



eight

C U M B E R L A N D

FEATURES & FINISHES

THE BUILDING

8 Cumberland is a proposed 51-storey tower at the northwest corner of Yonge and Cumberland, with the main entrance and lobby off of Cumberland Street.

Exclusive amenities are anticipated to include a fitness training and yoga room with his and her steam rooms and change facilities. Party room and lounge area, as well as a games lounge and business lounge. The outdoor terrace on the 4th floor to include hot and cold plunge pools, outdoor yoga area, outdoor dining and BBQ area, as well as pet park with access to pet spa.

- 24 hour, 7 day a week concierge.
- Integrated underground parking with security monitoring from concierge station.
- On site property management office.
- 3 high-speed elevators.
- Mailroom conveniently located beside front lobby.
- Secure encrypted key fob building access.

THE SUITE

- Ceiling heights of approximately 9'0" on floors 6 to 45. Where bulkheads are required for mechanical or other purposes (such as kitchen and bathroom exhausts, heating and cooling duct work), ceiling heights may be reduced.
- Smooth finished ceilings.
- Choice of designer-selected pre-finished engineered flooring throughout (except in bathrooms and laundry).
- Solid core entry door with security view-hole.
- Potlight(s) in foyer.
- Sliding or swing doors in bedroom, as per plan.
- 5 1/4" Baseboards, door frames and 2" casings to be painted white.
- Brushed metal door handles and hardware.
- White wire shelving in all closets.
- Insulated double-glazed, aluminum windows.
- Stacked Energy Star rated washer/dryer as per plan.
- Balcony with electrical outlet as per plan.
- In suite fan coil for cooling and heating system.

THE KITCHEN

- Custom designed kitchen cabinetry with soft close drawers in choice of finishes and colours, from Vendor's standard samples.
- Stone or tile backsplash, from Vendor's standard samples.
- Recessed undermount cabinet lighting.
- Choice of Quartz or Granite countertop, from Vendor's standard samples.
- Pantry as per plan, with choice of kitchen cabinetry, from Vendor's standard samples.
- Single bowl stainless steel apron sink with contemporary design faucet with integrated pull-out spray.
- Kitchens in suites from floors 6 to 45 inclusive, (with the exception of the Cumberland and Bellair) to contain integrated Energy Star rated 24" Bosch refrigerator, Bosch wall oven and cooktop with stainless steel hood fan and integrated Bosch dishwasher.
- Kitchens in the Bellair and Cumberland suites, to contain integrated 30" Bosch refrigerator, Bosch wall oven and cooktop with stainless steel hood fan, built in microwave and integrated Bosch dishwasher.

NOTES:

1. Flooring, countertops, wood cabinetry and/or engineered wood flooring, where applicable is subject to natural variations in colour and grain. Ceramic and porcelain tile are subject to pattern, shade and colour variations.
2. Upon request by the Vendor, the Purchaser shall make colour and material choices from the Vendor's standard selections, by the date designated by the Vendor (of which the Purchaser shall be given at least 5 days' prior to notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may exercise a ll of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours and materials so selected by the Vendor, except that the Vendor shall have the right at any time and without prior notice to the Purchaser to substitute other materials and items for those items listed in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
3. The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit for any standard features listed herein which are omitted at the Purchaser's request.

THE ENSUITE OR MAIN BATHROOM

(ENSUITE BATHROOM OR MAIN BATHROOM IN ONE BATHROOM SUITES)

- Custom designed cabinetry in a variety of finishes and colours, from Vendor's standard samples.
- White integrated countertop and sink with polished chrome faucet.
- Custom designed mirror and wall cabinet with integrated lighting.
- Choice of 12"x 24" floor tile, from Vendor's standard samples.
- Soaker tub with fixed frameless glass panel, or shower with frameless glass enclosure, as per plan.
- Corian shower base, as per plan.
- Pot light above tub or shower and vanity.
- Designer shower fixtures with hand held faucet as per plan.
- Accessory package including towel bar and toilet paper holder.
- Choice of porcelain or ceramic wall tiles in tub or shower enclosure, from Vendor's standard samples.
- Choice of wall tile behind vanity and toilet, from Vendor's standard sample.
- White dual flush low flow toilet.
- Exhaust fan vented.
- Pressure balance valve for tub or shower.

THE SECOND BATHROOM

(IN TWO BATHROOM SUITES ONLY)

- Custom designed cabinetry in a variety of finishes and colours, from Vendor's standard samples.
- White integrated countertop and sink with polished chrome faucet.
- Custom designed mirror above vanity with integrated lighting.
- Pot light above shower or tub and vanity.
- Choice of 12"x 24" floor tile, from Vendor's standard samples.
- Corian preformed shower base, as per plan.
- Soaker tub with fixed frameless glass panel, or shower with frameless glass enclosure, as per plan.
- Choice of porcelain or ceramic wall tiles in tub or shower enclosure, from Vendor's standard samples.
- Designer shower fixtures.
- Accessory package including towel bar and toilet paper holder.
- White dual flush low-flow toilet.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub or shower.

THE TECHNOLOGY

- Emergency voice communications system, smoke, heat and carbon monoxide detector, where applicable, in each suite.
- Pre-wired for high-speed internet access with "future technology-ready" features in all suites (service not included).
- Pre-wired for cable TV and telephone as per plan.
- White "Decora" style switches and outlets.

Interior design consultation at The Design Studio on all finishes and colour packages included in purchase price. All interior floor, wall finishes and materials are to be chosen with the assistance of the Vendor's Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's samples, and are as per Vendor's specifications. Once selections have been ordered, no changes shall be permitted.



4. References to model types or model numbers refer to current manufacturer's models. If these types or models change or become unavailable, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate.
6. All specifications and materials are subject to change without notice.
7. Pursuant to the Agreement or this Schedule or pursuant to supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct or install an additional feature within the Unit which is in the nature of an optional Extra/Upgrade. If, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is unable to construct or install such Extra/Upgrade, the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the Extra/Upgrade. In such event, the Vendor shall refund the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such Extra/Upgrade, without interest, and in all other respects this Agreement shall continue in full force and effect.
8. Floor and specific features will depend on the Vendor's package as selected.