

SURROUNDING FEATURES

- Live within the trending community of Aldershot in Burlington.
- Access to Burlington Transit is right at your doorstep.
- Access to GO Transit is a short bus, bike or car ride away. Hwy 403 and QEW are also close by.
- Minutes away from everything you could need: shopping, dining, recreation.
- Street level retail shops within the main building offer day-to-day amenities at your doorstep.

AFFINITY BUILDING FEATURES

- Affinity is a community of two, contemporary, six-storey buildings at the corner of Filmandale Road and Plains Road East, Aldershot in the City of Burlington.
- Designed by KNY Architects, the buildings are highlighted by stunning glass tower feature walls, with exterior finishes of dramatic black brick and accent stone, stucco elements, and “Long Board” wood grain metal siding.
- Extensively landscaped and lit exterior common areas and walkways.
- Private landscaped parkette for the sole use of the residents of Affinity.
- Ample visitor parking available.
- Electric Vehicle charging station in parking lot on a pay per use for visitors/residents.
- Each building features a ground floor lobby with private mail room. The rooftop terrace and party room with kitchen are designed for entertaining and the fitness & yoga rooms are equipped with state-of-the-art exercise equipment.
- The main building features a lounge off of the lobby as well as a business centre if you need a private area to connect.
- Surveillance cameras strategically placed throughout the common ground floor areas and underground parking areas, as well as access doors to the buildings for added security and safety.
- Key fob access to your building and the underground parking.
- Waste management for garbage and recycling conveniently located on each floor.
- Both buildings are joined by a common, secure, well-lit underground parking garage.
- Dedicated bicycle parking/storage room within each building on the ground floor.
- Each suite has one assigned underground parking space and one locker on the respective floor.
- WiFi in lobby & lounge of each building.

SUITE FEATURES

- 9’ ceiling heights in suites on floors 1 through to 5. (Some ceilings areas may be lower due to mechanical, structural or other elements including dropped ceiling areas and bulkhead)
- 10’ ceilings heights in suites on 6th floor. (Some ceilings areas may be lower due to mechanical, structural or other elements including dropped ceiling areas and bulkhead)
- Smooth ceilings, painted white to all rooms within the suites.
- Private balcony or terrace each with one electrical outlet.
- State-of-the-art roller blinds included to all windows, balcony glass doors and patio doors, featuring “black out” rollers in bedrooms and semi-obscure for all other areas.
- Contemporary styled, steel-insulated front entry door to each suite offering a sleek, smooth finish with a privacy viewer and a satin chrome finish lever handle, hinges and deadbolt.
- Front entry and balcony doors feature satin chrome hinges and striker plates.
- Sliding patio doors or single exterior doors on the ground floor suites only will receive a lock.
- Closets will feature vinyl-coated wire shelving with hanging rail.

LIGHTING, TECHNOLOGY & MECHANICAL

- Individual electrical circuit breaker panel to each suite.
- Individual, energy-efficient, comfort-controlled heating and cooling system through a centralized heat pump system allows complete control over your environment.
- White “Décor” switches and outlets throughout.
- Ceiling light fixtures with frosted glass in foyer, hallways, bedrooms and laundry room.
- Kitchen will receive contemporary LED track lighting.
- Ceiling light rough-ins will be provided in dining rooms, dens and over kitchen island/breakfast bar.
- Great room, den and all bedrooms will receive a switched outlet.
- Bathrooms will receive a wall-mounted vanity light with frosted glass over mirror.
- Finished cable outlet in great room, all bedrooms and den, as per plan.
- Finished phone/data outlets in kitchen, great room, all bedrooms and den, as per plan.
- Electrical outlet with integrated USB port in kitchen & master bedroom.
- Set back thermostat plus smoke detectors. (Select units will also receive carbon monoxide detector.)
- Rough-in for security system in each suite.

INTERIOR TRIM, DOORS & PAINT

- Ultramodern interior 7'0" passage doors feature a smooth painted finish complemented with sleek satin chrome finished lever handles and hinges.
- Interior white sliding closet doors with white metal frame, continuing the contemporary look within the suite, as per plan.
- Contemporary square edge 2 ¾" interior casing and 4 ¼" baseboards. Casing installed to interior archways with swing doors only and sliding closet doors.
- All exterior windows and doors will feature the clean lines of a drywall edge, windows will also receive a painted wood/MDF sill.
- Interior walls, trim and doors are painted an off-white colour throughout. Kitchen, bathrooms, laundry and utility rooms to be finished in eggshell for easy maintenance.

FLOORING

- 7" wide plank, "hand-scraped" effect, durable laminate flooring throughout kitchen, great room, dining room, den, halls, and all bedrooms & closets. Excluding bathrooms and laundry rooms which have tile flooring.
- Contemporary 12" x 24" imported Porcelain floor tile installed in a stacked pattern (direction determined by Rosehaven) to bathrooms. (12" x 12" imported Porcelain tile installed to all laundry rooms.)
- Metal edge is installed where ceramic abuts laminate flooring.

KITCHEN

- Contemporary designed, quality kitchen upper and base cabinetry with one bank of drawers, colour and style choices from Rosehaven's standard design packages.
- Extended height kitchen uppers, offering 33% more storage.
- Full depth uppers over fridge, offering additional storage space (Incl. finished gable ends as required).
- Extended breakfast counters, as per plan.
- Durable, easy-care, polished Quartz counter top with square edge. Choice from Rosehaven's standard design packages.
- Dramatic 3" x 12" stacked Glass tile backsplash above kitchen counter including behind stove.
- Stainless steel finish hood fan with light, vented to the exterior.
- Contemporary, chrome finish single handle pull out kitchen faucet.
- Rough-in plumbing and complete electrical with breaker sealed junction box for automatic dishwasher.
- Electrical outlets on island (as per plan) and a counter level, heavy duty electrical outlet for stove and dedicated outlet for refrigerator.
- Stainless steel finish kitchen appliance package includes: refrigerator, electric range and dishwasher. (All appliances are supplied and installed).

BATHROOMS

- Contemporary designed "floating style" vanities with the convenience of drawers for storage.
- Durable, easy-care, polished Quartz counter top with square edge and drop in white bathroom sink.
- Contemporary chrome finish, single handle vanity faucet with pop up drain.
- Integrated contemporary floating open shelf below the full width vanity mirror.
- Ultra-Modern, high-efficiency white toilet with elongated bowl.
- Contemporary, chrome finish towel bar and tissue holder.
- Contemporary, chrome finish, pressure-balanced shower head and handle to tub enclosure.
- All sink faucets and toilets are fitted with shut off valves.
- Exhaust fan features a "low sones" rating (sound) and are vented to the exterior.
- Contemporary 4" x 16" imported Ceramic wall tiles installed in stacked pattern to the ceiling height of the tub enclosure offering a clean sleek finish.
- White acrylic soaking bathtub with contemporary lines.
- A hinged glass panel to half of the tub enclosure, allowing easy access to the faucet.

LAUNDRY ROOMS

- White laundry room appliance package includes stackable washer & dryer. (Supplied and installed).
- High performance exhaust fan with a low "sones" rating (sound) vented to the exterior.
- Convenient recessed box for the cold & hot water & drain connections.
- Heavy duty electrical outlet for dryer. Dryer vented to the exterior.

CONDO INTERIOR COLOUR PACKAGES

- Rosehaven Homes has provided three standard design packages to choose from called: The Spirit, The Journey & The Nature. They are/were on display at the presentation centre at the time of purchase. Purchaser(s) will be asked to choose one of the colour packages for their unit. Colour packages are not interchangeable. The Purchaser(s) also note that the Vendor has the option to substitute items within this package if they are unavailable or discontinued without providing notice to the purchaser, provided they are equal or better.
- Colours may be completed at the Presentation Centre or the Rosehaven Décor Studio, the location will be determined by Rosehaven Homes at a later date, and at this time you will also have the option to incorporate upgraded finishing touches to your Affinity Condo.

ROSEHAVEN HOMES HAS BEEN COMMITTED TO PROVIDING EXCELLENT SERVICE UNDER THE GUIDELINES OF THE TARION WARRANTY CORPORATION SINCE 1992. FOR MORE INFORMATION VISIT WWW.TARION.COM

NOTE The Vendor reserves the rights to substitute alternative materials and fixtures of equal or better quality. All illustrations are artist's concepts. The purchaser acknowledges that the floor plan may be reversed. The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit / supply / pick up for any standard feature listed herein which is omitted at the Purchaser's request. Tub shapes depicted on the brochure may not reflect the actual shape of tub installed, and the Purchaser(s) agree(s) to accept tub as installed. Specifications and conditions are subject to change without notice. Finished floor height and built in noise-attenuation measure may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC, plumbing and structural requirement. September 2016 E. O. & E.