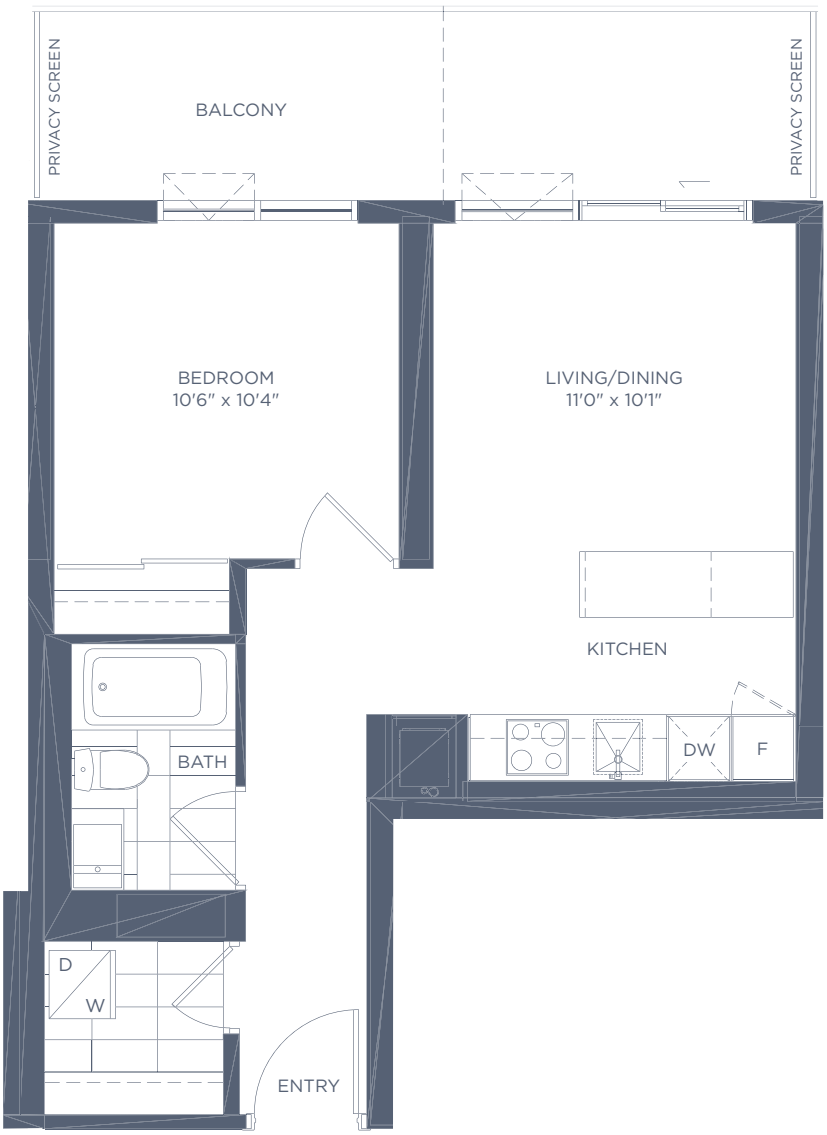
LIGHTHOUSE
EAST TOWER
CONDOMINIUM RESIDENCES

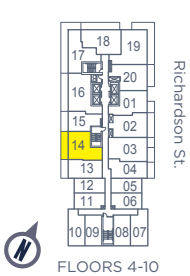
CLEARWATER BEACH

ONE BEDROOM 1B-C | WEST VIEW
SUITE AREA: 558 SQ. FT.
OUTDOOR AREA: 66 SQ. FT.*
TOTAL AREA: 624 SQ. FT.

*BALCONY EXTENT UP TO A MAXIMUM OF 139 SQ. FT.



Lake Shore Blvd. E.



FLOORS 4-10

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***Note: Outdoor area, number of operable windows, balcony door, and door location vary from floor to floor. Speak to a Sales Representative for details.**
All area and stated room dimensions are approximate. Floor area measured in accordance with TARION bulletin #22. Actual living areas will vary from floor areas stated. The purchaser acknowledges that the actual unit purchased may be a reversed layout to the plan shown. E.&O.E.

FEATURES & FINISHES

LIGHTHOUSE
EAST TOWER
CONDOMINIUM RESIDENCES

STANDARD SUITE FEATURES
(Level Three to Level Thirty-Six)

- Approximately 9 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Custom suite entry door surround designed by Cecconi Simone.
- Solid core entry door with brushed nickel lever and hardware.
- Contemporary 4" baseboards in all areas except Bathroom(s) and Laundry/Storage, which have a tile baseboard.
- Contemporary 2" casings throughout.
- Flat hollow core sliding interior doors, including closet doors, with exposed track hardware, and swing interior doors with brushed nickel lever and hardware, as per plan.
- Interior walls primed and painted in latex finish warm-white paint. Kitchen, Bathroom(s) and Laundry/Storage to be painted in latex semi-gloss warm-white paint. All paint is low VOC. Latex semi-gloss warm-white paint on all trims.
- White textured ceilings in all areas, except Kitchen, Bathroom(s) and Laundry/Storage which have smooth, painted ceilings.
- Poured concrete finish to all balconies; painted underside to all balconies.

FLOORING FEATURES

- Laminate flooring in the Foyer and Foyer closet, Hallway, Bedroom(s), Living/Dining Room, Den/Media and Kitchen, as per plan.
- Porcelain floor tile in Bathroom(s).
- Ceramic floor tile in Laundry/Storage.

KITCHEN FEATURES

- Contemporary Kitchen, custom designed by Cecconi Simone, with integrated, under-cabinet lighting and soft-close hardware.
- Quartz countertop with single-bowl, stainless-steel, under-mount sink.
- Matching Kitchen Island with Quartz countertop and dining accommodations, as per plan.
- Single-lever Kitchen faucet with pull-out head for ease of use.
- Imported porcelain tile backsplash.
- Miele Kitchen Appliance Package including: 24" integrated fridge with bottom-mount freezer; 24" electric cooktop; 24" stainless-steel oven and 24" integrated dishwasher. Models S-A, JR-A, JR-B and JR-C to include Fisher & Paykel 24" integrated single-drawer dishwasher.
- All models to receive a microwave and fully-integrated ventilation hood.
- Contemporary light fixture over island.

BATHROOM FEATURES

- High-efficiency, low consumption toilets.
- Custom-designed Bathroom vanity by Cecconi Simone, with custom, pre-formed sink and countertop.
- Ensuite or Main Bathroom in one-Bathroom suites to have custom-designed Bathroom medicine cabinet by Cecconi Simone, with ceiling pot light above.
- Second Bathroom in two-Bathroom suites to have frameless vanity mirror, with ceiling pot light above.
- Contemporary, single-lever chrome faucet.
- Acrylic, deep soaker tub with porcelain-tiled skirt and wall tile surround up to ceiling.
- Clear, tempered glass shower stalls, with pre-formed base and full-height porcelain wall tile surround, as per plan.
- Chrome Bathroom accessories, including towel bar, toilet paper holder, and shower rod.

LAUNDRY ROOM FEATURES

- 24" stacked, front-loading washer/dryer combination, vented to the exterior.

ELECTRICAL FEATURES

- Individual service panel with circuit breakers.
- Decora-style switches and receptacles throughout.
- Pre-wired CAT 5 outlets for telephone and/or internet connections in Living Room, Bedroom(s) and Den/Media, as per plan.
- Pre-wired RG6 cable outlets for television and/or internet connections in Living Room, Bedroom(s) and Den/Media, as per plan.
- Designer ceiling light fixtures provided in Foyer, Kitchen, Bedroom(s) and Den/Media, as per plan.
- Capped ceiling outlet(s) in Living/Dining Room, as per plan.
- Switched outlet to be provided in Living Room, as per plan.
- All appliances connected and ready to use.
- Suite hydro individually metered using "Smart Meter" technology.

ADVANCED SECURITY FEATURES

- Enter-phone and cameras at all visitor entrances allowing in-suite viewing available through cable television connection direct to suite.
- Resident key fob access throughout all common areas.
- Convenient underground parking with cameras in the garage at pre-selected locations, along with two-way voice communication to concierge or monitoring station.
- Rough-in provided for in-suite intrusion alarm system.

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TARION WARRANTY PROGRAM FOR NEW CONSTRUCTION

Please note: Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. 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's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O.E. – April 2017.