



ROSEHAVEN.COM

THE
REBECCA
CONDOS

FEATURES & FINISHES

BUILDING AMENITIES AND ENTERTAINMENT

- **The principal entrance for building will be from Rebecca Street, which is proposed to be re-constructed as a “woonerf” (pedestrian friendly) streetscape by installing enhanced landscape treatments to encourage pedestrian activity and connection with John Rebecca Park.**

- Commercial space on street level for your convenience.

- **Striking ground floor lobby with lounge seating.**

- **Private mail and smart parcel locker system.**

- **24-hour in-person concierge.**

- Key fob access to your building, amenities, and parking.

- High-speed elevators servicing building tower and podium.

- Wi-Fi enabled in principal amenity areas.

- **State of the art ground floor fitness centre with cardio & weight equipment and spin room.**

- **Pet friendly building with convenient “Pet Spa” on ground floor (self-serve washing station).**

- **“Activities Terrace”,** located on Level 6 featuring an exterior seating area with ping-pong tables and exercise space.

- **“Games Hub”,** connected to the Activities Terrace, with fooseball, games table, selection of board games and large screen TV for playing with friends.

- **“Co-Work Space”** on the ground floor, features multiple enclosed rooms for private workspace, and common workstations.

- **Enjoy the professionally-designed “Podium Terrace” with an unobstructed view of John Rebecca Park, equipped with barbeque stations, outdoor cabanas and seating, and gas firepit.**

- **Relax and entertain guests at the “Terrace Lounge” featuring a private dining area with catering kitchen, fireplace lounge, TV and sports bar.**

- **Surveillance cameras** strategically placed throughout the common areas as well as access doors to the buildings for added security and safety.

- Parking and storage lockers available for purchase.

- **Parking with rough-in for EV charging available for purchase (Limited number only).**

- **Dedicated indoor bicycle parking area & racks.**

- Refuse rooms for garbage, recycling and organics readily accessible on each residential floor.

- On-site management office to assist you with all suite or property needs.

CONDO SUITE FEATURES

- **Sleek 7’ front entry door** to each suite with a privacy viewer and chrome finish lever handle, hinges and deadbolt.

- **9’ high smooth painted ceilings** (8’ dropped ceiling in bathroom, ensuites and at bulkheads locations).

- **Limited suites with 10’ high smooth painted ceilings** (9’ dropped ceiling in bathrooms, ensuites and at bulkheads locations). See sales representative for list of suites.

- **Wide plank flooring throughout, excluding bathrooms and laundry rooms which have tile flooring, as per builder samples.**

- **Sleek 7’ tall interior passage doors** with chrome finish lever handles & hinges.

- **Contemporary square edge 2 3/4” interior casing & 4” baseboards.**

- **White laminate panel sliding closet doors with trimmed archways.** Closets include wire shelving with hanging rod.

- Wall, trim and doors painted with an off-white, low VOC paint.

- Balconies & Terraces providing a private exterior amenity space, as per plan.

- **Electrical outlet at exterior balconies and terraces.**

KITCHEN

- Contemporary designed, kitchen upper and base cabinetry, with one bank of drawers.

- **Soft-close hardware for doors and drawers.**

- **Under-cabinet valance lighting.**

- **Full depth uppers over fridge with end gable.**

- **Polished Quartz countertop with square edge.**

- **Tile backsplash as per builder’s samples.**

- Stainless steel finish single compartment undermount sink.

- Chrome finish single handle pull-out kitchen faucet.

- **24” appliance package: Refrigerator, paneled dishwasher, electric range oven, and hood fan.**

- Electrical outlet installed at counter level.

BATHROOMS & LAUNDRY

- **Contemporary freestanding vanities with an integrated sink.**

- **Framed vanity mirror with shelf.**

- Contemporary chrome finish, single handle faucet with pop up drain.

- Ultra-Modern, high-efficiency white toilet.

- **Chrome finish towel bar and tissue holder.**

- Contemporary chrome finish pressure balanced shower head and valves for bathtub enclosure and shower stall.

- **12” x 24” Imported Porcelain tiles installed in a stacked pattern to bathroom floor and to the tub enclosure walls up to the ceiling height.**

- Bathtub enclosures feature a white acrylic soaking tub, where applicable.

- **Shower stalls feature a full height metal framed glass panel or framed swing door, where applicable.**

- **White laundry room appliance package includes stackable washer & ventless dryer.**

- Imported Porcelain tile installed to laundry room floor.

LIGHTING, TECHNOLOGY & MECHANICAL

- **Individual electrical panel in each suite.**

- **Individual energy efficient comfort-controlled heating and cooling system (on a rental basis).**

- **Each suite is individually metered for hydro & water consumption.**

- **White Décora style switches and outlets throughout.**

- Modern ceiling light fixtures in foyer, halls, kitchen, den, bedrooms and walk- in closets.

- **One recessed ceiling light fixture in all bathrooms plus one in bathtub enclosure or shower stall, where applicable.**

- **Three (3) pre-wired CAT 5E outlets: one in living room, one in master bedroom (where applicable) and one in den, as per Builder's discretion.**

- **Electrical outlet with integrated USB port in kitchen and master bedroom.**

- Rough-in wiring for security system for front door to each suite.

CONDO SUITE INTERIOR COLOUR PACKAGES

Rosehaven Homes has provided three standard design packages to choose from which are/were on display at the presentation centre at the time of purchase: **Dawn, Matinee and Midnight.** Purchaser(s) will be asked to choose one of the colour packages for their unit. Colour packages are not interchangeable. The Purchaser(s) also note that the Vendor has the option to substitute items within this package without providing notice to the purchaser, provided they are equal or better.

Colours may be completed at the Presentation Centre or the Rosehaven Décor Studio, the location will be determined by Rosehaven Homes at a later date, and at this time you will also have the option to incorporate upgraded finishing touches.

NOTE

The Vendor reserves the rights to substitute alternative materials and fixtures of equal or better quality. All illustrations are artist's concepts. The purchaser acknowledges that the floor plan may be reversed. The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit/ supply / pick up for any standard feature listed herein which is omitted at the Purchaser's request. Tub shapes depicted on the brochure may not reflect the actual shape of tub installed, and the Purchaser(s) agree(s) to accept tub as installed. Specifications and conditions are subject to change without notice. Finished floor height is measured from the top of the floor concrete slab to the underside of the ceiling concrete slab above and approximate only. Built in noise-attenuation measures and dropped ceilings and bulkheads will cause ceiling heights to vary in some areas.

Drop ceilings and bulkheads will occur to accommodate HVAC, plumbing, electrical and structural requirement. A step condition may be required for access to balconies and terraces at the Builder's discretion. All references to sizes, measurements, construction styles, brand/industry names or terms may be subject to change or variation within industry accepted standards & tolerances. All references to features and finishes are as per applicable elevation/ plan, and each item may not be included in each home. All features & finishes where a selection is provided will be selected from Rosehaven's predetermined standard selections.

WARRANTY COVERAGE

Rosehaven Homes has been committed to providing excellent service under the guidelines of the new Ontario home warranty and protection program since 1992. For more information visit www.hcraontario.ca/

MANAGE YOUR WARRANTY ONLINE

Your new Rosehaven home is backed by Tarion. Register for Tarion's MyHome (myhome.tarion.com) right after you take possession. MyHome is an online tool you can use from your computer or mobile device that allows you to submit warranty claims and upload supporting documents directly to your builder and Tarion. It also alerts you to important dates and warranty timelines, allows you to receive official correspondence from Tarion electronically, and schedule an inspection with Tarion when you need assistance.

- Manage all of your warranty information in one place.
- Submit personalized warranty forms online.
- Receive alerts for important warranty deadlines.
- Receive e-correspondence instead of paper.

