

_LOCATED WITHIN THE WEST ST. CLAIR WEST COMMUNITY, BETWEEN FORD AND OSLER ST.

_12-STOREY RESIDENCE FRONTING ON TO ST. CLAIR AVENUE AND TERRACING BACK TOWARDS PARKLANDS TO THE SOUTH.

_STEPS FROM THE STREETCAR ALONG ST. CLAIR AVENUE, STOCKYARD SHOPS AND RESTAURANTS, NATIONS GROCERY STORES, LOCAL MOM AND POP SHOPS, BREWERS AND CAFES.

_ENTRANCE OFF OF ST. CLAIR AVENUE WHERE RESIDENTS WILL BE WELCOMED BY A BRIGHT AND AIRY LOBBY DESIGNED AND FURNISHED BY TACT DESIGN.

_RESIDENTS WILL ENJOY CONCIERGE, THE TASTEFULLY DECORATED HIGH SPEED ELEVATORS, CONVENIENT BIKE STORAGE AND STORAGE LOCKERS

WEST
ST. CLAIR
WEST

SCOUT

FEATURES + FINISHES

EXCLUSIVE AMENITIES

GROUND FLOOR

Games Room - comfortable and cozy games room is fully equipped with lounge chairs large screen TVs a foosball table and pool table - the perfect extension of your living room.

Office / Co-working Room - outfitted with a large board room table and wired to provide ease and convenience for those who work remote.

Fitness Centre - fully equipped fitness centre will offer everything from cardio and weight training equipment, as well as stretch and body resistance workout spaces.

Multi-Purpose Room - perfect for family gatherings, Saturday morning activities with the kids or a craft night, this space is the true definition of multi-purpose.

12TH FLOOR

Party Room - elegantly designed this is roof top amenity is an entertainers paradise complete with outstanding views, catering kitchen and lounge seating.

Rooftop Terrace - offering panoramic views of the city and the surrounding neighbourhood residents will enjoy alfresco dining, a sun deck and BBQ stations.

INTERIOR

- _ A wide variety of unit types and sizes: with 9' ceiling heights on all floors. Quoted ceiling heights are on main principal rooms and are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, heating and cooling ducts, and sprinklers sliding or swing doors open onto the balcony* or terrace.*
- _ Laminate wood floors** throughout with the exception of the bathroom(s)*, and washer/dryer room.
- _ Smooth painted ceilings in all areas.
- _ Neutral colour painted interior walls.
- _ Slab-style bedroom, bathroom, and washer/dryer room doors with brushed chrome hardware.
- _ Sliding doors on all closets.*
- _ Vinyl coated wire shelving in all closets.
- _ Stacked washer and dryer unit.
- _ Individually controlled heating and air conditioning system.

KITCHEN

- _ Custom-styled kitchen cabinetry in a selection of door finishes.**
- _ Quartz surface counter top**
- _ Glass tile backsplash.**
- _ Single bowl stainless steel sink.*
- _ Single lever deck mounted faucet set with pullout spray appliances: refrigerator, cooktop oven, and integrated dishwasher.
- _ Over-the range microwave with built-in exhaust fan vented to the exterior.

BATHROOM

- _ Custom-styled bathroom cabinetry in a selection of door finishes** with medicine cabinet.*
- _ Porcelain wall tile** to bathtub* and/or shower stall* surround walls.
- _ Porcelain floor tile** in bathroom(s).*
- _ Quartz surface counter and white sink.
- _ Full vanity-width mirror.
- _ Bathtub* or shower stall* as per plan.
- _ White bathroom fixtures.
- _ Wall mounted vanity faucet with backsplash.
- _ Chrome washroom accessories package: toilet paper holder, towel bar, and shower curtain rod.
- _ Pressure balanced mixing valve in the bathtub* and/or shower stall.*
- _ Exhaust fan vented to the exterior.

ELECTRICAL FEATURES & FIXTURES

- _ Individual electrical panel with circuit breakers.
- _ White 'decora style' receptacles and switches throughout.
- _ Ceiling mounted track lighting in kitchen.
- _ Ceiling mounted light fixtures in foyer* and hallways* capped ceiling outlet in dining area*, bedroom(s), and den.*
- _ Switch-controlled split outlet in living room.
- _ Recessed downlighting in bathroom(s).*
- _ Electrical outlet on balcony* or terrace.*

MULTI-MEDIA TECHNOLOGY

- _ Structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services.
- _ Cable television and communication outlets. Category 5 wiring to all communication outlets. Rg-6 coaxial cable to all cable television outlets. Each cable television and communication outlet connects directly to the suite network centre.

SAFETY AND SECURITY

- _ Electronic access control system at all main building.
- _ Entry points and parking garage.
- _ Smoke alarms provided in all suites.
- _ Sprinklers installed throughout the building and provided in all suites.

* Denotes availability determined by suite design ** Denotes finishes to be selected from the vendor's samples

Notes:

- Structural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations
- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser' request;
- references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;
- all dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;
- all specifications and materials are subject to change without notice E. & O.E.;
- pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect;
- The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor
- All suites protected by the Tarion New Home Warranty Program