

FEATURES

EXTERIOR BUILDING FEATURES

The exterior of Parkwest Condominiums has been designed with a distinct and attractive blend of architectural details. The modern exterior features premium stone, siding and shake detailing, highlighted by sleek and inviting glass entries. The grounds surrounding the two buildings have been professionally landscaped with ample amounts of trees, lush gardens and paved walkways.

PARKING:

Each suite in Parkwest Condominiums Phase II includes one designated parking space. Each parking space has been carefully assigned based on proximity to the two buildings for convenience and ease of access by residents. A limited number of additional parking spaces will be available for purchase. Ample visitor parking is available for guests of residents in both buildings of Parkwest Condominiums.

INTERIOR BUILDING FEATURES

The inviting entries to the Parkwest Condominiums have porcelain tile flooring and include a security intercom system from the vestibule to each suite, for peace of mind. All suites can be accessed from the main entrance by the elevators (one per building) or by the bright windowed stairwells (two per building). Each well lit, wide corridor is finished with solid oak doors, decorative wall sconces, pot lights outside of each suite door, trimmed entrances and attractive carpeting, providing a spacious and luxurious hotel like look.

SUITE FEATURES

Interior Features:

- › Ground level terraces, first and second floor covered balconies and third floor balconies provide a private outdoor space off each suite, accessed by sliding patio doors, as per plan.
- › Approximately 9ft. high ceilings, creating a spacious and airy interior space.
- › Extra wide approximately 6 ft. sliding patio doors, allowing ample natural light into the living space.
- › Kitten White designer wall paint colour, accented with white trim and doors. Choice of upgraded designer paint colours available through the Parkview Homes Design Studio.
- › Wire shelving in all entry, linen and bedroom closets as well as pantry, as per plan.
- › Smooth painted ceilings in kitchen and bathroom.
- › Security phone intercom from vestibule to suite.

Kitchen Features:

- › Choose from the builder's wide selection of standard modern slab door or oak kitchen cabinetry and laminate countertops. Two tone cabinets and/or countertops available in standard cabinet selections. Meet with the builder's professional Kitchen Consultant to review standard and customized upgrade options.
- › Extended breakfast bar in kitchen, as per plan.
- › White 3" x 6" subway tile backsplash.
- › One(1) USB port outlet, creating a convenient charging station.
- › Stainless steel range hood fan.
- › One(1) pendant light rough-in, over breakfast bar or island, as per plan.
- › Modern and sleek Moen® Align chrome faucet with pull-down/pull-out spray head and double stainless steel sink.
- › Dishwasher rough-in including plumbing and electrical.

Bathroom Features:

- › Choose from the builder's wide selection of standard modern slab door or oak cabinetry and laminate countertops.
- › White china basin sink with modern and sleek Moen® Align single lever washerless chrome faucet with pop up drain.
- › Shower with acrylic tub and ceramic tile surround and/or walk-in tiled shower with acrylic base, ceramic tile surround and glass door(s), as per plan.

- › Moen® Align chrome "Posi-Temp" Temperature Balancer single lever in every shower prevents accidental scalding, with rain shower head.
- › Glass mirrors installed above all bathroom vanities.
- › Water saving white toilet.
- › Privacy locks on bathroom door(s), as per plan.
- › Exhaust fan vented to exterior.

Flooring Finishes:

- › 12" x 24" porcelain tiles in entry and kitchen, installed on a beautiful 1/3 offset.
- › 13" x 13" ceramic tile flooring in bathrooms, utility/laundry closet and entry closet in your choice of colour from the builder's standard samples, as per plan.
- › Warm plush or berber carpet throughout living areas and bedrooms in your choice of colour from builder's standard samples.

Windows, Trim & Doors:

- › Vinyl clad casement windows with screens.
- › Vinyl clad sliding patio doors with screen leading to terrace or balcony, as per plan.
- › Deadbolted solid oak entry door with security door viewer and decorative kickplate.
- › "Classique" interior doors with satin nickel lever hardware.
- › Colonial 3" baseboard and colonial 2" casing.

Electrical & Mechanical:

- › White décora electrical switches and outlets.
- › GFI outlet in bathroom(s).
- › Designer light fixtures in entry, kitchen, bathroom(s), living/dining room and bedrooms, as per plan.
- › Stackable washer and dryer rough-ins including plumbing, electrical and exterior venting.
- › Individually controlled heating.
- › Individually metered heating and electricity.
- › Rental electric hot water tank.
- › Smoke detector and CO2 detector.
- › 60 amp electrical service.
- › Prewired for two(2) phone and three(3) cable outlets.

IMPORTANT INFORMATION:

The above Suite Features are specific to the Parkwest Condominiums community by Parkview Homes. In an effort to develop a better product and/or as necessitated by architectural controls and the construction process, the vendor reserves the right to change dimensions, elevations, specifications, materials, design and prices without notice or obligations. Materials, specifications and floor plans are subject to change without notice. Purchaser to have choice of interior colours and finishes from the Vendor's samples, with the exception of where selections have already been made by the Vendor, the Purchaser agrees to accept any and all selections made by the Vendor. The Purchaser acknowledges that the Vendor cannot guarantee availability, shade, tint, texture and/or grain uniformity of selections due to variations in production, tone range and dye lot. The Vendor reserves the right to substitute different materials and/or fixtures with brands of comparable or better value to those specified, dependent upon availability, pricing and selection. Bulkheads and boxed out areas are to be expected and will be installed as necessary at the vendor's discretion. Tubs and/or showers may have bulkheads; bulkhead size may increase on taller height ceilings. All renderings are artist's concepts. Actual suites may be reversed, refer to condominium agreement and legal documentation. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. See New Home Specialist for full details. E. & O. E.