

TARION COVERED.

THE HERITAGE LOFTS AT WONDER ARE THE FIRST EVER LOFT CONVERSION SUITES TO BE COVERED UNDER TARION'S BULLETIN 51.

Prior to Jan 1, 2018 residential condominium conversion projects were not covered under the Tarion Warranty Coverage. With Tarion's new Builder Bulletin 51 your loft purchase will now be covered by Tarion's deposit protection and major structural defect warranty provisions. Speak to one of our Sales Representatives to learn more.

GENERAL SUITE FEATURES AND FINISHES

- Approximately 14-17' ceilings as per plan, exclusive of drywall finished bulkheads and except in areas where drywalled dropped ceilings are required such as; Bathrooms, Kitchen, Laundry, closets, and applicable mechanical areas, all at Vendor's discretion. Ceiling height is measured from the upper surface of the concrete slab to the underside of the finished ceiling above and excludes and exposed beams.
 - White ceilings in all areas with exposed ducts and I beams
- Choice of Engineered Hardwood or concrete-like tile flooring throughout suite less Bathroom(s) and Laundry area and upper level areas where applicable.
 - Brick veneer cladding on interior window wall
- Thermally insulated energy efficient windows with black frame
 - Floor to ceiling bedroom window with black frame
 - Interior walls and trim painted white
- Modern trim package including approximately 6" tall baseboards and 3" casings throughout
 - White paint grade flat slab hinged door, barn-style slider*
- White framed sliding doors or white slab paint grade hinged door(s) on Bedroom or Den closets*
- Framed mirrored sliding doors and/or white paint grade flat slab hinged door for Front Foyer Closet*
 - Ventilated wire shelving in closets*
- Energy efficient, individually controlled, in-suite heating/cooling system [Heat pump(s)]
 - In-suite energy recovery ventilation system (ERV)
- Front Load white washer and dryer and ceramic tile flooring in Laundry area*
- Mezzanine levels have staircase featuring metal stair stringers, oak treads with open risers and tempered glass railings*
- Foyer stairs to have designer selected metal hand rail, oak treads, risers and nosing stained to match (as much as possible) base flooring colour at vendors sole digression

KITCHEN

- *Contemporary custom designed kitchen cabinetry with integrated exposed metal shelving as per Vendor's selections*
- *Custom designed Island with integrated dining table feature, wine fridge and stainless steel microwave as per Vendor's specifications*
 - *Engineered Quartz slab countertops***
- *Single bowl stainless steel undermount sink with chrome finish single handle faucet with pull down spray*
 - *Engineered Quartz slab backsplash***
- *36" Stainless Steel fridge, 24" dishwasher, 30" stainless steel induction range, 30" integrated hood with stainless steel panel cover*

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, Bedroom(s), and Walk-in Closets**
 - *Capped ceiling outlet in Dining area, Den and Living Area**
 - *Pendants or capped ceiling outlets lighting in Kitchen*
 - *Surface mount pot lights with surface conduit**
 - *Switched controlled split outlet in Living area*
 - *Recessed ceiling light in Bathroom(s)*
 - *Waterproof recessed ceiling light in enclosed shower**
 - *One exterior receptacle on Balcony* or Terrace**
 - *Pre-wired cable television and communication outlets in Living Room, Den*, and Master Bedroom*
 - *Under cabinet lighting in Kitchen*

BATHROOM

- *Modern white vanity cabinet with black metal accents** for all Master Ensuites in two plus Bathroom units**
- *Modern vanity cabinet in selection of finishes for Main Bathroom and for Powder Room**
 - *White vanity countertop with integrated rectangular basin*
- *Single lever basin faucet with tub and/or shower faucet* in Matte Black finish with co-ordinating toilet paper holder and towel bar for all Master Ensuites in two plus Bathroom units**
 - *Single lever basin faucet with tub and/or shower faucet* in polish chrome finish with co-ordinating toilet paper holder and towel bar for Main Bathroom and for Powder Room**
 - *Rectangular framed vanity mirror*
 - *12" x 24" Porcelain floor tiles***
- *Ceramic wall tile** on tub and/or shower wall enclosure* installed in a straight stack pattern*
- *Staggered installation Ceramic accent wall tile** on wet wall in Master Ensuite in two plus Bathroom units*. Location at Vendor's discretion.*
 - *Glass shower enclosure with shower door**
 - *White Bathroom fixtures*
 - *Exhaust fan vented to exterior*

SAFETY & SECURITY

- *Electronic access at all main building entry points and parking garage*
- *Hardwired in-suite smoke detectors*
 - *In-suite sprinkler system*

*As per plan/where applicable **Colours/material finishes to be selected from one of the Vendor's standard sample packages. 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 some items shown in the model vignette are not standard or included in the Purchase Price and are optional upgrade items available to the Purchaser at an additional cost. 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 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. All features and finishes are subject to change without notice. E & O.E. 01/11/2018