



AURA

GRAZIANI + CORAZZA
ARCHITECTS INC.

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JOB #: 492.05D

75th Floor
1:125

AURA
at College Park

**SCHEDULE "B" OF AGREEMENT OF PURCHASE AND SALE
FEATURES LIST**

BUILDING FEATURES

- A spectacular Residential Tower with views overlooking Toronto
- Stunning lobby overlooking the park
- 24-hour concierge and security service controlling building access and surveillance of the building
- Elegant finishing details in corridors and in entrance doorways to each suite
- Individually controlled in-suite heat pump system offering on-demand central heating and air conditioning
- Individual suite metering for hydro consumption (subject to Hydro protocols)
- Architecturally designed, expansive double-glazed windows throughout exterior and pre-finished aluminum window frames
- Landscaped entrance and arrival areas
- Bicycle storage room with air pump
- Three guest suites
- Landscaped roof top garden over podium
- High Speed Elevators
- Controlled elevator access to individual floors where applicable
- World class recreational and Fitness centre with state-of-the-art equipment
- Sprinkler system in building to be one of the first in Ontario

SUITE FEATURES FOR FLOOR 75

- The residence will be individually accessed via direct elevator service
- Resident will receive an electronic, encrypted proximity security device by which they will gain access to the building, the parking garage, and the residential elevators
- The concierge will activate the elevator for all authorized guests
- Ceiling height of the unit is approximately 12 feet except in areas with bulkheads, dropped ceilings, and in bathrooms where the ceiling height will be less than 12 feet
- All ceilings to be smooth and painted white
- Interior walls painted white in quality latex paint in all rooms, woodwork and trim in semi-gloss
- 1-3/4" thick, paint-grade, two panel, framed doors with profiled centred centre panels and designer lever hardware.
- 7-1/2" baseboards and 4" wood casings complete with backhand.
- Solid core contemporary style swing interior doors with designer metal lever hardware
- Choose from 8" plaster cornice moulding profiles* to the perimeter walls of all Principal Rooms excluding windows
- Aluminum frame curtain-wall window system will incorporate double-glazed sealed units
- Personally encoded in-suite intrusion alarm monitored by concierge
- In-suite smoke and heat detector and emergency button with intrusion alarm
- Decora switches and receptacles
- Capped ceiling outlet in living room, dining room and den
- French doors in dens where applicable

FOYER AND HALL

- The foyer ceiling will be coffered with 8" plaster cornice moulding* to perimeter of the room and coffer, and will have a centered, capped electrical outlet
- For flooring, choose from 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain*

KITCHEN

- Unique, contemporary designed kitchens. Choose from custom-designed cabinetry in framed, traditional, transitional or contemporary profiles, hand finished in a wood stained or paint glazed with a choice of designer hardware as per builder's sample
- Crown moulding and a light valance are included to complement the style of choice
- Cabinetry features will include solid wood dove-tailed drawers
- Cutlery, silverware, utensil, spice inserts to the cabinets drawers, pull-out shelves and under counter waste bins will be provided
- Under-cabinet lighting
- Halogen track lighting
- Double stainless steel sink with single lever chrome faucet
- The island will feature a cantilevered top for bar seating, and a stainless steel under-mounted sink with stainless steel faucet and a retractable handheld spray
- A split electrical receptacle will be provided in the island, as well as a capped electrical ceiling outlet overhead
- Filtered water will be piped to the kitchen sink and the refrigerator ice maker
- Choose from double-edged granite, marble or limestone countertops* in honed or polished finish
- Choose backsplash from granite, marble or limestone slab* in honed or polished finish, or tumbled marble mosaic stone
- Choose flooring from 12" x 24" or 16" x 16" sealed marble*, granite* or limestone* in honed or polished finish or 24" x 24" porcelain* or 1/4" x 3/4" thick custom-stained hardwood from select species*

APPLIANCES

- Refrigerator – Sub Zero fully integrated 36" refrigerator** with double-bottom mounted freezer drawers and stainless steel or paneled door to match kitchen cabinets
- Sub-Zero under-counter, wine storage unit** with glass door and stainless steel or matching kitchen cabinet trim

- Cook Top – 36” range
- Exhaust hood – 36” stainless steel hood and chimney with Pro Motor fan
- Oven – fully integrated, stainless steel oven tower consisting of:
 - Miele Speed Oven with both convection and microwave cooking capabilities
 - Miele 30” Perfect Clean wall oven
 - Miele 30” Food Warming Drawer
- Coffee Maker – fully integrated Miele Coffee System**
- Dishwasher – Miele Whisper Quiet integrated dishwasher with hidden controls and silverware tray, and stainless steel or paneled door to match kitchen cabinets
- Washer/Dryer – Miele white front-loading, under-counter washer/dryer

BATHROOM FEATURES

MASTER ENSUITE**

- Unique, contemporary designed vanity sets the tone for luxury. For vanity, choice of colour in main or ensuite bathroom from Vendor’s package
- Choose from double-edged granite, marble or limestone countertops* in honed or polished finish with under-mount basin
- Accessories will include polished chrome lever handles for the vanity, tub and shower faucets, two robe hooks and a tissue holder
- Two, single lever faucets on vanity sink in main or ensuite bathroom
- The vanity/bath area is to be coffered with 8” plaster cornice moulding* to the inside of the coffer and a capped electrical ceiling outlet
- A 6” designer freestanding oval bathtub will feature a mounted tub filler with a single-lever control and as diverter for the wand style hand shower
- Ceiling mounted 10” square rain tile shower
- Pressure balance tub and shower faucets
- Shower screens and doors will feature frameless tempered acid etched glass
- For the shower and toilet enclosures, choose from floor-to-ceiling 12”x24” or 16”x16” sealed marble*, granite* or limestone* in honed or polished finish or 24”x24” porcelain
- Exterior vented exhaust fan in all bathrooms
- Privacy locks on all bathroom doors
- Designer bathroom fixtures
- Dual flush toilet
- Pot lights in ensuite bathroom
- Choose flooring from 12”x24” or 16”x16” sealed marble*, granite* or limestone* in honed or polished finish or 24”x24” porcelain, with a 6” border of marble*, granite*, limestone*, or mosaic*
- Shower flooring to be stone mosaic*, compatible with the walls
- In-floor electric radiant heating will be controlled by programmable thermostat

GUEST ENSUITE

- A custom-designed vanity graces this space
- Choose from double-edged granite, marble or limestone countertops* in honed or polished finish, with under-mount basin
- Accessories will include polished chrome lever handles for the vanity, a shower faucet, a towel bar, a robe hook, and a tissue holder
- A framed vanity mirror will include a capped electrical wall outlet
- Dual flush toilet
- Single-lever pressure balancing shower control with wall-mounted shower head
- Striking shower screen and frameless tempered glass door
- For the shower enclosures, choose from 12”x24” or 16”x16” sealed marble*, granite* or limestone* in honed or polished finish or 24”x24” porcelain
- Choose flooring from 12”x24” or 16”x16” sealed marble*, granite* or limestone* honed or polished finish or 24”x24” porcelain
- The shower flooring is to be stone mosaic*, compatible with the walls

POWDER ROOM

- Custom-designed vanity will feature a unique rectangular glass basin*
- Dual flush toilet
- A custom-designed, framed mirror will feature capped electrical wall outlets on either side
- For flooring, choose from 12” x 24” or 16” x16” sealed marble*, granite* or limestone* in honed or polished finish or 24” x24” porcelain*

LIVING ROOM, DINING ROOM AND LIBRARY

- Enjoy a glass-enclosed, electric fireplace** with a choice of plaster or wood mantel*, and marble or limestone surround*.
- For flooring, choose from 3-1/4” x3/4” thick custom-stained hardwoods from select species* or 60 oz. cut pile wool carpet* on premium under pad

BEDROOMS

- Mirrored sliding closet doors or wood swing closet doors as per plan

LAUNDRY ROOM

- White laundry cabinets will include a sink cabinet, laminate countertop over the front loading washer and dryer, and cabinets above the countertop
- White front loading stacked washer and dryer
- Under-cabinet lighting and an above counter electrical receptacle
- White porcelain flooring

RESIDENT’S PARKING & GARAGE

- Six parking spaces will be located in parking level two or three.

- Underground parking, accessed via a secure garage door operated by personal remote control
- The garage is painted white and brightly lit for convenience and security
- The garage is well ventilated and protected by fire sprinklers for added safety and protection
- Strategically located parabolic mirrors provide visibility to assist traffic flow
- Closed circuit cameras with two-way voice communication monitored by 24-hour concierge are provided in the garage for surveillance and access monitoring.

ACCESS CONTROL

- Uniformed 24/7 on-duty concierge, stationed in the main lobby
- On site management during weekday business hours
- State-of-the-art enterphone system in the lobby with in-suite monitoring capability
- Suite security access system monitored by concierge
- Hand held personal emergency alert device to activate alarm
- Exterior doors from common areas and amenities monitored at concierge

ELECTRICAL FEATURES AND INTERCONNECTIVITY

- Pre-wired cable T.V. outlets in living/dining, bedrooms and den
- Pre-wired telephone jacks in living/dining, kitchen, bedrooms and den
- Wiring for high speed Internet
- A recessed 50-watt halogen pot light will be installed for approximately every 50 square feet of suite area, located at the resident's discretion (except in instances of mechanical/electrical distribution and structural interference)
- Vapour-proof pot lights will be provided over the free-standing tub and in all showers
- A durable 200 amp Service panel with circuit breaker will be located in the laundry room
- Switched wall receptacles will be provided in the living room, dining room, library and bedrooms, plus one switched floor receptacle in the living room, and one capped ceiling electrical fixture outlet in the dining room
- All hall closets will feature door-activated lighting
- An Audio/Video ("A/V") closet supplied with fresh air will be provided to accommodate resident-supplied audio and video equipment
- Residence will be wired for low-voltage motorized window shades

- N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.
- Floor and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice.

* From builder's standard samples

** As per plan,

Principal Rooms consist of the Living Room, Dining Room, Library, Kitchen and Bedrooms. All features and finishes are subject to change without notice.