

# THE RICHMOND

RICHMOND HILL'S MOST EXCITING YONGE STREET CONDOMINIUM ADDRESS

## PENTHOUSE SUITE FEATURES

### QUALITY KITCHENS

- Choice of distinctive imported porcelain floor tiles or engineered wood flooring as per plan, from vendor's samples
- Stainless steel sink with single lever pull out vegetable spray, as per plan
- Contemporary custom designed premium cabinetry with 41" upper cabinets with light valance and full depth fridge upper cabinet and one bank of drawers with stainless steel handles, from vendor's samples. Crown moulding, from vendor's samples.
- Choice of attractive granite counter top(s) with return, from vendor's samples
- Ceramic tile backsplash
- Brand name 18 cubic foot frost-free refrigerator with stainless styling
- Brand name full-sized self-cleaning range with stainless styling
- Brand name built-in dishwasher with stainless styling
- Built in combination microwave hood fan with stainless styling, vented to outside

### LUXURIOUS BATHROOMS

- Elegant custom designed vanity with locked medicine drawer from vendor's samples
- Choice of stylish porcelain tiles for bathroom floors and ceramic wall tile for bathtub or shower enclosures from vendor's samples
- Soaker tub as per plan
- Porcelain tile baseboard
- Cultured marble vanity top(s) with return and integrated basin as per plan
- Mirror over vanity as per plan
- Premium single lever faucet on all vanity sinks
- Exhaust fan in all bathrooms vented to outside
- Privacy lock on bathroom doors
- Safety pressure balance valve for shower
- Glass door for shower enclosure as per plan
- Waterproof ceiling light provided in enclosed shower stall as per plan

### CONVENIENT LAUNDRY

- In suite laundry closet with convenient stacked brand name white washer and dryer, vented to outside.
- Porcelain floor tiles

### FOR YOUR COMFORT

- Individual comfort-controlled heating and air conditioning (vertical fan coil complete with electric duct heater)
- Energy efficient thermal glazed windows with aluminum frames

### FOR YOUR PEACE OF MIND

- Suite equipped with emergency voice communication system, smoke detector and heat detector per Ontario Building Code
- Fire-rated solid core masonite suite entry door with doorbell and privacy viewer
- Access device to building entrances and garage
- Video monitored cameras at front entrance, parking garage and grounds, linked to 24 hour Concierge

### FINE INTERIOR FINISHES

- 9'0" ceiling height in all principal rooms
- Choice of attractive engineered hardwood flooring from vendor's samples, in living room, dining room, hallway and den as per plan
- Choice of quality 50 ounce (approx. weight) nylon broadloom with underpad, in bedrooms, from vendor's samples
- Choice of imported porcelain tile flooring or engineered hardwood flooring in foyer from vendor's samples as per plan
- Elegantly styled front closet swing doors or sliding mirrored doors as per plan
- Designer selected interior doors, 7¼" baseboards and door frames with 4" casing with back band
- Decorative lever door handles
- Bedroom closet swing doors or mirrored panel sliding doors as per plan
- Trim and doors to be painted with white semi-gloss paint
- Walls and dropped ceilings to be painted with white latex paint
- Smooth ceilings painted white to all areas
- Sliding glass door with screen, or swing door to outside balcony/terrace as per plan
- White coated wire shelving in all closets
- Linen wire shelving as per plan

### ELECTRICAL FEATURES

- Ceiling light fixture package, including ceiling fixture in all bedrooms
- Capped ceiling outlet in dining room
- Copper electrical wiring with circuit breaker service panel
- Pre-wired cable outlet in living room, bedroom(s) and den as per plan
- Pre-wired telephone outlet in living room, bedroom(s), kitchen and den as per plan
- One multi-port outlet (telephone and cable connections located on the same faceplate) location determined by vendor
- Category 5 telephone wiring to all telephone outlets and multiport
- RG-6 coaxial cable to all cable outlets and multi-port

### OUTDOOR LIVING: BALCONIES AND TERRACES

- Outdoor balcony/terrace as per plan
- Terraces with contemporary outdoor decorative unit pavers
- Exterior ground fault receptacle on balconies and terraces as per plan

Please note: Features, finishes, specifications and choice of vendor's samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colours/materials from vendor's samples as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated. Variation from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. E. & O.E. February 2007.

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## TOWER AND GARDEN SUITE FEATURES

### QUALITY KITCHENS

- Choice of distinctive imported ceramic floor tiles or 8mm laminate wood flooring as per plan, from vendor's samples
- Stainless steel sink with single lever pull out vegetable spray, as per plan
- Contemporary custom designed cabinetry and one bank of drawers with stainless steel handles from vendor's samples
- Choice of attractive granite counter top(s) with return, from vendor's samples
- Brand name 18 cubic foot frost-free refrigerator with stainless styling
- Brand name full-sized self-cleaning range with stainless styling
- Brand name built-in dishwasher with stainless styling
- Built in combination microwave hood fan with stainless styling, vented to outside

### LUXURIOUS BATHROOMS

- Elegant custom designed vanity with locked medicine drawer from vendor's samples
- Choice of stylish ceramic tiles for bathroom floors and bathtub or shower enclosures from vendor's samples
- Soaker tub as per plan
- Ceramic tile baseboard
- Cultured marble vanity top(s) with return and integrated basin, as per plan
- Mirror over vanity as per plan
- Premium single lever faucet on all vanity sinks
- Exhaust fan in all bathrooms vented to outside
- Privacy lock on bathroom doors
- Safety pressure balance valve for shower
- Glass door for shower enclosure as per plan
- Waterproof ceiling light provided in enclosed shower stall as per plan

### CONVENIENT LAUNDRY

- In suite laundry closet with convenient stacked brand name white washer and dryer, vented to outside
- Ceramic floor tiles

### FOR YOUR COMFORT

- Individual comfort-controlled heating and air conditioning (vertical fan coil complete with electric duct heater)
- Energy efficient thermal glazed windows with aluminum frames

### FOR YOUR PEACE OF MIND

- Suite equipped with emergency voice communication system, smoke detector and heat detector per Ontario Building Code
- Fire-rated solid core masonite suite entry door with doorbell and privacy viewer
- Access device to building entrances and garage
- Video monitored cameras at front entrance, parking garage and grounds, linked to 24 hour Concierge
- Garden suites include personally encoded suite intrusion alarm system with suite entry door contact and keypad as well as contacts on all exterior operable windows and doors

### FINE INTERIOR FINISHES

- 8'0" ceiling height in all principal rooms (Garden suites have 9'0" ceiling height in all principal rooms)
- Choice of attractive 8mm laminate wood flooring from vendor's samples, in living room, dining room, hallway, den and sun room, as per plan
- Choice of quality 35 ounce (approx. weight) nylon broadloom with underpad, in bedrooms, from vendor's samples
- Choice of imported ceramic tile flooring or 8mm laminate flooring in foyer from vendor's samples as per plan
- Elegantly styled front closet swing doors or sliding mirrored doors as per plan
- Designer selected interior doors, 4 $\frac{1}{4}$ " baseboards and door frames with 2 $\frac{3}{4}$ " casings
- Decorative lever door handles
- Bedroom closet swing doors or white panel sliding doors as per plan
- Trim and doors to be painted with white semi-gloss paint
- Walls and dropped ceilings to be painted with white latex paint
- Ceilings (other than the kitchen, laundry and bathroom ceilings) to be finished with white stipple spray
- Sliding glass door with screen, or swing door to outside balcony/terrace as per plan
- White coated wire shelving in all closets
- Linen wire shelving as per plan

### ELECTRICAL FEATURES

- Ceiling light fixture package including ceiling fixture in all bedrooms
- Capped ceiling outlet in dining room
- Copper electrical wiring with circuit breaker service panel
- Pre-wired cable outlet in living room, bedroom(s) and den as per plan
- Pre-wired telephone outlet in living room, bedroom(s), kitchen and den as per plan
- One multi-port outlet (telephone and cable connections located on the same faceplate) location determined by vendor
- Category 5 telephone wiring to all telephone outlets and multiport
- RG-6 coaxial cable to all cable outlets and multi-port

### OUTDOOR LIVING: BALCONIES AND TERRACES

- Outdoor balcony/terrace as per plan
- Terraces with contemporary outdoor decorative unit pavers
- Exterior ground fault receptacle on balconies and terraces as per plan

Please note: Features, finishes, specifications and choice of vendor's samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colours/materials from vendor's samples as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated. Variation from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. E. & O.E. February 2007.

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