

## THE RESIDENCES

- + Underground resident parking with controlled access
- + Two high Speed passenger elevators
- + 9ft plus ceiling heights in main living areas (bulkhead & ceiling drops excepted)
- + Smooth drywall ceilings
- + Single plank engineered hardwood or bamboo flooring in main living areas
- + Choice of engineered wood flooring, porcelain tile, or natural stone flooring in foyer†
- + 7ft high solid core paneled interior doors
- + Brushed chrome or nickel lever hardware on all doors
- + Sliding patio doors to terraces, per plan
- + Low E thermal glazed windows and terrace doors
- + Gas fireplace(s) in each unit
- + Gas barbecue outlet and hose connection in all suites
- + Advanced HVAC system allowing for energy efficient, reliable heating or cooling all year round
- + High baseboards and step casings throughout
- + Low VOC paints throughout

## GOURMET KITCHENS \*

- + Choice of granite or quartz countertop†
- + Choice of porcelain tile, natural stone or engineered wood flooring†
- + European style kitchen cabinetry from Vendor's samples
- + Full height glass tile or porcelain tile backsplashes
- + High end European Energy Star stainless steel appliance package including built in wall oven and microwave oven, refrigerator/freezer, gas cooktop or gas slide in range, hood fan vented to exterior and multi cycle dishwasher \*
- + Two compartment stainless steel sink with single lever chrome faucet with pull out spray
- + Recessed LED lighting and LED pendant lighting over islands
- + Under cabinet LED lighting

## MASTER ENSUITE \*

- + Choice of porcelain or marble tile full height shower surround†
- + 5ft to 6ft acrylic bathtub, as per plans
- + Quality designed cabinetry from Vendor's standard samples
- + Choice of porcelain or marble tile flooring, tub apron and tub surround†
- + Choice of porcelain or marble tiles on shower walls†
- + Frameless glass shower enclosure, as per plan
- + Rain Forest shower heads with telephone showers
- + White dual flush toilet
- + Quality designed cabinetry from Vendor's standard samples
- + Choice of granite or quartz countertop†

## LUXURIOUS SECOND BATH \*

- + Shower or 5ft white bathtub, as per plan
- + Choice of porcelain or ceramic tile flooring†
- + Ceramic tile full height tub or shower surrounds†
- + Ceramic tile flooring in shower†
- + Quality designed cabinetry from Vendor's standard samples
- + Marble or Quartz countertop†
- + Chrome sink and tub/shower faucets
- + White dual flush toilet

## LAUNDRY

- + Side by side or stacked front loading washer dryer as per plan
- + White ceramic tile flooring in laundry area†

## ELECTRICAL

- + Pre-wired for television, telephone and data in all bedrooms, living room and library/den areas
- + Interconnected Smoke/CO2 detectors
- + Pre-wired for access to high speed internet and digital television
- + Separate electrical meters for each suite
- + Weatherproof electrical outlet located on terrace

## THINK SECURITY

- + Remote access to underground parking and controlled access from parking to elevator lobby
- + CCTV surveillance cameras at entrances and underground garage
- + Entryphone system at main entrances with in-suite monitoring capability
- + In-suite digital alarm system

## THINK ENVIRONMENT

- + LED lighting throughout all suites and public corridors
- + High efficiency HVAC systems individually metered
- + Energy efficient lighting in garage
- + Individual Suite remote reading electric smart meters
- + Carbon Monoxide detector controlled garage fans
- + Tri-sorter garbage chute system
- + Energy Star kitchen appliances
- + Smart irrigation system
- + Secure Bicycle storage at garage level
- + "Dark Sky" Exterior Lighting
- + Extensive Green Roof
- + Parking spaces conduited for future electric car conversions

## THINK FUN

- + All suites include multi-year membership in the YMCA
- + Dogwash station for cleaning up your best friend after a walk in the park
- + All units include secure storage lockers for your sports equipment and other gear
- + Locking bike racks in secure rooms

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† From Vendor's standard samples

\* Not all features available in all units

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Variations from Vendor's samples may occur in materials, finishes and colours due to normal production processes and nature of material. Beech House reserves the right to substitute materials of equal or better quality without notice subject to availability and construction process.

E&OE