

# Features Sheet

## Interiors

Designed by Collaborative Design Studio, interiors blend contemporary design with natural elements, offering a functional, minimalist sanctuary with a warm and sophisticated ambiance

- Choose from two colour schemes – Willow or Onyx
- Durable, wide-format engineered vinyl flooring
- Bedrooms feature soft carpet, with an option to upgrade to vinyl
- Versatile in-home dens, found in select homes
- Built-in melamine custom closet shelving in all bedroom closets
- Roller shades throughout, with blackout shades in bedrooms
- Solid-core entry doors with chrome handles, illuminated wood-backed suite numbers, and downlighting for a sophisticated, hotel-like feel

## Kitchens

- Modern slim shaker ½” profile cabinets with soft-close hardware in Willow and Onyx
- Abundant storage solutions included in large islands and full-height pantries in select homes
- Under-cabinet puck lighting to illuminate cooking surfaces
- Marble-like, durable solid quartz countertops extend to the porcelain subway backsplash
- Undermount stainless single-bowl sink with Kohler chrome faucet

Samsung stainless steel appliance package:

- 32” French door refrigerator
- 30” Electric range with convection
- 30” AEG concealed hood fan
- 24” Dishwasher
- 24” Front-load washer and ventless dryer
- Panasonic built-in microwaves with trim kit

## Bathrooms

- Minimalist slim shaker millwork cabinetry with soft-close hardware
- Perfectly positioned chrome vanity bar lighting
- Quartz countertops and backsplash with eased-edge detailing
- Undermount sinks with Kohler polished chrome faucets
- Large-format porcelain tiles extend from floors to shower walls
- Kohler high-efficiency toilets

To enhance our homes continually, the developer retains the authority to alter or update plans, specifications, finishes, and features at any time without prior notification. This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. E.&E.O.

## Building Amenities

- 32,000 sq ft of retail amenities, daily conveniences, shops, and dining right outside your doorstep
- All homes feature balconies or terraces with electrical connections and water on garden flats
- Stylish, enhanced double-height entrance lobbies with grand contemporary millwork finishes
- Two elevators in each building
- State-of-the-art automated parcel delivery system by Snailie

1VALET SMART BUILDING TECHNOLOGY, INCLUDING:

- Control from your smartphone via a resident app
- Facial recognition entry
- Contactless mobile phone entry
- Enterphone video calling
- Digital lockbox for friends and family
- Logbook for entries
- SMS, landline, and mobile phone visitor entry
- Parcel entry access and delivery notifications via text message, app, or email

## Park Social Club

3,920 sq ft multifunctional community space for work, fitness, and play:

- Large Social Lounge: Kitchen, seating, pool table, TV, and outdoor BBQ area
- Patio extends from the indoor lounge, seamlessly integrating with the courtyard BBQ area
- Fitness Studio: Cardio equipment, free weights, mirrors, yoga area, and stretching space
- Multi-Purpose Room: Seating area, TV, and small kitchen for gatherings
- Work/Study Room: Private Zoom rooms, meeting table, and comfortable seating
- Sports Simulator Room for golf and more

EXPANSIVE OUTDOOR AMENITIES OVER 22,000 SQ FT:

- Over 5,600 sq ft rooftop with communal planters, open softscape, BBQ area, fire pit, and kids play area
- Dog walks for small and large dogs
- Waterfall feature for microclimate control
- Play areas for children, foosball, and ping pong
- Several seating areas for gatherings

## Details That Matter

- Building design meets Step Code 3 requirements and includes ERV rough-ins for all homes
- Parkade with secure gated access, fob entry, car wash area, and ample visitor parking
- One EV rough-in included, option to upgrade second stall
- One storage locker and bike storage included; extras available for purchase
- Bike maintenance workshop with air pump station
- Pet washing area

National Home Warranty (2, 5, 10):

- 2 years for materials and labour
- 5 years for building envelope
- 10 years for structural defects

