

RAGLAN HOUSE

CONDOMINIUMS

FEATURES & FINISHES



Building Features

- Contemporary metal and glass tower with Limestone and Brick Podium designed by IBI Group
- Double-height lobby with 24-hour concierge station and elegantly furnished lounge
- Three (3) high-speed elevators with custom designed cabs
- Designer selected flooring and appointed entry doors in corridors
- Dual garbage chute system with garbage, organic, and recycling capability

Common Elements

- Co-working space with private work-from-home pods
- Library, barber station, and billiards room
- Ground level covered outdoor space with associated seating and garden
- Fitness auditorium with circuit training, cardio equipment and yoga room
- Massage and meditation room
- Day lockers, men's & women's showers, sauna, and change room
- Outdoor rooftop pet relief area & pet run
- Private dining room with show kitchen and bar
- Lounge & social gathering room
- Outdoor roof garden patio with gas BBQs and associated seating

Suite Features & Finishes

COMMON FEATURES

- Up to 8'-6" high smooth painted ceilings in principal rooms (up to and including 13th floor) and Up to 9'-0" high smooth painted ceilings in principal rooms (14th floor and above)**
- Laminate plank flooring* in foyer, living/dining room, adjoining den (if applicable, as per plan), kitchen, and bedroom(s)
- Painted flat-slab profiled swing interior doors and brushed chrome finished hardware
- Modern step-profiled baseboards throughout (unless otherwise specified)

KITCHEN SPECIFICATIONS

- White Trevisana B22 cabinetry with soft-close system
- Elegant Quartz slab* countertops
- Convenient Kohler pull-out kitchen faucet
- Stainless-steel square undermount sink
- Stylish backsplash in porcelain subway tile*
- Appliances comprised of:
 - Miele 24" four-burner electric cooktop
 - Miele 24" convection oven
 - Miele 24" panelled refrigerator with bottom-mount freezer
 - Miele 24" panelled dishwasher
 - Built-in hoodfan

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BATHROOM SPECIFICATIONS

- Twelve inch by twenty-four inch (12" x 24") porcelain tile* floors, shower enclosure walls, and tub surrounds
- White Trevisana R20 European style vanity cabinet with soft-close system
- Quartz slab* countertops
- Porcelain undermount sink(s) with single lever Kohler faucet(s)
- Pressure balanced Kohler chrome finished valve and shower head (and bathtub spout if applicable, as per plan)
- Frameless glass shower enclosure for separate shower (only if applicable, as per plan)
- Vanity width mirror above sink with integrated lighting in all bathrooms

LAUNDRY SPECIFICATIONS

- Stackable full-size washer and dryer (where applicable, as per plan)

ELECTRICAL & MECHANICAL SPECIFICATIONS

- Provision for one (1) data outlet in living room and/or bedroom(s) in Vendor pre-determined locations
- Switched capped ceiling outlet in dining room, walk-in closet(s), and bedroom(s)
- Switched wall outlet and/or switched capped outlet in living room and/or den
- Individually controlled heating and air conditioning
- Vapour-proof ceiling light in shower stalls and over bathtubs

Safety And Security

- 24-hour building security
- Smart suite entry & building access system at main building entry points
- Smoke and heat detector(s) as per Ontario Building Code
- In-suite sprinkler fire protection system as per Ontario Building Code
- EVC (Emergency Voice Communications) in suite as per Ontario Building Code

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*Colour and styles for these finishes and features are to be selected from Vendor's samples

**Ceiling heights are approximate only measured from concrete floor slab to unfinished ceiling slab and may be lower in certain areas due to construction variations, bulkheads, chases etc. as set out in the Agreement. Principal rooms include only living room and master bedroom.

NOTE: Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor's consultant are of at least comparable quality. Model suites, displays, marketing materials and Schedule "A's" may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Presentation centre kitchen is not necessarily representative of a kitchen to be installed in all the Units. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Appliance locations shown on Schedule "A's" may vary. Only those items designated with an asterisk (*) may be selected by Purchaser. All dimensions stated herein are approximate only. Presentation Centre display furnishings and decorations are not included.

Errors and omissions are excepted.