

AVIA - TOWER ONE

SCHEDULE "B"

FEATURES AND FINISHES

The following are included in the purchase price:

SUITE FEATURES:

- Solid core entry door complete with deadbolt lock, door viewer and brushed chrome hardware
- Wide plank laminate flooring in entry, hallway, kitchen, living room, dining room, den and bedroom(s) as per plan from Vendor's standard sample packages
- Exterior swing door or glass sliding door to balcony as per plan
- Mirrored sliding doors in entry and bedroom(s) closets as per plan
- All Interior walls to be painted off-white in a latex flat finish
- Smooth ceiling finish throughout

KITCHEN FEATURES:

- Cabinets with soft closing hardware from Vendor's standard sample packages
- Quartz countertop from Vendor's standard sample packages
- Tile backsplash between upper cabinets and counter from Vendor's standard sample packages
- Undermount stainless steel kitchen sink with chrome faucet and pull-down spray head
- Kitchen appliances consist of; glass top electric range with hood fan vented to the exterior, free standing dishwasher and refrigerator as per plan*, panelized dishwasher and refrigerator as per plan**
- Track lighting fixture
- Under cabinet lighting above countertop

BATHROOM FEATURES:

- Cabinets with soft closing hardware from Vendor's standard sample packages
- Quartz vanity countertop with backsplash from Vendor's standard sample packages
- Undermount porcelain vanity basin with single lever chrome faucet
- Porcelain/ceramic bathroom floor tile from Vendor's standard sample packages
- Vanity mirror
- Medicine cabinet in ensuite or main bathroom as per plan
- Recessed pot lights
- Tub/shower with chrome single lever control in main bathroom/ensuite as per plan
- Glass shower enclosure with pre-formed shower base in ensuite as per plan
- Full height ceramic tile in tub/shower surround as per plan
- White plumbing fixtures (toilet, tub and vanity basin)
- Chrome accessories consisting of tissue holder, towel bar and compression rod (tubs only)
- Entry privacy lock
- Exhaust fan vented to the exterior

LAUNDRY FEATURES:

- In-suite stacked washer and dryer vented to exterior
- Porcelain/ceramic floor tiles as per plan

MECHANICAL FEATURES:

- Individual unit controls for centralized heating and air conditioning

ELECTRICAL FEATURES:

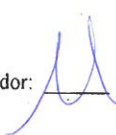
- Individual service panel with circuit breakers
- Ceiling light fixtures provided in entry, kitchen, bedroom(s) and walk in closet(s) as per plan
- Capped ceiling fixture provided in living room, dining room and den as per plan
- Voice data wiring and coaxial cable to accommodate telephone, television and high-speed internet access

* Galley kitchen to be equipped with free standing dishwasher and refrigerator

** Linear kitchen to be equipped with panelized dishwasher and refrigerator

Notes:

1. Laminate flooring is subject to natural variations in colour and grain. Ceramic and porcelain tile are subject to shade and colour variations.

Initials: Vendor: 

Purchaser: 

2. Pursuant to the Agreement and upon request by the Vendor, the Purchaser shall make colour and material choices from the Vendor's standard selections by the date designated by the Vendor (of which the Purchaser shall be given at least 5 days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period the Vendor may exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.
3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard features listed herein which are omitted at the Purchaser's request.
4. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate.
6. All specifications and materials are subject to change without notice.
7. Pursuant to the Agreement, this Schedule or amendment or change order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra. If, as a result of building, construction, design, material availability or site conditions within the Unit or the building, the Vendor is not able to construct such extra, the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the said extra. In such event, the Vendor shall refund the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest, and in all other respects this Agreement shall continue in full force and effect, with time to continue to be of the essence.
8. Flooring and specific features will depend on the Vendor's package as selected.

E. & O. E

Initials: Vendor:

Purchaser: