

# FEATURES & Finishes

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| <b>SUITE FEATURES</b> | <ul style="list-style-type: none"> <li>· Ceiling height in principal rooms of approximately 10'1 ,11'1 or 12'1 with no bulkheads</li> <li>· Dropped ceilings with sound insulation</li> <li>· Smooth ceilings throughout and painted white</li> <li>· Pot lights throughout suite<sup>1</sup></li> <li>· 8" crown molding in kitchen, living and dining room</li> <li>· 7 ¾" baseboard</li> <li>· Solid interior doors</li> <li>· Windows with interior dark coloured frame</li> <li>· Low voltage rough in for future automated blinds at windows</li> <li>· Leak detection sensors in every suite with automatic shut off</li> <li>· Floor drain in laundry rooms and beside freestanding bathtub<sup>1</sup></li> <li>· High-efficiency heat pumps with integrated energy-recovery ventilators</li> <li>· Built-in steam humidifiers + ventilation in Studies<sup>1</sup></li> <li>· Security system included with door contacts with one-year of Avante monitoring</li> <li>· Screwless wall plates for electrical light switches and receptacles</li> <li>· Premium 7 ½" double glued down engineered hardwood floor with acoustical underlayment in living areas<sup>2</sup></li> <li>· Smoke detectors provided in all suites</li> <li>· Capped ceiling fixtures in foyer, dining area<sup>1</sup>, studies<sup>1</sup>, bedroom(s)<sup>1</sup>, primary ensuite and above island<sup>1</sup></li> <li>· Concealed sprinkler heads</li> <li>· Half height marble wall tiles in primary ensuite and full height shower walls with matching floors</li> <li>· Porcelain wall tiles for shower walls and matching floors with in secondary ensuite washrooms<sup>2</sup></li> <li>· Marble floor tiles in powder room and foyer</li> </ul> |
| <b>KITCHEN</b>        | <ul style="list-style-type: none"> <li>· White oak custom designed kitchen cabinetry in a selection of door finishes<sup>1-2</sup></li> <li>· Undercabinet lighting</li> <li>· Tinted reeded upper glass cabinet doors with interior lighting</li> <li>· Soft-close door hinges and drawers</li> <li>· Marble surface counter top and matching backsplash</li> <li>· Large under-mounted stainless steel sink</li> <li>· Dornbracht, or equivalent, single lever deck mounted faucet set with pull-out spray</li> <li>· GAGGENAU 36" fully integrated fridge/freezer int disp-Panel</li> <li>· GAGGENAU 36" 5 burner contemporary gas cooktop</li> <li>· GAGGENAU 30" Expressive Series self clean convectionoven</li> <li>· GAGGENAU 30" Expressive speed oven/microwave</li> <li>· GAGGENAU 24" fully integrated built-in dishwasher-Panel ready</li> <li>· BOSCH 36" hood motor insert, 600 cfm, stainless</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PANTRY</b>         | <ul style="list-style-type: none"> <li>· White oak custom designed cabinetry in a selection of door finishes<sup>1-2</sup></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>BATHROOMS</b>      | <ul style="list-style-type: none"> <li>· White oak custom designed bathroom vanity in a selection of door finishes<sup>2</sup></li> <li>· Marble surface counter top in powder room and primary ensuite</li> <li>· Quartz counter top in secondary ensuite<sup>2</sup></li> <li>· Electric heated floor in primary ensuite</li> <li>· Curbless shower in primary ensuite</li> <li>· Frameless glass enclosure in water closet and shower<sup>1</sup></li> <li>· 5' soaker bathtub as per plan<sup>1</sup></li> <li>· Pot light over the bathtub and/or shower stall<sup>1</sup></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>CLOSETS</b>        | <ul style="list-style-type: none"> <li>· Custom designed closet cabinetry with doors in primary bedroom<sup>1</sup></li> <li>· Secondary bedroom closets<sup>1</sup></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>LAUNDRY</b>        | <ul style="list-style-type: none"> <li>· Stacked or side-by-side full size washer and dryer<sup>1</sup></li> <li>· Custom designed cabinetry<sup>1</sup> + Quartz surface counter top<sup>2</sup></li> <li>· Porcelain floor and baseboard with floor drain</li> <li>· ELECTROLUX 27" 500 series front load washer, titanium</li> <li>· ELECTROLUX 27" 500 series front load dryer, titanium</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## 1 MARLBOROUGH

# FEATURES & *Finishes*

## PENTHOUSE RESIDENCES

### SUITE FEATURES

- Ceiling height in principal rooms of approximately 10'1, 11'1 or 12'1 with no bulkheads
- Dropped ceilings with sound insulation
- Smooth ceilings throughout and painted white
- Pot lights throughout suite<sup>1</sup>
- 8" crown molding in kitchen, living and dining room
- 7 ¾" baseboard
- Solid interior doors
- Windows with interior dark coloured frame
- Low voltage rough in for future automated blinds at windows
- Leak detection sensors in every suite with automatic shut off
- Floor drain in laundry rooms and beside freestanding bathtub<sup>1</sup>
- High-efficiency heat pumps with integrated energy-recovery ventilators
- Built-in steam humidifiers + ventilation in Studies<sup>1</sup>
- Security system included with door contacts with one-year of Avante monitoring
- Screwless wall plates for electrical light switches and receptacles
- Premium 7 ½" double glued down engineered hardwood floor with acoustical underlayment in living areas<sup>2</sup>
- Smoke detectors provided in all suites
- Capped ceiling fixtures in foyer, dining area<sup>1</sup>, studies<sup>1</sup>, bedroom(s)<sup>1</sup>, primary ensuite and above island<sup>1</sup>
- Concealed sprinkler heads
- Half height marble wall tiles in primary ensuite and full height shower walls with matching floors
- Porcelain wall tiles for shower walls and matching floors with in secondary ensuite washrooms<sup>2</sup>
- Marble floor tiles in powder room and foyer
- Upgraded electrical panel

### KITCHEN

- White oak custom designed kitchen cabinetry in a selection of door finishes<sup>1-2</sup>
- Undercabinet lighting
- Tinted reeded upper glass cabinet doors with interior lighting
- Soft-close door hinges and drawers
- Marble surface counter top and matching backsplash
- Large under-mounted stainless steel sink
- Dornbracht, or equivalent, single lever deck mounted faucet set with pull-out spray
- GAGGENAU 36" fully integrated fridge/freezer int disp-Panel
- GAGGENAU 36" 5 burner contemporary gas cooktop
- GAGGENAU 30" Expressive Series self clean convection oven
- GAGGENAU 30" Expressive speed oven/microwave
- GAGGENAU 24" fully integrated built-in dishwasher-Panel ready
- BOSCH 36" hood motor insert, 600 cfm, stainless

### PANTRY

- White oak custom designed cabinetry in a selection of door finishes<sup>1-2</sup>
- Second bar sink
- Marble surface counter top and matching backsplash
- Undercounter wine fridge

### BATHROOMS

- White oak custom designed bathroom vanity in a selection of door finishes<sup>2</sup>
- Marble surface counter top in powder room and primary ensuite
- Quartz counter top in secondary ensuite<sup>2</sup>
- Electric heated floor in primary ensuite
- Steam shower and Curbless shower in primary ensuite
- Frameless glass enclosure in water closet and shower<sup>1</sup>
- 5' soaker bathtub as per plan<sup>1</sup>
- Pot light over the bathtub and/or shower stall<sup>1</sup>

### CLOSETS

- Custom designed closet cabinetry with doors in primary bedroom<sup>1</sup>
- Secondary bedroom closets<sup>1</sup>

### LAUNDRY

- Stacked or side-by-side full size washer and dryer<sup>1</sup>
- Custom designed cabinetry<sup>1</sup> + Quartz surface counter top<sup>2</sup>
- Porcelain floor and baseboard with floor drain
- ELECTROLUX 27" 500 series front load washer, titanium
- ELECTROLUX 27" 500 series front load dryer, titanium

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