

# BRIGHTWATER

*A Port Credit Waterfront Community*

## BRIGHTWATER I & II

### *Features & Finishes*

---

#### SUITES

- Spacious 9-foot ceilings in living, dining, and bedroom(s)  
\*exception where required bulkheads and localized drop ceilings are installed
- Modern smooth painted ceilings
- Energy efficient, thermally insulated double-glazed windows and sliding doors
- Sleek interior swing doors with satin nickel hardware
- Elegant flat-profile baseboards and casings in white paint
- All interior swing doors and trim painted in sleek white semi-gloss
- Flat latex off-white paint throughout, except semi-gloss off-white paint in powder room, bathroom(s), and laundry\*
- Modern suite entry featuring solid core door and smart home door lock
- Secure suite alarm capabilities
- Functional closets with rods and wire shelving

#### FLOORING

- Durable laminate flooring throughout foyer, hallways, living, dining, den, kitchen, and bedrooms\*\*
- Porcelain or ceramic tiles in bathrooms\*\*
- Functional laundry closets with ceramic floor tiles

#### KITCHENS

- Kitchen cabinets and uppers with two-tone finishes, including flat panel and wood grain\*\*
- For units smaller than 800 square feet: 24" paneled refrigerator, paneled built-in 24" dishwasher, 24" drop-in cooktop, 24" built-in oven, and 24" over-the-range combination microwave/hood fan
- For units equal to or larger than 800 square feet: 24" paneled refrigerator, paneled built-in 24" dishwasher, 30" drop-in cooktop, 30" built-in oven, and 30" over-the-range combination microwave/hood fan
- Convenient full-depth cabinet over fridge
- Elegant composite Quartz countertop with square edge\*\*
- Stylish undermount stainless steel single-bowl sink with faucet that features a retractable handheld spray
- Modern ceramic or porcelain backsplash\*\*
- Soft-close cabinetry
- Convenient movable island with composite Quartz countertop\* \*\*

#### LAUNDRY

- Laundry featuring white stacked washer and dryer, vented to exterior
- Premium heavy-duty wiring and receptacle for dryer

## BATHROOMS

- Main Bathroom includes relaxing soaker tub with elegant porcelain or ceramic tiled wall surround
- Ensuite Bathroom, if applicable, includes modern shower with ceramic or porcelain tiled wall, acrylic base, vapour proof light fixture and frameless glass shower panel \* \*\*
- One washroom (either Ensuite or Main Bathroom) features vanity with cabinets, solid surface countertop with offset integrated sink, rectangular mirror with both integrated medicine cabinet and lighting\* \*\*
- Any second and third washrooms, as applicable, feature vanity with cabinets, solid surface countertop with integrated sink, rectangular mirror with lighting above mirror\* \*\*
- Sleek polished chrome single-lever faucets in all bathrooms
- Stunning rainfall shower head in Master Ensuite and/or Main Bathroom bathtub\*
- Single shower controls, with pressure balance valve in all tubs and showers
- Water-saving low flow white toilet

## LIGHTING, ELECTRICAL, AND ADVANCED TECHNOLOGY

- Decora style switches and receptacles throughout
- Ceiling light fixtures in foyer, hallway, walk-in closets\*
- Switch-controlled receptacles in living, bedroom(s), and den\*
- Discreet capped electrical box in the dining or kitchen area, as applicable\*
- Track lighting fixture in kitchen
- Under cabinet lighting in kitchen
- Individual service panels with circuit breakers
- Smoke, heat, and carbon monoxide detectors (Location TBD)
- Conveniently wired with cable outlets to enable connection to entertainment and information and communication services, including telephone and internet
- Individual hydro and water metering
- In-suite sprinkler system
- Individually controlled HVAC system for heating and cooling, with smart thermostat
- Innovative Swidget Automation Package with a combined 5 modular smart outlets and light switches

\*Applicability determined by suite design selected.

\*\*Selections from vendor's standard samples.

- a) VR Tours and renderings are artist's concepts. Many features and finishes shown represent standards included. Some upgraded features and finishes have been included demonstrating customizing options available.
- b) Prices and specifications are subject to change without notice.
- c) Floors and specific finishes will depend on Vendor's décor packages, as selected.
- d) The Purchaser acknowledges that variations (including variations in colour, texture, and appearance) from the Vendor's samples may occur in finishing materials and features in the unit (including cabinetry in the kitchen and bathrooms as well as floor and wall finishes) due to the normal production process.
- e) The Purchaser acknowledges that laminate flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.
- f) The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the dwelling before the Closing Date.
- g) The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of their friends, relatives, workpeople, or agents who have entered on the real property or any part of the subdivision or which the real property forms a part whether with or without the authorization, express or implied, of the Vendor.
- h) The Purchaser acknowledges that appliances, fitting & finishes contained in any model home/suite or sales office are for display purpose only and may not be of the same grade type, or may not necessarily be included in the dwelling unit purchased herein. Decorative and upgrade items are displayed in the vignette or model suite and are **not** part of the standard unit. Vignette and sales office are for display purposes only.
- i) The Purchaser shall accept minor modifications to the plan which the developer, municipality, or builder may require.
- j) All plans, elevations, and specifications are subject to modification from time to time by the Vendor or as may be required by the Ontario Building Code.
- k) The Vendor shall have the right to substitute materials for those provided in this Schedule or otherwise represented to the Purchaser in any plans, specifications, or other documents, provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect.
- l) All dimensions, if any, are approximate. Actual useable floor space may vary from any stated floor area (where stated).
- m) Ceiling heights are approximate and measured from the finished concrete floor slab to the underside of the concrete slab above. In areas where bulkheads or localized drop ceilings are required, the ceiling height will be less than the specified 9'.
- n) Floor areas are approximate but measured in accordance with Tarion Bulletin #22.
- o) Where the term "or" is noted, this is at the Vendor's discretion.
- p) Fixture and capped electrical box locations to be determined by the Vendor.