

## Suite Features

### **Kitchen & Bath Features:**

- ❖ Kitchen cabinets with choice of colour coordinated laminated counter tops
- ❖ Double stainless steel sink with single lever faucet
- ❖ Floors shall be quality vinyl sheet flooring as per plans
- ❖ Opening provided in kitchen cabinets for future dishwasher complete with electrical and plumbing rough in
- ❖ Vented kitchen exhaust fan over stove in white
- ❖ Bathroom plumbing fixtures in white with single lever faucets
- ❖ One piece acrylic tub and shower units in white
- ❖ All toilets to be of water conserving design
- ❖ All showers to have pressure balance valve to ensure continuous temperature control
- ❖ Exhaust fans in each bathroom
- ❖ Polished edge mirror (42 inches high) to be installed to within 6 inches of full width of vanities

### **Electrical and Mechanical Features:**

- ❖ Copper wiring throughout all in suite circuits, including heavy duty stove, cable and dryer cable with circuit breaker panel
- ❖ In unit smoke detector direct wired
- ❖ All light fixtures supplied and installed as shown in models. (Excluding dining room fixture which will be the responsibility of the Buyer)
- ❖ Suites prewired for cable TV in living room and master bedroom
- ❖ Suites prewired for telephone in living room, master bedroom and kitchen
- ❖ Individual high efficiency gas fired heating and electric air conditioning system
- ❖ Laundry room will receive single compartment fiberglass tub with taps and bypass drain for future automatic washer (except for Juniper units)

### **Interior Features:**

- ❖ Colonial baseboard trim with six panel colonial doors in metal frames
- ❖ Polished brass interior door handles
- ❖ Textured stipple ceilings in all areas except kitchen, bathrooms and laundry
- ❖ Interior walls to be finished with one coat of primer and one finish coat of quality flat paint. Kitchen, bathrooms and laundry room will be finished in semi gloss paint. Interior doors and trim will be finished in white semi gloss
- ❖ All suites are carpeted with 28 ounce carpet on 7/16 inch underpad except for kitchen, bathrooms and laundry which will be vinyl sheet flooring.

### **General:**

- ❖ Where the Buyer is given a choice of materials or colour the Buyer agrees to confirm such choices to the Seller within 7 days of being requested to do so, and in the event such confirmation is not received by the Seller within the prescribed time, the Seller shall make such choices on behalf of the Buyer
- ❖ Each unit has exclusive rights to a surface parking space
- ❖ Each unit has rights to outdoor swimming pool and tennis courts
- ❖ Seller reserves the right to substitute materials with that of equal or better quality