

West Harbour City surrounds you

with superior standard features to give you lasting value and a higher standard of quality in materials and finish in every area of your new home.

DESIGN AND DÉCOR FEATURES

- 1) Soaring **NINE FOOT CEILINGS**.
- 2) **Solid core suite entry door** with quality contemporary hardware, equipped with deadbolt lock and through-door viewer.
- 3) Suite entrance vestibule features closet with **mirrored sliding doors**, as per plan.
- 4) **Engineered hardwood flooring** throughout.
- 5) Embossed **premium raised panel** interior doors.
- 6) Designer-selected lever handle door hardware in silver satin finish throughout.
- 7) Decorative baseboard trim with co-ordinated door casings throughout.
- 8) Rocker style white light switches and matching white receptacles.
- 9) Designer selected **light fixtures** in hallways, as per plan.
- 10) Capped **ceiling outlet** in dining room, as per plan.
- 11) Ceiling light in walk-in closet(s), as per plan.
- 12) **Ceramic tile floor** in laundry area.

KITCHEN FEATURES

- 13) Designer selected three head fixed head **halogen track lighting** fixture in kitchen.
- 14) **Pot-lighting** installed in dropped kitchen ceiling over selected counter areas.
- 15) **Engineered hardwood flooring** in kitchen.
- 16) Quality kitchen **cabinetry by PARIS KITCHENS**.
- 17) **Upper kitchen cabinets are extra-tall, to benefit from the extra height available in kitchens as a result of having NINE FOOT CEILINGS in the suites.**
- 18) **Granite kitchen counters.**
- 19) **Light valances** attached to upper kitchen cabinets with lighting to illuminate countertops.
- 20) **Mirrored kitchen backsplash.**
- 21) Quality under-mount **BLANCO stainless steel** kitchen sinks, as per plan.
- 22) Single lever **KOHLER** kitchen faucet with integral pullout vegetable spray.
- 23) **Whirlpool energy efficient** combination **microwave and range hood** in stainless steel INCLUDED!
- 24) **Whirlpool energy efficient** slide-in European-style range with **glass cook top** and self-cleaning oven in stainless steel INCLUDED!
- 25) Built-in multi-cycle **Whirlpool energy efficient dishwasher** in stainless steel INCLUDED!
- 26) Frost-free **side-by-side energy efficient Whirlpool refrigerator** with through-the-door water and ice dispenser in stainless steel INCLUDED!
- 27) Stacked white **Whirlpool washer and dryer** directly vented to outdoors INCLUDED!

BATHROOM FEATURES

- 28) **Bathrooms with integrated tub & shower include:**
 - a. **Marble floor tile**
 - b. Raised European-style **"floating" vanity** by **PARIS** with deeply recessed kick plate
 - c. **Slab marble vanity countertop** (as per plan) with under-mount **KOHLER** basin and **KOHLER** wide-spread faucet
 - d. **Full-sized fitted mirror** above the vanity counter
 - e. **Extra-deep acrylic soaking tub** with full height **ceramic tile** on walls around tub
 - f. **KOHLER** wall-mounted showerhead with **KOHLER** automatic temperature and pressure balanced shower and tub faucet controls, as per plan.
- 29) **Bathrooms with shower stall only include:**
 - a. **Marble floor tile**
 - b. Raised European-style **"floating" vanity** by **PARIS** with deeply recessed kick plate
 - c. **Slab marble vanity countertop** (as per plan) with under-mount **KOHLER** basin and **KOHLER** wide-spread faucet
 - d. **Full-sized fitted mirror** above the vanity counter
 - e. Shower stall with ceramic **tiled** walls
 - f. **KOHLER** wall-mounted showerhead with **KOHLER** automatic temperature and pressure balanced controls
 - g. **Frameless glass enclosure and glass door.**
- 30) **Bathrooms with separate tub and separate shower include:**
 - a. **Marble floor tile**
 - b. Raised European-style **"floating" vanity** by **PARIS** with deeply recessed kick plate
 - c. **Slab marble vanity countertop** (as per plan) with under-mount **KOHLER** basin and **KOHLER** wide-spread faucet

- d. **Full-sized fitted mirror** above the vanity counter
 - e. Shower with ceramic **tiled** walls
 - f. **KOHLER** wall-mounted showerhead with **KOHLER** automatic temperature and pressure balanced controls
 - g. **Frameless glass shower enclosure and door**
 - h. **Extra-deep acrylic soaking tub** with **KOHLER** faucet with automatically temperature and pressure balanced controls, and marble splash at tub deck.
- 31) **Powder rooms include:**
 - a. **Marble floor tile**
 - b. **Decorative mirror**
 - c. **KOHLER** wide-spread faucet, all as per plan.
 - 32) All washroom ventilation fans are vented to the outdoors.

LOBBY AND CONCIERGE

- 33) West Harbour City's **Grand Lobby** soars to nearly two storeys in height and makes a dramatic and impressive welcoming statement to all your guests: detailed with **granite**, flooded with natural light through impressive **walls of glass**, detailed with **fine cabinet woods**, designer furnishings, and contemporary chandeliers designed to complement the grand scale of this space, enhanced by **carefully selected carpet** and accent pieces, this is a Grand Resort Lobby that you will appreciate every day.
- 34) In addition to the Fleet Street entrance, the Grand Lobby here at West Harbour City also has a vehicular **Port Cochere** entryway on the east side of the lobby.
- 35) **West Harbour City** includes a 24-hour **Concierge** on duty 7 days a week presiding over your Grand Lobby, to control access, maintain building integrity, and welcome you and your guests.
- 36) The entrance vestibule also features an **Electronic Concierge**, linking the lobby to your telephone, and the lobby camera to your television permitting you to answer and unlock the lobby door from your suite by telephone.
- 37) Additional staff also includes the **West Harbour City Personal Services Concierge** who can provide additional services at selected times during the day: arranging for cabs, rental vehicles, or airport limousines, liaison with other service providers (cleaners, delivery people, etc.) when you are not at home, and provide other services.
- 38) Access from residents' parking levels is controlled by a **Proximity Card Access System**, which reads your personal Access Card; the same card also unlocks selected building access doors, as per plan.
- 39) A remote control in-car **garage door opener** opens garage doors and controls access to residents' parking levels.

THE ROOFTOP HARBOUR CLUB: FOR THE EXCLUSIVE USE OF WEST HARBOUR CITY RESIDENTS AND THEIR GUESTS.

- 40) Professionally staffed 11th floor rooftop cruise-ship-style **Spa and Fitness Club** with enclosed **rooftop pool** featuring 12 foot high floor-to-ceiling windows, and an indoor/outdoor **promenade deck** and **terrace** with breathtaking views of both the city and the lake.
- 41) **Harbour Club Roof Spa** with **whirlpool hot tub, steam rooms, a fitness and workout gym** equipped for aerobics and strength-building and a variety of other **fitness and health regimens.**
- 42) **Harbour Club Grand Piano Roof Lounge**, a lavish reception and party room with fireplace seating area, beautifully appointed lounge areas, billiard table, Grand Piano music area, games area, espresso bar and a catering kitchen.
- 43) **Harbour Club Theatre**, multi-media movie viewing area with a large screen television and appropriate multi-source playback and ancillary sound equipment.
- 44) Wireless internet access (**WIFI**) throughout The West Harbour Club.
- 45) The **Harbour Club Members' Activities Program**, a full range of professionally managed programs which may include (subject to residents' interests and participation fees) fitness instruction, personal training, swimming lessons, aerobics and yoga classes, boxercise, aquafit, circuit training, tai chi, meditation, martial arts and many more, depending on your and your neighbours' interests and preferences.
- 46) **Harbour Club Guest Suites**, 2 well-appointed Guest Suites for the comfort and convenience of your overnight guests.
- 47) **Harbour Club Second Floor Courtyard Garden Lounge** sitting and entertainment area with a fireplace and its own walkout to the outdoor Courtyard Garden.
- 48) Second level outdoor **Courtyard Garden area** with **dramatic landscaping** and strolling pathways, a central courtyard **water feature**, and significant plantings and lawn areas, a charming garden courtyard environment for you and your guests, a delightful landscaped view for suites overlooking this area.

BUILDING FEATURES

- 49) At West Harbour City, **every suite** looks out over welcoming surrounding **parkland** or landscaped **courtyard** views.
- 50) At West Harbour City, virtually every suite enjoys magnificent panoramic lake views, breathtaking skyline views, or both.
- 51) West Harbour City employs traditional residential materials to create a classically designed building imbued with contemporary flair. The proven quality and the inherent **elegance and durability of precast cladding with the look of limestone** creates a building that is both sophisticated, and timeless.

COMFORT AND COMMUNICATIONS FEATURES

- 52) Individually **thermostatically controlled heating and cooling in every suite** for optimum personal comfort.
- 53) Energy efficient central **heat pump** heating and cooling system **gives you efficient year-round heating and year-round cooling.**
- 54) Each suite pre-wired for **multiple telephone lines/internet access** with outlets in living room, kitchen, den and/or bedroom(s), as per plan.
- 55) Suite **electricity individually metered** to reflect your own energy consumption.
- 56) **Cable television/internet access** outlets in kitchen, living room, den and/or bedroom(s) as per plan.

DESIGN ENGINEERING FEATURES

- 57) All water at West Harbour City (for drinking, bathing, washing and cooking) is **filtered** by a central-source **CULLIGAN** water filtration system.
- 58) Thermally isolated energy efficient **double-glazed windows** throughout, with operable sections as per plan.
- 59) Intrusion alarm rough-in at suite entry door to permit purchaser to install own remote monitored individual intrusion alarm system.
- 60) Intrusion alarm rough-in at suite entry door and windows for ground floor and second floor suites adjacent to outdoor garden area, to permit purchaser to install own remote monitored individual intrusion alarm system.
- 61) Built-in heat detector in each suite.

YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

- 62) One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION* New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
- 63) Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.
- 64) The TARION* New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home.
- 65) The individual guarantees provided by the quality **brand-name** suppliers of the many components that go into your new home. We carefully select component suppliers and the warranties provided by these reputable brand name suppliers are all passed on to you.

**See the TARION New Home Warranty Program for full warranty details. Variations from Vendor's samples may occur in materials and finishes due to normal production processes. We reserve the right to substitute materials of equal or better quality without notice subject to availability at time of selection. E & O. E. 06/29/09*