



Condos Specification Sheet

Inclusions - each condo unit

9 foot ceilings with drops
Engineered wood flooring
Ceramic tile in entrance, kitchen, bathrooms & laundry room
Embossed doors, contemporary style
Sliding door on rails in dining room
Painted MDF woodwork, contemporary style
Melamine Kitchen cabinets , Quartz or granit countertops
Bathrooms vanity in melamine and laminate countertops
Naturel gas or electric fireplace
Central vacuum rough-in
Wire closet shelving system
10 recessed lighting
White painted ceilings
Choice of one wall paint color
Interior doors, baseboards and casings painted in white
Budget for electrical fixtures
Cable provider Cogeco
2 outlet for Cable TV and telephone
100 amps electrical panel
Electrical fixtures installation
Range hood installation
Electronic thermostat
CO2 and Smoke detector
Pre-wiring for alarm system
Gas BBQ stub-out
8 1/2 x 11 Fiberglass balcony - glass and aluminum surround
8 x 13 large ground level patio
Sprinklers in each unit
60 gallon hot water tank

Plumbing

Double sink undermount Novanni JEF1831D9U
Single sink undermount Novanni JEFU1824D9U
Kitchen faucet BELANGER CIT78CP-v02
Bathroom faucet BELANGER AXO22CP
Bathtub faucet BELANGER AXO43CP-v02
Shower - Rain faucet Kit BELANGER KIT-RS140TCP
High elongated toilet CONTRAC CALI 4710BOV
Or regular elongated toilet CONTRAC CADEN 4710BEV-TS
Bathroom sink above countertop AMERICAN STANDARD BOXE 0504 001
Freestanding Bathtub MIROLIN BROOKE
Shower base and glass shower door MIROLIN strada 48x36

Exclusion

O-Gee
Kitchen backsplash
Bathrooms mirrors
Nonstandard range hood installation
Ceiling fans installation
Optional shower 32"x33"
Extras will be payable immediately

Ventilation

Wall air conditioner figitsu 18,000 BTU
Air Exchanger with active heat recovery
Baseboard electrical heating with electronic thermostat

Building

Interior

Elevator
1 user friendly area on the second floor
1 common room in the basement
3 ceramic and steel painted emergency stairsway
Underground parking
1 indoor parking space included with each condo
Glycol heated descent to interior parking
Purchase of additional indoor parking space available
1 locker for each condo unit
Intercom system with camera
Sprinklers

Composition of party walls

2x4 steel divisions
Gypse 1/2
Gypse 5/8
Resilient channels
Vapor barrier
2 x 4 16" spacing
Soundproofing wool
Air barrier
Air spacing 1"

Floor Composition

Roof insulation R-41+
Soundproofing floor: Unattached flooring, soundproofing subfloor Dura-Son M-B
Cast concrete 1.5 sf 16 inch Injected soundproofing wool
Resilient bar double gypse 5/8 type

Exterior wall composition

Exterior wall insulation R-28+
Urethane Belt insulation wall R-30+
Foundation wall 2" styrofoam exterior insulation

Exterior finish

Wall entrance fixture for each unit
Solid core front door
Masonry walls with wood siding
Thermos PVC-Aluminum hybrid windows
Patio door
Wall structure 2 x 6 @ 16 c/c
OSB 15/32 roofing
25 years roofing shingles
Gutters

Exterior amenities

22 exterior parking spaces
Purchase of additional exterior parking space available
Underground heated pool salt system, gas heated
Landing zone from the main street
Landscaping