LA TOWNS

STANDARD FEATURES AND FINISHES

A Higher Standard from the Start

At LA Towns, we believe a great suite should begin with **a higher level of finish**. Our goal has always been to deliver an elevated product from the outset, one that feels complete, thoughtful and well appointed **without requiring purchasers to add numerous upgrades** simply to achieve that level.

A big part of what makes LA Towns feel more like a home is that **we approach the design and finishing of each suite the way we would a home**. That means paying attention to details that are often overlooked in condominium construction, or sometimes eliminated in an effort to reduce costs, things like residential-style casement windows with painted MDF trim and casing, large sliding glass patio doors, custom painted MDF cabinetry, substantial storage, detailed trim work and thoughtfully designed kitchens and bathrooms.

That approach is reflected throughout every suite, from **quartz countertops and custom painted MDF cabinetry throughout**, to a fireplace feature wall, premium lighting, extensive storage and fully equipped kitchens and laundry areas.

Particular attention has been given to the kitchen, with **extensive storage, generous drawer space, a full-height pantry with pull-out drawers and a large nine-foot island**. A traditional-style custom painted MDF hood enclosure conceals the exterior-vented exhaust fan, creating a refined, built-in appearance. Quartz countertops, soft-close cabinetry and under-cabinet lighting are also included as standard.

The same approach carries throughout the balance of the suite. **All standard kitchen and laundry appliances are included**, along with a laundry tub, built-in white closet shelving, a tiled ensuite shower including tiled walls, floor and ceiling, gas barbecue connection, approximately **26 to 28 LED pot lights throughout the suite, 8 dimmer switches**, together with a generous lighting fixture allowance, among many other features.

We believe this higher standard is an important part of what makes an LA Towns suite unique and reflects our commitment to continuing to offer purchasers a product that is both **exceptionally finished and thoughtfully designed.**

For purchasers looking to take their suite even further, the optional **Signature Collection** brings together many of our most popular premium upgrades in one curated package. Combined with our already elevated Standard Finishes & Features, it creates an exceptionally complete and distinctive LA Towns suite.

The following pages provide the complete Standard Finishes & Features included with each LA Towns suite.

General:

- Vinyl flooring in the foyer, kitchen, dining area, living room, bedrooms, hallways, closets and storage rooms.
- Porcelain tile flooring in bathrooms and laundry room.
- Smooth gypsum board ceilings throughout.
- Modern painted white trim package including 5 1/2" baseboards, door casings, door jambs and door stops.
- Standard-height MDF interior doors, painted white.
- Lever-style door hardware with privacy locks at bathrooms and bedrooms.
- Interior walls to be primed and finished with two coats of paint, with one standard paint colour selection per suite.
- Living room feature wall including electric fireplace, tiled feature wall, television mounting bracket and built-in cabinet with quartz countertop.
- West entry built-in cabinet with drawer, double-door storage, open shoe recess and quartz countertop.
- Built-in white closet shelving in all closets.
- West Main Suite entry door: Seven foot fire rated suite entry door with security peephole, regular door hardware, “LA Towns” door badge and Alfred smart lock.
- East Suite entry door: Seven foot fire rated suite entry door with security peephole and regular door hardware.
- Terrace access via sliding glass patio doors.
- Casement windows with double-pane, energy-efficient glazing, insect screens and window restrictors where required by the applicable Building Code, trimmed and cased with painted MDF trim material to provide a finished residential-style appearance.
- Nominal ceiling height of approximately 9 feet on Floors 2 through 4 and 10 feet on Floors 5 and 6, except in areas requiring bulkheads, dropped ceilings, mechanical systems or structural elements.

Kitchen:

- Stainless steel refrigerator with ice and water dispenser.
- Stainless steel 30" electric range.
- Stainless steel under-counter 24" dishwasher.
- Traditional-style custom painted MDF hood enclosure incorporating a concealed exhaust fan vented directly to the exterior.
- Painted MDF kitchen cabinetry with one-piece seamless MDF doors and drawer fronts, white melamine interiors, full-extension undermount drawer hardware, soft-close doors and drawers, and bar pull handles or knobs where appropriate.
- Kitchen designed with extensive storage, including generous drawer space.
- Full-height pantry cabinet with pull-out drawers.
- Large nine-foot kitchen island.
- Quartz solid-surface kitchen countertops.
- 3" x 6" porcelain subway tile backsplash.
- Stainless steel double-bowl undermount sink.
- Chrome faucet with pull-out sprayer.
- Under-cabinet kitchen lighting.
- All standard kitchen appliances included.

Bathroom(s):

- White square sinks.
- Single-lever faucets.
- Quartz solid-surface countertops.
- Painted MDF bathroom cabinetry with one-piece seamless MDF doors and drawer fronts, white melamine interiors, full-extension undermount drawer hardware, soft-close doors and drawers, and bar pull handles or knobs where appropriate.
- Main bathroom tub/shower consisting of an acrylic tub with tiled surround and tiled ceiling, corner shelf, single-lever chrome faucet and shower head, together with a dedicated pot light within the tub/shower area.
- Ensuite shower with tiled walls, floor and ceiling, glass shower door, bench, corner shelf and chrome temperature-controlled rain-head shower faucet, together with a dedicated pot light within the shower area.
- Porcelain tile flooring.
- Comfort-height toilets.
- Bathroom exhaust fans vented in accordance with applicable code requirements.
- Three open shelves in the main bathroom.

Laundry:

- Stackable washer and dryer included, or equivalent as selected by the Builder.
- 24" laundry tub with chrome faucet included.
- Washer connections including water lines and drain.
- Electric dryer connection with exterior venting.

Safety and Security:

- Main building entry access-control system with viewing camera.
- Secure card-access entry system for residents.
- Hard-wired smoke and carbon monoxide alarms installed in accordance with applicable code requirements.
- Fire sprinkler system with concealed sprinkler heads where applicable, installed in accordance with applicable code requirements.
- Fire alarm system installed in accordance with applicable code requirements.

Mechanical:

- Individual heating and cooling system for each suite, providing independent climate control.
- Individual high-efficiency 96% two-stage, 30,000 BTU natural gas furnace with humidifier for each suite.
- Individual 16 SEER, 1.5-ton air-conditioning system for each suite.
- Digital programmable thermostat, or equivalent as selected by the Builder.
- HRV system with wall control.
- Individual electric hot water tank.
- Individual gas meter for each suite.

- Natural gas line provided for barbecue use on the front east-side Terrace.

Electrical Service and Fixtures:

- Individual 100-amp electrical service, separately metered.
- Decora-style switches and plugs throughout, in accordance with applicable code requirements, including low concealed plugs at the West entry cabinet and fireplace feature cabinet.
- Terrace(s) to include 2 weather-resistant exterior plugs and 1 exterior wall light.
- LED pot lighting throughout in locations generally consistent with the Builder's standard electrical and lighting plan, with approximately 22 to 24 standard pot lights, plus 4 accent gimbal pot lights, depending on the suite plan.
- 8 dimmer switches included throughout the suite.
- Light fixtures in the living room, kitchen, including 2 island pendant lights, dining area, bedrooms, foyer, hallway areas and laundry room, selected from the applicable lighting allowance.
- Vanity lighting in bathrooms selected from the applicable lighting allowance.
- Lighting fixture allowance of $2,500.00 plus HST.
- Concealed wiring chase provided from behind the television location directly to the fireplace feature cabinet to allow television and related wiring to be hidden from view.
- Electric dryer plug, 220 volt.
- Electric range plug, 220 volt.

Communications:

- Pre-wired telephone outlet(s).
- Pre-wired for televisions in the living room, second bedroom and primary bedroom.

Notes:

1. The Builder shall have the right to change or substitute specifications, products, materials, manufacturers, models and finishes listed herein or shown in the plans and specifications, provided that any substituted products or materials are, in the opinion of the Builder or its consultant, of equal or better quality than those originally specified and otherwise in accordance with the Agreement of Purchase and Sale.
2. All finishes, colours, fixtures and selections shall be chosen from the Builder's standard selections available at the time the applicable selection is required. Standard selections may change from time to time.
3. The hot water tank is a rental and shall remain the property of the applicable rental provider.
4. All dimensions, measurements, areas and sizes are approximate.
5. All features, fixtures, finishes, equipment, locations, quantities and configurations are subject to the Builder's plans, specifications, standard construction details and applicable code requirements, and may be modified from time to time in accordance with the Agreement of Purchase and Sale.