

features + finishes



in suite features

KITCHENS

- Custom designed cabinetry with 41" upper cabinets where construction permits and full depth upper cabinet over fridge.
- Quartz countertop and ceramic mosaic backsplash.
- Under mounted square edge stainless steel single bowl with single lever faucet with pull out spray.
- Appliance Package
 - Stainless Steel Energy Star fridge
 - Stainless Steel Slide- in Range
 - Stainless Steel Energy Star dishwasher
 - Integrated exhaust fan

BATHROOMS

- Custom designed vanity.
- 12" x 24" porcelain tile for bathroom floor and irregular mosaic porcelain wall tile for bathtub or shower enclosure.
- Porcelain tile baseboards.
- Shower floor to have 2" x 2" ceramic tile.
- Quartz vanity countertop with approximately 3" backsplash return and with under mounted basin.
- Mirror over vanity basin.
- Custom shelving over toilet.
- Single lever faucet for all vanity basins.
- Exhaust fan in all bathrooms vented to exterior.
- Privacy lock on bathroom door.
- Safety pressure balance valve for shower.
- Framed glass door for shower enclosures as per plan.
- Waterproof ceiling light provided in shower.
- Water efficient low flow toilet(s).
- High pressure low flow shower head.
- Chrome and ceramic plumbing fixtures.
- Chrome toilet paper holder and towel bar accessories.

LAUNDRY

- In suite laundry closet with Energy Star rated front loading washer, white dryer vented to exterior.
- 12" x 12" Porcelain floor and baseboard tile.

COMFORT AND SECURITY

- Individual comfort-controlled heating and air conditioning (Fan Coil System).
- Energy efficient thermal glazed windows with aluminum frames.
- Suite equipped with emergency voice communication system, smoke detectors and sprinkler protection system.
- Fire rated suite entry door with privacy viewer.
- Suite entry smart door.
- Smart thermostat.

INTERIOR FINISHES

- Approximately 9'-0" ceiling height measured from top of floor slab to underside of slab above before finishes and excluding bulkheads and drop ceilings.
- Exposed concrete core lab ceiling finish with upgrade option to paint.
- 10mm laminate floor in all areas except for bathroom(s) and laundry.
- 6'-8" interior doors with 3" casings and 4-1/4" baseboards Flat Stock (where construction permits).
- Decorative lever door handles.
- Bedroom closets to have swing door or panel sliding doors – as per plan.
- Walls and drop ceilings to be painted Distant Grey or equal as per Vendors samples.
- Trim and doors to be painted White Heron as per Vendors samples.
- Distant Grey smooth ceilings in all areas.
- Sliding glass door with screen or garden door to exterior balcony and/or terrace – as per plan.

- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit.
- Sliding door front hall closet.
- Swing door in laundry room.

ELECTRICAL FEATURES

- Ceiling light fixtures package including kitchen, dining and living rooms. See Vendor standard finishes.
- Switch to plug outlet in living area.
- Copper electrical wiring with circuit breaker service panel.
- Pre-wired cable outlet in living area, bedroom(s) and den.
- Pre-wired telephone outlet in living area, bedroom(s) and den.
- Individually metered hydro consumption.
- Decora switches and receptacles.

BALCONIES AND OR TERRACES

- Terraces with 2' x 2' pavers only.
- Balconies to be brushed concrete.
- Exterior electrical receptacle on balconies.

common area features

SAFETY AND SECURITY

- Smart features for enhanced digital experience.
- Access control for all building entry and egress doors including amenity spaces and parking garage.
- Smart access entry modules in each vestibule for homeowners and guests.
- Intercom and panic button in parking garage.
- Camera surveillance system for building exterior, entry doors, parking garage and lobby vestibules.
- ULC fire monitoring.
- ULC elevator monitoring.
- Sprinkler system.
- Heat detectors connected to fire annunciation panels.
- Smart in-suite gateway technology.

LOUIE BUILDING FEATURES

- Common area AV/IT, including building hub network.
- WiFi in amenity areas.
- Waiting lounge with phone charging stations and concierge desk.
- Think space area with accent brick facades, fully functional AV technology and seating.
- Hybrid classic and postmodern design element in main lobby, elevator lobby and main hallways.
- Automated common area lighting controls including occupancy sensors where specified.
- Party room and lounge space, fully functional AV and entertainment technology and seating.
- Arcade and games room complete with audio and tech lighting.
- Pet spa and lounge space.
- Charging stations are available for purchase – see sales consultant for details.
- Secure bike parking and storage.
- Underground parking with direct access to residence (available for purchase, see sales consultant for details).
- Secure storage lockers (available for purchase, see sales consultant for details).
- Individually metered water.

Please note: Features, finishes specifications and choice of Vendor's samples (as per plan) are subject to availability and may be changed without notice. Purchaser may be required to reselect colours/materials from Vendor's samples as a result of dye lot variations, unavailability or discontinuation. Vendor may substitute materials for those designed in plans and specifications provided such materials are equal to or better than those designed. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. E. & O.E.