

GREAT GULF x PHANTOM



FEATURES & FINISHES



THE SUITE

- Ceiling heights of approximately 9’0” on floors 3 to 42. Ceiling heights of approximately 10’0” on floors 43 to 50. Where bulkheads are required for mechanical or other purposes (such as kitchen and bathroom exhausts, heating and cooling duct work), ceiling heights may be reduced.
- Smooth finished ceilings.
- Choice of designer-selected laminate flooring in living/dining areas, foyer, and bedrooms, as per builder's standard samples.
- Solid core entry door with security view-hole.
- Ceiling light(s) in foyer.
- Sliding or swing doors in bedroom, as per plan.
- Baseboards, door frames and casings to be painted white.
- Brushed metal door handles and hardware.
- White wire shelving in all closets.
- Insulated double-glazed, aluminum windows.
- Stacked washer/dryer as per plan.
- Balcony with electrical outlet as per plan.
- In suite fan coil for cooling and heating.

THE KITCHEN

- Custom designed kitchen cabinetry with soft close drawers in choice of finishes and colours, from Vendor’s standard samples.
- Ceramic tile backsplash, from Vendor’s standard samples.
- Recessed undermount cabinet lighting.
- Choice of quartz countertop, from Vendor’s standard samples.
- Pantry as per plan, with choice of kitchen cabinetry finishes, from Vendor’s standard samples.
- Stainless steel undermount sink with contemporary design faucet.
- Kitchens in suites from floors 3 to 50 inclusive, and suite 5103 (with the exception of the Cumberland and Bellair) to contain integrated 24” refrigerator, wall oven and cooktop with stainless steel hood fan and integrated dishwasher.
- Kitchens in suites 5101, 5102, 5104 and 5105, along with the Bellair and Cumberland suites, to contain integrated 30” refrigerator, wall oven and cooktop with stainless steel hood fan, built in microwave and integrated dishwasher.

THE ENSUITE / MAIN BATHROOM

ENSUITE BATHROOM OR MAIN BATHROOM IN ONE BATHROOM SUITES

- Custom designed cabinetry in a variety of finishes and colours, from Vendor’s standard samples.
- Quartz countertop and undermount sink with designer faucet.
- Custom designed mirror and wall cabinet with integrated lighting.
- Choice of 12”x 24” floor tile, from Vendor’s standard samples.
- Soaker tub with fixed frameless glass panel, or shower with frameless glass enclosure, as per plan.
- Solid surface shower base, as per plan.
- Ceiling light above tub or shower and vanity.
- Designer shower fixtures with hand held faucet as per plan.
- Accessory package including towel bar and toilet paper holder.
- Choice of full height wall tiles in tub or shower enclosure and wall behind toilet and/or vanity (as per plan), from Vendor’s standard samples.
- White low- flow toilet.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub or shower.

THE SECOND BATHROOM

IN TWO BATHROOM SUITES ONLY

- Custom designed cabinetry in a variety of finishes and colours, from Vendor’s standard samples.
- Quartz countertop and undermount sink with designer faucet.
- Custom designed mirror above vanity with integrated lighting.
- Pot light above shower or tub and vanity.
- Choice of 12”x 24” floor tile, from Vendor’s standard samples.
- Soaker tub with fixed frameless glass panel, or shower with frameless glass enclosure, as per plan.
- Choice of full height wall tiles in tub or shower enclosure (as per plan), from Vendor’s standard samples.
- Designer shower fixtures.
- Accessory package including towel bar and toilet paper holder.
- White low-flow toilet.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub or shower.

THE TECHNOLOGY

- Emergency voice communications system, smoke, heat and carbon monoxide detector, where applicable, in each suite.
- Pre-wired for high-speed internet access with “future technology-ready” features in all suites (service not included).
- Pre-wired for cable TV and telephone as per plan.
- White “Decora” style switches and outlets.

Interior design consultation at The Design Studio on all finishes and colour packages included in purchase price. All interior floor, wall finishes and materials are to be chosen with the assistance of the Vendor’s Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor’s samples, and are as per Vendor’s specifications. Once selections have been ordered, no changes shall be permitted.

NOTES

1. Flooring, countertops, wood cabinetry and/or engineered wood flooring, where applicable is subject to natural variations in colour and grain. Ceramic and porcelain tile are subject to pattern, shade and colour variations.
2. Upon request by the Vendor, the Purchaser shall make colour and material choices from the Vendor’s standard selections, by the date designated by the Vendor (of which the Purchaser shall be given at least 5 days’ prior to notice) to properly complete the Vendor’s colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may 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 and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those items listed in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
3. The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit for any standard features listed herein which are 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 change or become unavailable, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate.
6. All specifications and materials are subject to change without notice.
7. Pursuant to the Agreement or this Schedule or pursuant to supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct or install an additional feature within the Unit which is in the nature of an optional Extra/Upgrade. If, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is unable to construct or install such Extra/Upgrade, the Vendor may, by written notice to the Purchaser, terminate the Vendor’s obligation to construct the Extra/ Upgrade. In such event, the Vendor shall refund the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such Extra/Upgrade, 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.