

BRIGHTER LUXURY

Features & Finishes

EXTERIOR & STRUCTURAL FEATURES

- Luxury upscale designed exteriors with brick, stone and stucco finishes
- *Private in-home elevator* providing seamless, quiet access for enhanced convenience, comfort, and accessibility
- *Shade pergolas in the common space for resident use*
- Rooftop terrace with convenient hose bib and rough-in for future gas BBQ
- Patio doors as per plan
- Low-E argon-filled casement windows throughout
- Central air conditioning
- High velocity air handler furnace and heat recovery ventilation system or energy recovery ventilator
- *Custom slim profile shakers for millwork doors*
- Soaring approx. 10' main floor ceilings, and approx. 9' ceilings to 2nd and 3rd floors
- *Smooth ceiling finish throughout*
- Designer-selected premium finish washable paint
- Contemporary 5" baseboard and 3½" door casing
- *5" engineered hardwood flooring throughout (builder's standard selection)*
- Sturdy 8'-9' entry doors (approx. as per plan)
- *One panel solid shaker interior doors* throughout finished areas, excluding sliding closet doors
- High-quality lever handles in modern satin nickel finish on all interior doors in finished areas, including grip sets with deadbolt lock on suite exteriors as per plan
- Modern energy-efficient windows with screens on all operating windows
- Modern staircases with oak tread and paint grade risers and stringers
- *Designer millwork in the laundry room*
- Dryer vented to exterior as per plan
- Reassuring smoke, carbon monoxide and heat detectors provided in all suites





KERR VILLAGE

—TOWNS—

KITCHEN

- Built-in custom cabinetry (as per plan) complete with selection of door finishes, island and soft-close cabinets and drawers
- *Choice of quartz countertops 1.5" thick*
- Undermount stainless steel sink
- Sleek single lever deck-mounted faucet set with Moen pull-out spray
- Designer *undermount cabinet lighting* in kitchen (as per plan)
- *Custom covered cabinet hood vent* with integrated lighting, vented to exterior
- Panel ready kitchen appliances (fridge & dishwasher), stainless slide in range & integrated exhaust as per plan.



BATHROOMS

- Custom-designed bathroom cabinetry in a selection of door finishes
- Over-sized mirrors
- Quality porcelain or ceramic *designer 12"×24" tiles* as per designer packages in bathrooms (as per plan)
- Choice of *quartz countertops* in all bathrooms
- Soaker tub or walk-in shower as per applicable plan
- Choice of 12"×24" designer ceramic wall tile tub/shower surround to ceiling
- Choice of *2"×4" herringbone or 4" hexagon floor tiles* for walk-in showers
- Frameless glass shower divider and door for walk-in showers
- Stylish undermount rectangular sinks
- High-quality brushed nickel single lever washerless Moen faucets for all bathroom vanities and pop-up drain stoppers in bathroom sinks
- All showers to receive pressure-balanced Moen faucets
- Showers feature ceiling-mounted light fixtures
- Sleek designer choice of polished chrome bathroom fixtures
- Privacy locks on all bathroom doors
- Exterior vented exhaust fans
- Contemporary wall-hung toilet in powder room



ELECTRICAL

- Engineer-selected light fixtures as per plan & switched outlets in living room and bedrooms
- Decora light switches, plugs and plates
- *Zoned Heating and Cooling*
- Structured high-speed wiring infrastructure rough in to support the latest entertainment and high-speed communications services
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, living room and bedroom(s) as per plan
- Patio, balcony and terrace lighting as per architectural design
- *200 amp breaker panel*

BRIGHTSTONE SMART TECHNOLOGY

The *Brightstone Smart Tech Program* includes:

- ☒ 1 SMART LOCK
- ☒ 1 SMART DOORBELL
- ☒ 1 SMART FLOOD
- ☒ 1 SMART LIGHT SWITCH
- ☒ 1 M4 SMART HUB
- ☒ 3 CAT 6 CONNECTIONS
- ☒ 3 SMART THERMOSTATS
- ☒ CENTRAL VACUUM
(AVAILABLE AS OPTION)
- ☒ 3 PHONE LINES
- ☒ A PRIVATE DESIGN
CONSULTATION WITH THE
SMART HOME TECHNICIAN



TARION WARRANTY CORPORATION COVERAGE

The Builder shall have the right to substitute other products and materials for those listed in the schedule or provided for in the plans and specifications provided that the substituted materials are of equal to or better quality than the products and materials listed or provided. Colours and specific finishes will depend on Builder’s package as selected. All specifications are subject to change without notice. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. All suites protected under the Tarion Warranty Corporation. E. & O.E.

Terms and conditions may apply. Speak to our sales representative for details. Renderings are artist’s concept. E.& O.E.