

# THE BRIX

## FEATURES & FINISHES

### QUALITY EXTERIORS AND FEATURES

- Ceiling height approximately 9'-0" with smooth finish<sup>††</sup>
- Laminate flooring throughout in foyer, living/dining areas, bedroom(s), kitchen and den<sup>‡</sup>
- Approximately 5" baseboards, co-ordinating approximately 2½" door casings
- Solid core suite entry door with security view hole and suite entry door surround
- Sliding door(s) and/or swing door(s) (hollow core and/or glass), as per plan
- Contemporary door hardware with a brushed metal finish
- Wire plastic coated closet shelf and/or rod in all closets
- Linen storage, as per plan
- Warm white tones for walls throughout, with semi-gloss finish for bathrooms and flat finish for ceilings throughout
- Balconies with over-sized sliding doors<sup>\*</sup>

### GOURMET KITCHENS

- Open concept kitchens with contemporary upper and lower cabinetry<sup>‡</sup>
- Quartz countertops<sup>‡</sup>
- Ceramic tile backsplash<sup>‡</sup>
- Under mount double stainless-steel sink, with single-lever pull-out spray faucet with a brushed metal finish;
- Island with breakfast bar<sup>\*</sup>

### QUALITY APPLIANCES

- European inspired stainless-steel appliances consisting of 30" refrigerator, 30" electric oven with cooktop, under cabinet range hood, 24" dishwasher, and under counter microwave
- Stackable Washer and Dryer<sup>\*</sup>
- Dryer directly vented to the exterior

### RELAXING BATHROOM(S)

- Designer inspired oversized vanity with quartz countertop and under mount sink<sup>‡</sup>
- Single lever faucet with a brushed metal finish
- Oversized mirror with wall sconce lighting
- Full wall height ceramic tiles in tub surround<sup>†‡</sup>
- Shower stall with full wall height ceramic tiles and framed glass shower door<sup>†‡</sup>
- Contemporary single lever faucet with a brushed metal finish and showerhead in tub and/or in separate shower<sup>\*</sup>
- Recessed ceiling moisture resistant shower light in separate shower stall<sup>\*</sup>
- Pressure balanced valve(s) for tub and/or shower
- White acrylic soaker tub<sup>†‡</sup>
- Comfort height, low consumption toilet with soft close lid
- Porcelain floor tile in bathroom<sup>‡</sup>
- Privacy lock on bathroom door(s)

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### MECHANICAL/ELECTRICAL FEATURES

- Individually controlled central air conditioning and heating system
- Pre-wired telephone and cable outlets in den, bedroom(s) and living/eating area\*
- Switch controlled receptacles in living area, and bedroom(s), with ceiling mounted light fixture(s) in den, entry corridor and pot lights in kitchen\*
- In-suite smoke and carbon monoxide detector(s)
- In-suite water sprinkler system
- In-suite ERV (Energy Recovery Ventilation) unit(s)\*

### BUILDING FEATURES

- Contemporary architectural design
- Oversized balconies\*
- Meeting rooms and fitness studio\*\*
- Outdoor communal resident lounge space
- Ambient site lighting

\* Where applicable and as per plan

\*\* See disclosure document for full details.

\*\*\* See Sales Representative for further details.

† As per Vendors preselected standard finish packages.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

**MDM**  
DEVELOPMENTS

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not the same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements. E.&O.E.