

JOYA

ON THE QUEENSWAY

FEATURES AND FINISHES

GENERAL SUITE FEATURES

- Ceiling height +/-9' with smooth finish except where dropped ceilings occur and/or structural beams or mechanicals exist and excluding bathroom areas*
- Laminate flooring in living, dining, kitchen and sleeping spaces
- Laundry areas to be 12"x12" floor tiles⁺
- White stacked front-loading washer and dryer
- Approximately 4" baseboards with coordinating 2" door casings
- Solid core entry door with security view hole and suite entry surround
- Sliding door(s) and/or swing door(s) throughout**
- Brushed or Satin Nickel hardware on swing door(s)⁺
- Wire closet shelf and/or rod in all closets
- Flat white paint finish for walls and ceilings throughout; white semi-gloss paint in bathrooms and for all trim and doors
- Balconies, terraces and patios with sliding and/or swing doors**

KITCHEN

- Custom-designed kitchen with approximately 12" deep uppers and slab cabinetry in one of 3 colour palettes⁺
- Soft close cabinet doors and drawers
- Designer-curated quartz countertop⁺
- Contemporary kitchen backsplash⁺
- Single basin stainless steel undermount sink with single-lever pull-down spray faucet in chrome finish⁺
- Valance lighting under upper cabinets
- 24" appliances to include: stainless steel fridge, electric cooktop with built-in oven below and panel ready dishwasher⁺
- 30" over-the-range microwave oven⁺

BATHROOMS

- Bathroom vanity with quartz countertop and integrated sink
- Contemporary single-lever chrome faucet⁺
- Frameless mirror with valance light above⁺
- Full-height ceramic wall tile in tub surround and in separate shower stall⁺
- Chrome faucet in tub or in separate shower stall^{***}
- Privacy lock on bathroom door(s)
- Clear glass shower partition or chrome framed shower enclosure with door (as per plan) with recessed shower pot light where separate shower stall is shown**
- Pressure-balanced valve(s) for tub and/or shower
- 12"x24" porcelain floor tile in bathroom(s)⁺
- Contemporary white acrylic soaker tub**
- Tiled shower stall floor^{***}

MECHANICAL / ELECTRICAL FEATURES

- Individual in-suite controlled all-season heating and cooling system
- Individual suite electricity meter(s) and water meter(s)
- Fibre cable to each suite location determined by vendor
- Switch controlled receptacle in living area and bedrooms**
- Designer selected ceiling-mounted light fixture(s) in den and entry corridor**
- 3-track head white light fixture in kitchen
- In-suite smoke and CO detector
- One capped ceiling outlet in dining area or living/dining area if combined (as determined by vendor)**

* Ceiling height is approximate and subject to change in areas where bulkheads, mechanical, structural beams or dropped ceilings impact height. See unit specific details for more information if applicable.

** As per plan

*** See disclosure documents for further details

+ As per Vendor's preselected standard finish packages. Must be selected at time of purchase or Vendor reserves the right to select.

The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

FORM FF JOYA – August 2 2023. E & OE.