

# FEATURES AND FINISHES

ABOVE STANDARD - DISCOVER  
DESIGN FORWARD STYLE & QUALITY



## BUILDING FEATURES

- Fully furnished luxurious indoor and outdoor amenities designed by renowned Interior Design Firm, II BY IV Design Inc.
- Ground floor: Convenient and sophisticated Lobby entrance with connected state-of-the-art indoor amenities including Social Lounge & Dining, Fitness/Movement Studio and a Lofty and luxurious 2-storey Co-Work lobby/lounge.
- Rooftop terrace with forest views includes outdoor BBQ areas, dining and entertainment seating, fire side lounge, dog exercise area and architectural shade structure.
- Direct and convenient access from building to underground parking via building elevators.
- Secure Locker storage rooms conveniently located within underground parking levels.
- Indoor and outdoor Bicycle storage spaces available for use on a first-come first serve basis.
- Electric Vehicle (EV) charging infrastructure including transformer capacity and empty electrical conduit from electrical room to all resident parking stalls, as per plan.
- Fully installed level 2 Electric Vehicle charging adapters are sold separately and available for purchase through the Branthaven Home Design Centre.
- Low carbon emission geexchange heating and cooling system offering reliable, low- maintenance operation throughout the building and suites.
- **BH Home Technology™, an innovative and leading-edge Smart Building solution providing an integrated building / home access and control system.**
- **Secure, automated Parcel Management Solution integrated with BH Home Technology™.**
- Easy access to community Wi-Fi network throughout indoor amenity areas. Cost of this service is included in the condominium maintenance fee.
- Pet Wash Station, conveniently located on the ground floor with easy access from the interior and exterior of the building.

## GENERAL

- **Smooth ceiling finish throughout all finished suite areas.**
- Modern style interior doors and trim. Modern style trim includes approximately 4" painted baseboards, matching style door casing and 2-panel smooth finish painted doors.
- Interior swing doors are hung on fully cased jambs and are fully trimmed.
- Interior swing doors are approx. 8' high on Ground and Penthouse floors and approx. 7' high on floors 2 through 5 and at all suites with ceiling height of less than 10'.
- Drywall return at window and exterior door jambs and headers for a sleek and modern look. Solid surface, moisture resistant sills at all windows.
- Window, Door, and Balcony glazing may include bird-friendly frit pattern.
- Bedroom and Entry closets include sturdy wire shelving and free-slide hanging rails for easy organization. Double hanging shelves in bedroom closet, as per plan.
- Sophisticated satin nickel-finish interior lever door hardware with privacy locks on all bathrooms.
- All interior walls are primed and painted with two (2) coats of matte finish designer white, low-VOC (volatile organic compound) latex paint.
- All interior doors and trim are painted with Branthaven's semi-gloss latex designer white.
- Double pane exterior sliding patio door or swing door, as per plan.
- Interior bedrooms may include frosted glass entrance door or fixed panel, as per plan.
- Approx. 10' high ceilings on Ground and Penthouse floors
- Approx. 9' high ceilings on floor 2 through 5.
- Where dropped ceilings or bulkheads are required, the ceiling height will be lower. Bathroom ceilings are dropped. Further exceptions may arise due to architectural/ construction requirements.

## FOYER

- Approx. 7' high suite entry door on floors 2 through 5 with viewer and high-security keyless Smart Lock, integrated with BH Home Technology™.
- Approx. 8' high suite entry door on Ground and Penthouse floors with viewer and high-security keyless Smart Lock, integrated with BH Home Technology™.
- **Stylish and modern wide plank, wear resistant laminate flooring from Branthaven's design packages.**

## KITCHEN

- **Stainless steel finish appliance package including full size Range, Dishwasher and 24" or 30" wide Fridge, as per plan.**
- **Quartz solid-surface kitchen countertops from Branthaven's design packages.**
- **Extended height upper cabinets.**
- **Modern 3"x 6" tile backsplash in material from Branthaven's standard design packages.**
- Quality kitchen cabinetry with choice of styles and colours from Branthaven's design packages.
- **Deep upper cabinet over fridge opening.**
- **Soft close cabinet doors and drawers.**
- **Moen 'Align' chrome finish, single lever high arc kitchen faucet, complete with pull down spray.**
- Stainless steel undermount single compartment sink.
- **Bank of 2 deep drawers, convenient for storing pots, pans and small appliances. Where applicable, as per plan.**
- **Stylish and modern wide plank, wear resistant laminate flooring from Branthaven's design packages.**

## LIVING, DINING, DEN, & BEDROOM(S)

- **Stylish and modern, wide plank, wear resistant laminate flooring from Branthaven's standard design packages.**

## ENSUITE & BATHROOM

- 12" x 12" imported ceramic tile from Branthaven's design packages.
- **Sleek Moen 'Align' chrome finish single handle plumbing fixtures at vanity, shower and tub, as per plan.**
- **Contemporary Chrome finish towel bar and paper holder.**
- **Modern vanity cabinet with storage drawers, as per plan.**
- **Soft close cabinet doors and drawers.**
- **Quartz countertop with undermount sink.**
- Square Edge vanity mirror.
- **Designer wall mounted light fixture above mirror.**
- **Low consumption, high efficiency elongated toilet.**
- Ensuite includes shower enclosure with semi-frameless glass sliding door, acrylic base, approx. 4"x4" modern-style tile walls and ceiling pot light.
- Main Bath includes skirted alcove Tub/Shower with 4"x4" modern-style tile walls and ceiling pot light.
- Safety-minded pressure balanced faucet in shower.
- Bathroom sinks fitted with mechanical pop up drain.
- **Hotel-style chrome corner caddy in shower for convenient storage of personal care products.**
- All plumbing fixtures are fitted with shut-off valves.
- White bathroom fixtures throughout.

## LAUNDRY

- **Fully installed, full-size front load stacked Washer and Dryer (white) vented to exterior.**
- 12" x 12" imported ceramic tile from Branthaven's design packages.

## TERRACES, BALCONIES & PATIOS

- Patio, balcony and terrace access via sliding patio door or swing door, as per plan. Step(s) within suite may be required, as per plan.
- Railings / privacy screening, as per architectural design.
- Individually controlled, in-suite heat pump air distribution system delivers year-round heating and cooling.
- Individual suite sub-metering for Electricity and Water consumption.
- In-suite Energy Recovery Ventilator (ERV) to help optimize humidity levels throughout the year while providing fresh air to improve indoor air quality and comfort for residents.

- **BH Home Technology™ integrated smart thermostat allows convenient access and climate control from a mobile device.**

## LIGHTING & ELECTRICAL

- Individual electric service panel with circuit breakers (each suite is separately metered).
- **White Decora style receptacles and switches throughout.**
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, living room and bedroom(s), as per plan.
- Wall mounted light fixture in bathroom(s).
- Balcony and terrace areas include one weatherproof electrical receptacle.
- Patio, balcony and terrace lighting, as per architectural design.
- **Electrical receptacle with integrated USB charging port in 1 Bedroom and Main Living Area, as per plan.**
- Hard wired smoke alarm(s), heat detectors and carbon monoxide detectors, as per plan.

## SAFETY, SECURITY & COMMUNICATIONS

- **Bulk Internet package via Rogers**
- Security cameras located in strategic locations throughout the building and garage.
- Integrated network smart lock system to allow residents keyless access to building's amenities and suites.
- Integrated Digital, touch screen enter panel with facial recognition at main entrances to building includes convenient Building entry system - BH Home Technology™ allows residents to grant access to their guests into the building.
- Fire suppression sprinkler system provided throughout all areas of the tower and parking garage.

## BARRIER-FREE SUITES (DESIGNATED SUITES ONLY)

- Suite entry door sized to accommodate Barrier-free access.
- Barrier-free path of travel from the suite entrance to the Kitchen, Living Area, one Bedroom and one Bathroom.
- One Bedroom and one Bathroom include Barrier-free width doorway.
- Enlarged floor area in one Bathroom to accommodate Barrier-free turning radius.
- Reinforcement provided within wall assembly to accommodate future installation of future grab bar at toilet and shower or tub/shower in one Bathroom.

## ▪ INDICATES BRANTHAVEN FRESH THINKING™ FEATURE.

## \* INDICATES BH HOME TECHNOLOGY™ FEATURE.

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor and this determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes. Natural materials may vary in colour. E&OE.