

# Luxury Features & Finishes

## Imported Stone Countertops

- No two cuts of stone are ever alike. The elegant centerpiece of your future kitchen and bathrooms is guaranteed to be one-of-a-kind.
- Choose from an exquisite array of granite countertops for the kitchen (including breakfast bar where applicable) and bathrooms.

## Fisher & Paykel refrigeration

- The Grand Palace is proud to present the elite Energy Star certified Fisher & Paykel EZKleen stainless-steel "Active Smart" refrigerator, a brand long synonymous with style and cutting-edge innovation.

## Water Saving Fixtures

- In the kitchen, premium fixtures include a double sink and single-level faucet with pull-out vegetable sprayer to double your convenience.
- In the bathrooms, enjoy temperature-and pressure-balanced fixtures throughout plus under-mount sinks and a 5' soaker tub.

## A Grand Entrance

- The foyer features a 9' ceiling and mirrored closet doors. \*

## Sense of Greatness

- Smooth-finished 9' standard ceilings create an enhanced sense of spaciousness in the kitchen and all bathrooms.

## Prestigious Floor Coverings

- Luxury at your feet. Your suite features premium laminate flooring in the bedroom, living room, dining room, den – even the kitchen in all open-concept layouts.
- Should you desire, carpeting can be substituted in the bedroom.
- Premium porcelain tiles complete the picture in all bathrooms and kitchen (when layout permits). Your choice of porcelain or ceramic in foyer.

## Gourmet Kitchens

- Stylish entertaining begins and ends in your gourmet Grand Palace kitchen, tastefully designed for your convenience and culinary pleasure.
- Custom-designed contemporary kitchen cabinetry features 42" uppers with extra depth over the Fisher & Paykel refrigerator, with cabinet doors available in your choice of 6 dramatic door profiles and 3 exciting colours.
- Get more done with the power of Whirlpool appliances. Designer Whirlpool kitchen appliances include an Energy Star® stainless-steel high-efficiency time-delay dishwasher, stainless-steel self-clean built-in combination oven, 30° electric ceramic glass cooktop, and a 30" wall-mount glass canopy hood or a 20 cubic-foot stainless-steel microwave/hood fan combo.
- Attractive backsplash options include your choice of modern mosaic or ceramic tiles.
- Under-mount sink offers a clean countertop to showcase the designer stone to dramatic effect.
- Under valance lighting.

## Laundry

- Whirlpool full-sized stacked front-loading dryer and Energy Star® high-efficiency front-loading washer.
- Premium ceramic flooring.

## Spa-Like Retreats

- Elegant full bathrooms offer modern luxury features including built in deep soaker tubs with a full-height ceramic surround.
- Ensuites include a separate shower with recessed lighting and frameless tempered glass enclosure.
- Custom double-door vanity, granite countertop and a medicine cabinet with mirrored door above.
- Convenient light in the shower.
- Dual-flush high-performance toilet saves water.

## Design & Comfort Details

### BASEBOARDS & CASINGS (PSC Certified)

- Architecturally designed modern 5" baseboards.
- Painted casings on interior doors.

### HARDWARE

- Lush brushed-metal hardware.

### PAINT

- Walls, baseboards, trim and doors to be professionally painted with primer and finished with two coats of off-white eggshell wall paints (no-or low-VOC).

### WINDOWS

- Architecturally designed aluminum window frames with thermally insulated low-e coated double-pane sealed glazed window units that conserve energy.

### COMFORT SYSTEMS

- Year-round in-suite individual climate control ensures your suite is heated or cooled to your personal comfort.

### COMMUNICATION SYSTEMS

- Pre-wired cable, television and telephone outlets throughout offer modern communication convenience. \*

### LIGHTING

- Artfully designed ceiling-mounted halogen track lighting and under-cabinet task lighting in the kitchen.
- Distinctive ceiling light fixtures in foyer, kitchen, den, hallways and walk-in closets. \*\*
- White Decora light switches and electrical outlets.
- Capped outlets in the dining room and bedrooms.

## Live in Grand Comfort & Peace of Mind

- Courteous concierge service will be available 24 hours a day, 7 days a week in the residential lobby.
- Easy-use security card access at all entrances keeps the building safe from unwanted visitors.
- Closed circuit television monitoring in underground parking for greater peace of mind.

## The Height of Elegance

- All penthouse suites feature soaring 10' ceilings.

## Relax Outside

- Perfect for outdoor entertaining, the spacious balconies and terraces come with an optional barbecue and gas line (must be purchased together), which must be selected at the time of your colour selection.

\*As per plan. \*\*As per vendor's standard samples. All dimensions, including ceiling height and area, if any, are approximate and may change. Actual living area may vary from any stated floor area. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model and the Purchaser is bound to accept the same. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or described in other plans and specifications provided to the Purchaser by the Vendor, 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. The Purchaser acknowledges that some items displayed in the presentation centre of the Vendor may not be standard features and finishes and may (if available) be purchased from the Vendor at an extra cost. Selections of all features and finishes, where the Purchaser is given the option to select the model, style and/or colour, shall be made from the Vendor's predetermined standard selections. All features and finishes may vary from suite to suite. Prices and specifications are subject to change without notice. E.&O.E. May 2012