

# STANDARD FEATURES

Included in every Crown Condo



## BUILDING FEATURES

- A welcoming lobby
- A Fitness center and Yoga Studio
- Party Room
- Above and below ground parking
- Landscaped roof top terrace with BBQ area
- Surveillance cameras
- Lobby concierge

## SUITE FEATURES

- High ceilings
- Oversized windows
- Cable and telephone outlets in living room, den and bedroom
- Pre-wired internet high speed access
- Controlled access and key / Fob access
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

## SUITE FINISHES AND FIXTURES

- Select between one of two designer finishes / colour schemes
- Swiss laminate - living/dining area, kitchen and bedrooms
- Porcelain tile in bathroom as per plan
- Quartz countertop in kitchen and vanity
- Contemporary kitchen with under cabinet lighting
- Porcelain tile back-splash
- Stainless steel refrigerator, slide in range, microwave, ducted exhaust and built in dishwasher
- Under-mounted stainless steel sink with chrome pullout / spray faucet
- In-suite Washer / Dryer appliance
- Glass shower door
- Contemporary lights fixtures
- Contemporary profile painted baseboard with matching door casing
- Solid core, suite entry door
- Interior door with contemporary lever
- Closets with sliding doors as per plan, and plastic wire shelving

## GREEN FEATURES

- Individual hydro metering for separate hydro billing and resident control over hydro consumption
- Individually controlled, energy efficient, centralized heating and cooling system
- Energy efficient wall construction
- Energy efficient LED lighting
- Low VOC paints and adhesive
- High pressure, low flow showerheads, faucets and low flush toilets for water efficiency in bathrooms
- Lighting controlled by motion sensors in stairs
- Garbage chute tri-sorter

## DISCLAIMER

---

The purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes, and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid.

As provided in Section 6 of the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Unit and finalize all other selections regarding selection of finishing items. Subject to compliance with the regulations, by-laws and bulletins issued by the Warranty Program, if the Purchaser fails to make his selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser.

The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's request. 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. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice