

# Features & Finishes

## The Suite

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- Full-height window wall/spandrel; double-glazed windows (as per plan)
- Balcony slider or swing door as per plan
- Solid-core entry door with security view hole
- Contemporary, profile painted baseboards, door frames, and casings
- Designer-selected door handle levers and hardware
- Low VOC, latex paint finishes in Benjamin Moore colour
- Smooth painted 9' ceilings with 8' dropped ceilings (as per plan)\*
- Contemporary, wide-plank laminate floors from designer's sections throughout all principal rooms and bedrooms
- High-efficiency, stacked, front-loading washer and dryer
- Wiring for high-speed internet
- Heating and cooling via fan coil system for enhanced efficiency with in-suite climate control

## The Kitchen

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- Contemporary, European kitchen layouts with slab-profile cabinetry from designer selected samples
- Quartz kitchen countertops from designer selected samples
- Contemporary tile backsplash from designer selected samples
- Integrated, European-style appliance package, including stainless steel refrigerator, dishwasher, and stainless steel range
- Contemporary, stainless steel, single-bowl undermount sink
- Brushed nickel pull-down gooseneck faucet

## The Bathroom

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- Contemporary bathroom cabinet with slab profile doors
- Cultured marble countertop with modern, integrated sink basin for bathroom vanity
- Designer large format porcelain bathroom floor tile
- Designer ceramic wall tile in tub
- White, porcelain High-Efficiency Toilets (HET)
- Brushed nickel, modern plumbing fixtures throughout

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\* Higher ceilings on some podium plans. See sales representative for details

All specifications and materials are subject to availability and change without notice. In accordance with the terms of the Agreement of Purchase and Sale and Tarion guidelines, the Vendor has the right to make reasonable changes to plans & specifications if required and to substitute materials specified herein with those of equal or better quality without notice. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes provided in the sales centre and decor showroom may vary from Vendor's samples as a result of normal manufacturing and installation processes. See sales representative for details. E. O. & E.

# Features & Finishes

## The Technology

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- Suite entry smart lock with mobile-enabled features
- Secure, wireless in-suite internet <sup>1</sup>
- Sprinklers with smoke/heat detectors
- Exterior and interior common area security cameras

## Phase 1 Amenities

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- Indoor lounge featuring a resident bar and entertainment area with integrated TVs and seating
- Dual-bowling lanes with semi-private banquette seating
- Bookable, private dining area equipped with kitchen, dining table, and lounge seating
- Outdoor natural gas BBQs with bookable private dining areas
- Modern fitness studio equipped with machines and open fitness areas, lockers, and change rooms
- Peloton studio with virtual trainers and cloud-enabled bikes
- Private hydro-pool swim spa and hot tub

## Phase 2 Tower C Amenities <sup>2</sup>

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- Indoor lounge featuring a resident bar and entertainment area with integrated TVs and seating
- Bookable private theatre room equipped with surround sound, popcorn cart and snack bar
- Modern yoga and fitness studios equipped with machines and open fitness areas, lockers, and change rooms

## Phase 2 Tower D Amenities <sup>2</sup>

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- Bookable, private dining area equipped with a catering kitchen, harvest dining table, lounge seating, and outdoor natural gas BBQs
- Games area with retro arcade games and a variety of games tables
- Music (Jam) room equipped with acoustic wall coverings, drum kit, amps, and speakers
- Outdoor bookable private cabanas
- Outdoor firepit with Muskoka chairs
- Co-working room

1. Internet service is currently contemplated in the condominium budget as being part of each unit's monthly common expenses. In the instance internet service is not provided on a bulk basis, internet service will be available from a service provider of the occupant's choosing and the cost of the internet service will not be part of the unit's monthly common expenses but will be a separate expense that the unit occupant will have to pay directly to the internet service provider.

2. The declarant of the condominium reserves the right to relocate an amenity or number of amenities of a future phase of Station Park and/or not proceed with one or more amenities.

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## Phase 2 Outdoor Amenities <sup>2,3</sup>

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- Reservable outdoors seating, dining, BBQ and games area
- Kids play area
- Outdoor running track, yoga deck and workout space
- Outdoor galleria seating deck
- Various reservable hot tubs
- Enclosed dog park

## Functional Amenities Include <sup>2</sup>

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- WiFi-enabled hotspots throughout all common areas
- Fast-charge EV parking
- Secure parcel room, enabled with an electronic delivery system
- Dog washing stations
- Automated underground parking garage
- Secure bicycle storage
- Optional storage lockers
- Sortable garbage chute
- Energy-efficient central heating/cooling system
- Energy-efficient windows and doors throughout
- Energy-efficient lighting throughout

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3. Not all outdoor amenities may be ready for use at occupancy due to construction phasing requirements.

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