

# Club Towns

## FEATURES & FINISHES

### CURATED INTERIOR SUITE FEATURES

- Main floor ceiling with ceiling heights of approximately 9'-0" with smooth finish and capped ceiling outlet;<sup>‡</sup>
- Upper floor ceiling with ceiling heights of approximately 9'-0" with smooth finish;<sup>‡</sup>
- Main floor living room area with soaring loft ceiling heights of approximately 18'-0" with smooth finish;<sup>‡</sup>
- Laminate plank flooring throughout foyer, living/dining areas, bedroom(s), kitchen and den;<sup>±</sup>
- Straight-edge cut 6" baseboards with co-ordinating approximately 3" door casings;
- Smooth solid core door(s) throughout;<sup>\*</sup>
- Contemporary door hardware with a brushed metal finish;
- Closets with wire plastic coated shelving and/or rod;
- Linen storage;<sup>\*</sup>
- Select warm white tones for walls throughout, with semi-gloss finish for bathrooms and flat finish for ceilings;<sup>\*\*±</sup>
- Exclusive walk-out to top floor deck;<sup>\*</sup>
- Finely crafted fireplace surround with gas fireplace.

### OPEN CONCEPT KITCHEN

- Contemporary styled kitchen with modern features;<sup>\*</sup>
- Designer select finish for contemporary upper and lower cabinetry;<sup>±</sup>
- Quartz countertop and backsplash finish;<sup>±</sup>
- Luminous under-cabinet valence lighting;

- Contemporary double bowl stainless steel sink, with single-lever pull-out spray faucet with a brushed metal finish;
- Extended kitchen counter-top and cabinetry with built in breakfast bar, as per plan<sup>\*±</sup>

### MODERN APPLIANCES

- Stainless-steel appliances consisting of 36"; refrigerator, 30" oven with gas cooktop, integrated under cabinet range hood, 24" dishwasher, and under counter microwave;<sup>±</sup>
- Conveniently placed full size front load washer and dryer vented to the exterior<sup>\*±</sup>

### ENSUITE BATHROOM

- Double vanity with quartz countertops and undermount sinks;<sup>\*±</sup>
- Single lever faucet with a brushed metal finish;<sup>±</sup>
- Frameless mirror with contemporary light;
- Shower with 12"x24" full wall height porcelain tile and framed glass shower door;<sup>\*±</sup>
- Single lever faucet with a brushed metal finish and handheld showerhead with a slide bar in tub and/or in a separate shower;<sup>±</sup>
- Recessed ceiling shower light in shower enclosure;
- Deep soaker bathtub;<sup>\*±</sup>
- Pressure balanced valve(s) for tub and/or shower;



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### ENSUITE BATHROOM CONT'D

- Comfort height, low consumption toilet with soft close lid;
- 12"x24" porcelain tile flooring in bathroom;±
- Privacy lock on bathroom door.

### BATHROOM(S)

- Vanity with quartz countertop and undermount sink;±
- Single lever faucet with a brushed metal finish;±
- Oversized mirror with contemporary light;
- Full height 12"x24" porcelain tiles in tub surround;±
- Shower with 12"x24" full wall height porcelain tile and framed glass shower door;±
- Single lever faucet with a brushed metal finish and showerhead in tub and/or in a separate shower;±
- Recessed ceiling shower light in shower enclosure;
- Pressure balanced valve(s) for tub and/or shower;
- Deep white acrylic soaker tub;\*
- Comfort height, low consumption toilet with soft close lid;
- 12"x24" porcelain tile flooring;±
- Privacy lock on bathroom door;

### COMFORT & SAFETY FEATURES

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

### BUILDING FEATURES

- Contemporary architectural design and planning to maximize usability and privacy;
- Covered entry porch with recessed lighting;\*
- Generous south facing main floor patio and exclusive roof deck off upper floor;\*
- One car garage with direct access to townhome;
- Access to amenity and social spaces such as outdoor pool and club house, games area and meeting room, modern fitness studio, tennis and pickleball courts.\*\*

\* Where applicable and as per plan

\*\* See disclosure document for full details.

\*\*\* See Sales Representative for further details.

± As per Vendors preselected standard finish packages.

† Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

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.