

SEVENTY ONE HILLCREST
Standard Unit Schedule

The following is the schedule setting out what constitutes a standard unit for each class of unit that the Declarant intends to deliver to the Corporation pursuant to Section 43(5)(h) of the *Condominium Act*, for the purpose of determining the responsibility for improvement after damage and insuring them as required pursuant to Section 43(5)(h) of the *Condominium Act*.

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ALL UNITS EXCEPT PENTHOUSE UNITS & BACHELOR UNITS (or as specified) **:

Interior Features

- Choice of 40 ounce broadloom with foam underpad from Vendor's samples as per plan
- Individually controlled seasonally adjusted central heating and air conditioning
- Classic style interior doors with metal lever hardware as per plan
- 4-1/4" wood baseboards with matching door casing
- All trim painted in off white semi-gloss
- Semi-gloss off white paint throughout kitchen, laundry room, powder room and bathrooms. Flat latex off white paint in all other areas
- Plastic coated wire shelving in all closets including linen shelves as per plan
- Double glazed thermal aluminum windows provided with screens on operating windows
- Swing door or sliding doors to outside balcony, patio or terrace as per plan
- White receptacles and rocker panel switches
- Cultured marble window sills
- Walk-in closet in master bedroom as per plan

Kitchen Features

- Selection of finely crafted European-style cabinetry from Vendor's samples
- Open concept kitchen with breakfast bar or eat-in kitchen as per plan
- Kitchen pantry as per plan
- Double stainless steel sink with single lever pull out spray faucet
- Choice of ceramic tile flooring from Vendor's samples
- Ceiling mounted light fixture
- Choice of ceramic tile or mirror backsplash from Vendor's samples

Foyer Features

- Solid wood entry door with metal lever hardware
- Choice of polished porcelain, slate or ceramic tile flooring from Vendor's samples
- Swing closet doors as per plans
- In suite security systems with door and window contacts on ground floor suites ONLY

Main Bathroom Features

- Finely crafted European-style cabinetry
- White cultured marble countertop with integrated basin and faucet
- Decorative light bar over vanity mirror
- Recessed mirrored medicine cabinet
- Full height ceramic tub/shower stall surround as per plans
- Ceramic tile flooring from Vendor's samples as per plans
- White bathroom fixtures
- Pressure balanced mixing valve for tub/shower controls
- 5'-6" soaker tubs
- Exterior vented exhaust fan
- Privacy lock

Master Ensuite Bathroom

- European-style cabinetry
- White cultured marble countertop with unique Euro-style basin and faucet
- Choice of slate, ceramic or polished porcelain tiles for bathroom floor from Vendor's samples
- Full height ceramic tub/shower stall surround as per plans
- Decorative light bar over vanity mirror
- Recessed mirror medicine cabinet
- White bathroom fixtures
- 5'-6" soaker tubs as per plans
- Separate shower stall with glass door, as per plans
- Exterior vented exhaust fan
- Pressure balanced mixing valve for tub and shower controls
- Privacy lock

Laundry Area

- Laundry room, as per plans, vented to the exterior
- Choice of ceramic tile flooring from Vendor's samples

Electrical Features

- Service panel with circuit breakers
- Ceiling light fixtures in foyer, hallway, and walk-in closet where applicable
- Smoke and heat detectors
- Pre-wiring for cable T.V. and telephone outlets in all bedrooms, living room, and media/family room as per plans
- Capped ceiling outlet in dining room, library and media room as per plans
- Internet/fax/e-mail/modem line access

PENTHOUSE UNITS:

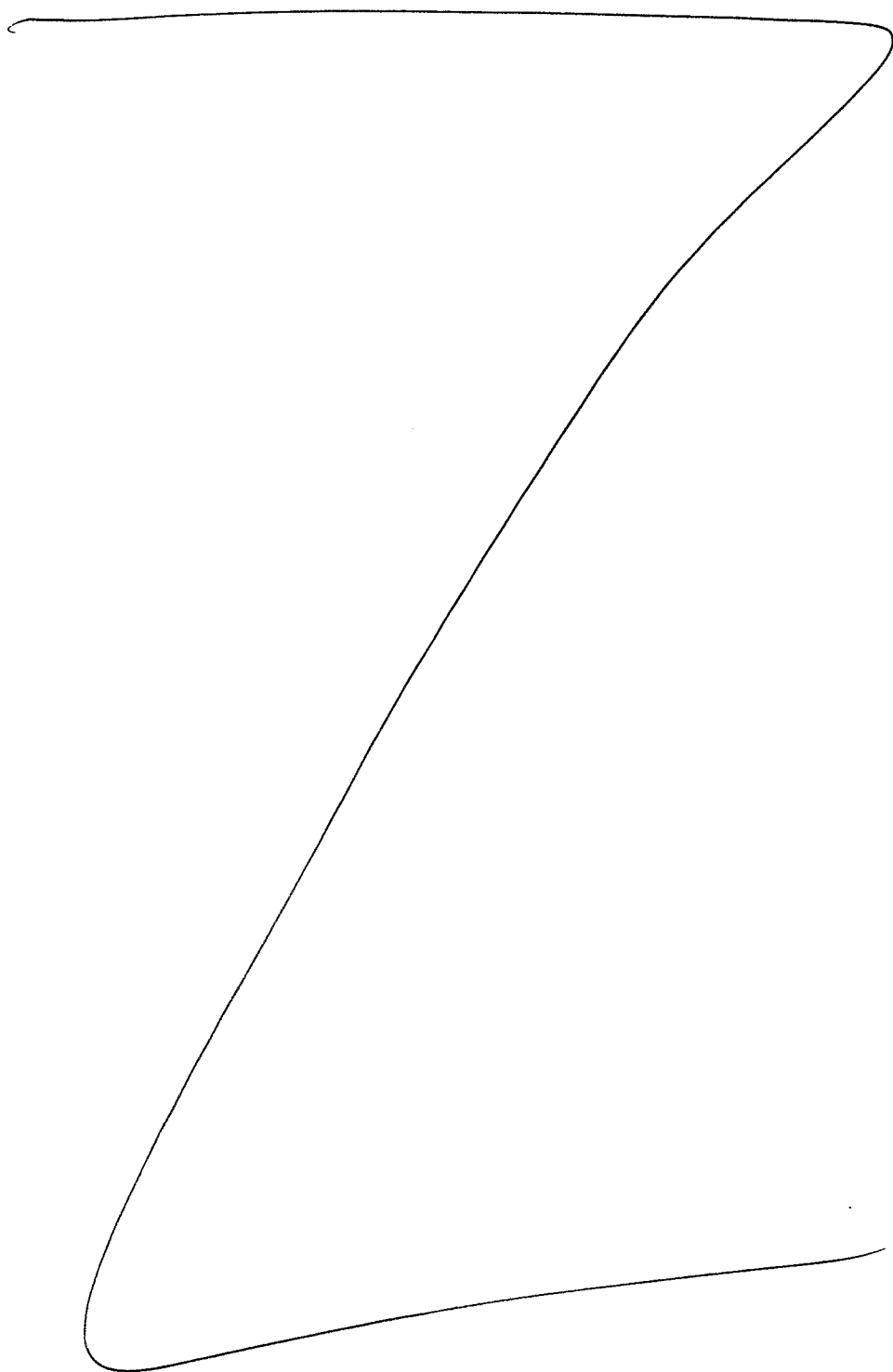
- All of the foregoing ** except that where there is a discrepancy, the following shall prevail:
 - 9' high ceilings in all principal rooms
 - Granite countertops with undermounted sink in kitchen
 - Pre-finished engineered hardwood flooring in living/dining room and hallways from Vendor's samples
 - Corner tub as per plans
 - Electric fireplace
 - Suite entry door with operating side panel accent
 - Cornice moulding in living/dining room
 - Extended height upper cabinets in kitchen

BACHELOR UNITS:

- All of the foregoing ** except that where there is a discrepancy, the following shall prevail:
 - Pre-finished engineered hardwood flooring in living/dining room, kitchen and hallway from Vendor's samples

Item	Area	Tile Series	Colour
Floor Tile	All Suites: - Foyer - Ensuite - Powder	Slate	Autumn
		Mottled	Black
		(Natural Stone)	Copper
			Green
			MultiPink(Peacock)
			Purple
		Travertino	Classico RO-230
		Porcelain	Iberico RO-430
			Romano RO-130
		Ogaden	Blue Mix 30BM
		Porcelain	Gold 30J
			Grigio 30G
			Terra 30T
			Verde 30V
		Tartara	Beige 30BG
		Monocotura	Gris 30G
			Rust 30R
			Terra 30T
			Verde 30V
		Indianstone	Lava (Terra) 3102
		Porcelain	Malachite 3103
			Mica (Black) 3101
			Silice (Cream) 3104
		Jupiter	Blue 30L
		Porcelain	Grigio 30G
			Rust 30R
			Verde 30V
			White 30W
		Polished	Cal Nero
		Porcelain	Cal Brown
			Cal Grey
			Cal Rosa
			Marazzi Beige

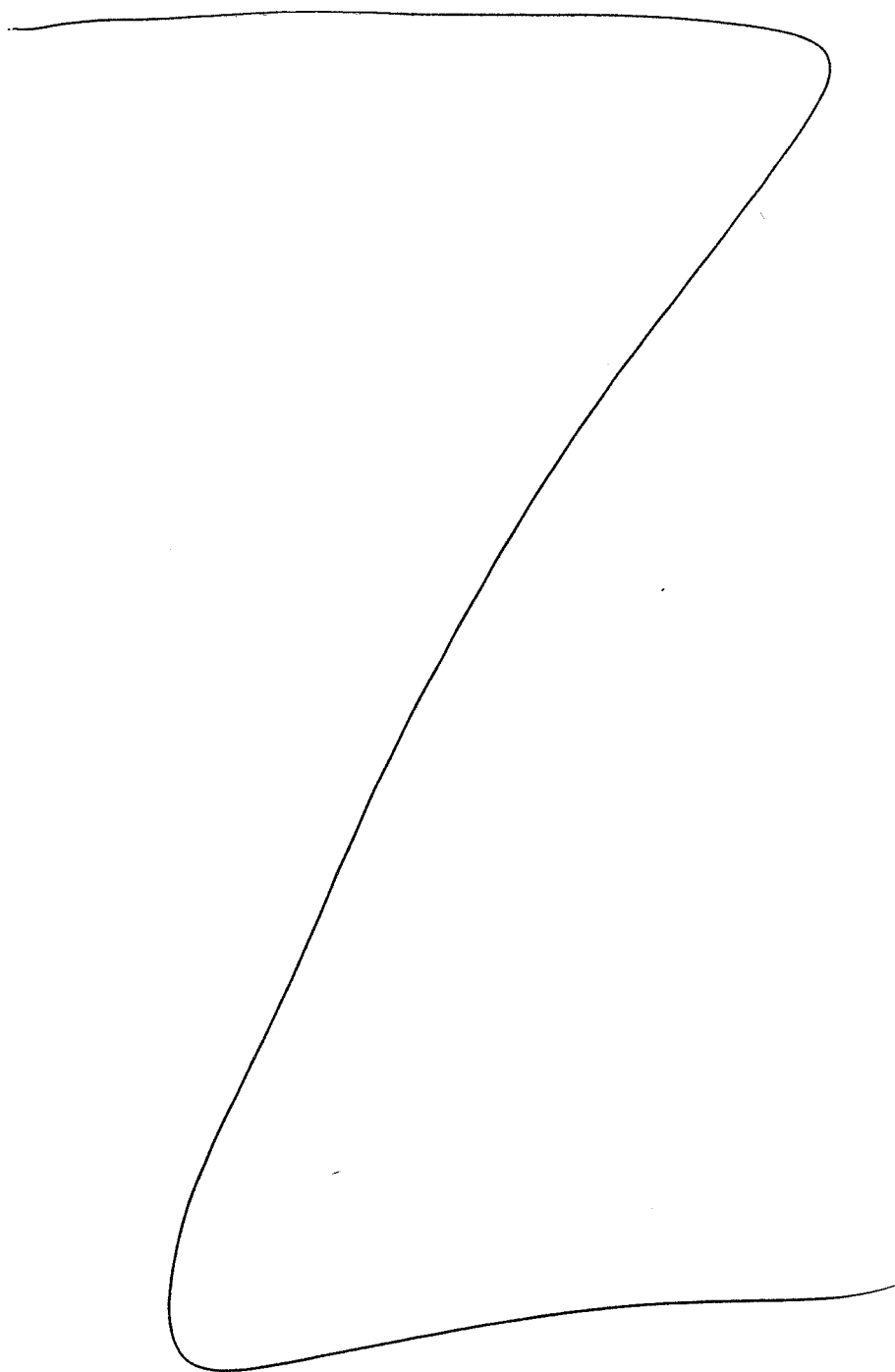
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		Ogaden	Blue Mix 30BM
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			White 30W
		Polished	Cal Nero
		Porcelain	Cal Brown
			Cal Grey
			Cal Rosa
			Marazzi Beige



Item	Area	Carpet/Underpad	Colour
Carpet & Underpad	Typical Suites	Performa II 40 oz tufted cut polyester complete with 12 mm foam underpad	64623 Dark Blue Pine
	- Living/Dining		96902 Daybreak
	- Study		36410 Malibu
	- Media		44538 Frosty Pink
	- Bedrooms		26383 Light Cashmere
			63486 Almond Green
			56242 Bellesimo
			44650 Brick Red
			16304 Canvas
			16545 Elf Rose
			44458 Fresh Pink
			46511 Orchid Smoke
			93062 PalePurpleGrey
			84576 Pearl White
			44099 Raspberry
			46771 Ring Dove
			44015 Rosy Champagne
			16590 Rustic Wool
			54600 Sailor
			14375 Sandpiper
			84560 Seagull
			63385 St Lawrence
			76867 Vanessa
			84520 White Mink
Item	Area	Carpet/Underpad	Colour
Carpet and Underpad	Penthouses	Choice of:	
	- Bedrooms	Cleopatra 50 oz polyester c/w 12 mm foam underpad	4703 Provincial Blue
	- Family Room		4375 Sandpiper
			6242 Bellissimo
			6292 Amandine
			6866 Berber Tint
			4337 Buff
			4136 Bluish Grey
			4138 Dark Cloud
			6252 Dark Linden
			6282 Fennel
			6535 Dragon Grey
			6860 Esplanade
			4463 Gauguin Pink
			3686 Greenwood
			3891 Helen Beige
			4707 Heirloom Green
			6704 Jacquard Beige
			6245 Helvetia
			6716 Impala
			6342 Ivory Coast
			6544 Picardy Pink
			4466 Morocco

Item	Area	Cabinet Style	Colours
Cabinets, Vanities and Hardware	All Suites: - Kitchens - Bathrooms	200 Anniversary - Oak	Pecan
			Medium
			Natural
			Pearl
			Pewter
			Burgundy
		200 Anniversary - Maple	Bleached Wash
			Cognac
			Medium
			Natural
		210 Bounty - Maple	Medium
			Bleached Wash
			Cognac
			Natural
		210 Bounty - Oak	Pearl
			Pecan
			Pewter
			Medium
			Natural
			Burgundy
		270 Riviera - Oak	Pearl
			Medium
			Burgundy
			Natural
		270 Riviera - Maple	Medium
			Bleached Wash
			Cognac
			Natural
		280 Country - Oak	Burgundy
			Medium
			Natural
			Pearl
			Pewter
		280 Country - Maple	Bleached Wash
			Cognac
			Medium
			Avocado
		800 Surrey	White
		Slab Door - Maple	Natural
			Cognac

Item	Area	Cabinet Style	Colours
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			Medium
			Natural
			Pearl
			Pewter
			Burgundy
		200 Anniversary - Maple	Bleached Wash
			Cognac
			Medium
			Natural
		210 Bounty - Maple	Medium
			Bleached Wash
			Cognac
			Natural
		210 Bounty - Oak	Pearl
			Pecan
			Pewter
			Medium
			Natural
			Burgundy
		270 Riviera - Oak	Pearl
			Medium
			Burgundy
			Natural
		270 Riviera - Maple	Medium
			Bleached Wash
			Cognac
			Natural
		280 Country - Oak	Burgundy
			Medium
			Natural
			Pearl
			Pewter
		280 Country - Maple	Bleached Wash
			Cognac
			Medium
			Avocado
		800 Surrey	White
		Slab Door - Maple	Natural
			Cognac



Date: April.23.2004	
File Name: 4012 Std. Finishes	

