

THE BROWARD

FIT & FINISH SPECIFICATIONS



THE BUILDING

- Built by Truman - Customer Choice Award Winner for highest satisfaction
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution, Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Wood frame construction building featuring spacious grand entrance lobby with two elevators
- Energy efficient building design including mechanical and distribution systems
- Maintenance-free exteriors featuring uniquely designed outdoor patio seating area
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control
- Painted, secured, and heated underground parkade
- Intercom and security monitoring system in lobby

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THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior color schemes
- Approximately 9ft ceilings throughout suite (*excluding dropped areas required for mechanical, plumbing and/or electrical*)
- Energy efficient aluminum framed windows and oversize doors/patio sliders (*as per plan*)
- **Air-conditioned suites** with smart Universe **WiFi enabled thermostat** control
- Roller shade window coverings throughout
- Custom designed solid core entry door and custom printed address plate
- A choice of 2 high quality hard surface **LVP flooring options** with acoustic underlay throughout all living areas
- In-suite technology featuring integrated wiring panel
- **Smart Plug USB plug** jack connection, and TV / Telephone connections in principal area
- Convenient in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve
- Brilliant lighting with custom made **LED contemporary light fixtures** and pot lights throughout
- Smooth panel doors with levered anti-scuff door hardware throughout
- Modern sleek line painted baseboards, door frames and casings
- Ample closet and storage shelving (*as per plan*)

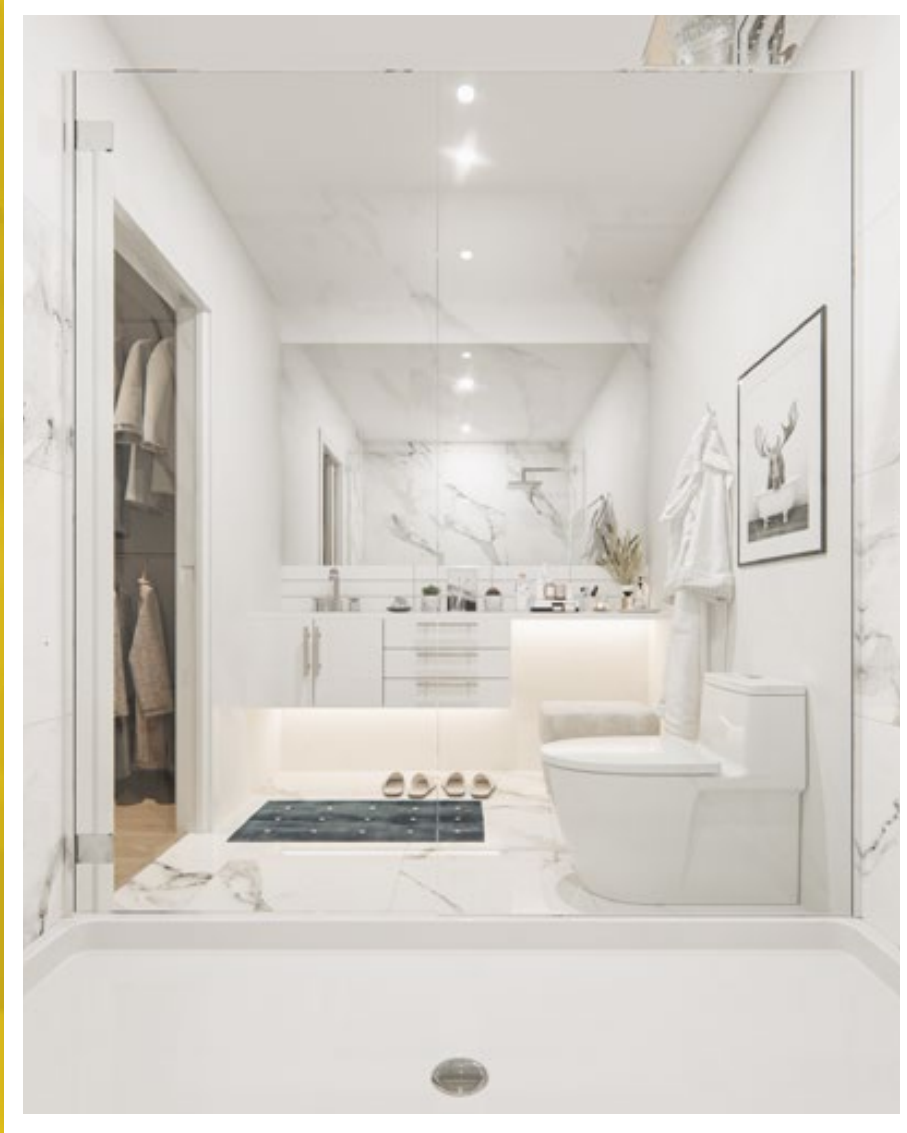
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THE KITCHENS

- **Award winning kitchen cabinetry** design with a choice of two colour palettes: N.Y. or L.A.
- Floor to ceiling ergonomic TRUspace® contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- **Polished hard surface quartz** eased edge countertops
- Stainless steel undermount sink with industrial high arc pull out single lever faucet
- Contemporary **full height** backsplashes
- Custom made brushed metal door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan

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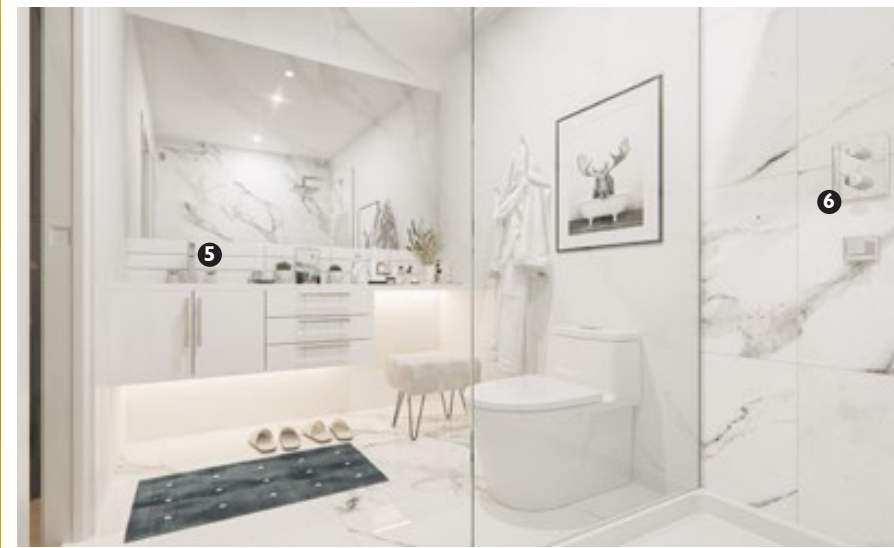


THE BATHROOMS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere
- **TRUspace® integrated storage cabinetry**
- TRUspace® vanity design with maximum storage in mind
- Porcelain top mount sink
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers

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THE HARDWARE

1. Door Style

Lincoln Park

2. Door Hardware

1948 Square Rose Lever
(chrome)

3. Base Finishing

Baseboard & Casing

4. Bath Hardware

1948 Square Paper & Towel Bar
(chrome)

5. Sink Faucet

Delta Trinsic - Bath (chrome)
Delta Trinsic - Kitchen (chrome)

6. Bath Fixtures

Delta Trinsic (chrome)



THE BROWNBOARD

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THE APPLIANCES

1. Refrigerator

Blomberg - 22" Built-in refrigerator with bottom freezer
Model# BRFB1051FFB12

2. Electric Range

Whirlpool 30" slide-in electric range

3. Microwave

Over-the-Range 2.1 cu.ft. stainless steel microwave with steam cooking
Model# WMH54521JZ

4. Dishwasher

Whirlpool 24" built-in
Model #WDTA50SAHZ

5. Washer & Dryer

Whirlpool - Front-Load Washer & Dryer
Model# WFW560CHW
Model# YWED5620HW



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THE AMENITIES

- 1. Bocce Court**
Rooftop Lawn Bowling
- 2. Rooftop Patio**
BBQ & Outdoor Seating
- 3. Putting Green**
Rooftop practice green
- 4. Dog Run**
Rooftop outdoor pet area
- 5. Exercise Room**
Gym & Yoga Studio
- 6. Community Garden**
Rooftop garden
- 7. Owner's Lounge**
Bar & Theatre Room
- 8. Rooftop Lounge**
Billiards room
- 9. Bike Room**
Storage & Workshop
- 10. Pet Spa**
Grooming & Wash Station

