

FEATURES & FINISHES



BUILDING FEATURES AND AMENITIES

- Elegant ground floor lobby with sitting area, mail room and parcel storage
- Concierge services
- Gathering lounge
- Guest suite (to be shared with proposed condominiums on block)
- Garbage chute system with tri-sorter for refuse and recycling
- Residential parking and lockers, subject to availability
- Management office
- Secured bike storage onsite
- Resident security access

SUITE FEATURES

- Suites have approximately 9' ceiling heights. In areas where bulkheads or dropped ceilings are required, the ceiling height may be less than specified**
- White stippled ceiling throughout except in bathrooms
- Latex off-white paint throughout suite interiors
- Solid core entry door with contemporary hardware
- Composite hollow core interior doors, painted, with contemporary hardware
- Sliding closet doors where shown on plans
- Flex sliding door (optional) where offered on plan
- Elegant white décor style switches and receptacles
- Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Flex, Bedrooms, Media Area and Foyer, including foyer closet where offered on plan
- Individual sub metering for hydro, water, heating and cooling
- Fan coil heating/cooling system

ELECTRICAL AND TECHNICAL FEATURES

- Switched ceiling fixture in Foyer, Kitchen, Den, Flex Room, Dining Room and Bedroom(s) as per plan
- Outlet for both cable and internet connections as per plan

KITCHENS

- Selection of solid surface countertops
- Selection of flat paneled contemporary cabinets and finishes
- Stainless steel under-mount sink and single lever chrome faucet
- Choice of ceramic tile backsplash
- Stainless steel appliances including 30" refrigerator, 24" wall oven, 24" cooktop, dishwasher and 30" microwave combo hood fan located above the stove, in selected suites

BATHROOMS

- Vanity mirror
- Decorative light fixture
- Shower stall with framed or in-line glass door panel of glass and acrylic base where offered on plan
- Soaker tub where offered on plan
- Selection of ceramic tile for tub or shower surrounds extending to the underside of ceiling
- Contemporary vanity with below sink storage
- Single lever chrome faucet
- Chrome shower/tub fixtures
- Contemporary accessories including toilet paper holder and towel bar
- Selection of porcelain tile flooring

IN-SUITE LAUNDRY

- Stacked washer and dryer
- Pre-selected white ceramic or porcelain tile flooring

SHARED AMENITIES IN PROPOSED CONDOMINIUMS*

- Indoor pool, his and hers change rooms, showers, sauna and hot tub
- Family play lounge with TV, WIFI access and table tennis
- Theatre room with seating
- Yoga studio and fitness room
- Landscaped outdoor terrace with outdoor dining and barbeque area
- Multipurpose room with common lounge and billiard table
- Private dining room with warming kitchen
- Guest suite (to be shared with proposed condominiums on block)

*Amenities to be shared by residents of all three (3) condominiums proposed to be constructed on the block, including residents of Lumina. These amenities are proposed at this time but are not guaranteed as the designs for the condominiums are still in progress and subject to review and approval by the City. This list of proposed amenities is subject to change without notice.

Please note: prices and specifications are subject to change without notice. Vendor shall have the right to substitute materials for those provided in the plans and specifications provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. Colour, texture, appearance, etc. of feature and finishes installed in the unit may vary from vendor's samples as a

result of normal manufacturing and installation processes. Floors and specific finishes will depend on vendor's décor packages as selected. Amenities and their components are subject to change based on vendor, governmental or construction requirements.

**Ceiling heights are measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or dropped ceilings are required, the ceiling height will be less than the specified 9'.

Decorative and upgrade items are displayed in the model suite and are not part of the standard unit. Vignette and sales office are for display purposes only.

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DISCLAIMER FOR THIS BROCHURE:

All renderings are artist's impressions only. Certain design elements are subject to change without notice. Lumina is the third of three buildings planned for the block. Views are not guaranteed. Certain amenities are still in the design stage and subject to change without notice. Features, finishes and materials shown in amenities spaces are subject to change without notice. Some renderings include a freehold commercial component which is not part of the condominium. Any commercial use depicted illustrates one possible use only. Reference should be made to the vendor's disclosure documents for further information.