushed Nickel door hardware, levers and hinges. Bathrooms to have privacy locks.
- All interior walls, doors and trim to be painted white.
- Smooth ceilings in all bathrooms. All other ceilings to receive a textured spray finish.

ELECTRICAL

- White Decora switches, located for child accessibility.
- Electrical outlets for stove, fridge and counter appliances (as per OBC), and rough-in wiring and plumbing for dishwasher.
- Rough-in Connection for washer and dryer.
- Exhaust fans in all bathrooms.
- 60 AMP circuit breaker panel with copper wiring throughout.
- RG6 Cable to all cable outlets.
- Switched wall outlets in all rooms except for kitchen, which receives ceiling light, and bathroom, which receives wall mounted fixture(s).
- Fibre Optic Cable to Suite.
- Smoke Detector(s) and Carbon Monoxide Detector(s), as per Ontario Building Code.
- Telephone outlets in kitchen and master bedroom.
- Cable TV outlets in living room and master bedroom.

COLOUR SELECTION AND FINISHINGS

Senator Homes provides the services of an Interior Design Consultant to assist in selection of finishing materials and personalizing your suite. All interior finishing selections are to be made at Senator Homes' Decor Centre and from Vendor's standard samples.

Note: The purchaser acknowledges that items displayed in the sales office or models may include upgraded items available at an extra cost, as well as other items shown for display purposes only – which may not be available for sale. The purchaser further acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the sales presentation centre and/or model, may vary from those displayed and available at the time of colour selection.

All references to sizes, measurements, materials, construction styles, trade/ brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances.

Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.

All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendors' sole Discretion.

All features and finishes where Purchaser is given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections. Useable square footages may vary from stated floor areas.