



PHASE 2						INCENTIVES
BUILDING	UNIT	MODEL	SQ.FT.	TYPE	INCENTIVE PRICE	
D	58	CORAL	930	I LEVEL	\$597,000	\$0 CAPPED DEVELOPMENT CHARGES \$0 OCCUPANCY FEES* WHIRLPOOL SS KITCHEN APPLIANCES (FRIDGE, STOVE, DISHWASHER) WHIRLPOOL FRONT LOAD STACKABLE WASHER & DRYER DÉCOR UPGRADES (VALUE OF UP TO \$34,500*) 2.99% MORTGAGE BUY DOWN RATE OPTION* <i>*Maximum discount of up to 2.7% off purchaser's signed rate. Applicable for 2 years and is finalized at the time of closing with a firm mortgage approval from purchaser's choice of lender. Mortgage rate buy down promotion is in lieu of any other promotion.</i>
E	73	TURQUOISE	1,200	2-STOREY	\$638,000	
E	74	COBALT	1,270	2-STOREY	\$652,500	
E	75	CORAL	930	I LEVEL	\$621,000	
F	80	COBALT END	1,280	2-STOREY	\$669,000	
F	82	TURQUOISE	1,200	2-STOREY	\$637,500	
F	83	COBALT	1,270	2-STOREY	\$652,000	
F	84	CORAL	930	I LEVEL	\$621,000	
F	86	COBALT	1,270	2-STOREY	\$652,000	
F	87	TURQUOISE	1,200	2-STOREY	\$638,000	
F	90	CORAL	930	I LEVEL	\$597,000	

DEPOSIT STRUCTURE	MAINTENANCE FEE & PARKING
5% ON FIRING (TO BE PROVIDED ON SIGNING) 5% IN OCCUPANCY CHEQUE PAYABLE TO: ROBSON CARPENTER LLP BAKER REAL ESTATE INC. 3080 YONGE STREET, SUITE 3056, TORONTO	MAINTENANCE FEES: \$0.17/SQFT** INCLUDES COMMON AREA MAINTENANCE, PARKING MAINTENANCE, GARBAGE AND SNOW REMOVAL PARKING: I SURFACE PARKING INCLUDED

OCCUPANCY DATE	
BUILDING	OCCUPANCY DATE
D, E & F	MOVE-IN READY

CONTACT INFO	
SITE ADDRESS: 23 SPACHMAN ST, KITCHENER, ON	
KATE COOKE	
SALES REPRESENTATIVE	
647.680.0995	
fusionhomes@bakersales.info	

Must comply with the prohibition on the Purchase of Residential Property by Non-Canadians Act.

ALL PRICES, FIGURES AND MATERIALS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE CALCULATED IN ACCORDANCE WITH THE HCRA DIRECTIVE REGARDING FLOOR AREA CALCULATIONS. NOTE: ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. *DEPENDENT ON UNIT AND BUILDING. SEE SALES REPRESENTATIVE FOR DETAILS. **ESTIMATED FEE AT PROJECT COMPLETION.

EXCLUSIVE LISTING BROKERAGE BAKER REAL ESTATE INCORPORATED. BROKERS PROTECTED. E. & O. E. JULY 7, 2023

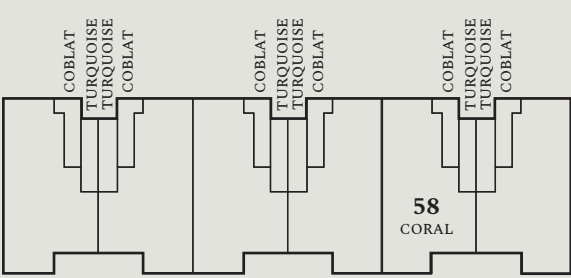


BUILDING D

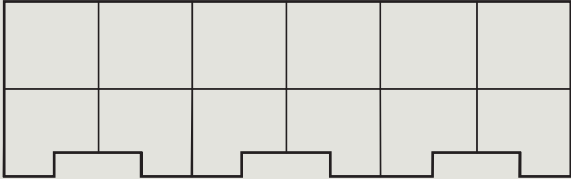
BUILDING E

BUILDING F

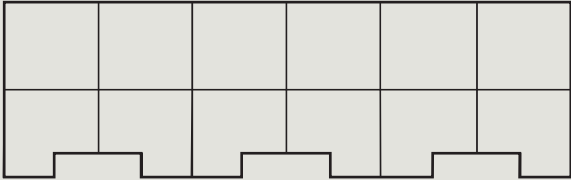
GROUND FLOOR



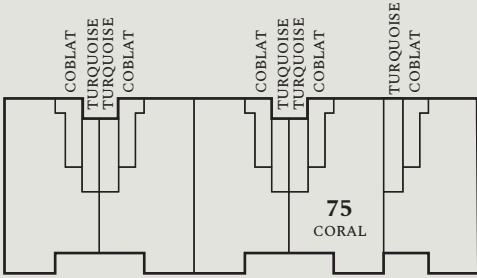
MAIN FLOOR



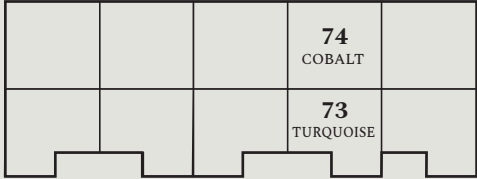
UPPER FLOOR



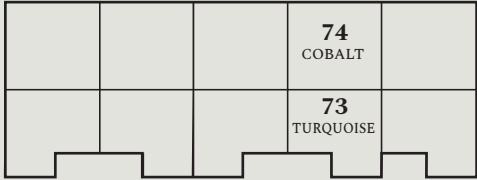
GROUND FLOOR



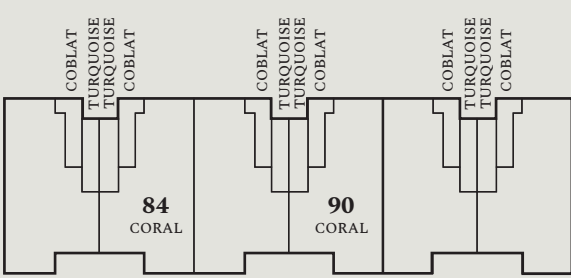
MAIN FLOOR



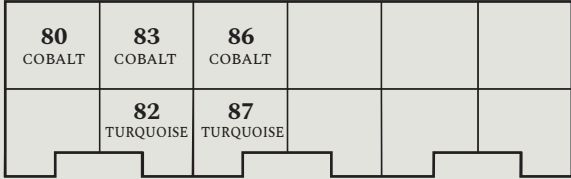
UPPER FLOOR



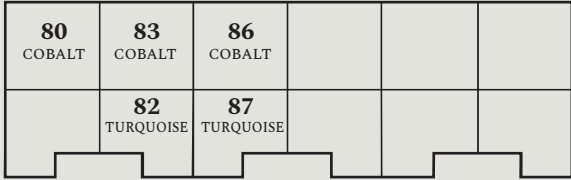
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



All lot renderings are artist's concepts and drawing is not to scale. All materials, specifications and lot dimensions are subject to change without notice. E. & O. E.



YOUR LEGACY STARTS HERE.

BUILDING SUITE	FLOORPLAN	LAYOUT	SIZE (SQ.FT.)	Original PRICE
D 58	The Coral	Bungalow	930 sq.ft.	\$672,000
Over \$7,400 of upgrades including: <ul style="list-style-type: none">- Upgraded cabinetry fridge build-out with gable end- Extra pot light in main bathroom and primary ensuite shower- Granite or quartz counters in kitchen- Flush breakfast bar and upgraded backsplash in kitchen- Optional extended ceramic tile area in foyer				
E 73	The Turquoise	2-storey	1,200 sq.ft	\$733,000
Over \$33,400 of upgrades including: <ul style="list-style-type: none">- Upgraded cabinetry features in kitchen including fridge build-out with gable end, valance with lighting, microwave shelf, deep drawers, and garbage container cabinet- Upgraded cabinetry hardware in kitchen, powder room, main bath and primary ensuite- Granite or quartz counters in kitchen, powder room, main bath and primary ensuite- Flush breakfast bar and upgraded backsplash in kitchen- Laminate flooring in lieu of carpet in great room, upper hallway, primary bedroom, and bedroom 2- Upgraded interior door hardware throughout- Upgraded pull down faucet and undermount sink in kitchen- Frameless glass shower door in ensuite				
E 74	The Cobalt	2-storey	1,270 sq.ft	\$747,500
Over \$32,700 of upgrades including: <ul style="list-style-type: none">- Upgraded cabinetry features in kitchen including fridge build-out with gable end, tilt front, and valance with lighting- Extra pot light in main bathroom shower- Upgraded shower with pot light and frameless glass shower door in lieu of tub in primary ensuite- Granite or quartz counters in kitchen, main bath, powder room and primary ensuite- Flush breakfast bar and upgraded backsplash in kitchen- Laminate flooring in lieu of carpet in great room, upper hallway, primary bedroom, and bedroom 2- Upgraded interior door hardware throughout- Upgraded pull down faucet and undermount sink in kitchen				
E 75	The Coral	Bungalow	930 sq.ft	\$697,000
Over \$31,500 of upgrades including: <ul style="list-style-type: none">- Upgraded cabinetry features in kitchen including fridge build-out with gable ends, garbage container cabinet, and valance with lighting- Upgraded shower with pot light and frameless glass shower door in lieu of tub in primary ensuite- Granite or quartz counters in kitchen, main bath, and primary ensuite- Flush breakfast bar and upgraded backsplash in kitchen- Ceramic floors in lieu of carpet in extended tile areas as noted on plan- Laminate flooring in lieu of carpet in great room/storage, main hallway, primary bedroom, and bedroom 2- Upgraded interior door hardware throughout- Upgraded pull down faucet and undermount sink in kitchen				

BUILDING SUITE	FLOORPLAN	LAYOUT	SIZE (SQ.FT.)	Original PRICE
F 80	The Cobalt End	2-storey	1, 280 sq.ft	\$764,000
Over \$34,500 of upgrades including: <ul style="list-style-type: none">- Upgraded cabinetry features in kitchen including fridge build-out with gable end, garbage container cabinet, and valance with lighting- Extra pot light in main bathroom shower- Upgraded shower with pot light and frameless glass shower door in lieu of tub in primary ensuite- Granite or quartz counters in kitchen, main bath, powder room and primary ensuite- Flush breakfast bar and upgraded backsplash in kitchen- Hardwood flooring in great room, upper hallway and kitchen- Upgraded pull down faucet and undermount sink in kitchen				
F 82	The Turquoise	2-storey	1,200 sq.ft.	\$732,500
Over \$32,700 of upgrades including: <ul style="list-style-type: none">- Upgraded cabinetry features in kitchen including fridge build-out with gable end, valance with lighting, deep drawers, and garbage container cabinet- Granite or quartz counters in kitchen, powder room, main bath and primary ensuite- Flush breakfast bar with waterfall ends and upgraded backsplash in kitchen- Hardwood flooring in great room, and upper hallway- Upgraded carpet under pad to 8lb foam cushion on stairs from second to third floor, primary bedroom, and bedroom 2- Upgraded pull down faucet and undermount sink in kitchen- Frameless glass shower door in ensuite				
F 83	The Cobalt	2-storey	1,270 sq.ft.	\$747,000
Over \$32,300 of upgrades including: <ul style="list-style-type: none">- Upgraded cabinetry features in kitchen including fridge build-out with gable end, valance with lighting, deep drawers, and garbage container cabinet- Extra pot light in main bathroom shower- Upgraded shower with pot light and frameless glass shower door in lieu of tub in primary ensuite- Granite or quartz counters in kitchen, powder room, main bath and ensuite- Flush breakfast bar and upgraded backsplash in kitchen- Laminate flooring in lieu of carpet in great room, upper hallway, primary bedroom, and bedroom 2- Upgraded pull down faucet and undermount sink in kitchen				
F 84	The Coral	Bungalow	930 sq.ft.	\$696,000
Over \$31,200 of upgrades including: <ul style="list-style-type: none">- Upgraded cabinetry features in kitchen including fridge build-out with gable ends, garbage container cabinet, and valance with lighting- Extra pot light in main bathroom shower- Upgraded shower with pot light and frameless glass shower door in lieu of tub in primary ensuite- Granite or quartz counters in kitchen, main bath, and ensuite- Flush breakfast bar and upgraded backsplash in kitchen- Ceramic floors in lieu of carpet in extended foyer area as noted on plan- Laminate flooring in lieu of carpet in great room, main hallway, primary bedroom, and bedroom 2- Upgraded pull down faucet and undermount sink in kitchen				

Prices, availability, features & finishes, and details subject to change without notice. All renderings are artist’s concept only and are based on community concept. E.&O.E. Please contact a Sales Professional for details. January 2023.



YOUR LEGACY STARTS HERE.

BUILDING SUITE	FLOORPLAN	LAYOUT	SIZE (SQ.FT.)	Original PRICE
F 86	The Cobalt	2-storey	1,270 sq.ft.	\$747,000
Over \$32,300 of upgrades including: <ul style="list-style-type: none">Upgraded cabinetry features in kitchen including fridge build-out with gable ends, garbage container cabinet, and valance with lightingExtra pot light in main bathroom showerUpgraded shower with pot light and frameless glass shower door in lieu of tub in primary ensuiteGranite or quartz counters in kitchen, main bath, powder room, and ensuiteFlush breakfast bar and upgraded backsplash in kitchenLaminate flooring in lieu of carpet in great room, upper hallway, primary bedroom, and bedroom 2Upgraded pull down faucet and undermount sink in kitchen				
F 87	The Turquoise	2-storey	1,200 sq.ft	\$733,000
Over \$33,300 of upgrades including: <ul style="list-style-type: none">Upgraded cabinetry features in kitchen including fridge build-out with gable end, valance with lighting, tilt front, deep drawers, and garbage container cabinetExtra pot light in main bathroom showerGranite or quartz counters in kitchen, main bath, powder room, and ensuiteFlush breakfast bar with waterfall ends and upgraded backsplash in kitchenHardwood flooring in great room, upper hallway, and kitchenUpgraded pull down faucet and undermount sink in kitchenFrameless glass shower door in ensuite				
F 90	The Coral	Bungalow	930 sq.ft.	\$672,000
Over \$7,400 of upgrades including: <ul style="list-style-type: none">Upgraded cabinetry fridge build-out with gable endExtra pot light in main bathroom and primary ensuite showerGranite or quartz counters in kitchenFlush breakfast bar and upgraded backsplash in kitchenOptional extended ceramic tile area in foyer				

DEPOSIT STRUCTURE

Please speak to a sales professional for details.

MAINTENANCE FEES

\$219/month*

Includes common area maintenance, parking maintenance, garbage, and snow removal.

*Estimated fee at project completion

PARKING

One surface parking space included with each unit.

PROPERTY TAX

Estimated 1.11% of Purchase Price.

THE CORAL, BUILDING D, UNIT 58

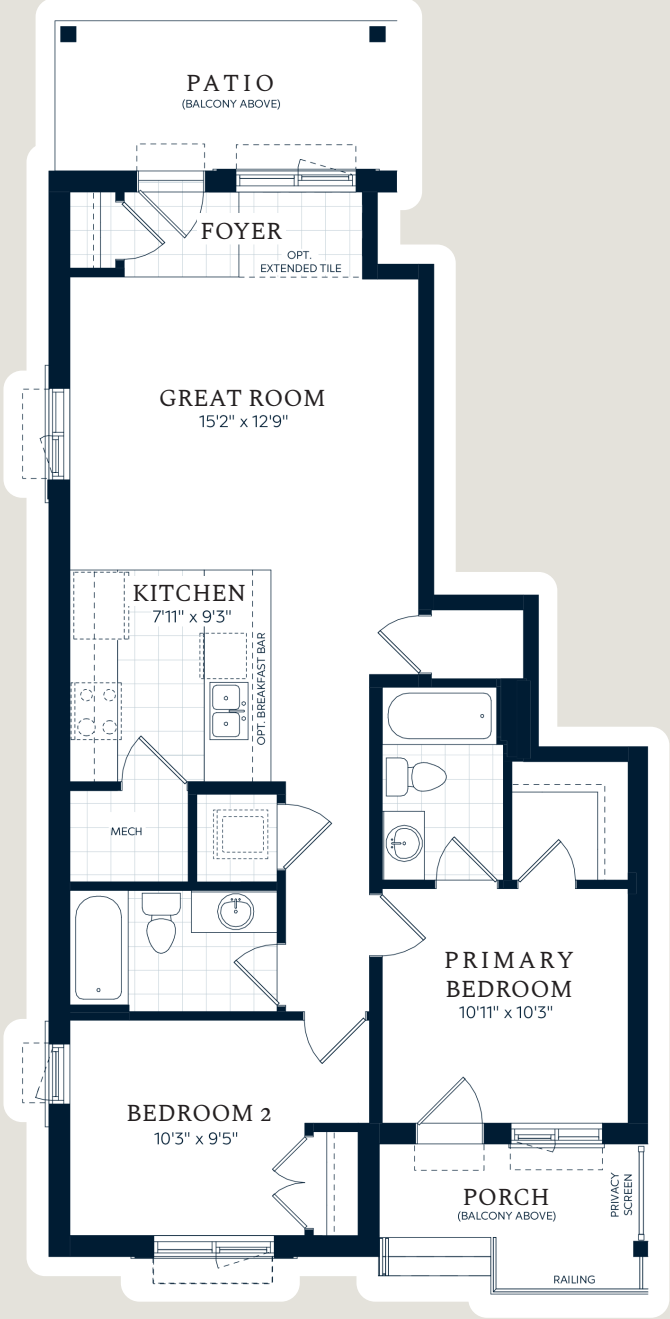
FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar
- Built out fridge cabinetry with gable end
- Potlight in Tub/Shower in Main Bathroom and Primary Ensuite

FLOORPLAN



LEGEND

1. **Flooring:** Kitchen, Foyer
Cinq, White, 13" x 13"
2. **Cabinetry:** Kitchen, Main Bath, Ensuite
Kennedy Panel, Painted MDF in Cloud White
3. **Tile:** Kitchen Backsplash
Marlow, Desert, 3" x 12", Glossy (1/3 Offset)
4. **Countertop:** Kitchen & Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, Method, Chrome
6. **Carpet:** Great Room, Storage, Primary Bedroom, Bedroom 2, Main Hall
Tyresse Pro, Peak Point, Shammy
7. **Flooring:** Primary Ensuite, Main Bath, Laundry, Mechanical
Cinq, White, 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bath Wall
Cinq, White, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath
High Pressure Laminate, White Tigris
10. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
11. **Faucet:** Ensuite, Main Bath
Moen, Vichy, Chrome
12. **Cabinetry:** Door Pulls
Transitional Pull, Brushed Nickel
13. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
14. **Cabinetry:** Main Bath, Ensuite
Manhattan Panel, Oak stained in Persian Grey

TURQUOISE, BUILDING E, UNIT 73

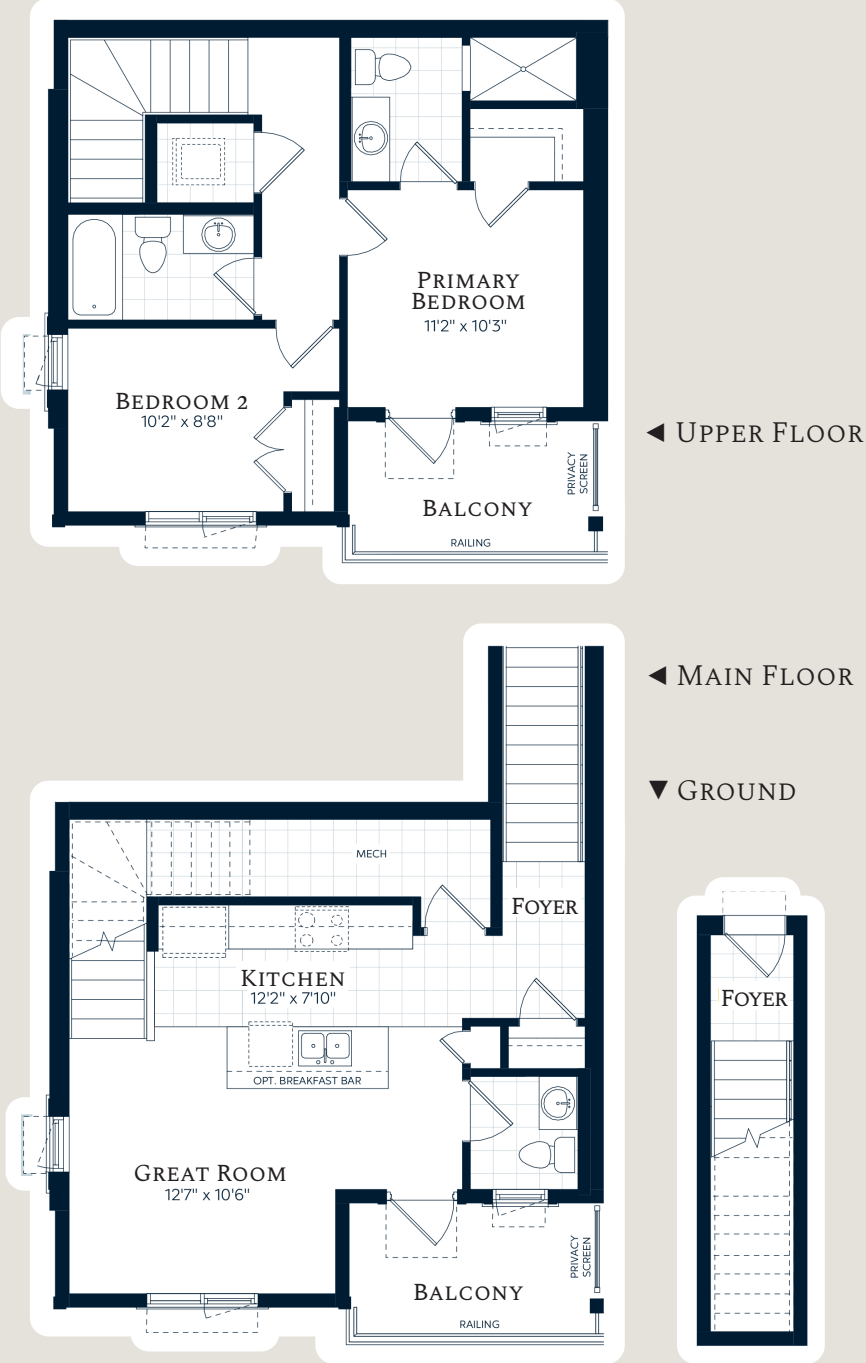
FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar
- Microwave shelf
- Deep drawers at stove
- Built out fridge cabinetry with gable end
- Kitchen cabinet valance with lighting
- Glass shower wall with frameless glass door in Primary Ensuite

FLOORPLAN



LEGEND

1. **Flooring:** Kitchen, Foyer, Powder Rm
Cinq, White, 13" x 13"
2. **Cabinetry:** Kitchen, Main Bath, Ensuite, Powder Rm
Shaker Panel, Painted MDF in Dove White
3. **Tile:** Kitchen Backsplash
Marlow, Mist, 3" x 12", Glossy (1/3 Offset)
4. **Countertop:** Kitchen & Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, Camerist, Chrome
6. **Flooring:** Great Room, Upper Hall, Primary Bedroom, Bedroom 2
Laminate, Cascada, Montmorency
7. **Flooring:** Primary Ensuite, Main Bath, Laundry, Mechanical, Storage, Stairs (Main Floor to Upper Floor)
Cinq, White, 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bath Wall
Cinq, White, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath
ST Quartz, Snow White
10. **Tile:** Primary Ensuite Shower Floor
Ontario, Snow White, 2" x 2"
11. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
12. **Faucet:** Ensuite, Main Bath
Moen, Vichy, Chrome
13. **Cabinetry:** Door Pulls
Industrial Pull, Brushed Nickel
14. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
15. **Carpet:** Stairs & Landing (Main Floor to Upper Floor)
Tyresse Pro, Peak Point, Shammy

COBALT, BUILDING E, UNIT 74

FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar
- Built out fridge cabinetry with gable end
- Tilt front cabinet detail at kitchen sink
- Kitchen cabinet valance with lighting
- Potlight in Tub/Shower in Main Bathroom
- Glass shower wall with frameless glass door in Primary Ensuite

FLOORPLAN

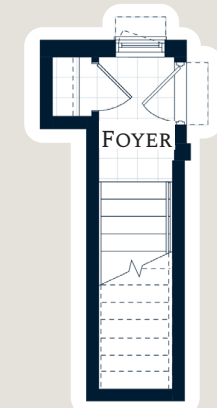


◀ UPPER FLOOR



◀ MAIN FLOOR

▼ GROUND



LEGEND

1. **Flooring:** Foyer, Kitchen, Powder Rm
Cinq, White, 13" x 13"
2. **Cabinetry:** Kitchen, Main Bath, Ensuite, Powder Rm
Shaker Panel, Painted MDF in Dove White
3. **Tile:** Kitchen Backsplash
Marlow, Mist, 3" x 12", Glossy (1/3 Offset)
4. **Countertop:** Kitchen & Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, STO, Spot Resistant Stainless
6. **Flooring:** Great Room, Upper Hall, Primary Bedroom, Bedroom 2
Laminate, Cascada, McNeil
7. **Flooring:** Primary Ensuite, Main Bath, Laundry, Mechanical, Storage, Stairs (Ground Floor to Main Floor)
Cinq, White, 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bath Wall
Cinq, White, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath, Powder Rm
ST Quartz, Snow White
10. **Tile:** Primary Ensuite Shower Floor
Ontario, Snow White, 2"x 2"
11. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
12. **Faucet:** Ensuite, Main Bath, Powder Rm
Moen, Vichy, Chrome
13. **Cabinetry:** Door Pulls
Industrial Pull, Brushed Nickel
14. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
15. **Carpet:** Stairs & Landing (Main Floor to Upper Floor)
Tyresse Pro, Peak Point, Putty Grey

THE CORAL, BUILDING E, UNIT 75

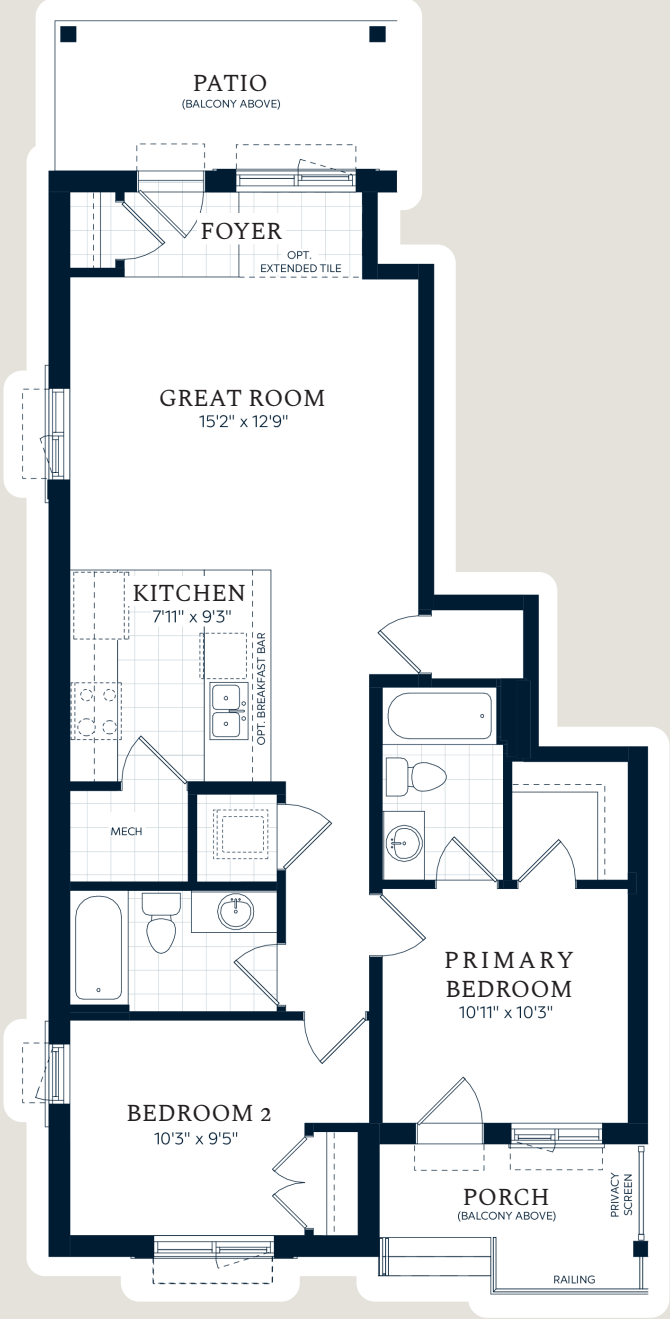
FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar
- Built out fridge cabinetry with gable end
- Kitchen cabinet valance with lighting
- Glass shower wall with frameless glass door in Primary Ensuite

FLOORPLAN



LEGEND

1. **Flooring:** Kitchen, Foyer
Cinq, White, 13" x 13"
2. **Cabinetry:** Kitchen, Main Bath, Ensuite
Shaker Panel, Painted MDF in Dove White
3. **Tile:** Kitchen Backsplash
Marlow, Smoke, 3" x 12", Glossy (1/3 Offset)
4. **Countertop:** Kitchen & Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, STO, Spot Resistant Stainless
6. **Flooring:** Great Room, Main Hall, Primary Bedroom, Bedroom 2, Storage
Laminate, Cascada, McNeil
7. **Flooring:** Primary Ensuite, Main Bath, Laundry, Mechanical
Cinq, White 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bath Wall
Cinq, White, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath
ST Quartz, Snow White
10. **Tile:** Primary Ensuite Shower Floor
Ontario, Snow White, 2" x 2"
11. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
12. **Faucet:** Ensuite, Main Bath
Moen, Vichy, Chrome
13. **Cabinetry:** Door Pulls
Transitional Pull, Brushed Nickel
14. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel

COBALT, BUILDING F, UNIT 80

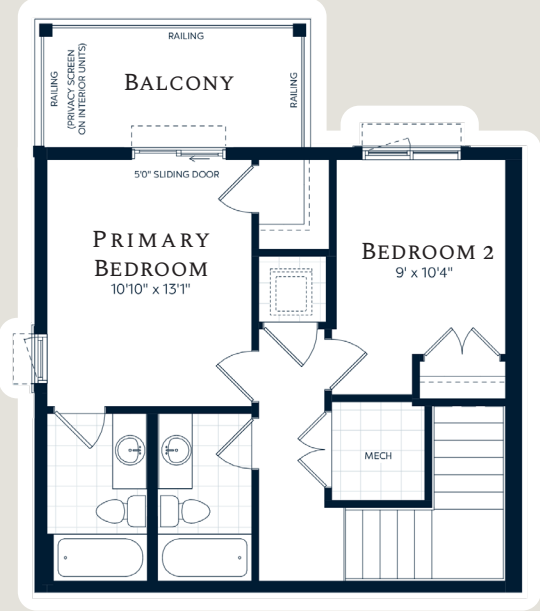
FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar
- Built out fridge cabinetry with gable end
- Kitchen cabinet valance with lighting
- Potlight in Tub/Shower in Main Bathroom
- Glass shower wall with frameless glass door in Primary Ensuite

FLOORPLAN

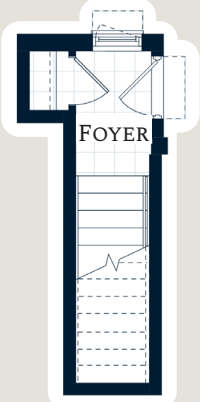


◀ UPPER FLOOR



◀ MAIN FLOOR

▼ GROUND

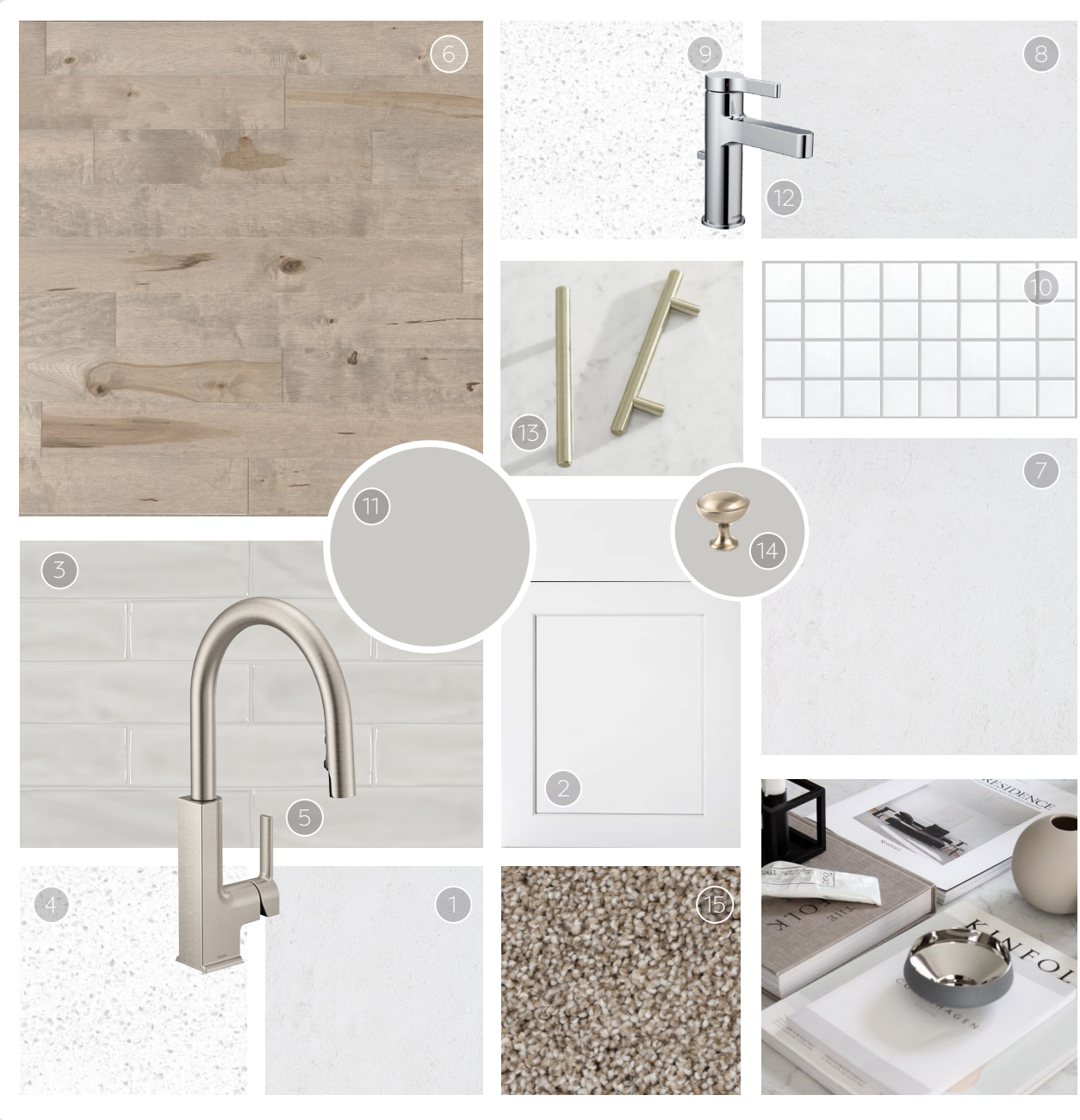


LEGEND

1. **Flooring:** Foyer, Powder Rm
Cinq, White, 13" x 13"
2. **Cabinetry:** Kitchen, Main Bath, Ensuite, Powder Rm
Shaker Panel, Painted MDF in Dove White
3. **Tile:** Kitchen Backsplash
Marlow, Mist, 3" x 12", Glossy (1/3 Offset)
4. **Countertop:** Kitchen & Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, STO, Spot Resistant Stainless
6. **Flooring:** Kitchen, Great Room, Upper Hall
Hardwood, Sweet Memories, Gelato
7. **Flooring:** Primary Ensuite, Main Bath, Laundry, Mechanical, Stairs (Ground Floor to Main Floor)
Cinq, White, 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bath Wall
Cinq, White, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath, Powder Rm
ST Quartz, Snow White
10. **Tile:** Primary Ensuite Shower Floor
Ontario, Snow White, 2" x 2"
11. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
12. **Faucet:** Ensuite, Main Bath, Powder Rm
Moen, Vichy, Chrome
13. **Cabinetry:** Door Pulls
Transitional Pull, Brushed Nickel
14. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
15. **Carpet:** Primary Bedroom, Bedroom 2, Stairs & Landing (Main Floor to Upper Floor)
Tyresse Pro, Peak Point, Shabby

TURQUOISE, BUILDING F, UNIT 82

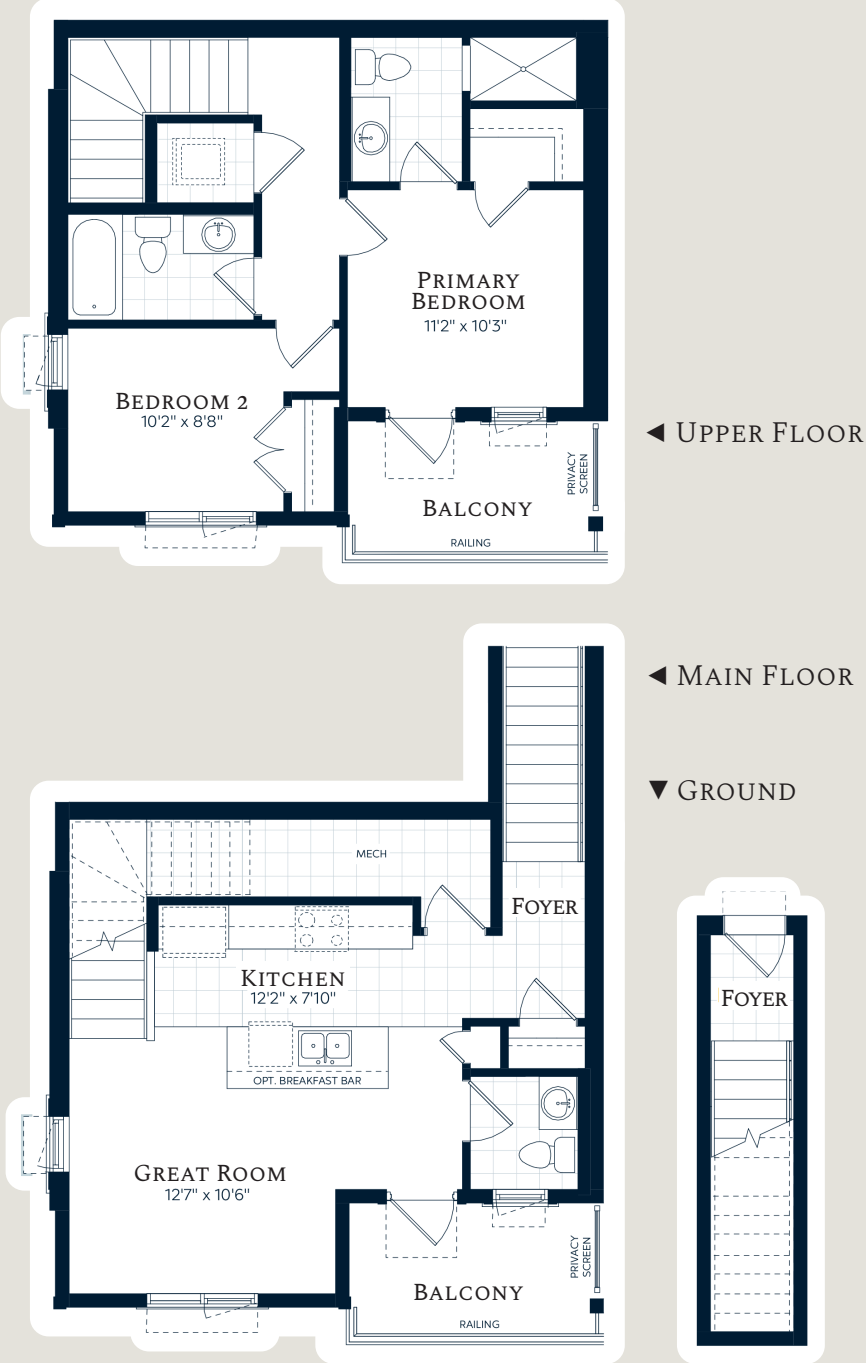
FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar with waterfall ends
- Built out fridge cabinetry with gable end
- Kitchen cabinet valance with lighting
- Deep drawers on both sides of stove
- Tilt front cabinet detail at kitchen sink
- Glass shower wall with frameless glass door in Primary Ensuite

FLOORPLAN



LEGEND

1. **Flooring:** Foyer, Kitchen, Powder Room, Mechanical, Laundry, Stairs (Ground to Main)
Cinq, White, 13" x 13"
2. **Cabinetry:** Kitchen, Powder Room, Main Bath, Primary Ensuite
Shaker Panel, Painted MDF in Dove White
3. **Tile:** Kitchen Backsplash
Marlow, Mist, 3" x 12", Polished (1/3 Offset)
4. **Countertop:** Kitchen, Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, STO, Spot Resistant Stainless
6. **Flooring:** Great Room, Upper Hall
Hardwood, Sweet Memories, Gelato
7. **Flooring:** Primary Ensuite, Main Bath
Cinq, White, 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bathroom Tub Wall
Cinq, White, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath, Powder Rm.
ST Quartz, Snow White
10. **Tile:** Primary Ensuite Shower Floor
Ontario, Snow White, 2" x 2"
11. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
12. **Faucet:** Ensuite, Main Bath, Powder Room
Moen, Vichy, Chrome
13. **Cabinetry:** Door Pulls
Contemporary Pull, Brushed Nickel
14. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
15. **Carpet:** Primary Bedroom, Bedroom 2, Stairs (Main Floor to Upper Floor)
Tyresse Pro, Peak Point, Shammy

COBALT, BUILDING F, UNIT 83

FINISHES



FLOORPLAN

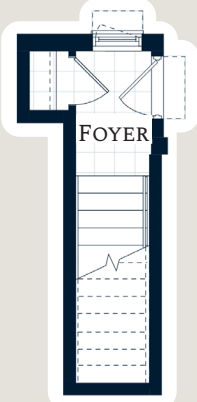


◀ UPPER FLOOR



◀ MAIN FLOOR

▼ GROUND



LEGEND

- Flooring:** Kitchen, Foyer, Powder Rm
Cinq, White, 13" x 13"
- Cabinetry:** Kitchen, Main Bath, Ensuite, Powder Rm
Shaker Panel, Painted MDF in Dove White
- Tile:** Kitchen Backsplash
Marlow, Mist, 3" x 12", Glossy (1/3 Offset)
- Countertop:** Kitchen & Kitchen Island
ST Quartz, Snow White
- Faucet:** Kitchen
Moen, STO, Spot Resistant Stainless
- Flooring:** Great Room, Upper Hall, Primary Bedroom, Bedroom 2
Laminate, Cascada, Montmorency
- Flooring:** Primary Ensuite, Main Bath, Laundry, Mechanical, Stairs (Ground Floor to Main Floor)
Cinq, White, 13" x 13"
- Tile:** Primary Ensuite Shower Wall, Main Bath Wall
Cinq, White, 8" x 10"
- Countertop:** Primary Ensuite, Main Bath, Powder Rm
ST Quartz, Snow White
- Tile:** Primary Ensuite Shower Floor
Ontario, Snow White, 2" x 2"
- Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
- Faucet:** Ensuite, Main Bath, Powder Rm
Moen, Vichy, Chrome
- Cabinetry:** Door Pulls
Transitional Pull, Brushed Nickel
- Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
- Carpet:** Stairs & Landing (Main Floor to Upper Floor)
Tyresse Pro, Peak Point, Shammy

ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar
- Built out fridge cabinetry with gable end
- Kitchen cabinet valance with lighting
- Potlight in Tub/Shower in Main Bathroom
- Glass shower wall with frameless glass door in Primary Ensuite

THE CORAL, BUILDING F, UNIT 84

FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar
- Built out fridge cabinetry with gable end
- Kitchen cabinet valance with lighting
- Potlight in Tub/Shower in Main Bathroom

FLOORPLAN



LEGEND

1. **Flooring:** Kitchen, Foyer
Cinq, Grey, 13" x 13"
2. **Cabinetry:** Kitchen, Main Bath, Ensuite
Shaker Panel, Painted MDF in Dove White
3. **Tile:** Kitchen Backsplash
Marlow, Mist, 3" x 12", Glossy (1/3 Offset)
4. **Countertop:** Kitchen & Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, STO, Spot Resistant Stainless
6. **Flooring:** Great Room, Main Hall, Primary Bedroom, Bedroom 2
Laminate, Cascada, Montmorency
7. **Flooring:** Primary Ensuite, Main Bath, Laundry, Mechanical
Cinq, Grey, 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bath Wall
Cinq, Grey, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath
ST Quartz, Snow White
10. **Tile:** Primary Ensuite Shower Floor
Ontario, Taupe, 2"x 2"
11. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
12. **Faucet:** Ensuite, Main Bath
Moen, Vichy, Chrome
13. **Cabinetry:** Door Pulls
Transitional Pull, Brushed Nickel
14. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel

COBALT, BUILDING F, UNIT 86

FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar
- Built out fridge cabinetry with gable end
- Kitchen cabinet valance with lighting
- Potlight in Tub/Shower in Main Bathroom
- Glass shower wall with frameless glass door in Primary Ensuite

FLOORPLAN

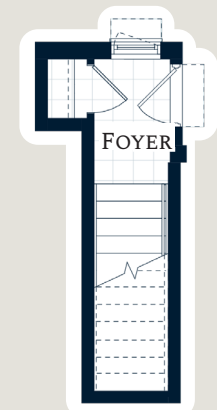


◀ UPPER FLOOR



◀ MAIN FLOOR

▼ GROUND



LEGEND

1. **Flooring:** Kitchen, Foyer, Powder Rm
Cinq, White, 13" x 13"
2. **Cabinetry:** Kitchen, Main Bath, Ensuite, Powder Rm
Shaker Panel, Painted MDF in Dove White
3. **Tile:** Kitchen Backsplash
Marlow, Mist, 3" x 12", Glossy (1/3 Offset)
4. **Countertop:** Kitchen & Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, STO, Spot Resistant Stainless
6. **Flooring:** Great Room, Upper Hall, Primary Bedroom, Bedroom 2
Laminate, Cascada, Montmorency
7. **Flooring:** Primary Ensuite, Main Bath, Laundry, Mechanical, Stairs (Ground Floor to Main Floor)
Cinq, White, 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bath Wall
Cinq, White, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath, Powder Rm
ST Quartz, Snow White
10. **Tile:** Primary Ensuite Shower Floor
Ontario, Snow White, 2" x 2"
11. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
12. **Faucet:** Ensuite, Main Bath, Powder Rm
Moen, Vichy, Chrome
13. **Cabinetry:** Door Pulls
Transitional Pull, Brushed Nickel
14. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
15. **Carpet:** Stairs & Landing (Main Floor to Upper Floor)
Tyresse Pro, Peak Point, Shammy

TURQUOISE, BUILDING F, UNIT 87

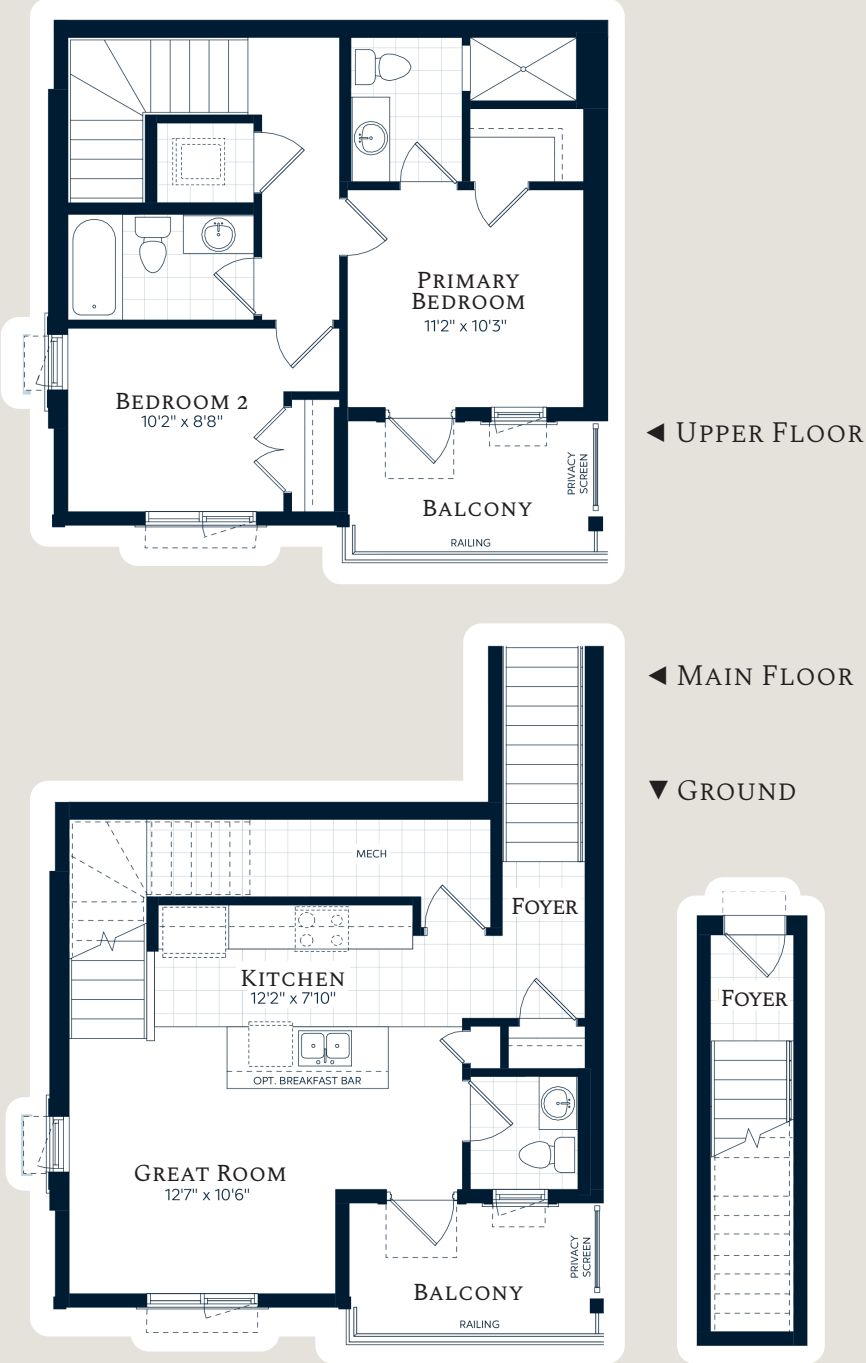
FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar with waterfall ends
- Built out fridge cabinetry with gable end
- Kitchen cabinet valance with lighting
- Deep drawers on both sides of stove
- Tilt front cabinet detail at kitchen sink
- Potlight in Tub/Shower in Main Bathroom

FLOORPLAN



LEGEND

1. **Flooring:** Foyer, Powder Room, Mechanical, Laundry, Stairs (Ground to Main)
Cinq, White, 13" x 13"
2. **Cabinetry:** Kitchen, Powder Room, Main Bath, Primary Ensuite
Shaker Panel, Painted MDF in Dove White
3. **Tile:** Kitchen Backsplash
Marlow, Mist, 3" x 12", Polished (1/3 Offset)
4. **Countertop:** Kitchen, Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, STO, Spot Resistant Stainless
6. **Flooring:** Great Room, Kitchen, Upper Hall
Hardwood, Admiration, Charcoal
7. **Flooring:** Primary Ensuite, Main Bath
Cinq, White, 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bathroom Tub Wall
Cinq, White, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath, Powder Rm.
ST Quartz, Snow White
10. **Tile:** Primary Ensuite Shower Floor
Ontario, Snow White, 2"x 2"
11. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
12. **Faucet:** Ensuite, Main Bath, Powder Room
Moen, Vichy, Chrome
13. **Cabinetry:** Door Pulls
Contemporary Pull, Brushed Nickel
14. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
15. **Carpet:** Primary Bedroom, Bedroom 2, Stairs (Main Floor to Upper Floor)
Tyresse Pro, Peak Point, Shammy

THE CORAL, BUILDING F, UNIT 90

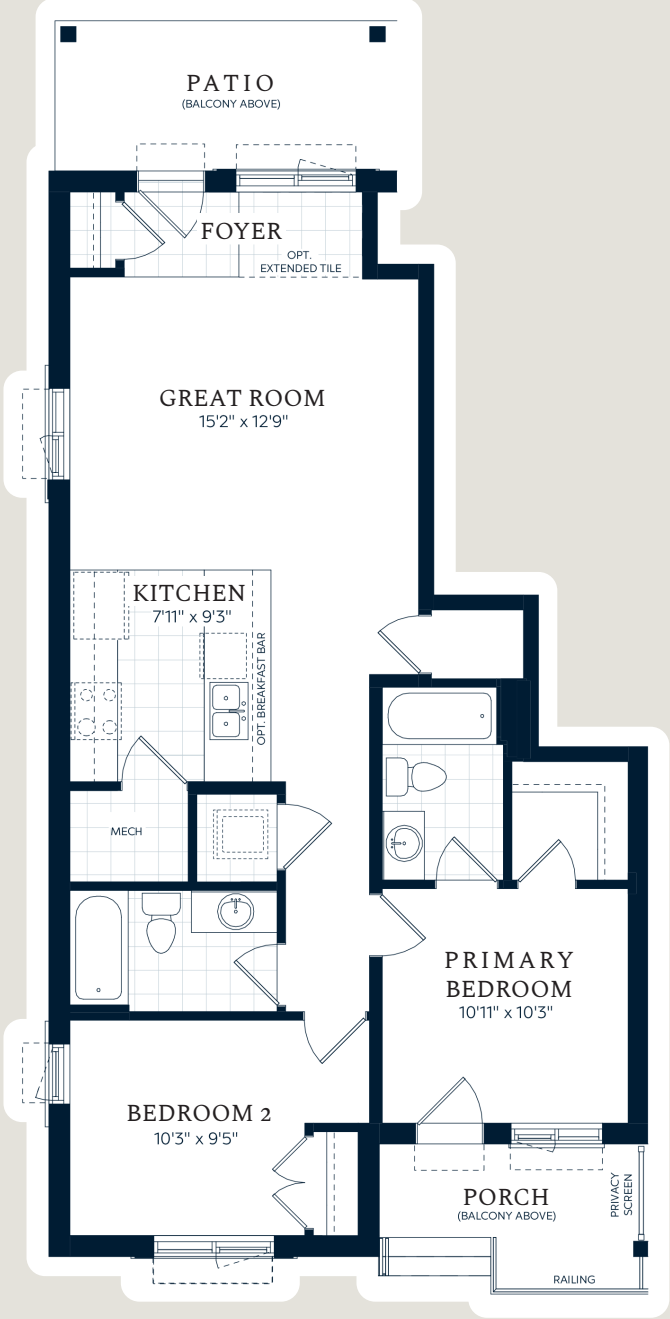
FINISHES



ADDITIONAL INCLUDED UPGRADES

- Flush breakfast bar
- Built out fridge cabinetry with gable end
- Potlight in Tub/Shower in Main Bathroom and Primary Ensuite

FLOORPLAN



LEGEND

1. **Flooring:** Kitchen, Foyer
Cinq, White, 13" x 13"
2. **Cabinetry:** Kitchen, Main Bath, Ensuite
Kennedy Panel, Painted MDF in Cloud White
3. **Tile:** Kitchen Backsplash
Marlow, Desert, 3" x 12", Glossy (1/3 Offset)
4. **Countertop:** Kitchen & Kitchen Island
ST Quartz, Snow White
5. **Faucet:** Kitchen
Moen, Method, Chrome
6. **Carpet:** Great Room, Storage, Primary Bedroom, Bedroom 2, Main Hall
Tyresse Pro, Peak Point, Shammy
7. **Flooring:** Primary Ensuite, Main Bath, Laundry, Mechanical
Cinq, White, 13" x 13"
8. **Tile:** Primary Ensuite Shower Wall, Main Bath Wall
Cinq, White, 8" x 10"
9. **Countertop:** Primary Ensuite, Main Bath
High Pressure Laminate, White Tigris
10. **Paint:** Interior Wall Colour
Sherwin Williams, Zircon, 7667
11. **Faucet:** Ensuite, Main Bath
Moen, Vichy, Chrome
12. **Cabinetry:** Door Pulls
Transitional Pull, Brushed Nickel
13. **Cabinetry:** Drawer Knobs
Transitional Knob, Brushed Nickel
14. **Cabinetry:** Kitchen, Main Bath, Ensuite
Manhattan Panel, Oak stained in Persian Grey