



# UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER

## FEATURES & FINISHES



# EVERTRUST

DEVELOPMENT GROUP CANADA INC.

### GENERAL

- Expansive 12 ft. ceilings on level 1 (except in bathrooms and areas with bulkheads, as per plan)
- 9 ft. ceilings on levels 2 to 4 (except in bathrooms and areas with bulkheads, as per plan)
- Smooth finish ceilings throughout (except in bedroom and den)
- Energy-efficient windows
- Walls painted with flat VOC white latex paint
- Frost-free water bib on terraces on first floor, as per plan
- Pot lights, as per plan

### DOORS & HARDWARE

- Trim painted with semi-gloss white
- Durable solid core wood veneer entry door with privacy viewer and contemporary hardware
- Space-saving, single sliding or swing doors to bedrooms, as per plan
- Hollow core interior and closet doors, as per plan
- White plastic-coated wire shelving in closets, as per plan
- Contemporary metal door hardware

### ELECTRICAL

- Telephone outlet in living room and kitchen, as per plan
- Cable outlet in living room, bedrooms, and den, as per plan
- Capped light box in kitchen, living/dining room, and den, as per plan
- Ceiling light fixture in foyer and walk-in closets, as per plan
- Balcony or terrace with exterior light fixture and one electrical outlet, as per plan

### HEATING & AIR-CONDITIONING

- Individual suite controlled heating and cooling system
- Energy Recovery Ventilation System for optimal energy savings and reduction in the amount of common area air that enters each suite
- Exhaust fan vented to exterior for higher air quality

### STYLISH DESIGNER KITCHENS

- Solid panel slab cabinetry with contemporary metal hardware
- Standard quartz countertop and contemporary backsplash
- Single stainless steel undermount sink
- Contemporary chrome, single lever low-flow faucet
- Built-in pantry, as per plan
- Brand-name stainless steel appliances including:
  - Stainless steel refrigerator with bottom freezer
  - Stainless steel electric range; microwave hood fan
  - Stainless steel integrated dishwasher, as per plan

### LIVING SPACE

- Expansive 9 ft. ceilings in living areas with 12 ft. ceilings on level 1
- Individually controlled forced air heating and cooling system
- High-speed wiring infrastructure

### AMENITIES

- Golf simulator
- Luxurious billiards room
- Multi-use party room with complete kitchen including all stainless-steel appliances, adjoining the billiards room
- Luxurious upscale lounge
- Gym room
- Luxurious bonfire pits
- Outdoor shaded arbour seating area
- Tranquil outdoor yoga space
- Outdoor playground
- Change rooms
- Bike storage room
- Locker storage room

### SPA INSPIRED BATHROOMS

- Solid panel slab cabinets and contemporary metal hardware
- Standard quartz countertop
- Elegant undermount sink
- Contemporary chrome, single lever low-flow faucet
- Refined wall sconce lighting and full mirror
- Contemporary porcelain tiled floors
- Contemporary porcelain tiled showers with rain shower heads and glass doors
- 5 ft. or 6 ft. soaker bathtub with acrylic apron and/or shower stall, as per plan
- Contemporary ceramic wall on all wet wall surrounds
- Tiled laundry closet with brand name stacked washer and dryer

### SECURITY

- Smoke and carbon monoxide detectors as required in each suite
- Telephone-style intercom system (from Vendor's standard samples)
- Complete sprinkler system in all suites
- Secured key pass entry to building
- Intercom panel system at entrance
- Security cameras surrounding building

### FLOORING

- Engineered wood or option of vinyl wood plank floors throughout, except in bathrooms, laundry closets and storage closets, as per plan
- Contemporary square edge baseboards throughout

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such materials are of equal or better quality than those represented to the Purchaser. It is acknowledged that the Vendor, in its sole discretion, may, at any time, without notice to any party, make any deletions, changes or modifications to the Features and Finishes set out herein. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not the same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements. Renderings are artist's concept. E.&O.E. August 2022.