

Condominium Plan Number 0311055

Condominium Name The Tudors at the Landings

Does the Condo Corp have Builder Specifications? YES NO

CEILING

Stippled (popcorn) white textured ceiling finish over drywall throughout

WALLS / PARTITIONS

One coat of primer and two coats of eggshell latex paint over drywall throughout

FLOORING

- 36oz. nylon cut loop carpet with maximum 6 lb. chip foam underlay or equivalent, in dining and living room and bedrooms. Two level units have carpet on stairwells and in upper loft/ hallways.
- Ceramic tile flooring in front entry, kitchen, bathrooms and storage room - Mannington or equivalent.

INTERIOR DOORS & WINDOWS

- Textured skin painted four-panel hollow core passage doors with semi-gloss latex finish with chrome door knob or lever handle
- Textured skin painted four-panel hollow bi-fold closet doors with semi-gloss latex finish and chrome door knobs

LIGHTING

- Directional track lighting in kitchen and over fireplace
- Single pendant light in dining area
- Multi bulb vanity strip in bathrooms
- Semi-flush mount ceiling lighting in bedrooms, hallway, walk in closets , front entry and if applicable; loft and stairwells in third level units
- One ceiling fan with lighting in third level units only
- White Decora electrical switches and receptable plates throughout

KITCHEN FEATURES

Cabinetry

Single panel or shaker style lacquered oak or maple hardwood cabinets with metal pull handles for cupboards and chrome drawer knobs. Including crown molding

Countertops

Post form laminate countertop

Backsplash

Full height ceramic tile between base and wall cabinets

Plumbing Fixtures

Double basin over mount stainless steel sink with chrome single lever pull out faucet

BATHROOMS FEATURES

Cabinetry

Single panel or shaker style lacquered oak or maple hardwood cabinets with metal pull handles for cupboards and chrome drawer knobs

Countertops

Post form laminate countertops and banjo arm over toilet in select bathrooms

Backsplash

One row 6" ceramic tile between base cabinets and vanity mirror

Plumbing Fixtures

- Regular flush toilets (1.6 gpf/6.0 lpf), American Standard or equivalent
- Drop in vitreous china white sinks with chrome spout with two chrome lever handles
- As per plan, 1-piece Fibreglass shower with integrated molded shelf, one row of ceramic tile border trim, with a fixed shower head and temperature control faucet, a glass shower swing door with chrome door profile in main bathrooms
- As per plan, 1-piece Fibreglass shower with integrated molded shelf, one row of ceramic tile border trim, with a fixed shower head and temperature control faucet, a glass shower sliding door with chrome door profile in master ensuite bathrooms
- Acrylic soaker tub with ceramic tile front apron and 18" tile backsplash surround and chrome faucet and dual lever taps in select master 5-piece ensuite bathrooms

Other Features

- Toilet paper holder, towel bar and towel ring
- Recessed cabinet with matching vanity finishes in bathroom
- Full counter/ banjo length vanity mirror in bathrooms
- 50 c.f.m. high volume low sound fans or equivalent provided in all bathrooms

LAUNDRY FACILITIES

Washer & Dryer Hook-Ups

Laundry closet with washer dual supply lines, standpipe drain and dryer outlet with 220 volt outlet and vent in laundry area

LIFE SAFETY

- Wired smoke detectors
- Intercom front entry

HEATING / COOLING

- Fan coil forced air heating within unit (serviced by common building boilers and related equipment)
- Air conditioning units for third floor units only

DOMESTIC HOT WATER SOURCE

Not Applicable (domestic hot water via common building hot water tanks)

BI APPLIANCES

- Microwave hood fan
- Dishwasher

OTHER

Adjacent to the fireplace is a built in television alcove cabinet and book shelf finished with open face shelving, fluted side trim and sharing the same lacquered oak mantle as the fireplace

ITEMS EXCLUDED

Non affixed items: Refrigerator, stove and washer/ dryer

QUALITY RATING

Good Quality (Improved – Above Average – Upgraded)

The subject components, unless specifically different, are associated with buildings that are typically designed and constructed by reputable contractors which are considered best basic construction but with a refined attention to workmanship however they do not have unusual material and labor features. They have increased amenities and features as well as above average materials including fixtures with a more comprehensive design, orientation and interior features. The buildings are designed for good appearance, comfort and convenience as well as an element of prestige. Ornamental treatment is usually more evident. Higher costing electrical including lighting and mechanical equipment with more detail are apparent. These buildings may be the standard common to the move-up market. One or two components of a different quality is normal and should be largely disregarded as influencing the overall classification for general quality.

Standard unit interior finishes also include all pipes, wires, cables, conduits, ducts, mechanical and electrical apparatus and branch piping installed by or on behalf of the unit or corporation extending to but not including common utility services to the unit.

OPTIONAL COMPONENTS

ACOUSTICAL DAMPENING

30 STC rated between horizontal common walls

TRIM & HAND RAILINGS

- 3¼" wide mitered MDF baseboards with primer and high-gloss paint grade
- 2¼" wide mitered MDF door and window casing with primer and high-gloss paint grade
- Stairwell wood handrail and bannisters and metal rod balustrades in units with stairwells

FIREPLACE(S)

Direct vented gas fireplace with ceramic tile surround and a wall switch electronic ignition, ceramic fibre log set, tempered glass doors/window with metal trim, with a lacquered wood mantle located in the living room

CLOSET STORAGE INSTALLATIONS, SPACE DIVIDERS, ETC.

Modular epoxy coated wire shelf and rods or equivalent

SPECIAL TELECOMMUNICATIONS & ELECTRICAL/WIRING

- Cable & Telephone outlets
- Electrical wiring serviced by common building panel, individually metered

This standard Insurable Unit Description is the complete description for this condominium corporation.

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