



worsley
urban

eightforty.ca

EIGHT FORTY

/ FEATURES + FINISHES

BUILDING FEATURES

- Intimate, boutique building with nine residential floors
- Executive concierge in front lobby
- Exterior lighting showcasing the building’s architecture and design while promoting safety
- Fitness centre with cardio and weight equipment
- Designer-decorated party room for private functions with kitchen bar area with adjoining outdoor patio lounge with barbeque and seating area
- Mail area and parcel room conveniently located near front lobby
- Key FOB controlled access system at entry points and garage
- Security cameras in ground floor lobby and parking garages with emergency assist buttons
- Automated waste and recycling system with disposal chute access on each floor
- Two elevators accessible from parking garage to top floor
- Abundance of resident bicycle parking available in the building
- Bicycle parking on exterior grounds for visitors
- Eco-friendly green roof
- Conveniently located pet wash

SUITE FEATURES

- Innovative suite designs featuring approximately 9' high ceilings on floors 1-8 in all principal rooms and approximately 10' high ceilings on the penthouse floor in all principal rooms
- Smooth white ceilings throughout painted in flat white
- Single plank engineered flooring throughout living rooms*, dining rooms*, kitchen*, hallways*, foyer*, bedroom* and dens*
- Spacious walk-in or walk through closets, as per applicable plan*
- 5" baseboards with coordinating door casing throughout, painted in white semi-gloss
- Solid core suite entry door with guest viewer and contemporary hardware
- Contemporary styled swing interior doors painted in white semi-gloss with polished chrome hardware
- Suites feature spacious balconies, patios or terraces, as per applicable plan*
- Sliding doors with screens to outside balcony, patio or terrace, as per applicable plan*
- Low VOC, flat off-white paint throughout except bathrooms and laundry to be semi-gloss
- All trim painted in off-white semi-gloss
- Vinyl coated wire shelving in all closets
- Individually controlled insuite fan coil offering on-demand heating and air conditioning
- Contemporary European-style white receptacles and rocker panel switches throughout suite
- Double glazed, Low-E (emission), insulated glass window units to retain internal warmth and lower energy usage
- Insuite fire suppression system

KITCHENS

- Euro-contemporary style two-tone cabinetry in kitchen
- Granite/Quartz kitchen countertop
- Ceramic tile backsplash
- Stainless steel undermount single basin sink with chrome pullout spray faucet
- Island, as per applicable plan*, with Granite/Quartz countertop with butcher block insert
- Standard appliances consisting of self-cleaning range with microwave hood fan combination located above range vented to exterior, free standing refrigerator with bottom drawer freezer and dishwasher, as per applicable plan*

FOR SUITES ABOVE 800 SQ. FT.*

- 36" counter depth paneled single door frost-free refrigerator with bottom drawer freezer
- 30" self-cleaning oven with electric cooktop
- 24" paneled dishwasher

FOR SUITES 800 SQ. FT. AND UNDER

- 24" counter depth paneled single door frost-free refrigerator with bottom drawer freezer
- 24" self-cleaning oven with electric cooktop
- 24" paneled dishwasher

BATHROOMS

- Designer vanity cabinets with marble countertop
- Porcelain vanity sink with chrome faucet
- Vanity mirror with polished edges
- 5' relaxing soaker tub with full height ceramic/porcelain wall tile surround, as per applicable plan*
- Stand-alone showers with oversized shower head, frameless shower enclosure, ceramic shower base, vapour resistant ceiling pot light, as per applicable plan*
- Stylish shower head with chrome fixtures
- Sleek porcelain floor tiles in all bathrooms
- All white plumbing fixtures and chrome single lever faucets
- Pressure balancing tub/shower controls
- High efficiency toilets and water saver low-flow faucets
- Exhaust fan vented to exterior
- Privacy lock on all bathroom doors
- Chrome accessories consisting of tissue holder and towel bar (soap dish in tub/shower to be white ceramic)
- Mirror with side light is for master bathroom only*

LAUNDRY

- Insuite laundry facilities including Energy Star® frontload stacked washer and dryer with wall mounted safety valve
- White ceramic floor tile in laundry areas
- Heavy duty wiring and receptacle for dryer

ENERGY EFFICIENT FEATURES

- Individual suite metering of hydro consumption, giving you more control over your energy consumption
- Individually controlled year-round heating and air conditioning heat pump system will allow residents to control energy costs
- High efficiency boilers for heating and domestic hot water will reduce energy consumption
- Energy Star® rated appliances to save on energy costs and consumption
- Carbon Monoxide (CO) detection system designed to minimize the operation of the exhaust fans in the parking garage, resulting in energy savings and reduced noise pollution

LIGHTING, ELECTRICAL, DATA + HVAC SYSTEMS

- White Decora style switches and receptacles throughout
- Track halogen lighting in the kitchen
- Ceiling mounted light fixtures in foyer, hallway, den, bedrooms, walk-in closets
- Electrical panel with circuit breakers in each suite
- Fiber Optic Service to the suite providing phone, internet and cable
- Cable receptacle pre-wired in living room, bedroom(s) and den, as per applicable plan*
- Pre-wired telephone outlet in living room, bedroom(s) and den, as per applicable plan*
- Voice data wiring and coaxial cable wiring to accommodate telephone, television and for high-speed internet access (services are not included)
- Year-round individually controlled heating and cooling system
- Smoke detectors
- All appliances connected and ready to use
- Rough-in front door security
- Insuite fire sprinkler system

NOTES

¹ Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate

² Terrace conditions may require an interior step to access the outdoor space

³ Lighting system is a decor upgrade

⁴ Hardwood flooring, where applicable, is subject to natural variations in colour and grain

⁵ Ceramic and porcelain tile are subject to pattern, shade and colour variations

⁶ Pursuant to the Agreement and upon request by the Vendor, the Purchaser shall make colour and material choices from the Vendor's standard selections, by the date designated by the Vendor (of which the Purchaser shall be given at least 5 days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser

No changes whatsoever shall be permitted in colours and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein

⁷ The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard features listed herein which are omitted at the Purchaser's request

⁸ References to model types or model numbers refer to current manufacturer's models

If these types or models change, the Vendor shall provide an equivalent model

⁹ Pursuant to the Agreement, this Schedule or amendment or change order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or the building, the Vendor is not able to construct such extra, the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest, and in all other respects this Agreement shall continue in full force and effect, with time of the essence

¹⁰ Flooring and specific features will depend on the Vendor's package as selected

¹¹ All dimensions, if any, are approximate

All specifications and materials are subject to change without notice. E.&O.E.