



FEATURES & FINISHES

BUILDING FEATURES

- The Greenwich Condos in Oakvillage by Branthaven is designed in collaboration with Kirkor Architects.
- Fully furnished luxurious indoor and outdoor amenities designed by renowned IIBYIV Interior Design.
- Ground floor: Lofty and luxurious 2-storey height lobby and state-of-the-art indoor amenities including Social & Dining Lounge, Meeting/Private Dining Room, Media Lounge, Co-work Space and Fitness, Yoga & Movement Studio.
- 13th Floor Rooftop Terrace, Entertainment Kitchen and Indoor Lounge Area.
- Direct and convenient access from building to underground parking via building elevators.
- Secure Locker storage rooms conveniently located in underground parking levels.
- Indoor Bicycle storage spaces available for use on a first-come first serve basis.
- Electric Vehicle (EV) charging infrastructure including transformer capacity and charging station rough-in to all resident parking stalls, as per plan.
- Low carbon emission geothermal heating and cooling system offering reliable, low-maintenance operation for the life of the building.
- **BH Home Technology™, an innovative and leading edge Smart Home solution providing an integrated building / home access and control system.**
- Secure, automated Parcel Management Solution integrated with BH Home Technology™.
- Pet Wash Station, conveniently located on the ground floor with easy access from the interior and exterior of the building.

GENERAL

- Sleek, easy to operate roller blinds at all windows for comfort and privacy.
- Smooth ceiling finish throughout all finished areas.
- Modern style interior doors and trim. Modern trim includes approx. 3 1/2" casing, 4 3/4" baseboard and 2- panel painted doors.
- Baseboards with "floor stop" at all tiled and laminate areas.
- Interior swing doors are hung on fully cased jambs and are fully trimmed.
- Interior swing doors are approx. 8' high on Ground, and Penthouse floors and approx. 6'- 8" high on floors 2 through 19 and at all suites with ceiling height of less than 10'.
- Drywall returns at windows and exterior doors for a sleek and modern look. Windows also include painted wood sill.
- Bedroom and Entry closets include sturdy wire shelving and free slide hanging rails for easy organization.
- Sophisticated satin nickel-finish interior lever door hardware with privacy locks on all bathrooms.
- All interior walls are painted with one (1) colour.
- All interior doors and trim are painted with Branthaven's semi-gloss designer white.
- Double pane aluminum frame windows with thermal break, including one (1) operable window pane per bedroom, as per plan.
- Double pane exterior sliding patio door or swing door, as per plan.
- Approx. 9' high ceilings on floors 2-11 and 13-19 with the exception of Suite 803 at approximately 8'-0". Where dropped ceilings or bulkheads are required, the ceiling height will be lower. Further exceptions may arise due to architectural/construction requirements.
- Approx. 10' high ceilings on Ground, 12th and Penthouse floors with the exception of Suites 117, 118 & 119 at approximately 9'-0" and 1201, 1202, 1203, 1204, 1205 & 1206 at approximately 8'-0". Where dropped ceilings or bulkheads are required, the ceiling height will be lower. Further exceptions may arise due to architectural/construction requirements.
- Solid construction and design techniques ensure floor and wall assemblies between suites exceed OBC sound transmission class requirements.

FOYER

- Approx. 7' high suite entry door on floors 2 through 19 with viewer and high-security keyless digital lockset with finger-scan technology, integrated with BH Home Technology™.
- Approx. 8' high suite entry door on Ground and Penthouse floors with viewer and high-security digital keyless lockset with finger-scan technology, integrated with BH Home Technology™.
- **Stylish and modern wide plank, wear resistant laminate flooring from vendor's standard design packages.**

KITCHEN

- **Stainless steel finish appliance package including full size Range, Dishwasher and 24" or 30" wide Fridge, as per plan.**
- **Quartz solid-surface kitchen countertops from Branthaven's Caesarstone Level 1 samples.**
- **Modern 3"x 6" tile backsplash in material from vendor's standard design packages.**
- Custom-crafted kitchen cabinetry with choice of styles and colour from Branthaven's standard design packages.
- **Approx. 39" extended height upper cabinets.**
- Full height base cabinet doors for maximum storage.
- **Bank of 2 deep drawers (may not be available on all models), convenient for storing pots, pans and small appliances.**
- **Soft close doors and drawers.**
- **Cutlery organizer.**
- **Moen 'Align' chrome finish, single lever high arc kitchen faucet, complete with pull down spray.**
- Stainless steel undermount single compartment sink.
- **Stylish and modern wide plank, wear resistant laminate flooring from vendor's standard design packages.**
- Stainless steel finish hood vent with integrated lighting, vented to the exterior.

LIVING, DINING, DEN, & BEDROOM(S)

- **Stylish and modern, wide plank, wear resistant laminate flooring from vendor's standard design packages.**

ENSUITE & BATHROOM

- 12" x 12" imported ceramic tile from Branthaven's standard design packages.

- **Sleek Moen 'Align' chrome finish single handle plumbing fixtures at vanity, shower and tub, as per plan.**
- **Contemporary Chrome finish towel bar and paper holder.**
- **Modern elevated vanity cabinet with storage drawers, as per plan.**
- **Soft close doors and drawers.**
- **Quartz countertop with undermount sink.**
- **Square Edge vanity mirror.**
- **Designer wall mounted light fixture above mirror.**
- Low flow, high efficiency elongated toilet.
- **Ensuite includes shower enclosure with semi-frameless glass sliding door, acrylic base, approx. 4"x4" modern-style tile walls and ceiling pot light.**
- **Main Bath includes skirted alcove Tub/Shower with 4"x4" modern-style tile walls and ceiling pot light. (as per plan)**
- Safety-minded pressure balanced faucet in shower.
- Bathroom sinks fitted with mechanical pop up drain.
- Hotel-style chrome corner caddy in shower for convenient storage of personal care products.
- All plumbing fixtures are fitted with shut-off valves.
- White bathroom fixtures throughout.

LAUNDRY ROOM

- Fully installed, full-size front load stacked Washer and Dryer vented to exterior.
- 12" x 12" imported ceramic tile from vendor's standard design packages.

TERRACES, BALCONIES & PATIOS

- Patio, balcony and terrace access via sliding patio door or swing door, as per plan. Step within suite may be required, as per plan.
- Railings / privacy screening, as per architectural design.

MECHANICAL

- Individual controlled in-suite heating and cooling system.
- Individual suite sub-metering for Electricity and Water consumption.
- In-suite Energy Recovery Ventilator (ERV) to help optimize humidity levels throughout the year while providing fresh air to improve indoor air quality and comfort for residents. Where ERV cannot be accommodated due to architectural/construction requirements, exhaust fans will be provided for bathroom ventilation, as per plan.
- BH Home Technology™. integrated smart thermostat allows convenient access and control from a mobile device.
- Level 8 two-storey suites and Level 9 terrace suites include rough-in gas line with shut-off valve for future BBQ connection.

LIGHTING & ELECTRICAL

- Individual 60-amp electric service (each suite is separately metered).
- White Decora style receptacles and switches throughout.
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, living room and bedroom(s), as per plan.
- Wall mounted light fixture in bathroom(s).
- Balcony and terrace areas include one weatherproof electrical receptacle.
- Patio, balcony and terrace lighting, as per architectural design.
- **Electrical receptacle with integrated USB charging port in 1 Bedroom and Main Living Area, as per plan.**
- Hard wired smoke alarm(s), heat detectors and carbon monoxide detectors, as per plan.

SECURITY & COMMUNICATIONS

- **Integrated in-suite wall pad enables residents an easy interface to use features such as thermostat control, community notices, setting alarms, parcel management, viewing designated community cameras, calling the concierge, using the emergency call button, and viewing visitor logs all accessible on the wall pad or remotely via the mobile app.**
- **License plate recognition technology for quick and secure resident and visitor underground parking access.**
- **Integrated network smart lock system to allow residents access to building's amenities and suites via fob or mobile devices.**
- **Each suite equipped with Biometric fingerprint scan suite door entry hardware.**
- Communications cable jack available in Living, Den and Bedroom(s), as per plan.
- Phone jack available in Living Room, as per plan.

BARRIER-FREE SUITES (DESIGNATED SUITES ONLY)

- Suite entry door sized to accommodate Barrier-free access.
- Barrier-free path of travel from the suite entrance to the Kitchen, Living Area, one Bedroom and one Bathroom.
- One Bedroom and one Bathroom include Barrier-free width doorway.
- Enlarged floor area in one Bathroom to accommodate Barrier-free turning radius.
- Reinforcement provided within wall assembly to accommodate future installation of future grab bar at toilet and shower or tub/shower in one Bathroom.

2-STOREY SUITES

- Oak Stairs (including treads, risers, stringers, pickets and railing) with purchasers' choice of stain colour from Branthaven's standard selection.
- Rough-in gas line at rooftop terrace including shut-off valve.

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor and this determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the dwelling may vary from Vendor's samples as a result of normal manufacturing and installation processes. Natural materials may vary in colour. E.&O.E.

▫ Indicates Branthaven Fresh Thinking™ feature.