

Introduction

- 21 storey concrete structure.
- In the basement, you will find personal storage spaces ($\pm 12 \text{ ft}^2$), horizontal or vertical storage areas for bicycles, parking spaces for cars (optional), a recycling room, a garbage room and other rooms for mechanical and electrical systems.
- All owners will have access to:
 - ✓ A common terrace with a lounge area and a rooftop swimming pool.
 - ✓ A lounge on the 21st floor, including a private space available for reservation.
 - ✓ Phase 2, on Basin Street, features a gym with an indoor pool, hot tub, sauna and steam bath.
 - ✓ A multifunctional room in phase 2.
- The building will be served by two elevators and two staircases.
- The concrete floors will be 9 inches thick.
- The corridor floors will be carpeted.
- The lobby floor will feature ceramic tiles.
- All owners will have access to a garbage chute on each floor, except on the second floor.

Exterior

- The exterior cladding will be composed of clay brick and metal panels.
- The windows will be aluminum casement, fixed or sliding depending on their location. The interior color of the windows will be dark gray (as the model unit). There will be a screen for each window that can be opened.
- Balconies are made of concrete, surrounded by an aluminum guardrail with glass panels.
- Private terraces are divided by architectural panels in aluminum with translucent glass panels or metal, depending on their location.

Interior

- High quality mitoyen walls between units will consist of two layers of 5/8 gypsum board with 3 1/2 inches of mineral wool insulation and 1 inch of air space between them.
- The ceilings heights are 9 feet (ceilings on the 2nd and 3rd floor will be 8'6" and those on the 20th floor will be 9'6", with the exception of unit 2001 which will have 9' ceilings). The ceilings will be plastered and painted. The ceiling drops and mechanical shafts that are indicated on the sales plans are subject to modifications onsite. They will be covered in gyproc and painted.
- All walls, ceilings, doors, including sliding closet doors and woodwork (baseboards and trim in MDF) will be painted white: 1 coat of primer and 2 finish coats. All interior doors are painted solid core doors, and will have a height of 84 inches. The interior door handles are lever type with a satin aluminum finish. There will be wire mesh shelves in the closets and melamine shelves in the closets of the main bedrooms.
- The front door will be painted and is made of solid core oak. The door handle and lock are finished in satin aluminum.
- The buildings high efficiency water heater will use natural gas.
- Flooring and walls
 - ✓ Engineered wood flooring (except bathroom).
 - ✓ Kitchen backsplash covered in ceramic, mosaic tiles, or glass (panel or tile).
 - ✓ The flooring and walls (in the master bedroom) in the bathroom will be in ceramic tiles.
 - ✓ Straight line installation is our standard. Any other style of installation or the installation of a different ceramic shape, requiring a knife cut with different dimensions will result in additional costs for installation.
 - ✓ There are several different colors and sizes of engineered flooring and ceramic flooring you can choose from.
- Kitchen
 - ✓ The following appliances are included : AEG 30" induction cooktop and built-in oven, suspended Falmec ventilation fan with exterior evacuation, integrated microwave, covered 24" AEG dishwasher, covered refrigerator depending on unit size: 36" Gaggenau, or 30" Blomberg, or 24" Blomberg.
 - ✓ Undermount stainless steel Kohler double sink with an Aquabrass faucet.
 - ✓ 'One2Four' system for recycling and garbage cans each with 13.5L capacity.
 - ✓ Height of kitchen cabinets will be ± 8 feet. Cabinet doors will be selected among different choices made of thermoplastic, wood panelling or "Brillanté"
 - ✓ Selection of 3/4 inch quartz countertops available for kitchen.
- Bathroom
 - ✓ U-Lay type Unimar sink made of glossy polymer from Vanico Maronyx, single-lever faucet from Kohler with a chrome finish.
 - ✓ Bathrooms: one piece dual flush elongated toilet with low water consumption from Kohler.
 - ✓ Main bathroom: ceramic shower (floor, walls) with glass door and linear drain. Secondary bathroom: Luna acrylic bath with single-lever faucet from Kohler with chrome finish.
 - ✓ Shower faucets: thermostatic valve, adjustable Kohler showerhead. Kohler rainshower with 8" diameter.
 - ✓ Heated floors in main bathroom.
 - ✓ All plumbing fixtures will be white.
 - ✓ The sink cabinet and the medicine cabinet will be available in a selection of wood colors.
 - ✓ The evacuation fan in the bathroom is hooked up to the heat recovery ventilation system.
- Lighting
 - ✓ The number of outlets and lights will depend on the unit model. Porcelain electrical outlets in dining room.
 - ✓ LED lighting in kitchen, entrance and bathroom. In main bathroom, there are 2 lights integrated into the cabinet. Integrated light above bath/shower.
 - ✓ Lighting under kitchen cabinets is included.
 - ✓ Walk-in closet with ceiling light.

General

- Each unit :
 - ✓ will have a heat pump for air conditioning and heating, including an air exchanger with an independent electronic thermostat in the bathroom. Some units will have electric baseboard heaters to provide additional comfort.
 - ✓ is equipped with automatic sprinklers in case of fire.
 - ✓ pre wired in each bedroom and living room for cable TV and telephone.
 - ✓ will have access to main doors and common areas with a magnetic card.
 - ✓ has a certificate of location and the guarantee plan from the A.C.Q. included.
 - ✓ gets a complete cleaning before delivery.

Options

- Parking space with electrical outlet for electric vehicle.
- Parking space with bicycle rack.
- Locked storage for bicycles.
- Storage for Kayak.
- Washer/dryer delivered and installed.
- Oversized storage space.

Certification LEED

Our company seeks to obtain a LEED (Leadership in Energy and Environmental Design) from the Canada Green Building Council (CaGBC). The LEED rating system is the most rigorous independent certification organization in North America. The date of certification will be at the discretion of CaGBC.

The developer reserves the right to substitute certain materials with other items of equivalent quality. The developer reserves the right to refuse requests for architectural changes from clients, whether they are technically unfeasible and/or affect neighbouring units. Surfaces and dimensions are approximate and are subject to change without notice.