Features & Finishes

Premium Collection (1,300+ sq. ft.)

Claystone

General Suite Features & Finishes

- Approximately 10' ceilings in living, dining, and kitchen on the 7th floor† and approximately 9' ceilings in living, dining and kitchen on the 6th floor. All ceiling heights are exclusive of drywall finished bulkheads and except in areas where drywalled dropped ceilings are required at vendor's discretion.
- White smooth ceilings in all areas.
- Designer-selected wide plank laminate flooring in herringbone pattern** throughout suite except bathroom(s) and laundry area.
- Thermally insulated energy efficient windows.
- Interior walls and trim painted off-white.
- Modern trim package including approximately 5-1/4" tall baseboards and 2-1/2" casings throughout.
- White paint grade flat slab hinged door.*
- White framed pre-finished sliding door(s) or white paint grade flat slab hinged door(s) on closets.*
- Melamine shelving in closets.*
- Energy efficient, individually controlled, in-suite heating/cooling system.
- In-suite energy recovery ventilation system (ERV).
- Glass or aluminum railings* for balcony, terrace or juliette balcony.*
- 27" front load side-by-side or stacked washer and dryer and ceramic tile flooring in laundry area as per plan.*

Kitchen

- Contemporary custom designed kitchen cabinetry as per vendor's selections.
- Engineered quartz countertops and slab backsplash.**
- Kitchen island with "waterfall" quartz countertop and beverage fridge.
- Single bowl stainless steel undermount sink with single handle faucet with pull down spray.
- Fully integrated panel ready 36" fridge and fully integrated panel ready 24" dishwasher, 30" electric smooth top induction cooktop, 30" stainless-steel built-in convection wall oven, 30" range hood vented to exterior, built-in microwave oven, all as per vendor's specifications.

Bathroom(s)

- Modern vanity cabinet as per Vendor's selections.
- Engineered quartz countertop with undermount sink and single lever faucet.
- White acrylic tub with single lever faucet with tub spout and shower head.**
- Primary ensuite includes double vanity, separate tub and shower, and wet wall tile (wall behind toilet) as per vendor's specifications.
- Tiled shower base with frameless glass shower enclosure and single lever faucet with toe tester and shower head.**
- White water saver toilet.
- Contemporary vanity mirror.
- Large format 12"x24" porcelain floor tiles.**
- Porcelain wall tile** on tub and/or shower walls.*
- Toilet paper holder and towel bar.
- Exhaust vented to exterior through the ERV.

Electrical

- Individual service panels with in-suite circuit breakers. Vendor reserves the right to choose service panel location.
- Contemporary white Decora Series receptacles and switches throughout.
- Ceiling light fixture in foyer, halls, bedroom(s), and walk-in closets*
- Capped ceiling outlet in dining area and in den.*
- Ceiling mounted track lighting in kitchen.
- Switch-controlled split outlet in living area.
- Sconce light in the bathroom.
- Water resistant recessed ceiling light in shower.*
- One exterior receptacle on balcony* or terrace.*
- Provision for communication provider wireless hub.
- Under cabinet lighting in kitchen.
- Electrical outlet in kitchen island.

Safety and Security

- Secure fob access to building.
- Hardwired in-suite smoke alarm.
- Fully sprinklered for fire protection.

*As per plan/where applicable
** Colours/material finishes to be selected from one of the Vendor's standard sample packages.
† Select suites do not apply, please speak to sales representative for full details.

GRAYWOOD AN INTELLIGENT MOVE | Hankyu Hanshin Properties Corp.

Variations from Vendor's samples may occur in materials, finishes and colours due to normal production processes and nature of material. All dimensions are approximate. Specifications and plans are subject to modification. Vendor reserves the right to substitute materials of equal or better quality without notice subject to availability and construction process. The Purchase Price shall include those items on this Schedule "B". The Purchaser acknowledges that only the items set out in this Schedule "B" are included in the Purchase Price and that furnishings, decor, improvements, mirrors, drapes, tracks, electrical light fixtures and wall coverings in the Sales Centre, Model, Renderings and/or Marketing Material are for display purposes only and are not included in the Purchase Price. Purchaser acknowledges and agrees that there shall be no reduction in the price or credit for any standard feature(s) listed herein which are omitted at the Purchaser's request. In the event colours and/or finishings subsequently become unavailable, the Purchaser agrees to re-attend at the Sales Centre or Decor Office to choose from substitute colours and/or finishings. If the Purchaser fails to choose colours or finishings within ten (10) days of notification by the Vendor or the Vendor's Agent, The Vendor may choose the colours and finishings for the Purchaser and the Purchaser agrees to accept the Vendor's selections. Purchasers are advised that there may be unforeseen changes to aspects of the Unit, including without limitation, ceiling heights, finish, layout, design, etc. Purchasers are specifically advised that the Vendor does not represent or warrant any ceiling heights and reserves the right to decrease ceiling heights by up to 10% where required to complete construction of the Unit and/or the building. All features and finishes are subject to change without notice. E & O.E. March 2025.