Jade Lofts - Features

SUITE INTERIOR

- Lower level has approximately 9 ceiling and two storey, 17 ceilings in living/dining.
  The upper level is approximately 8
- Painted baseboards with coordinating door casing
- Individually controlled seasonally adjusted central heating and air conditioning
- Built in coated wire shelving with linen storage area
- Smooth finish drywall throughout including ceilings
- Sliding doors with screens or swing door to balconies as per plan
- Decora style white light switches and receptacles
- Double glazed thermal aluminum windows provided with screens on operating windows
- Nickel finish lever style hardware
- Electric fireplace and mantle from builders selection
- Choice of wood laminate flooring throughout except in washrooms
- Fully carpeted staircase
- Railing built as half wall with handrail/cap
- White paint throughout suite

KITCHEN

- Custom style kitchens
- Granite countertops from vendors samples, choice of edge treatment
- Under mount double bowl stainless steel sink
- Stainless steel appliance package to include fridge, stove, microwave/range hood combo and dishwasher as per plan
- Choice of backsplash in mirror or ceramic

BATHROOM

- Custom vanity in a variety of styles
- Marble countertop from builders standards with white under mount porcelain sink
- Marble or porcelain flooring
- Ceramic tile on shower walls with semi-frameless glass enclosure
- Shower glass surround (seperate showers only) semi-frameless clear tempered glass with chrome patch hinges and doublesided handle
- Slab marble shower jams with matching slab tub surround
- Towel and paper holder in ceramic or chrome finish
- Wall light over vanity with 3 standard pot lights
- Pressure balanced mixing valve for tub/shower controls
- White porcelain toilet
- Privacy lock
- Soaker tub with self skirt, corner or 60-66 length as per plan

FOYER

- Solid core suite entry door with brushed chrome finished hardware
- Ceiling light
- Suite pre-wired for alarm

LAUNDRY

- In suite laundry closet with stacked washer dryer or laundry room as per plan, vented to exterior

POWDER ROOM

- Pedestal sink
- One piece toilet
- Wall mounted mirror
- Wall mounted vanity light

ELECTRICAL FEATURES

- 100 amp service with circuit breakers and copper wiring (110/208 volt)
- Pre-wired for cable TV, internet, telephone, smoke, heat and carbon monoxide detectors where applicable
- Ceiling light fixtures in foyer, hallway and kitchen
- Capped junction box in dining area (in two storey space)
- Valance light in kitchen
- Electrical outlets as per Ontario Building Code
- Separate switch for washroom exhaust fan

Warranty

TARION WARRANTY
Seven years major structural defects.
Two years major plumbing, heating and electrical systems and the building envelope.
One year all other items

Specifications are subject to change without notice; the builder has the right to substitute materials of equal or greater value. Variations in colour and stain from the builder s samples may occur. The ceilings and walls could be modified to accommodate heating, plumbing and structural components. There may be bulk-heads in certain rooms to accommodate piping and design. There is a wide variety of upgrades and options available. E. & O. E.