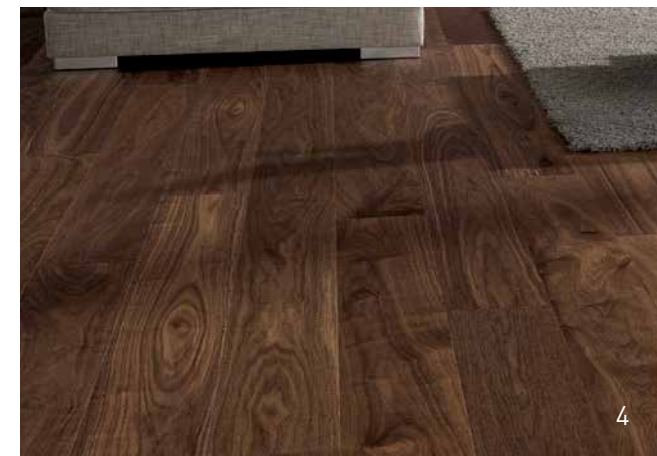




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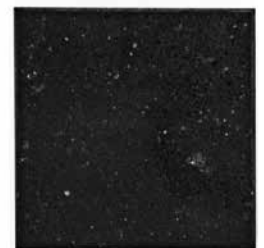
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FEEL MORE AT HOME

VANDYK offers plenty of built-in designer style when it comes to our standard features and finishes. We've considered everything to make you enjoy your home with smart everyday design essentials that really add up to great style and long-term value. Take a look at our inspired design selections for your home at Backyard Condos.

1. Open Concept Living Spaces

An open concept approach allows for a fully functional space consisting of floor-to-ceiling windows and glass balconies creating a seamless indoor/outdoor living experience.

2. Colour Palette Choices

Choose from 3 distinctive U31 designer finish packages, all with their own flavour: "Into the Woods", "On the Beach" or "City Chic". Mix and match between these three for even more customization!

3. Smooth Ceilings

Smooth finish ceilings provide an upgraded and elegant appearance.

4. Wide Plank Laminate Flooring

We've got you covered with modern wide plank wood grain laminate flooring for a seamless look throughout living/kitchen area and bedrooms.

5. Clean Lined Trim

Contemporary touches like flat-profile baseboards and trim have a modern aesthetic.

VANDYK DESIGN ADVANTAGES

Our features and finishes really add-up!

6. Entry Door System

Safe, secure home door system with modern hardware.

7. Contemporary Cabinets

Kitchens come complete with contemporary base cabinets and contrasting uppers for a unique composition.

8. Focus on Feature Wall

Elevating the kitchen design are oversized linear tiles which create an interesting texture and visually connects with the upper cabinets.

9. Stainless Steel Appliances

Euro-inspired appliances – these chic stainless steel appliances add contemporary glamour to your open concept kitchen.

10. Contemporary Faucet & Sink

An attractive pull out faucet in polished chrome with an undermount stainless steel sink adds to the sophisticated feel of the kitchen.

11. Quartz Countertop

Quartz kitchen countertops add luxury as well as durability.



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12. Contemporary Vanity

Stylish vanity with a white solid surface integrated sink and vanity top.

13. Bright Light

The designer selected wall mounted vanity light really shines!

14. Mirror Mirror on the Wall

The vanity width wall mirror with polished edges adds that "wow" factor.

15. Hex Tile Accent Wall

The hexagon patterned porcelain tile in the shower and bath adds a great modern twist in your bathroom retreat.

16. Large-Scale Porcelain Tile

Bathroom floors feature large-scale porcelain tile in a stacked pattern for a chic hotel look.

17. Glass Shower

Modern shower enclosure is chrome framed with clean lines, visually expanding the space.

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



FEATURES & FINISHES

Building Features

- Intimate, boutique building with six residential floors
- Executive concierge in front lobby available for daily assistance
- Exterior lighting showcasing the building's architecture and design while promoting safety
- Fitness centre with cardio and weight equipment featuring an adjoining outdoor yoga terrace
- Designer-decorated party room for private functions with kitchen bar area
- Outdoor rooftop lounge with fire pit, barbeque and views of Toronto's skyline
- A private guest suite for overnight visitors
- Mail area and parcel room conveniently located off 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
- Waste management and recycling system with disposal chute access on each floor
- Two elevators accessible from parking garage to roof
- Two levels of underground parking
- Abundance of secure resident bicycle parking available in the building
- Bicycle parking on exterior grounds for visitors

Suite Features

- Innovative suite designs featuring 9' high ceilings in principal rooms on floors 2-6 and soaring 10' ceiling heights on the first floor¹
- Smooth white ceilings throughout painted in flat white
- Solid core suite entry door with guest viewer and contemporary hardware
- Thermally insulated Low E energy efficient double glazed suite windows
- Interior doors painted in white semi-gloss throughout, as per applicable plan
- Contemporary satin chrome finish lever door handles on interior doors
- Mirrored sliding closet doors at front entrance, as per applicable plan
- Spacious walk-in closets, as per applicable plan
- Vinyl coated wire shelving in all closets
- Flat latex off-white paint throughout
- 4" baseboards with coordinating 2 3/4" door casing throughout, painted in white semi-gloss
- Easy to maintain embossed wood grain laminate flooring throughout with contemporary wide planks, excluding bathroom and laundry areas
- All suites feature spacious balconies, patios or terraces, as per applicable plan²

Kitchens

- Euro-contemporary style kitchens featuring two-tone cabinetry in a mix of wood grain laminate and solid colour selections
- Modern straight edge quartz countertop

- Deep upper cabinet above fridge
- Upper cabinets feature integrated valance³
- Oversized ceramic tile backsplash
- Stainless steel undermount single basin sink with functional dual spray faucet
- European-inspired, stainless steel appliances including:
 - Counter depth 24" fridge and dishwasher
 - Slide-in 24" smooth top range
 - 30" over-the-range microwave with hood fan

Bathrooms

- Contemporary vanity with recessed kick plate
- White solid surface integrated sink and vanity top
- Vanity width mirror with polished edges
- Acrylic bathtub with full height porcelain wall tile surround, as per applicable plan
- Chrome framed glass enclosure and door on durable high-gloss finish shower base with full height porcelain wall tile surround, as per applicable plan
- Stylish square shower head with chrome fixtures
- Wall mounted vanity light and pot light in shower stalls, as per applicable plan
- Sleek porcelain floor tiles in all bathrooms
- All white plumbing fixtures and chrome single lever faucets
- Pressure balancing tub/shower controls

Laundry

- White ceramic floor tile in laundry areas
- White full size stacked washer and dryer
- Heavy duty wiring and receptacle for dryer

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 and laundry rooms
- Switch controlled receptacles in the living room
- Electrical panel with circuit breakers in each suite
- Fiber Optic Service to the suite providing phone, internet and cable
- Year round individually controlled heating and cooling system⁴

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 Heat pump unit.

Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples. Notwithstanding anything contained in this Schedule A, there is no warranty or representation, collateral agreement or condition contained herein on the part of the Vendor as to any matter with respect to features and finishes.

The purchaser acknowledges that only the items listed in this Schedule are included in the Purchase Price and that the model suite furnishings and appliances, decor and upgrades, artist renderings, scale models, improvements, mirrors, built-in cabinetry, window coverings, track and wall coverings, light fixtures, and design treatments including wallpaper, hardwood and tile displays in suite; and furniture layouts shown, labeled, and/or outlined on marketing materials are not included in the purchase price unless specified in this schedule.

All dimensions if any are approximate.

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

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