

Harbour Place

Features & Finishes

Distinct Exterior

- Contemporary exterior featuring designer brick and stone, with accent details based on the Biddington colour palette
- Elegant steel front door with brushed nickel hardware and a deadbolt lock
- Architecturally designed railings, balconies and privacy screens
- Maintenance-free aluminum soffits, eavestrough and downspouts
- Low-E Argon vinyl casement windows and patio doors
- Quiet and modern roll-up garage doors with two remotes
- Patios at ground-level and rooftop terraces
- Luxe home address plaque with unit number

Building Amenities

- Accessible outdoor terrace with exterior hose and gas line for future BBQ
- Electrical outlets on terrace level for outdoor entertainment
- Beautiful, long-lasting composite decking on terraces and balconies
- Professionally designed landscaping
- Private elevator with refined finishes that provides access to every level
- Convenient entry to all units from garage*
- Basement-level storage available
- Two underground parking spaces per residence
- Visitor and outdoor bicycle parking available

Public Amenities

- Steps away from Lake Ontario with stunning waterfront views
- Walking distance to Downtown Oakville, featuring restaurants, boutique shoppes, the Oakville Yacht Club, parks and more

High-End Interiors

- 10' main-level ceilings and 9' ceilings on second and third levels
 - This excludes areas with dropped ceilings and bulkheads**
- Large front windows and rear skylights for additional natural light*
- 5 LED pot lights in kitchen area, and 6 LED pot lights in living and dining area
- 5" high-quality hardwood flooring in living and dining room area, kitchen, den and hallway***
- Lush carpet or hardwood in bedrooms (as per Vendor standard samples)***

- Imported porcelain tile (12"x 24") in foyer, bathrooms, laundry rooms*
- Oak staircase complete with oak riser, stringer and threads, oak handrail and pickets, stained to match flooring*
- 8' interior and closet doors on main level with elegant smooth finish and satin nickel hardware
- 6'8" white doors on both garage and upper levels
- Modern 7 ¼" baseboard, 3 ½" door and window casings (painted white)
- Spacious closets complete with wire shelving*
- All interior walls coated in one colour of top-quality paint
- Smooth-finish ceilings
- Optional customized office (as per Vendor's upgrade selection)

Modern Kitchens

- Professionally designed soft-close cabinetry* with crown moulding and under-cabinet LED lighting
- ¾" square-edge quartz countertop***
- Eye-catching waterfall-edge kitchen island*
- Backsplash per Vendor's samples ***
- Undermount stainless steel sink double bowl with chrome Moen faucet
- Luxurious stainless steel Miele appliance package (or similar) installed
 - 30" gas range (or similar)
 - 36" stainless steel counter depth fridge, built-in stainless steel dishwasher and stainless steel hood fan
- Shut-off valves for kitchens and bathrooms

Elegant Bathrooms

- Professionally designed cabinet for vanity*
- Quartz countertop*** and undermount sink with single-hole faucet*
- Pedestal or vanity available for powder rooms*
- Soaker tub and/or frameless glass shower, with standard mosaic shower flooring, tiled ceiling, porcelain wall tile***
- Shower jambs to match countertop selection (if applicable)
- Comfort height toilets with elongated bowel and soft-close seating
- Tub, sinks and toilets in white
- Water-efficient faucets, rain shower heads and toilets
- Cabinet-width mirror with wall-mounted light fixture
- Privacy locks on all bathroom doors
- Pressure-controlled shower and tub controls
- Ultra-quiet exhaust fans, vented to exterior

Convenient Laundry Facilities

- Full-sized white washer and dryer stacked*
- Crisp white ceramic flooring

Electrical & Mechanical Features

- High-efficiency, self-contained heating and cooling units, vented to exterior (rental program)
- User-friendly programmable thermostat
- Central air conditioning
- Hot water and boiler tank system (rental program)
- Individual metering of utilities for hydro, gas and water
- 100 AMP electrical service with circuit breaker panel and copper wiring
- Ceiling light fixtures in kitchen, bedrooms, laundry/mechanical room and hallways
- Electrical wall outlet in living and dining room area
- Wall-mounted light fixture in bathrooms
- Electric smoke and carbon monoxide detectors as per Ontario Building Code
- Cable TV and telephone outlets installed in living room and master bedroom
- White decora style switches and electrical receptacles
- USB charging station in kitchen (specific location to be determined by Vendor)
- Counter-level ground fault electrical outlets in bathrooms and kitchen
- Security system rough-in for easy installation
- Professionally installed private elevators with automatic bi-fold gates
- Installed door bell

Designed With Detail & Comfort

- Acoustically designed, soundproof double walls
- Professionally cleaned air ducts prior to occupancy
- Zoned heating system to easily control room temperature
- Poured concrete foundation in garage with engineered suspended concrete slab

** As per plan*

*** Drop ceilings and bulkheads will occur to accommodate mechanical, HVAC systems and structural requirements. Finished floor height and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.*

**** From Vendor's samples pre-arranged in coordinated design packages. No mixing or substitutions of samples between or outside of coordinated packages may be permitted. The Biddington Group is backed by TARION home warranty program providing:*

- One-year warranty on all materials and workmanship*
- Two-year warranty on plumbing, heating and electrical systems and envelope*
- Seven-year warranty on major structural defects*
- Purchaser agrees to pay the Tarion Warranty fee on closing*

All interior floor, wall finishes and materials are to be chosen with assistance of the Builder's interior design consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from the Builder's samples, as per the Builder's specifications. The Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. Materials, specifications, features and finishes are subject to change and any substitute changes are of at least comparable quality.

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