

HOUSE *of* ASSEMBLY

At Sterling Junction

Features & Finishes

Building Features

Heritage industrial - inspired architectural design

Executive concierge service ***

Mail area along with parcel storage area

Key FOB controlled access system at entry points and garage

Elevators accessible from parking garage, ground and residential floors

Resident bike parking available in building

Ground floor pet wash area

U31 professionally designed lobby and entrance area

Party room and lounge area designed by U31

Wellness centre with cardio and weight training spaces and adjacent yoga studio

Expansive rooftop terrace to include outdoor BBQ and dining areas along with covered and outdoor conversational seating sections, family area and pet friendly play area

General Suite Features

Ceiling height +/-9' with smooth finish except where dropped ceilings occur and/or structural beams exist +*

Laminate flooring throughout (washroom and laundry closets to be tiled).

Approximately 4" baseboards with coordinating 2 ½" door casings

Solid core entry door with security view hole and suite entry surround

Sliding door(s) and/or swing door(s) throughout **

Matte black hardware on swing door(s)

Wire closet shelf and/or rod in all closets

Flat white paint finish for walls and ceilings throughout; white semi-gloss paint in bathrooms and for all trim and doors

Balconies, terraces and patios with sliding doors and/or swing doors **

Kitchen

Custom designed two-tone kitchen with quartz countertop and slab cabinetry in one of 3 colour palettes developed by U31 +

Stacked washer and dryer (in closet or cabinet) as per plan

Contemporary kitchen backsplash +

Single basin stainless steel undermount sink with single-lever pull-down spray faucet in matte black finish +

For two bedroom units and larger

Built-in 24" oven and cooktop, integrated 24" paneled dishwasher and 24" paneled refrigerator, built-in hoodfan unit

Soft close doors on cabinetry

For one bed and one bed + den

24" freestanding electric range, integrated 24" paneled dishwasher and 24" stainless steel refrigerator, built-in hoodfan unit

Bathrooms

Bathroom vanity with quartz countertop and undermount sink +

Contemporary single lever faucet in matte black finish +

Frameless mirror with valance light above +

Full height ceramic wall tile in tub surround and in separate shower stall +

Faucet with matte black finish in tub or in separate shower ** +

Frameless clear glass shower partition or door (as per plan) with recessed shower pot light where separate shower stall is shown **

Pressure balanced valve(s) for tub and/or shower

Porcelain floor tile in bathroom(s)

Contemporary white acrylic soaker tub **

Tiled shower stall floor **+

Privacy lock on bathroom door(s)

Mechanical / Electrical Features

Individual in-suite controlled all-season heating and cooling system.

Individual suite electricity meter(s), and water meter(s)

Telephone and cable outlets in den, work, master bedroom and living area(s) **

Switch controlled receptacle in living area**

Capped light box in bedroom(s)

Designer selected ceiling mounted light fixture(s) in den and entry corridor **

Track lighting in kitchen

In-suite smoke and CO2 detector

One capped ceiling outlet in dining area or living/dining area if combined (as determined by vendor) **

+* Ceiling height is approximate and subject to change in areas where bulkheads, mechanical, structural beams or dropped ceilings impact height. See unit specific details for more information.

** As per plan

***See disclosure documents for further details

+ As per Vendor's preselected standard finish packages.

FORM C1 – Sterling Limited Partnership – House of Assembly. Feb. 18, 2020. E.&O.E.