

## ON-SITE BUILDING AMENITIES

### GROUND LEVEL - EXTERIOR

- Putting green
- Multi-game play court for pickle ball, basketball and more
- Picnic tables
- BBQs
- Community gardens - through a selection process, occupants will have the opportunity to have plots for planting vegetables and flowers as each individual chooses

### TOWER 1

- Gym with Peloton® bikes, treadmills, free weights and weight stack stations, exercise balls, change rooms and more
- Indoor dog/pet wash and dry station
- Party room with catering kitchen
- P1 - 2 bike repair stations, including hanging bike rack for each suite
- P2 - manual car wash station
- Secure parcel storage area
- 2 soaring 2 storey lobbies with uber lounges

### TOWER 2 - INTERIOR

- Games room
- Private entertaining kitchen
- Private family dining/party room
- Media room with wine and beer tasting station (main floor)
- Business centre, with separate boardroom, reception area and work share spaces
- 5th floor party room with catering kitchen overlooking the rooftop terrace
- 5th floor change rooms off the rooftop terrace
- P1 - 2 bike repair stations
- 2 x 3/4 person Rasul spas (full body mud spa with hose for showering the mud off) off rooftop interior

### TOWER 2 - EXTERIOR 5TH FLOOR

- Outdoor terrace
- Outdoor lounges with sofas, lounge/tanning chairs, and two rooftop fire pits
- Two outdoor BBQ/kitchen structures
- Two large outdoor eating areas with tables
- Pool and hot tub
- Outdoor exercise area

**Fernbrook**  
HOMES



**NUIVO**  
CONDOMINIUMS

**FEATURES**

# FEATURES AND FINISHES

## NEW SMART HOME TECHNOLOGY

- Hands-free building access for contactless building navigation using your smartphone
- Digital keys to use your smartphone to unlock suite and building doors
- Innovative facial recognition entry (opt-in only)
- Text a key to guests so they can enter whenever they arrive
- Smartphone video calling to see guests before granting them access to building
- Licence plate recognition for automatic and convenient access to building
- Apple watch integration connects all Smart Home features to watch
- Service marketplace to order and securely pay for in-class services to suite
- Community messaging to receive building reminders and news directly to your smartphone
- Package delivery notifications directly to your smartphone
- Amenities booking to schedule and book condo amenities 24/7
- ecobee SmartThermostat with built-in Alexa to make your life simpler

## SAFETY & SECURITY

- Smart cameras to help keep building safe & secure
- 24-hour live concierge to maintain resident safety
- 24-hour video monitoring for all main entrances and exits for added resident security
- High-quality video surveillance and monitoring in underground garage, elevators and common amenity areas
- Secured parcel management solution for resident peace of mind
- Secured access to all amenities via fob and/or smartphone
- Ground floor suites to receive one motion sensor
- Ground floor suites to have a keyed private entry from patio

## ELEGANT INTERIORS

- Sturdy solid wood core entry doors to suites
- Moulded two-panel interior passage doors throughout finished areas, excluding sliding closet doors
- Suite entry doors and interior to the building include state-of-the-art keyless entry doors
- Soaring 9 ft. suite ceilings in main areas (bulkheads where applicable)

- High-quality lever handles in a modern matte black finish, on all interior doors in finished areas, including grip sets with dead bolt lock as per plan on suite interiors
- 2" modern trim included on all swing style doors
- 5" modern baseboard included in all finished areas with paint grade profiled doorstop trim in all tiled areas
- Ledges and window seats to be capped with painted MDF trim
- Mirrored sliding closet doors as per plan
- Free slide wire shelf to be installed in all closets

## MODERN KITCHENS

- Quality kitchen cabinets in a wide range of styles as per applicable plan with 39" uppers
- Conveniently located bank of drawers
- Under cabinet task lighting with valance
- Electrical outlets (one with a convenient USB port) at counter level for small appliances
- Luxurious granite kitchen countertops
- Choice of 3" x 6" subway tile backsplash
- Heavy-duty receptacle for electric stove and dedicated receptacle for fridge
- Stainless steel appliances including fridge, range, dishwasher and over the range microwave with built-in exhaust fan (vented to exterior)
- Undermount single bowl stainless steel kitchen sink with shut off valves
- Modern matte black single lever faucet in kitchen with pull out vegetable sprayer

## EXQUISITE BATHROOMS

- High-quality chrome single lever washerless faucets for all bathroom vanities and pop up drain stoppers in bathroom sinks
- All showers to receive pressure balanced faucets, and sinks will include shut off valves
- Exhaust fan vented to the exterior
- High-quality white plumbing fixtures
- Premium vanities as per plans, with under-mounted wash basins
- Solid surface counters from a wide range of standard selections
- High-grade ceramic tiles on walls of bathtub enclosures to ceiling height

- Modern chrome accessories in all bathrooms
- Shower stalls include Den-Shield tile backerboard or equivalent on walls and ceilings. Dropped ceiling over bathtubs and showers
- Shower will have a ceiling mounted vapour proof light fixture, framed glass shower enclosure, and mosaic tiled shower floor
- Eco-friendly water saving toilets and low flow shower heads
- Privacy locks on all bathroom doors
- Full width vanity mirrors

## STYLISH FLOORING

- 12" x 12" white ceramic floor tile in laundry
- Quality porcelain or ceramic tiles as per designer packages in bathrooms. 12" x 24" or 12" x 12" as selected
- Elegant laminate flooring throughout (except for tiled areas as per plan)

## LAUNDRY FEATURES

- Dark grey stacked washer/dryer

## INTERIOR PAINT

- All interior walls and trims to be painted modern white
- Suite entry doors to be painted black gloss
- Maintenance free smooth ceilings throughout

## SUITE FEATURES

- Individually sub-metered gas line connection on ground floor patios and terraces
- In-suite water and electricity individually sub-metered

## 5-STAR AMENITIES

- Four, two storey, modern and elegantly designed hotel-style lobbies
- Uber lounges and lobbies (two in each tower)
- Shared workspace/boardroom/lounge (Tower 2)
- Gym with state-of-the-art Peloton® bikes and more (Tower 1)
- Complimentary pet washing station (Tower 1)
- Relaxing and luxurious Rasul Spas (Tower 2)
- Comfortable and cosy fireside seating area with modern furnishings (Tower 2)
- Entertaining lounge with spacious private kitchen (Tower 1)
- Gourmet catering kitchen with games room (Tower 2)
- Comfortable media lounge for entertaining (Tower 2)

- Rooftop terrace with indoor kitchen and relaxing lounge (Tower 2)
- Wine and beer tasting station overlooking the rooftop terrace
- Spacious rooftop courtyard with BBQs, dining and sitting areas (Tower 2)
- Wi-Fi available in all amenity spaces

## LIGHTING & ELECTRICAL

- 100-amp service with circuit breaker panel and copper wiring throughout, in accordance with electrical safety authorities and building code requirements
- Ceiling light fixtures provided in the kitchen, foyer, den, dining room, bedrooms, and walk-in closets as per plan
- Switched wall outlet in living room. Decora style switches and receptacles in finished areas
- Electrical receptacle with USB ports in master bedroom, living room and kitchen
- Hard wired smoke detector, heat detector and carbon monoxide detector provided as per building code requirements
- Pre-wiring for high-speed internet
- Pre-wired cable outlet in living room, bedroom(s) and den, as per plans
- Pre-wired telephone outlet in living room, bedroom(s) and den, as per plans

## UNDERGROUND GARAGE

- EV charging capability at selected parking spots
- Secured underground visitor parking
- One convenient indoor bicycle hanging rack per suite
- Manual car wash station located in the parking garage (Tower 1)
- DIY Bike repair stations

The home/suite is subject to conditions of the Purchase and Sales Agreement. Plans, materials, specifications and prices are subject to change without notice at the Builder's discretion. The Builder reserves the right to substitute materials and fixtures with those of equal or greater value. The Builder reserves the right to make changes or modifications to the plans and specifications at its discretion. Items, fixtures and finishes in model suite may be for display purposes only and may not be included in the purchase price and may not be available for future purchases. Some structural changes may be present in model suite. These will not be included in the suite unless they are specifically requested on an Options and Upgrades Agreement. Some items in brochures may be optional and available at an additional cost.

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