

## ALL THE NECESSITIES AND THEN SOME

Earl brings to life homes that have been thoughtfully imagined by Proscenium Architecture + Interiors. Two colour schemes – carefully curated by BYU Design – and meaningful, lifestyle-enhancing details balance functionality and flow within spaces designed for living.

### SHARED AMENITIES

- Large parkette-style interior courtyard with integrated seating and picnic-ready landscaping
- Shared rooftop terrace with spectacular 360 degree views, outdoor kitchen with BBQs, dining areas, lounge seating, urban agriculture plots & children's play area
- Ground floor co-working and meeting spaces
- Ground floor lounge with dining spaces, a kitchenette and connection to outdoor entertaining terrace
- Storage lockers or in-suite storage, as per plan
- Secured bike storage
- Dog wash bay with hot and cold water
- Secured building access via key fob and restricted floor access
- Three elevators for easy front door access
- Welcoming lobbies with integrated mail rooms
- Secured below grade parking, pre-wired for a Level 2 EV adapter at all stalls

### RESIDENCES

- Every home features private outdoor space in the form of a balcony, private patio and/or rooftop terrace, as per plan
- Two designer-curated colour schemes in dark and light hues
- Pet- and spill-resilient wide plank wood-look vinyl flooring throughout
- Suite-controlled cooling and heating system for optimal comfort
- Low-E, argon-filled and double-glazed thermal insulated windows
- Slim profile roller blinds on all exterior windows with extra darkening for bedrooms
- Space-saving laundry closets with stacked, front-loading Samsung Smart Care steam washer and condensing dryer

- Energy recovery ventilator (ERV) with filtering system to provide continuous fresh air
- Recessed LED pot lights in hallways and kitchens
- Bedrooms and dining areas are lighting fixture ready with switched junction box
- In-wall cable management and wall backing for seamless mounting and installation of entertainment systems in living room
- Additional concrete between floors and insulation between suites minimizes acoustic transmission

### KITCHENS

- Fully integrated European appliance package:
  - Front panel, Fulgor Milano single door fridge & bottom mount freezer
  - Fulgor Milano brushed stainless steel wall oven
  - Fulgor Milano 4-zone touch and slide induction cooktop
  - Fulgor Milano front panel integrated dishwasher
  - AEG Perfekt glide 2-speed hood fan with 300 CFM motor
  - Integrated stainless Panasonic microwave with trim kit
- Matte finish flat panel cabinets with soft close drawers and woodgrain accent shelving
- Matte black Grohe gooseneck faucet with integrated pull-out sprayer
- Sleek streamlined matte black cabinetry pulls
- Luxury engineered quartz countertops and continuous full-height backsplash
- Square profile stainless steel sink
- Complementary woodgrain kitchen islands with waterfall edge, seating, extra storage, and feature shelving, as per plan
- Under cabinet LED lighting

- Durable metal sheet liner in under sink cabinet

### BATHROOMS

- Flat panel woodgrain vanity with soft-close drawer and cabinet storage
- Custom millwork woodgrain medicine cabinets with integrated mirror
- Quartz countertops and backsplash
- Large format porcelain tile flooring
- Ultra clean, matte white porcelain tile wet wall and tub/shower surround
- Deep, square profile soaker tub
- Frameless glass swing shower door
- Single lever chrome Grohe faucet
- Coordinating chrome towel bar and tissue holder
- Chrome finish Grohe handheld shower with adjustable height body wand
- Dual flush, elongated, right height toilet with soft close lid and concealed trap
- Outlet for bidet install opportunity in primary or ensuite bathroom
- Heated tile floors in primary or ensuite bathroom

### A PROMISE BUILT ON CARE.

Earl's new home warranty is fully backed by Travelers Insurance Company of Canada with 2-year coverage for materials and labour, 5-year coverage for building envelope and 10-year coverage for structural defects.