



KERRYHILL COURT STANDARD UNIT FEATURES AND FINISHES

Spacious open concept suites with higher-end finishes including European-inspired cabinetry, radiance-finish countertops, Bruce (Park Avenue) laminate flooring. \$2500 Gift Certificate can be used toward appliances. Appliances not included in purchase price.

Throughout

- Higher-end Bruce laminate high gloss flooring (Park Avenue line, model 3017) with underlay (except in bathrooms and utility rooms)
- Contemporarily designed 4" baseboards
- Unique stipple ceiling finish in living area and smooth ceiling in bathroom, hallway and bedrooms
- Individually controlled duct system providing in suite heating or cooling
- White contemporary-panel designed bi-fold closet doors with brushed nickel finish hardware
- Contemporary interior doors with brushed nickel finish lever hardware
- Brushed nickel, designer ceiling mounted LED light fixtures: Entry, kitchen, hallway, bedrooms
- Decora-style white light switches and plates
- Environmentally friendly Beauti-Tone Designer Series latex paint throughout. Flat finish to walls, eggshell finish to bathroom walls, and semi-gloss to doors and trim
- White shelving in all closets

Kitchen

- Contemporary modern Euro-Style design cabinets build by Bob & Mark's Custom Cabinets
- Cabinets: White melamine inside boxes, Truffle exterior; doors and fronts by ThermoVision – Verona Shaker style; Richelieu bar handles
- Countertops by Formica with special radiance finish
- Stainless steel sink with brushed nickel single lever Moen faucet with convenient pullout spray



Electrical and Communications

- 100 amp service, 120/208 volt single phase
- Access to: Telephone, cable (Cogeco), Satellite (Shaw Direct) and Internet [NRTC (Wireless), Bell Sympatico] capability in living room, den and bedrooms with modern communications wiring
- Rinnai Air Handler: <http://www.alpinehomeair.com/viewproduct.cfm?productID=453063620> (in selected units) by Enbridge
- Air Handler by Goodman Manufacturing (model AH3043-1) in selected units
- Rinnai On-Demand Water Heaters: <http://www.alpinehomeair.com/viewcategory.cfm?categoryID=386> (in selected units) by Enbridge
- 40-gallon Hot Water Tanks by Enbridge (in selected units)
- User-controlled air flow by Rinnai Air Handler
- Battery-operated Smoke Detector

Bathrooms

- Contemporary vinyl flooring
- Contemporary European Style Vanity, Wall Mount and Mirror from Lowes
- Brushed nickel wall mounted light fixture above mirror
- Deep soaker tub with tub surround
- American Standard white toilet
- Moen nickel- finish faucets for vanity and bathtub
- Brushed-nickel finish towel bar, paper holder and robe hook

No requirement exists for in-suite alarm system. Card Access Main Entry Security System is located at main entrance.

The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutes and changes to the information contained herein without notices, so long as in the Vendor's sole and unreviewable discretion any substituted materials and/or changes are of at least comparable quality. Floors and specific finishes will depend on product availability. The Purchaser upon request by the Vendor shall meet with the Vendor and shall select certain colours and materials if different from model suite. E. & O. E.