



STANDARD FEATURES AND FINISHES

THE EDGAR RIVERSIDE

The Edgar suites include the following Standard Features and Finishes:

General:

- Vinyl flooring in the foyer, kitchen, dining area, living room and hallway
- Broadloom carpet with foam under-pad in bedroom(s)
- Large format porcelain tile in bathroom(s) and laundry room
- Smooth gypsum board ceilings throughout (expect laundry which is grid/tile drop ceiling)
- Modern 1 step painted trim (white) package including base (5 1/2"), door casings and door jambs and door stops
- 2 panel MDF interior doors (white)
- Lever hardware and privacy locks at washrooms and bedrooms
- Interior walls are primed and then painted with two coats of paint with one colour selection per unit
- Vinyl wrapped wire shelving in all closets
- 7' fire rated entry door with security peeper and hardware and "E" badge
- Patio or Courtyard or Balcony access via full lite sliding door as per plan
- Windows – single hung double pane energy efficient glazing with insect screens as per plan
- Suite ceiling to be nominal 10 feet in height on the 1st and 4th floor and 9 feet on the 2nd and third floors where ceiling bulkheads are installed and drop ceilings are required, the ceiling height will be less than the nominal 9/10 feet
- Fire protection with semi recessed sprinkler heads as required

Kitchen:

- Stainless steel refrigerator
- Stainless steel 30" electric range
- Stainless steel under counter 24" dishwasher
- Kitchen cabinets – High pressure embossed melamine slab doors and drawer fronts with white melamine interiors with full extension soft close undermount drawers with soft close doors
- All cabinet doors and drawers to have stainless steel bar pull handles
- Granite or quartz solid surface kitchen countertop
- 3" x 6" porcelain subway tile backsplash
- Blanco stainless steel single bowl (in 1 bedroom units) or double bowl undermount sink (in 2 bedroom units)
- Kohler chrome faucet with pullout sprayer

Bathroom(s):

- White oval sinks
- Granite or quartz solid surface countertop

Another Development By:



**BROTTO DEVELOPMENT
CORPORATION**



**SUBURBAN
CONSTRUCTION & MANAGEMENT LTD.**

- Bathroom cabinets - High pressure embossed melamine slab doors and drawer fronts with white melamine interiors with full extension soft close undermount drawers with soft close doors
- All cabinet doors and drawers to have stainless steel bar pull handles
- Main bath shower - Full height acrylic tub/shower, bathtub with single lever Kohler chrome faucet and shower (5') (Note: 1 Bedroom units have acrylic tub/shower)
- Ensuite shower – Tiled shower walls (acrylic base) with shower door and Kohler Chrome temperature controlled shower faucet
- Large format porcelain tile flooring
- Kohler comfort height toilets

Laundry:

- Optional 24" polypropylene laundry tub with faucet (Chrome)
- Connections for washer (waterlines and drain) and dryer (electric with venting)

Safety and Security:

- Main entry access control system with viewing camera
- Secure card access entry system for the residents
- Hard wired smoke and carbon monoxide alarm(s) as per code

Mechanical:

- In-suite forced air gas heating and cooling unit (Magic Pak or equivalent) with digital thermostat for individual climate control of suite with unit located in separate room accessible with separate door off of courtyard, patio or balcony
- Individual electric hot water tank (rented)
- Individual gas meter

Electrical Service and Fixtures:

- Individual electrical power service (100amp), separately metered
- Decora style receptacles and switches throughout per code
- Courtyard or balcony or patio to have one plug with weatherproof cover and one exterior wall light
- Light fixture in the kitchen, dining area, living room, hallway, bedroom(s), laundry room and foyer area (fixtures from allowance)
- Vanity lights in bathrooms (fixtures from allowance)
- Under cabinet kitchen lighting (fixtures from allowance)
- Lighting fixture allowance: \$1,250 + H.S.T.
- Electric dryer plug (220 volt)
- Electric plug for stove (220 volt)

Communications:

- Pre-wired telephone outlet per plans
- Pre-wired for cable television in living room, second bedroom and master bedroom

Other:

- One open air parking space to be included and assigned per suite (optional upgrade to an enclosed garage unit – limited availability)

Notes:

1. The Developer/Builder shall have the right to substitute other products and materials for those listed herein or provided for in the plans and specifications provided the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

Another Development By:



**BROTTO DEVELOPMENT
CORPORATION**



**SUBURBAN
CONSTRUCTION & MANAGEMENT LTD.**

2. All selections and items are from the Developer/Builder's standard selections which may be subject to change from time to time.
3. All dimensions and sizes if any are approximate.
4. All specifications and materials are subject to change without notice.
5. E. &O.E.

Another Development By:



**BROTTO DEVELOPMENT
CORPORATION**



**SUBURBAN
CONSTRUCTION & MANAGEMENT LTD.**