

Features & Finishes



Distinct Exterior

- Contemporary exterior featuring designer brick and stone - with accent details based on the Biddington colour palette
- Elegant, 8' steel front door with brushed nickel hardware and a deadbolt lock
- Architecturally designed railings, balconies and privacy screens
- Low maintenance 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

- Private rooftop 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 in foyer, bathrooms and laundry room
- Oak staircase complete with oak riser, stringer and thread; oak handrail and pickets - stained to match flooring
- Solid core 8' interior doors on main level (excluding elevator) with elegant smooth finish and satin nickel hardware
- 6'8" white doors on both garage and upper levels
- Modern 7 1/4" baseboard, 3 1/2" 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

Modern Kitchens

- Professionally designed soft-close cabinetry with crown moulding and under-cabinet LED lighting
- 3/4" 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, and porcelain wall tile*
- 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

- Quality white washer and dryer
- Imported porcelain tile

Electrical & Mechanical Features

- High-efficiency, self-contained HVAC, 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
- 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
- Counter-level ground fault electrical outlets in bathrooms and kitchen
- Professionally installed private elevators with automatic bi-fold gates

Designed With Detail & Comfort

- Acoustically engineered walls to mitigate noise transfer
- Professionally cleaned air ducts prior to occupancy
- Zoned heating system for optimal comfort
- Poured concrete foundation in garage with engineered suspended concrete slab

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

- One-year warranty on all materials and workmanship
- Two-year warranty on plumbing, heating and electrical systems and home envelope
- Seven-year warranty on major structural defects

Other:

This "Features and Finishes" list has been prepared according to the Builder's plan and best efforts will be made to provide these as indicated above. However, during the construction process, the Builder reserves the right to make changes should revised specifications, availability of product and/or other changes necessitate same.

Any upgraded interior floor, wall finishes and/or materials are to be chosen with assistance of the Builder's interior design consultant. All materials and other selections for which the Purchaser can 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, with any substitutions to be at least of comparable quality.

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