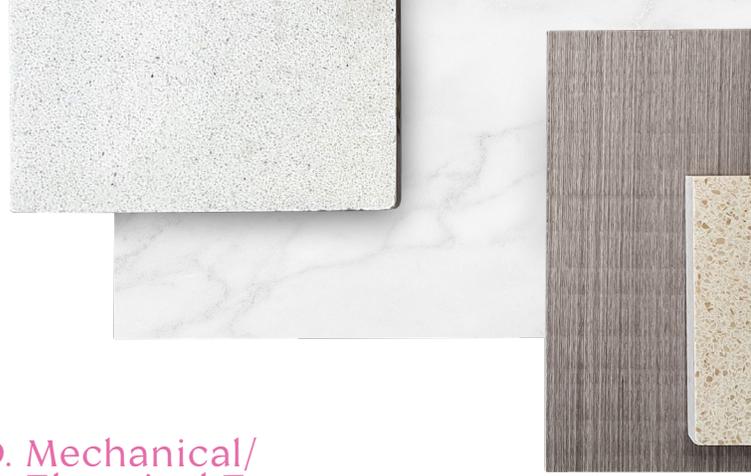


CURIO

Features and Finishes



A. General Suite Features

1. Ceiling height +/-9' with smooth finish except where dropped ceilings occur and/or structural beams exist and excluding bathroom areas +*
2. Laminate flooring in living, dining and sleeping spaces (washroom and laundry closets to be tiled)
3. Soft-close cabinet doors and drawers
4. Approximately 4" baseboards with coordinating 2 ½" door casings
5. Solid core entry door with security view hole and suite entry surround
6. Sliding door(s) and/or swing door(s) throughout **
7. Chrome hardware on swing door(s)
8. Wire closet shelf and/or rod in all closets
9. Flat white paint finish for walls and ceilings throughout; white semi-gloss paint in bathrooms and for all trim and doors
10. Balconies, terraces and patios with sliding doors and/or swing doors **

B. Kitchen

1. Custom designed kitchen with slab cabinetry in one of two standard colour palettes or one upgraded colour palette developed by Mason Studio+
2. Designer curated quartz countertop
3. Contemporary kitchen backsplash +
4. Single basin stainless steel undermount sink with single-lever pull-down spray faucet in chrome finish +
5. 24" appliances including counter depth fridge, 24" freestanding range, 24" panel-ready dishwasher and 30" OTR microwave

C. Bathrooms

1. Bathroom vanity with quartz countertop and undermount sink +
2. Contemporary single lever chrome faucet +
3. Frameless mirror with valance light +
4. Full height ceramic wall tile in tub surround and in separate shower stall +
5. Chrome faucet in tub or in separate shower ** +
6. Clear glass shower partition or chrome framed shower enclosure with door (as per plan) with recessed shower pot light where separate shower stall is shown **
7. Pressure balanced valve(s) for tub and/or shower
8. 12" x 24" porcelain floor tile in bathroom(s)
9. Contemporary white acrylic soaker tub **
10. Tiled shower stall floor with curb**+
11. Privacy lock on bathroom door(s)

D. Mechanical/ Electrical Features

1. Individual in-suite controlled all season heating and cooling system
2. Stacked washer and dryer
3. Individual suite electricity meter(s), and water meter(s)
4. Fibre cable to each suite
5. Switch controlled receptacle in living area **
6. Capped light box in bedroom(s)
7. Designer selected ceiling mounted light fixture(s) in den and entry corridor **
8. Track lighting in kitchen
9. In-suite smoke and CO₂ detector
10. One capped ceiling outlet in dining area or living/dining area if combined (as determined by Vendor) **

E. Building Features

1. Concierge service ***
2. Mail area along with parcel storage area
3. Key FOB controlled access system at entry points and garage
4. Elevators accessible from parking garage, ground and residential floors
5. Resident bike parking available in building
6. Pet wash area
7. Professionally designed lobby and entrance area
8. Party room and lounge areas designed by Mason Studio
9. Wellness centre with exercise, cardio and weight training spaces
10. Professionally designed outdoor terrace to include outdoor BBQ and dining areas

+* 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 C3 – Queenmall Developments – Curio FINAL
Jan 2022. E.&O.E.

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