

694 SF

EAST

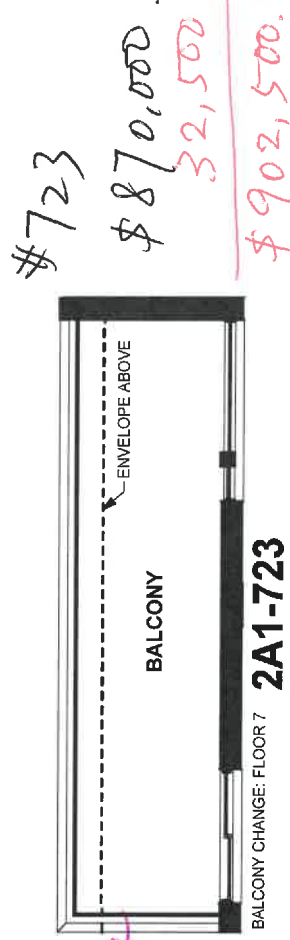
* Option to buy
Parking at 1/2 price

\$65,000 ÷ 2

⇒ \$32,500
Parking.



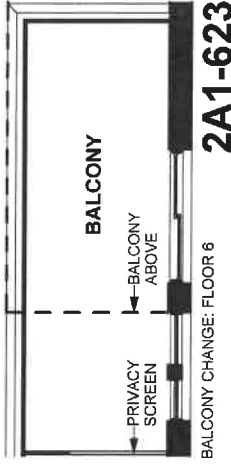
ROYAL BAYVIEW™ Schedule C1



#723

\$870,000
~~32,500~~

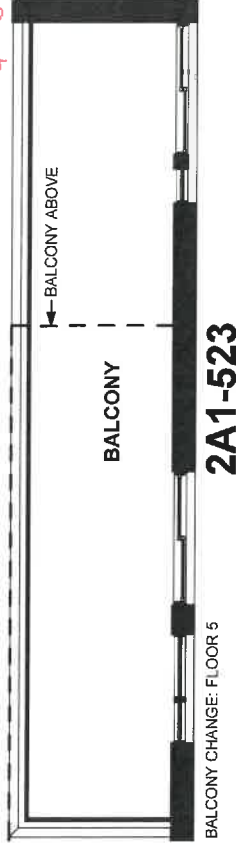
\$902,500.



#623

\$860,000
~~32,500~~

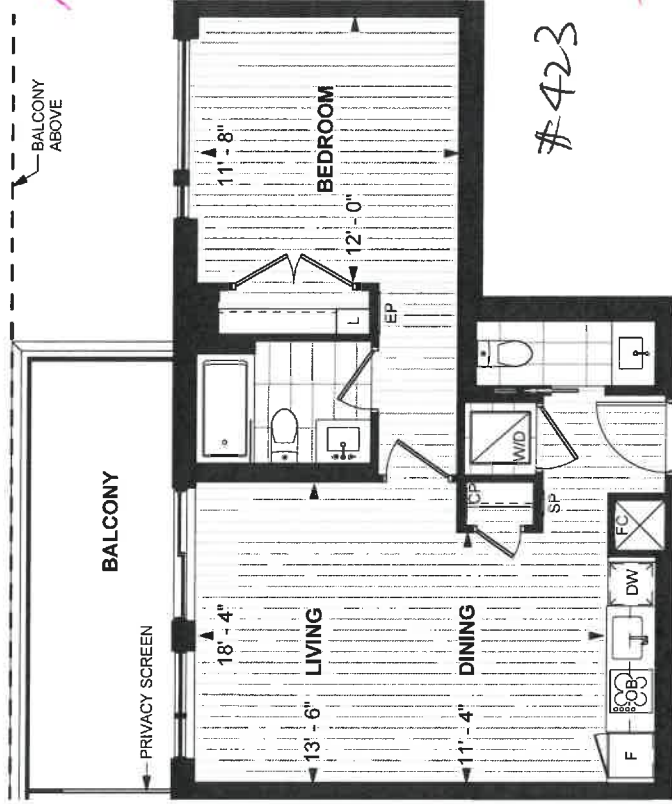
\$892,500.



#523

\$860,000
~~32,500~~

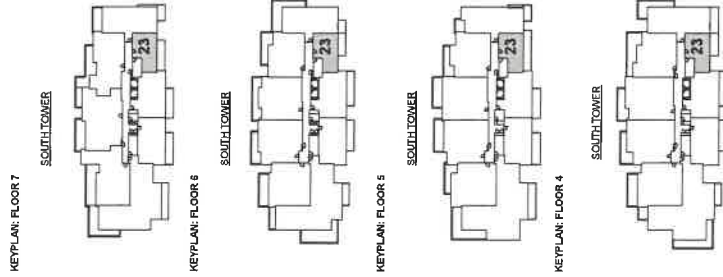
\$892,500.



#423 \$840,000.

~~32,500~~

\$872,500.



FLOORS 4-7

23

2A1-423

LEGEND

- SP - Smart Wall Pad
- STOR - Storage
- CP - Communication Panel
- EP - Electrical Panel
- FC - Fan Coil
- F - Fridge
- DW - Dishwasher
- WO - Wall Oven
- OB - Oven Below
- W/D - Washer / Dryer
- P - Pantry
- WIC - Walk in Closet
- L - Linen

Purchaser Acknowledgement
Suite Number:

Date

Materials, specifications, floor plans and dimensions are subject to change without notice. Window sizes and type may vary. Actual useable floor space may vary from the stated floor area. The direction of plank flooring, and pavers indicated on blackline represents the type of material for the area and does not necessarily reflect the method or direction of the installation, which is subject to change based on general industry standard. Landscaping, patio and balcony areas subject to change E. & O.E. Floor numbers as indicated are representing municipal floor numbers, not legal floor numbers.



TRIDEL®



ROYAL
BAYVIEW™
Schedule C1

Suite # 417

EAST

753 sF

\$ 875,000.-

\$ 32,500 (half price parking)

\$ 907,500.-

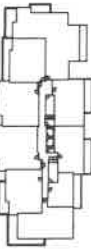


NE PLAN FLOOR 4

SOUTH TOWER



NORTH TOWER



FLOOR 4

17

2A1-417

LEGEND

- SP - Smart Wall Pad
- STOR - Storage
- CP - Communication Panel
- EP - Electrical Panel
- FC - Fan Coil
- F - Fridge
- DW - Dishwasher
- WO - Wall Oven
- OB - Oven Below
- W/D - Washer / Dryer
- P - Pantry
- W/C - Walk in Closet
- L - Linen

Purchaser Acknowledgement
Suite Number:

Date

Materials, specifications, floor plans and dimensions are subject to change without notice. Window sizes and type may vary. Actual useable floor space may vary from the stated floor area. The direction of plank flooring, tiles, and pavers indicated on blackline represents the type of material for the area and does not necessarily reflect the method or direction of the installation, which is subject to change based on general industry standard. Landscaping, patio and balcony areas subject to change E. & O.E. Floor numbers as indicated are representing municipal floor numbers, not legal floor numbers.



TRIDEL®

September 22, 2020

Royal Bayview 300+ Series

Suite Features and Finishes

(Including Suites 101, 102, 108, 109, 116, 201, 208, 209, 216, 223, 301, 302, 309, 315, 317, 316, 323, 401, 402, 409, 415, 416, 417, 423, 501, 502, 509, 515, 516, 523, 609, 615, 616, 623, 709, 715, 716, 723, 809, 816, 909, 916, 1009, 1016, LPH16)

SCHEDULE 'B'

1. GENERAL

- 1.1 Smooth Ceiling finish to all areas.
- 1.2 Interior walls are primed and then painted with two coats of off-white, quality latex paint (bathrooms, and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOC's)
- 1.3 Contemporary style (paint finish) interior doors with coordinated hardware: 7'-0" doors to suites featuring 9'-0" ceilings, 8'-0" doors to suites featuring 10'-0" ceilings.
- 1.4 6' contemporary paint finish baseboards in all areas except bathroom, laundry and storage areas, with matching contemporary door casing.
- 1.5 Solid surface window sills, on all windows*.
- 1.6 Frameless mirror sliding doors* to all closet(s).
- 1.7 Thermally isolated aluminum windows with double pane, sealed glazing units and operable awning windows or doors* for added thermal comfort.
- 1.8 The ceiling height of the unit will be approximately 10'-0" for suites 101, 102, 108, 109, 116, 201, 209, 216, 223, 301, 302, 309, 315, 316, 317, 323, 401, 402, 409, 415, 416, 417, 423, 501, 502, 509, 515, 516, 523, 609, 615, 616, 623, 709, 715, 716, 723, 809, 816, 909, 916, 1009, 1016 and LPH16, measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly.
- 1.9 The ceiling height of the unit will be approximately 9'-0" for suite 208, measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly.
- 1.10 Window and balcony glass may feature a bird friendly frit pattern.
- 1.11 Balconies* to receive one duplex receptacle. Terraces* to receive paving stones, lighting, one duplex receptacle, hose bib and gas line*.

2. FLOOR COVERINGS

- 2.1 Engineered hardwood floor** with acoustic underlay in bedroom(s), foyer*, hallways*, den*, living and dining area* and in kitchen.
- 2.2 Ceramic and/or porcelain floor tile** in bathroom(s).
- 2.3 White ceramic floor tile in laundry and storage areas*.

3. KITCHENS

- 3.1 Contemporary laminate** cabinetry, upper cabinets with valence.
- 3.2 Single square edge granite or engineered quartz countertop** with stainless steel undermount sink and matching slab backsplash (Seams may be present).
- 3.3 Low flow chrome, single lever kitchen faucet, complete with pull out or down spray.
- 3.4 Kitchen to feature recessed LED lighting.

3.5 Suites 116, 216, 302, 317, 323, 402, 417, 423, 502, 523, 623, 723 will feature appliances with:

- 3.5.1 Energy Star high efficiency, fully integrated paneled 24" Miele dishwasher.
- 3.5.2 Energy Star fully integrated paneled 24" Miele refrigerator.
- 3.5.3 24" Hood fan pull out.
- 3.5.4 24" Miele electric cooktop
- 3.5.5 24" Miele wall oven.
- 3.5.6 Stainless steel built-in Miele microwave.

3.6 Suites 101, 102, 108, 109, 201, 208, 209, 223, 301, 309, 315, 316, 401, 409, 415, 416, 501, 509, 515, 516, 609, 615, 616, 709, 715, 716, 809, 816, 909, 916, 1009, 1016, 1116 will feature appliances with:

- 3.6.1 Energy Star high efficiency, fully integrated paneled 24" Miele dishwasher.
- 3.6.2 Energy Star fully integrated paneled 30" Miele refrigerator.
- 3.6.3 30" Hood fan pull out.
- 3.6.4 30" Miele electric cooktop
- 3.6.5 30" Miele wall oven.
- 3.6.6 Stainless steel built-in Miele microwave.

4. BATHROOMS

- 4.1 Vanity cabinet including solid surface top** complete with semi-recessed vessel sink.
- 4.2 Mirror with integrated light.
- 4.3 Polight over tub(s)*, shower(s)*, and vanity.
- 4.4 White soaker bathtub* with fixed glass tub screen.
- 4.5 Frameless glass shower enclosure with chrome hardware.
- 4.6 Chrome single lever sink faucets in bathrooms.
- 4.7 Temperature controlled and pressure balanced, chrome shower faucet, and chrome, high pressure handheld shower head on slider.
- 4.8 White, dual flush, low-flow high performance toilet(s).
- 4.9 Choice of porcelain or ceramic tiles** in shower or tub enclosure and on vanity wall.

5. LAUNDRY

- 5.1 Stacked front loading white dryer and Energy Star, high efficiency, front loading white washer (complete with stainless steel flexible hoses).

6. SAFETY AND SECURITY

- 6.1 Concierge monitoring community access systems including two-way communication from selected zones in underground garage and entry areas.
- 6.2 Personally encoded suite intrusion alarm system integrated with Smart Suite system connected to concierge station and your smart phone. Access control system located in lobby vestibule and at visitors main entry points permits guests to communicate with residents.
- 6.3 Surveillance cameras in selected locations at points of access to the building and garage may be monitored by the concierge and may be viewed on Smart Suite system mobile app.
- 6.4 Smartphone access to common area entrances (where permitted).
- 6.5 In-suite sprinkler system with hard wired smoke alarm(s) and fire alarm speaker (carbon monoxide if applicable).
- 6.6 Suites to feature a Smart Suite system with integrated smartphone functionality. The Smart Suite System is an inter-community video communication platform with integrated suite security, and a scalable solution for smart home features.
- 6.7 Suite entry door(s) will feature a digital door lock system, enabling an enhanced level of suite access control, to be operated and managed with programmable digital codes, smart phone device.
- 6.8 Integrated electronic lockers will assist the community with managing package delivery.
- 6.9 Parking garage to feature an automated license plate recognition system to manage access into the garage

7. COMFORT SYSTEM

- 7.1 Vertical fan coil heating and air conditioning system for year round comfort, complete with energy recovery ventilator providing fresh air and heat recovery.
- 7.2 Individual metering of electricity, domestic cold and hot water, space heating and cooling consumption.

8. ELECTRICAL SERVICE AND FIXTURES

- 8.1 Individual service panels with circuit breakers.
- 8.2 Designer series receptacles and switches throughout.
- 8.3 Light fixtures in foyer, walk-in closet(s)*, bedroom(s) and den*.
- 8.4 Capped ceiling light outlet in the main living area*.
- 8.5 Lighting fixtures designed to be energy efficient.

9. COMMUNICATIONS

- 9.1 Fiber optic cabling to each suite (complete with in-suite junction box with optical media converter).
- 9.2 Coaxial cable and category 5e twisted pair in-suite wiring to living room, den (if applicable) and bedroom(s).
- 9.3 Bulk internet service: Ignite internet service (including Rogers advanced Wi-Fi modem) with download speed up to 1 Gbps with unlimited usage. Speed may vary with internet traffic, server gateway/router, computer (quality, location in suite, software and installed applications, suite wiring, home network and/or other factors). Cost of this service is included in the condominium's maintenance budget.
- 9.4 Community will be equipped to support the transmission of cell signals from multiple carriers within the building to ensure cell coverage.

* - denotes availability determined by suite design. ** - denotes selection determined by vendor.

All features and finishes subject to change without notice, E. & O.E. September 24, 2020.

TRIDEL[®]