

## BESPOKE FEATURES & FINISHES

Our array of finishing styles at Charbonnel offers you the opportunity to tailor your home to your own unique vision. Choose from three distinctly beautiful packages, created by Gluckstein Design to ensure your perfect match.



### *Ivory*

The Ivory collection engages subtle patterns and tones to create a meld of soft whites that reflect the ultimate in sophistication.



### *Birch*

Evoking an ambiance of purity and grace, Birch presents a rich and textural selection of woods and stones.



### *Sand*

A creamy contrast between earthy wood and textured stone is designed to whisper its connection to nature.

## FEATURES & FINISHES

### EXTERIOR/Common Area

- Luxurious landscaping designed by Ron Holbrook
- Rooftop Terrace with a natural gas fireplace completed in a stone tile finish
- High-performance rooftop skylight above your main staircase
- Heated, secure and maintained common underground driveway monitored by security cameras
- Your own enclosed double car garage area for each home with integrated man door
- Heated exterior entrance ramp into garage for snow melting

### DOORS AND WINDOWS

- NanaWall folding door system leading from your living room to your main floor Terrace
- Triple pane windows

### LUXURIOUS INTERIORS

- 10' main floor ceiling heights (9' on all other floors)
- Smooth finish on all ceilings
- 7¼" step beveled baseboards throughout with 4" casing and backband
- Smooth finish, solid core 8' high interior doors on the main living area floor
- Solid oak floating tread stair system, with choice of three finishes to choose from leading from the main floor to 2nd floor with custom designed railing system throughout
- Ceiling moldings in all Bedrooms, Hallways, Dining Room, Living Room, and Foyers
- Built-in entertainment wall unit in Family Room in a choice of three finishes
- Master Bedroom walk-in closet organizer
- Private elevators serving every floor from the basement to the Rooftop Terrace

### FLOORING

- 7" stained engineered hardwood as per plan in a choice of three finishes installed on glued and screwed subfloor
- 12"x24" polished marble, porcelain or limestone tile in all areas as per plan
- Hydronic floor heating system throughout the main floor
- Electric floor heating system in all Master Ensuite bathrooms

### KITCHEN

- Satin glass/mirror backsplash as per the three pre-determined colour packages available
- Miele appliance package consisting of a 36" refrigerator, 36" gas range, integrated dishwasher and microwave, and hood fan vented to the exterior
- Full-size washer and dryer vented to the exterior
- Standard quartz/granite counter top

### BATHROOMS

- All plumbing fixtures and faucets supplied by Gingers
- All vanities will have quartz/granite counter tops
- Deep acrylic stand-alone soaker tubs to be installed in all Master Ensuities
- All Master Ensuite showers to be curbless and barrier-free
- Frameless glass shower enclosures on all showers

### COMFORT AND PEACE OF MIND FEATURES

- Complete central vacuum system
- Complete central air conditioning
- Dual zone heating and cooling system with two thermostats
- Front entryway door chime with a built-in camera linked to a handheld device in your home
- Main floor audio system with speakers in Kitchen, Family Room and Dining Room

### ELECTRICAL FEATURES

- Combination of LED potlights (approx. 90), ceiling mounted and wall mounted light fixtures throughout
- Electric garage door opener with a remote control and keypad
- Three USB charging outlets
- 200 amp electrical service in every home

### SUPERIOR CONSTRUCTION

- High-velocity heating and cooling system
- Superior demising walls separating homes consisting of 8" concrete block walls

The Vendor shall have the right to substitute other products and materials for those listed in this schedule. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. E.&O.E. All homes are protected under Tarion Warranty Program.