

# Features & Finishes

## The Nest Features

- Innovative nine-storey modern architecture
- Welcoming designer lobby clad with warm woods and two passenger elevators
- Eight hour executive concierge and security service
- Stunning rooftop indoor and outdoor amenity space
- Main level fitness room and entertaining flex space, complete with full kitchen, library and fireplace, opening onto an outdoor lounge
- Pet spa room on the main level
- Designer decorated guest suite
- Secured underground parking with controlled access
- Gas line for BBQ on balconies and terraces\*
- Car Share Facility

## Suite Features

- Approximately 9 ft ceiling height in living areas (bulkheads and ceiling drops excepted)
- 8 ft ceiling heights in bathrooms
- Smooth ceilings throughout
- Floor to ceiling windows\*
- Engineered hardwood flooring throughout\* with acoustical features, except bathrooms†
- Individually controlled heat pump for year round heating/cooling
- Glass or barn bedroom doors on sliding track\*
- Private terrace and/or balcony\*
- Hinged or sliding patio doors to terraces or balconies\*
- Slab style bathroom, closet, and washer/dryer room doors with designer selected hardware
- Bedroom closet(s) with frameless mirror or slab sliding doors†\*
- Coated wire shelving in closets\*
- 4" baseboards and 2" casings (approximately)†
- 2nd and 3rd level suites will include window coverings

## Gourmet Kitchen

- Extended 8 ft height upper kitchen cabinets
- Integrated appliances with choice of Euro-style cabinetry†
- Choice of quartz or granite countertop†
- Euro design counter depth appliance package including dishwasher, 24" refrigerator/freezer, 24" oven, gas cooktop and microwave oven
- Undermount single bowl stainless sink with single lever faucet with pullout vegetable spray
- Designer selected ceiling mounted track fixture
- Under valance cabinet lighting
- Designer selected backsplash†

## Main Bathroom

- Custom designed cabinetry†\*
- Quartz countertop with white undermount porcelain sink†\*
- Backlit vanity mirror
- 5 ft acrylic deep soaker white bathtub\*
- Water efficient shower head and faucets\*
- Choice of porcelain tile flooring†
- Choice of porcelain and/or glass tile on tub/shower enclosure walls†\*
- Water efficient white plumbing fixtures and designer selected faucets
- Pressure balanced faucet for tub and/or shower

## Master Ensuite

- Choice of Euro-style cabinetry†
- Quartz countertop with white undermount porcelain sink†
- Backlit Vanity mirror
- Frameless glass shower enclosure with water efficient rain shower head\*
- Porcelain tile flooring†
- Water efficient white plumbing fixtures and choice of chrome finish
- Pressure balanced faucet for tub and shower

## Powder Room\*

- Custom designed cabinetry†\*
- Quartz countertop with white undermount porcelain sink†\*
- Choice of porcelain tile floor†
- Water efficient white plumbing fixtures
- Water efficient chrome faucet

## Laundry

- Stacked front load white washer/dryer\*
- Porcelain flooring in laundry closets†

## Electrial Details

- Pre-wired for television outlets in bedroom(s), living room and den
- Pre-wired for telephone outlets in living room, bedroom(s), den and kitchen
- Capped ceiling outlet in dining room
- Designer selected ceiling fixtures in den and bedroom(s)
- Smoke and carbon monoxide detectors as per code
- Pre-wired for access to high speed internet and digital television
- Individual suite electric sub meters
- Decora style light switches and plates
- Electrical receptacle on balcony and terraces

## Security

- Remote access to underground parking & controlled access from parking to elevator lobby
- CCTV surveillance cameras at building entrances and underground garage
- Enterphone system at main entrance(s)
- In-suite keypad alarm system (monitoring optional)
- Proximity card readers at fitness room, amenity areas, entrance doors and underground elevator lobbies

## Outdoor Space

- Gas BBQ outlets on terraces and balconies\*
- Electrical receptacle on all terraces and balconies

## Rooftop Amenities

- Landscape planters\*
- Two outdoor gas BBQs with serving area
- Indoor lounge with fully equipped kitchen and dining facilities
- Outdoor firepit for entertaining

## Living Green

- Energy efficient water source heat pump system
- Low VOC paints throughout
- Energy efficient lighting in garage and corridors
- Carbon monoxide detector controlled garage fans
- Low E thermopane windows with aluminum frames
- Tri-sorter single chute recycling
- Water conserving kitchen & bathroom fixtures
- Individual suite water metering for hydro, gas, water and geothermal consumption
- Bicycle storage areas

† from Vendor's standard designer selected colour and finish package    \* as per plan    All features are from Vendor's standard samples

Subject to the terms of the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule 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. 1. Marble and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations. 2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials set out herein. 3. 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's request. 4. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change the Vendor shall provide an equivalent model. 5. All dimensions, if any, are approximate. 6. All specifications are subject to change without notice. 7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement of purchase 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 (such as, by way of example only a fireplace) if, as result of building, construction, or site conditions within the Unit or the 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. 8. Floor and specific features will depend on the Vendor's package as selected. E.&O.E.

# The Penthouse Collection Features & Finishes

## The Nest Features

- Innovative nine-storey modern architecture
- Welcoming designer lobby clad with warm woods and two passenger elevators
- Eight hour executive concierge and security service
- Stunning rooftop indoor and outdoor amenity space
- Main level fitness room and entertaining flex space, complete with full kitchen, library and fireplace, opening onto an outdoor lounge
- Pet spa room on the main level
- Designer decorated guest suite
- Secured underground parking with controlled access
- Gas line for BBQ on balconies and terraces\*
- Car Share Facility

## Suite Features

- Approximately 10 ft high ceilings in living areas (bulkheads and ceiling drops excepted)
- 9 ft high ceilings in bathrooms
- Smooth ceilings throughout
- Floor to ceiling windows\*
- Engineered hardwood flooring throughout\* with acoustical features, except bathrooms†
- Individually controlled heat pump for year round heating/cooling
- Glass or barn bedroom doors on sliding track\*
- Private terrace and/or balcony\*
- Hinged or sliding patio doors to terraces or balconies\*
- Slab style bathroom, and washer/dryer room doors with designer selected hardware
- Bedroom closet(s) with frameless mirror or slab sliding doors\*
- 8 ft solid core interior doors\*
- Closet organizers in master bedroom from vendor's selected packages
- 5 1/4" baseboards and 2 1/2" casings (approx.)†

## Gourmet Kitchens

- Extended 8 ft height upper kitchen cabinets
- Integrated appliances with choice of Euro-style cabinetry†
- Choice of quartz or granite countertop†
- Euro design counter depth appliance package including dishwasher, 24" refrigerator/freezer, 24" oven, gas cooktop and microwave oven
- Undermount single bowl stainless sink with single lever faucet with pullout vegetable spray
- Designer selected ceiling mounted track fixture
- Designer selected backsplash†
- Under valance cabinet lighting

## Main Bathroom

- Custom designed cabinetry†\*
- Quartz countertop with white undermount porcelain sink†\*
- Backlit vanity mirror
- 5 ft acrylic deep soaker bathtub\*
- Water efficient shower head and faucets\*
- Choice of porcelain tile flooring†
- Choice of porcelain and/or glass tile on tub/shower enclosure walls†\*
- Water efficient white plumbing fixtures and designer selected faucets
- Pressure balanced faucet for tub and/or shower

## Master Ensuite

- Choice of Euro-style cabinetry†
- Quartz countertop with white undermount porcelain sink†
- Backlit vanity mirror
- Frameless glass shower enclosure with water efficient rain shower head\*
- Porcelain tile flooring†
- Water efficient white plumbing fixtures
- Water efficient faucets
- Upgraded handheld shower
- Pressure balanced faucet for tub and shower

## Powder Room\*

- Custom designed cabinetry†\*
- Quartz countertop with white undermount porcelain sink†\*
- Choice of porcelain tile floor†
- Water efficient white plumbing fixtures
- Water efficient chrome faucet

## Laundry

- Stacked front load white washer/dryer\*
- Porcelain flooring in laundry closets†

## Electrical Details

- Pre-wired for television outlets in bedroom(s), living room and den
- Pre-wired for telephone outlets in living room, bedroom(s), den and kitchen
- Capped ceiling outlet in dining room
- Designer selected ceiling fixture in den and bedroom(s)\*
- Smoke and carbon monoxide detectors as per code
- Pre-wired for access to high speed internet and digital television
- Individual suite electric sub meters
- Decora style light switches and plates
- Electrical receptacle on balcony and terraces

## Security

- Remote access to underground parking with controlled access from parking to elevator lobby
- CCTV surveillance cameras at building entrances and underground garage
- Enterphone system at main entrance(s)
- In-suite keypad alarm system (monitoring optional)
- Proximity card readers at fitness room, amenity areas, entrance doors and underground elevator lobbies

## Outdoor Space

- Gas BBQ bib on terraces and balconies\*
- Electrical receptacle on all terraces and balconies
- Water hose bib\*

## Rooftop Amenities

- Landscape planters\*
- Two outdoor gas BBQs with serving area
- Indoor lounge with fully equipped kitchen and dining facilities
- Outdoor firepit for entertaining

## Living Green

- Energy efficient water source heat pump system
- Low VOC paints throughout
- Energy efficient lighting in garage and corridors
- Carbon monoxide detector controlled garage fans
- Low E thermopane windows with aluminum frames
- Tri-sorter single chute recycling
- Water conserving kitchen & bathroom fixtures
- Individual suite water metering for hydro, gas, water and geothermal consumption
- Bicycle storage areas

† from Vendor's standard designer selected colour and finish package    \* as per plan    All features are from Vendor's standard samples

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## Geothermal – Warm up to Green Living

The Nest will be heated and cooled by geothermal energy, a clean, zero-emission system that harnesses heat from the earth as a source of energy that's sustainable, renewable and remarkably affordable. There is no other source of energy that can compare.



### INFINITE ENERGY.

It's the perfect power source – clean, natural and unlimited. Once the system is installed, it provides an endless supply of energy that's available all the time, every day, in every season. It reduces the need for fossil fuels and electricity, cutting out harmful greenhouse gases. So there's no pollution. Just power.

### HEATING AND COOLING.

Geothermal power is great for the planet, and that's something that's important to us. But it has another benefit, and that's long-term energy and cost savings. The system saves money on monthly bills and frees them from fluctuating energy prices. And the system is guaranteed to last approximately 100 years. It's great for the planet – and for your wallet. Now there's a situation that's completely win-win.

### HOW DOES GEOTHERMAL ENERGY WORK?

Pipes are drilled deep into the ground, and conduct heat from below the earth. By tapping in below the frost line, into an area that always stays at the same temperature (around 55 °F), the system can use that steady temperature to heat or cool the building as needed. It's an easy way to keep things comfortable without expending much energy. And unlike wind and solar, it's constant, so you can always depend on it. Nothing else compares to geothermal energy in terms of how easy, clean and available it is.

### GREEN LIVING IN THE HEART OF THE CITY.

The geothermal energy system is just one element of Rockport's approach to whole-building sustainability.

The Nest exceeds the city's green standards with multiple elements that decrease the carbon footprint, and make it a natural choice for clean urban living. Some of the green features at The Nest include:

- Expansive green roof to reduce stormwater runoff, minimizes heat island effect and reoxygenate the air
- Covered bicycle storage to encourage a healthy lifestyle
- Comprehensive garbage/recycling/green bin program
- Energy-efficient lighting for suites and common areas
- Low VOC paints and non-toxic carpets in common areas
- TTC transit at you doorstep
- Energy efficient low-E windows
- Energy Star™ Appliances
- Low flow faucets, showerheads and toilets