

# FEATURES & FINISHES

## IMPRESSIVE BUILDING FEATURES

- Exceptionally designed two storey lobby with furnished lounge space
- Two magnificent, designer decorated guest suites
- Courteous and Professional 24-hour Concierge Service
- Three (3) state-of-the-art high speed elevators
- Exquisite outdoor landscaped areas for relaxing & entertaining
- Modern Bicycle racks in designated areas
- Dedicated Pet Grooming room with convenient wash area
- Energy efficient double glazed Windows with low E (emission) coating and added insulation to retain internal warmth and lower energy usage
- Indoor/outdoor Lounge exclusively designed by Tomas Pearce Interior Design Consulting with a spectacular double-sided fireplace
- Individual alarm system within suite keypad for local annunciation

## MAGNIFICENT JADE WATERFRONT CLUB AMENITIES

- State-of-the-art Fitness Center that offers the very latest fitness equipment with fitness lounge
- Inviting Outdoor pool and hot tub, surrounded by a gorgeous outdoor lounging deck
- Separate Mens' and Ladies' change rooms with a private steam room
- Billiards Lounge with built in bar
- A private Theatre Room for screening films and sports events with contemporary audio visual equipment and a high definition large format cinema screen
- Virtual Golf Room to practise your swing
- Large terrace area surrounded by landscaped gardens with tranquil cabanas
- Designated individual barbeque stations
- Spacious yoga studio
- Potting studio
- Outdoor community planting area for your enjoyment

## ELEGANT SUITE FEATURES

- Ceiling heights from levels 4-34 approximately 9ft (with exception of architectural bulkheads and ceiling drops)
- Fan coil heating and cooling system
- Ceiling: Sprayed stucco in living/dining areas, in bedrooms/den with smooth ceilings in bathrooms
- Premium pre-finished engineered hardwood floors throughout the suite or choice of carpet in the bedroom(s) as per builder's samples
- Spacious over-sized balconies with panoramic views (where applicable)
- Baseboards 5 ¼" in height, and casings at 2 ½" width
- White Decora-style light switches with matching white receptacles
- Mirrored foyer closets
- Balconies with multi-media outlets for outdoor leisure (where applicable)
- Semi-gloss off white paint throughout kitchen, laundry room, bathrooms, and powder room
- Flat latex off white paint in all other areas
- Wire shelving in all closets

## LUXURIOUS PENTHOUSE FEATURES

- Penthouse levels 35-38 are approximately 10ft ceiling heights (with exception of architectural bulkheads and ceiling drops)
- Spacious over-sized balconies (where applicable)
- 5 ft 6 inch long white Jacuzzi tub (where applicable)
- Shower stall with built in bench (where applicable)
- Rain shower head in shower stall
- U-Shaped Kitchens with 30" stainless steel Refrigerator, Cook top, Oven (where applicable)
- Large under mounted stainless steel sinks (where applicable)

## GOURMET KITCHEN FEATURES

- Your choice from a stunning selection of European inspired cabinetry designed by Tomas Pearce Interior Design Consulting
- Beautiful Mosaic glass, Porcelain, or Ceramic tile kitchen backsplash as per designer's selected standard package
- Stylish valance lighting under cabinets
- Exquisite Custom Granite or Caesar stone countertop from extensive collection of builder's samples
- Premium stainless steel Energy Star® appliance package which includes;
- 24" refrigerator (30" where applicable), 24"oven (30" where applicable), built in 24"dishwasher
- Over the range microwave with hood fan
- Single under mounted stainless steel sink including modern polished chrome single lever faucet with vegetable spray
- Premium pre-finished engineered hardwood flooring as per builder's samples
- Builder provided ceiling fixture
- Kitchen island (where applicable) with custom Granite or Caesar stone countertop as per builder's samples

## GORGEOUS BATHROOM FEATURES

- Separate 5" long rectangular white soaker tub
- Separate shower stall features tempered frameless glass enclosure with frameless glass door (where applicable)
- Choice of exquisite Marble or Porcelain tile on shower or tub walls as per designer's selected standard package
- Choice of Marble or Porcelain floor tiles, as per designer's selected standard package
- Designer selected light fixture
- Large contemporary mirror over vanity
- Granite or Marble vanity countertop from extensive collection of builder's samples
- Vanity with contemporary single sink with modern water efficient, polished chrome faucet
- Environmentally friendly water saving dual flush low flow toilet
- High powered exhaust fan for controlled humidity
- Rain shower head in shower stall (where applicable)
- Privacy lock on all bathroom doors

## LAUNDRY ROOM FEATURES

- Energy Star® stacked white front loading washer and dryer
- White Ceramic tile floor as per builder's sample
- Separate laundry sink, (where applicable)

## ELECTRICAL FEATURES

- Pre-wired for media in living room, bedroom(s), den, and balcony (where applicable)
- Telephone outlets in living room, bedroom(s), den, and balcony, (where applicable)
- Smoke detector
- Balconies with multi-media outlets for outdoor leisure (where applicable)
- Ceiling light fixture in foyer, kitchen, bedroom(s), walk in closet, and den
- Suite electricity individually metered
- Fan-coil heating and cooling system

\*Energy Star® Rating offers energy efficient choices that can help you save on energy costs, without sacrificing on features or comfort.

Tarion Warranty Program- warranty for new construction. Please note prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Builder bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided, such material are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgrade items displayed in furnished model suite/ vignette and sales office are for display purposes only. Floors and specific finishes will depend on Vendor's décor packages as selected. Suites are sold unfurnished. E & O. E. – October 2011