



FEATURES & FINISHES

DESIGNED FOR MODERN LIVING

Built from the ground up, each of the collections of striking urban towns at Downtown Aura was designed to find the perfect balance of form and function. Distinguished by their unique architecture, our collections reflect the appeal of each distinctive design.

ARCHITECTURE DETAILS

1. Distinguished architecture featuring genuine stucco, clay brick, concrete brick, and stone.
2. Spectacular courtyard with private walking areas in a lush green garden atmosphere.
3. Quality color maintenance free casement window.

SECURITY FEATURE

1. Security deadbolt, fire rated steel entry door with wood trim surrounds and peephole.
2. Individual access control unit per suite for underground parking/card access.
3. Each unit is protected by the fire sprinkler system.
4. Smoke detector in every suite.



UNDERGROUND PARKING

1. Underground Parking Garage protected by the fire sprinkler system.
2. Designated area in the underground for car washing and detailing for the residents' vehicles.
3. Centrally monitored, strategically placed Panic Buttons for high-level security in underground parking.
4. Individual storage Wired Lockers.
5. Bicycle storage area in underground for residents.

INTERIOR SUITE FINISHES

1. Nine-foot ceilings throughout except for bathrooms, closets, laundry rooms, terrace access area, and bulkhead areas to accommodate mechanical, plumbing, or

architectural design. As per applicable plan.

2. 6'8 foot interior doors. As per the applicable plan.
3. Smooth finish ceiling throughout, painted with white paint or equivalent.
4. Stylish 2 3/4" casing and 4 1/4" baseboards throughout.
5. All baseboards, casing, and doors to be painted with premium semi-gloss white paint.
6. Engineered laminate flooring throughout.
7. Premium grade ceramic wall and floor tiles, as per builder's samples.
8. Premium quality low sheen paint in all areas except bathrooms, kitchen, and laundry room where Satin Latex OXFORD WHITE (CC-30) paint will be used.
9. Sliding doors to all private balconies as per applicable plan.
10. Private patios and landscaped garden areas as per applicable plans.

GOURMET INSPIRED KITCHEN

1. Quality custom kitchen cabinets with extended height uppers as per builder's samples.
2. Open concept kitchen.
3. Quartz counter tops, as per builder's samples.
4. Stainless steel under-mount sink with pull out faucet or equivalent.
5. Designer selected backsplash as per builder's samples.

BATHROOM AND ENSUITE

1. 12" x 12" floor tile as per builder's samples.
2. Acrylic shower base and Framed glass shower enclosure as per applicable plan.
3. Shower light in all standalone showers.
4. Custom-designed cabinetry.
5. Single lever chrome pressure balanced shower faucet in all shower units.
6. Bathroom accessories to include towel bar and tissue dispenser.
7. High efficiency water saving toilet.
8. Exterior vented exhaust fan.

MECHANICAL AND ELECTRICAL FINISHES

1. Individually controlled heating and cooling system in each unit for year-round comfort.
2. Separately metered hydro/water and gas.
3. Rogers supported in each suite for Internet Service.
4. Pre-wired for telephone and cable TV in master bedroom, living room areas (where applicable).
5. 100 AMP electrical services with circuit breakers.
6. Kitchen counter level electrical GFI outlets for small appliances.
7. Builder supplied light fixtures throughout.
8. White Decora switches and receptacles throughout.
9. Automatic smoke and carbon monoxide detectors.
10. Electric door chime at the front door.

Warranty backed by TARION WARRANTY CORPORATION includes that the home is free from defects in workmanship and material for one (1) year. Two Year Warranty Protection: The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems - Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding leaving to detachment or serious deterioration. Violations of the Ontario Building Code's Health and Safety provisions. Seven Year Warranty Protection (Major Structure Selects): A major structural defect is defined by Tarion Warranty Corporation as - a defect in workmanship and materials that fail the load-bearing part of the structure of the home, or - any defect in workmanship or materials that adversely affects your use of the building as a home. Specifications and Terms subject to change, E.&O.E.

