

THE VANGUARD

Building Features

- LEED Gold Building
- Stone building structure
- 24-hour Concierge service
- Locally sourced building materials
- ¾ an acre of parkland
- Building wide water filtration system
- 12,000 sq. ft. retail space
- Indoor and outdoor amenities (kid's discovery room, theatre, yoga room, fitness room, community garden, guest suite, and more)

Suite Features

- 10ft. and 11ft. ceilings
- Integrated and panelled kitchen
- BOSCH kitchen appliances**
- Soft close cabinetry
- Stone kitchen countertop
- In-suite Energy Recovery Ventilation units
- Insulated vista windows
- Lighting fixtures in bedrooms and dens
- Concealed sprinkler heads
- Backlit vanity mirror
- Stone bathroom vanity countertop
- Single lever kitchen faucet with pull down spray

All suites come with additional upgrades*

Suite	Ceiling Height	Model	Type	Interior Size	Exterior Size	Exposure	Unit Price
2802	10'	3A+D	3 Bed + Den	1,342	111	North/ East	\$1,489,990
PH02	11'	PH 02	2 Bed + Den	1,870	150	North/ East	\$2,034,990
PH03	11'	PH 03	2 Bed + Den	1,885	200	South/ East	\$2,198,990

<p><u>Parking</u> 1 Included, additional starting at \$50,000</p> <p><u>Locker</u> \$8,000</p>	<p><u>Immediate Occupancy</u></p>	<p><u>Maintenance Fees</u> Approx. \$0.65/sq.ft. (Includes: Heating/ Air-Conditioning, Upkeep of Common Area, Building Insurance, Reserve fund Contribution Excludes: Water & Suite Electricity)</p> <p><u>Taxes</u> See City Guide</p>
<p>Pricing of Suite, Parking, and Locker includes: HST*</p>		

*Purchasers Incentive Program is for a limited time ONLY. Offerings and Incentives and all information herein are subject to change without notice. See Sales Representative for details.

**Bosch or equivalent appliances in kitchen include: refrigerator, stove cooktop, oven, and dishwasher. Appliances include: refrigerator, stove cooktop, oven, dishwasher, microwave, hood fan, washer, and dryer.

E. & O.E. April 2022





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GENERAL

- 10' ceiling height in principal rooms of non-penthouse units
- Bulkheads & ceiling drops excepted
- Smooth ceilings painted white to all areas of suite
- Interior walls painted in latex primed white
- Low VOC paints
- 2.5" door casing
- 4" baseboards
- Bedroom, closet, bathroom, and laundry doors equipped with brushed satin hardware
- Slab-style sliding or swing doors on all bedroom closet(s), where applicable
- Balconies include one exterior electrical receptacle
- Balcony doors, swing or slide based on plans
- Designer-selected finish palettes
- Pre-wired for TV in bedroom, living room and den
- Pre-wired for telephone in living room and den
- Individual circuit panels and breakers
- Semi solid core doors
- Master kill switch
- Motorized blinds

PENTHOUSE SPECIFIC

- 11' ceiling height in principal rooms of penthouse units
- Bulkheads and ceiling drops excepted (no bulkheads)
- 8" baseboards
- Recessed pot lights in living rooms
- VRF (Variable Refrigerant Flow) heating/cooling system independent from building fan coil units
- Vinyl Flooring (Waterproof)
- Linear Diffusers
- Semi solid core paneled doors
- 36" French Door Paneled Bosch Refrigerator
- 27" Wall Oven Bosch
- 30" Bosch Cooktop and Hood Fan

GREEN LIVING FEATURES

- In-suite energy recovery ventilation units
- Energy Star rated appliances
- Low VOC paints used throughout
- LED lights and occupancy sensors in common areas

FLOOR COVERINGS

- Premium wide plank laminate flooring with acoustic underlay in all rooms excluding bathroom(s) and laundry; matching kitchen colour selection
- Designer selected premium porcelain/marble floor tiles in bathroom(s), matching kitchen colour selection
- Ceramic floor tiles in laundry and storage areas

KITCHENS

- Custom designed kitchen cabinetry in a selection of colour finishes
- Fully integrated and paneled BOSCH designed kitchen appliances (refrigerator, dishwasher, cooktop, oven)
- 30" paneled BOSCH refrigerator
- Integrated microwave
- Integrated concealed hood fan
- Soft-close cabinetry
- Stone kitchen countertop
- Undercabinet lighting
- Stone backsplash matching countertop
- Single square under-mount stainless steel sink
- Single lever kitchen faucet, complete with pull down spray
- Ceiling mounted lights in kitchen

BEDROOMS

- Custom built-in closets
- Bedroom light fixtures

BATHROOMS

- Custom designed bathroom cabinetry finished to match kitchen colour selection
- Quartz vanity countertop
- Hand towel bar
- Toiletry bar
- Rain-style showerhead
- LED backlit vanity mirror with built-in medicine cabinet
- Pressure balanced and temperature controlled single level shower faucet
- Porcelain/Marble flooring
- Porcelain/Marble wall tile on all wet-wall surrounds
- Porcelain/Marble wall tile up to 4 ft. from ground on full washroom surrounds
- Dual flush, low consumption toilet(s)
- Exhaust fan vented to exterior
- 5' acrylic soaker tub, per plan
- Frameless glass stand-up shower enclosures
- Heated floors
- Backlit Medicine Cabinets

LAUNDRY

- Heavy-duty wiring and receptacle for dryer
- Dryer vented to exterior
- Energy Star stacked front-load full size washer and dryer
- PH units have cabinetry with sink & faucet

NOTES

Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.

If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) 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 irrevocably exercise 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 or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such

materials and items are of quality to or better than the materials and items set out herein.

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

References to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model.

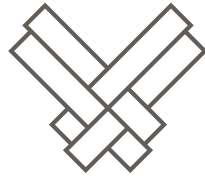
All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated. All specifications and materials are subject to change without notice E. & O.E.

Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser 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 Building, the Vendor is not able to construct such extra, then 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 to 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.

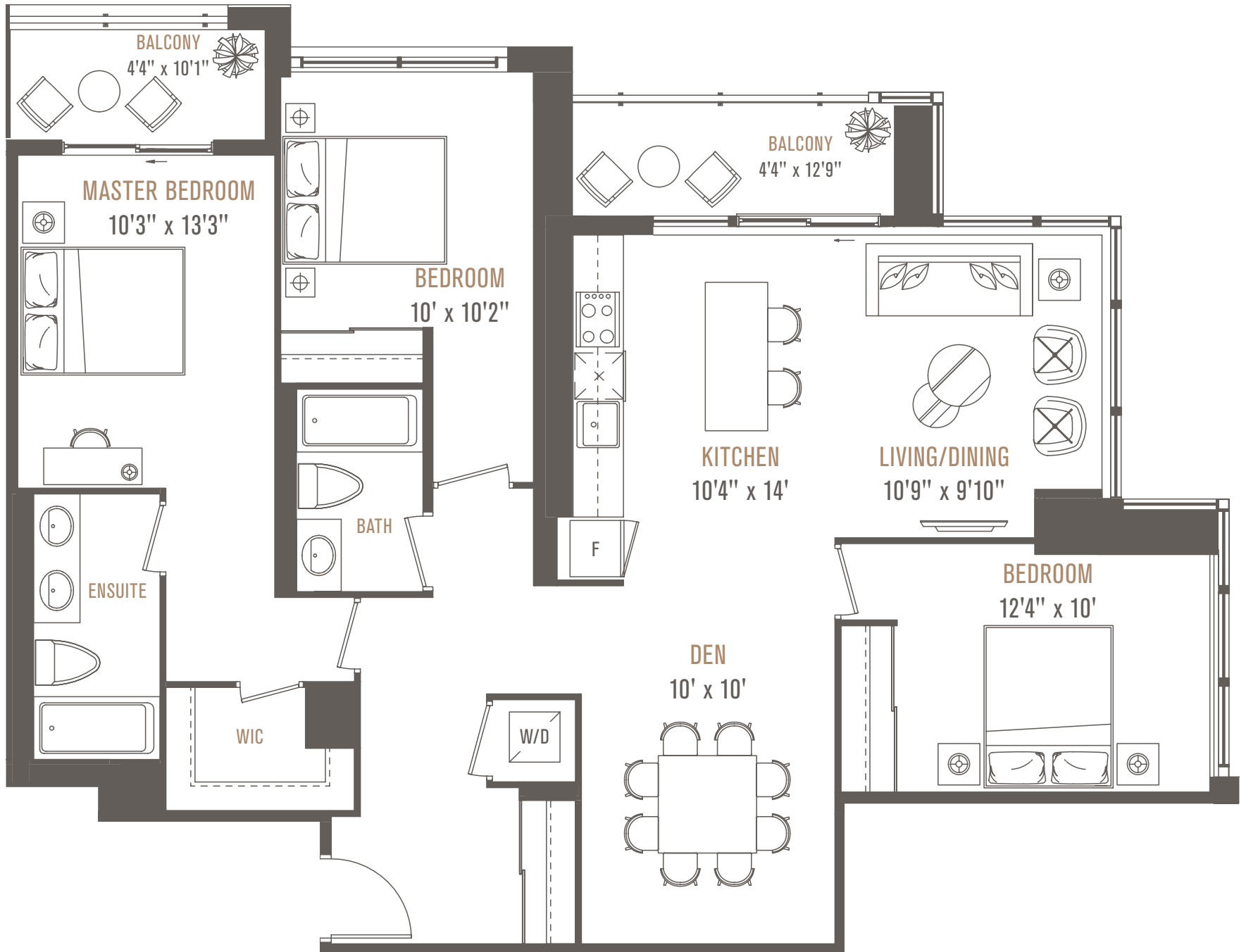
The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect.

All suites protected by the Tarion New Home Warranty Program

E. & O.E. April 2022



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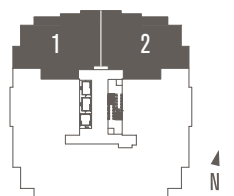


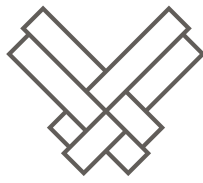
SUITE 3A+D

Three Bedroom + Den – Total 1453 SF
Living 1342 SF – Balcony 111 SF

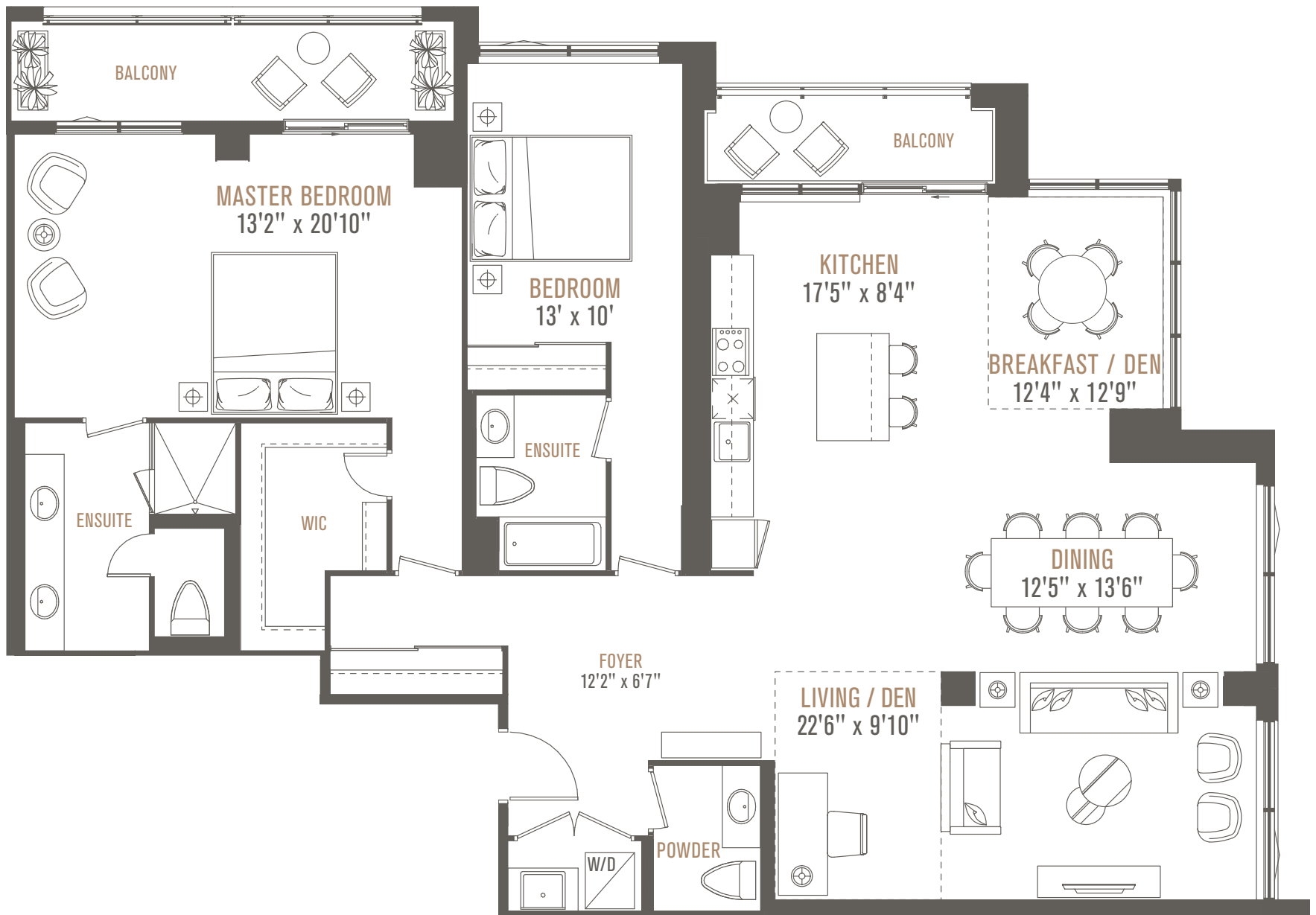


This plan is not to scale and is subject to architectural review and revision, including without limitation, the unit being constructed with a layout that is the reverse of that set out above. Refer to draft condominium plan in the disclosure statement for actual unit orientation. All details are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural, and vendor and/or architectural requirements. Balconies, terraces and patios are exclusive use common elements. Furniture is displayed for illustration only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Window location, size and type may vary without notice. E.&O.E. 2019.





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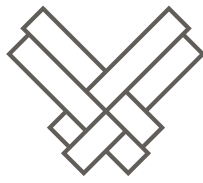
SUITE PH02

Two Bedroom – Total 2020 SF
Living 1870 SF – Balcony 150 SF

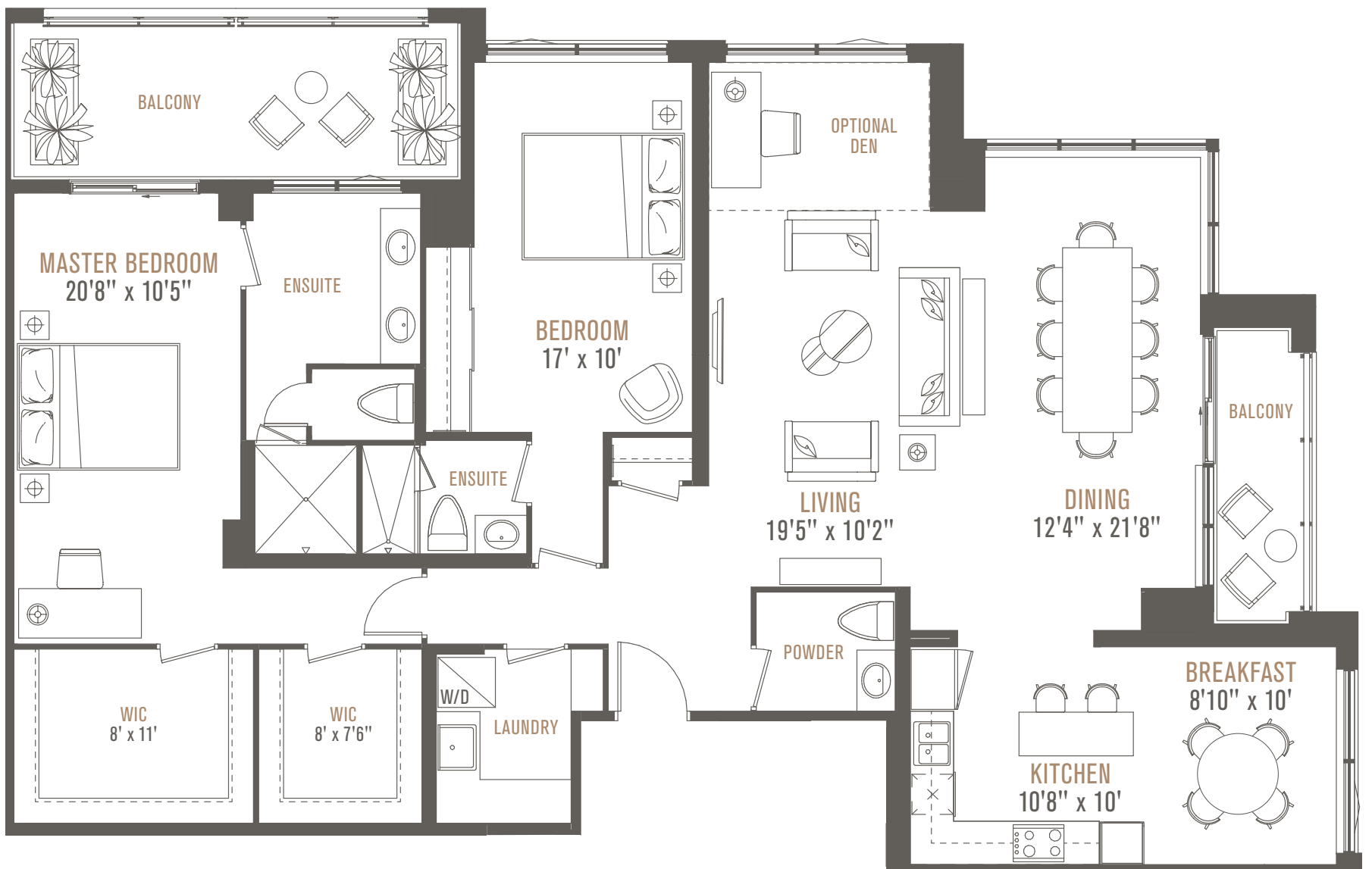


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SUITE PH03

Two Bedroom – Total 2085 SF

Living 1885 SF – Balcony 200 SF



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