

THE MOORAGE PHASE ONE: THE EAST BUILDING

Strata Lots 5-14 Specifications:

Interior:

Kitchen cabinetry:

- Shaker-style cabinetry
- Cabinet doors: solid wood frame, plywood panel, stained per interior design scheme
- Drawers: solid wood drawer fronts; plywood drawer box on roller glides

Interior doors:

- Doors: Solid wood 3-panel Shaker-style, primed & painted 2 coats latex enamel paint
- Closet doors: Solid wood Shaker-style, primed & painted 2 coats latex enamel paint
- Door hardware: Weiser "Aspen", brushed chrome

Interior trim:

- Window sills: painted wood
- Door & window casing: 1x3 wood, painted
- Baseboards: 6" wide, painted

Plumbing fixtures: (all faucets satin chrome)

- Kitchen sink: Kindred double bowl stainless
- Kitchen faucet: American Standard "Culinaire"
- Bathroom sink: Caroma "Leda Vasque"
- Bathroom faucet: American Standard "One",
- Toilet Toto "Drake" 1.6 GPF
- Tub: Hytec "Gemstar" AC3266 acrylic
- Tub filler / Shower: Moen single lever

Fireplace:

- Built-in Valor "Horizon 611" propane fireplace with fan and remote control.
- Tile surround and wood mantle.

Appliances:

- Garburator
- Dishwasher: GE GLD5611LCS stainless (black or white available)
- Range hood: stainless (black or white available)
- Stacking washer-dryer: Frigidaire GCEH1642DS white

Heating:

- Electric in-floor heat

Utilities:

- 40 gal. electric water heater
- Balcony outlet for barbeque (owner must open a propane account including meter)
- Propane line roughed-in for optional fireplace (owner must open a propane account including meter)
- Finished wiring for telephone, cablevision, and cable internet.
- Prewired for satellite TV
- Prewired for optional security system.

Choice of 3 interior colour & material schemes (See Interior Design sheet for colour and materials specifications). With each scheme:

- Standard kitchen countertop: Granite; option: tile
- Living, dining, kitchen, bedroom flooring: Standard: laminate; Option: bamboo or cork
- Bathroom countertop: Tile
- Bathroom tub surround: Tile, with accent tile
- Bathroom flooring: Tile
- Entry: Slate

Presale buyers may customize floor coverings, fixtures, kitchens, and wall colours

THE MOORAGE: STRATA LOTS 5-14 SPECIFICATIONS

Structure:

Concrete exterior walls using ICF (insulated concrete forms) for main & 2nd floor units,
Wood-framed exterior wall construction for 3rd floor units
Insulated concrete party walls between units
Rainscreen siding installation method
Hardiplank siding with shingle profile
Euroline Energy-Star windows
Exterior entry door: Fiberglass, with glass transom and sidelight
Balcony door: Euroline Energy-Star french door
Floor structure: 1 ½" concrete topping slab over plywood subfloor over 2x12 wood joists
Party walls: ICF concrete walls between strata units
Balconies:
 Balcony deck surface: concrete patio tile
 Railing guard: ½" tempered glass, no top rail for unobstructed view

Optional features:

Optional tile or laminate kitchen countertop (granite is standard)
Optional bamboo or cork flooring (laminate is standard)
Prewired for optional security system.

General:

Secure underground parking with 1 stall per unit.
Elevator
Bicycle parking and surfboard rack in secure lobby, kayak storage in parkade.
Residents' storage lockers.
Fire sprinkler-protected.
Warranty coverage by National Home Warranty:
 Two year materials and workmanship
 Five year rainwater penetration
 Ten year structural

The developer reserves the right to substitute fixtures and appliances of similar nature or value.