

# THE KAWARTHA COLLECTION

## Features & Finishes

### GENERAL SUITE FEATURES

- Main living ceiling heights approximately 10'-0" with smooth finish<sup>°</sup>;
- Upper and walkout ceiling heights approximately 8'-0" with smooth finish<sup>°</sup>;
- Laminate flooring throughout in foyer, living/dining areas, bedroom(s), kitchen and den<sup>°</sup>;
- Approximately 6" baseboards, co-ordinating approximately 3" door casings;
- Solid core suite entry door;
- Sliding door(s) and/or swing door(s) (hollow core and/or glass)<sup>°</sup>;
- Contemporary door hardware with brushed metal finish;

- Wire plastic-coated closet shelf and/or rod in all closets;
- Linen storage, as per plan;
- Warm white tones for walls throughout, with a semi-gloss finish for bathrooms and flat finish for ceilings throughout;
- Balconies and terraces with architectural canopy and oversized sliding doors<sup>°</sup>.
- Oversized windows for increased water views<sup>°</sup>.
- Gas fireplace<sup>°</sup>;
- Gas line on main floor balcony<sup>°</sup>;

### KITCHENS

- Open concept kitchen with contemporary upper and lower cabinetry<sup>°</sup>;
- Quartz countertop and backsplash finish<sup>°</sup>;
- Double basin under-mount stainless steel sink, with single-lever pull-out spray faucet with a brushed metal finish;
- Island with breakfast bar<sup>°</sup>.

### APPLIANCES

- European inspired stainless-steel appliances consisting of 36" refrigerator, 30" oven with gas cooktop, under cabinet range hood, 24" dishwasher, and under-counter microwave;
- Front load washer and dryer on walkout level<sup>°</sup>;
- Stackable washer and dryer in primary bedroom<sup>°</sup>;

### BATHROOM(S)

- Designer inspired vanity with quartz countertop and under-mount sink<sup>°</sup>;
- Single lever faucet with a brushed metal finish;
- Oversized mirror with wall sconce lighting;
- White acrylic soaker tub with full wall height porcelain tiles in tub surround<sup>°</sup>;



### BATHROOM(S) CONT'D

- Framed glass shower with full wall height porcelain tiles and brushed metal showerhead<sup>°</sup>;
- Recessed ceiling moisture resistant shower light in separate shower stall<sup>°</sup>;
- Pressure balanced valve(s) for tub and/or shower;
- Comfort height, low consumption toilet with soft close lid;
- Porcelain floor tile in bathroom<sup>±</sup>;
- Privacy lock on bathroom door(s).

### ENSUITE BATHROOM

- Designer inspired vanities with double undermount sinks and quartz countertop<sup>±</sup>;
- Single lever faucet with a brushed metal finish;
- Frameless mirror with wall sconce lighting;
- Freestanding deep soaker bathtub;
- Shower stall with full wall height porcelain tiles and framed glass shower door<sup>°</sup>;
- Contemporary single lever faucet with a brushed metal finish and handheld showerhead with slide bar in tub and/or in separate shower<sup>°</sup>;
- Recessed ceiling moisture resistant shower light in separate shower stall<sup>°</sup>;
- Pressure balanced valve(s) for tub and/or shower;
- Comfort height, low consumption toilet with soft close lid;
- Porcelain floor tile in bathroom<sup>±</sup>;
- Privacy lock on bathroom door(s).

<sup>\*</sup> Where applicable and as per plan  
<sup>\*\*</sup> See disclosure document for full details.  
<sup>\*\*\*</sup> See Sales Representative for further details.  
<sup>±</sup> As per Vendors preselected standard finish packages.  
<sup>°</sup> Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

### MECHANICAL/ELECTRICAL FEATURES

- Individually controlled central air conditioning and heating system;
- Pre-wired telephone and cable outlets in den, bedroom(s) and living/eating area<sup>°</sup>;
- Switch controlled receptacles in living area and bedroom(s), with ceiling mounted light fixture(s) in den, entry corridor and pot lights in kitchen<sup>°</sup>;
- In-suite smoke and carbon monoxide detector(s);
- In-suite ERV (Energy Recovery Ventilation) unit(s)<sup>°</sup>.

### BUILDING FEATURES

- Contemporary architectural design with maximized privacy and views of the Cameron Lake;
- Oversized main floor balcony and roof terraces<sup>°</sup>;
- Two car garage with bonus storage area<sup>°</sup>;
- Access to outdoor pool and clubhouse, billiards room, meeting room, fitness studio, tennis and pickleball courts<sup>°°</sup>;
- Walkout access to lakeside walking paths and docks<sup>°°</sup>;
- Ambient site lighting.



The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not the same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements. E.&O.E.