

Outstanding Resident Features

- Located at Jarvis and Carlton in the heart of downtown Toronto, directly across from Allan Gardens, moments to Ryerson University and steps to the TTC, Maple Leaf Gardens Athletic Centre, Loblaws, Joe Fresh and the LCBO.
- Designed by Turner Fleischer Architects, JAC Condos takes design inspiration from its surroundings including Allan Gardens, the neighbouring Equilibrium Mural and of course the existing Heritage House that will be restored and fully incorporated into the overall design of the Condo.
- The entrance to JAC will be set back from Jarvis Street and surrounding by lush and urban curated courtyard. Residents will be welcomed by a gallery style lobby, including soaring ceiling heights, sophisticated interior details, comfortable seating with charging capabilities and a view out to the resident Courtyard with an indoor and outdoor fireplace.
- 24/7 Concierge for a welcoming experience, convenience and security, with four state of the art high speed elevators and convenient bike and storage lockers.
- In today's world of online shopping and parcel delivery, JAC Condos is forward thinking with a dedicated and fully automated parcel storage room outfitted to accommodate both cold and room temperature parcels.
- Reduce your carbon footprint with designated EV charging stations for resident's cars.

Exclusive Resident Amenities

Located on the ground, second, seventh and tenth floors of JAC Condos residents will enjoy over 18,000 Sq. Ft. of exclusive indoor and outdoor amenity space featuring:

Ground Floor – Welcome Home

- Fireside Lounge – Cozy Lounge with comfortable seating and an indoor and outdoor fireplace that overlooks the resident courtyard.
- The Tech Lounge – Located on the Ground floor of the restored Heritage House, The Study Hall will offer the perfect place to buckle down and get to work. Complete with a Coffee Bar, bar height seating, communal work studio, lounge chairs and couches, a fireplace, and charging nooks. The perfect place to brainstorming and collaborating with colleagues and classmates.
- Pet Wash – With convenient wash area, the perfect place to wash off your pooch's paws after a walk-through Allan Gardens.

- Cycle works – Toronto loves its cyclists and today cycling is more popular than ever – no matter what the season, JAC's cycle works room is conveniently located next to the bike storage, where you can wash down and tune up your ride all year round.

Second Floor – Get away from it all

- Quiet Library – Up on the second floor of the Heritage house, residents will be able to get away from it all. This space has been cleverly created to provide an active location for self reflection, meditation, Yoga and prayer. Complete with private meditation rooms, a yoga studio and Quiet Library with relaxation chairs – this is where residents will be able to get away from it all.

Seventh Floor – Join the Community

- E-Sports & Media Lounges – Complete with lounge chairs, computer pods, and multiple big screen TVs this is the space where community comes together. From the latest League of Legends tournament to the biggest Netflix finale – this is where you'll want to be.
- Music Room – This soundproof room will offer residents a place to enjoy the art of music as they jam with friends.
- Workshop – Equipped with a space to spread out and tinker on your latest project the Workshop is perfect for repair jobs, projects or finding space to get handy.
- Gardening Room – Gardening and growing your own food has become a staple in today's day in age. JAC will offer a room fully equipped to help you exercise your green thumb no matter what season.
- Juice Bar – No matter which of these amenities you're enjoying, residents will be able to take advantage of this communal juice bar.

10th Floor – Fitness and Fun

- Fitness Studio – Complete Fitness Facility, with everything from cross fit equipment, to cardio, stretch area and weights. But that's not all, JAC's Gym has incorporated specialty shelving, screens, outlets and exclusive space to accommodate the technical side of working out. Load up your app, download the latest YouTube trend, plug in your workout and get started on your fitness.
- Private Dining / Meeting Room – Looking host a private dinner party or enjoy a private space with your classmates or colleagues? This space is the perfect area-complete with a long communal table and wet bar for all your hosting needs.

- Party Room – Beautifully furnished bar and dining lounge for hosting parties and events. This trendy space is equipped with a large dining table, fireplace, tv, bar seating and lounge furniture to elevate your next event.

- Extending outside from the Party Room is the 10th Floor Rooftop Terrace, this intimate outdoor oasis is complete with BBQ stations, lounge spaces, and outdoor fire pit.

General Suite Features and Finishes

- Approximately 9' smooth finish ceilings, except for Levels 3, 4 and 5 which have 8' 6" smooth finish ceilings and Level 34 (Penthouse Level) which will have 10' 6" smooth finish ceilings. All ceiling heights are exclusive of drywall finished bulkheads and except in areas where drywalled dropped ceilings and bulkheads are required such as; Bathrooms, Kitchen, Laundry, closets, and applicable mechanical areas, all at Vendor's discretion.
- Townhouses on Level 1 have approximately 9' smooth finish ceilings on 1st and 2nd floors and 9' 6" smooth finish ceilings on 3rd floor. All ceiling heights are exclusive of drywall finished bulkheads and except in areas where drywalled dropped ceilings and bulkheads are required such as; Bathrooms, Kitchen, Laundry, closets, and applicable mechanical areas, all at Vendor's discretion.
- White smooth ceilings in all areas.
- Wide individual plank laminate flooring** throughout suite as per builders' samples less Bathroom(s) and Laundry area.
- Thermally insulated energy efficient windows.
- Interior walls and trim painted white.
- Modern trim package including approximately 5¼" tall baseboards and 2" casings throughout.
- Framed mirrored sliding doors and/or white paint grade flat slab hinged door for Front Foyer Closet*.
- Wire shelving in closets*.
- Energy efficient, individually controlled, in-suite heating/cooling system [Heat pump(s)].
- In-suite energy recovery ventilation system (ERV).
- Poured concrete Balconies with glass and aluminum railings where applicable*.
- Pavers on terrace floor and patios*.
- Energy Star- stacked white front load washer and dryer and ceramic tile flooring in Laundry area*.

- Townhouse staircases* to have designer selected, oak treads, railings, risers, and nosing stained to match (as much as possible) base laminate flooring colour at Vendor's sole discretion.

Kitchen

- Your choice from a stunning selection of European inspired cabinetry designed by Tomas Pearce Interior Design. Including soft close cabinetry.
- Engineered quartz countertops**.
- Single undermounted stainless steel sink including modern polish chrome single lever faucet with pull down spray
- Quartz slab backsplash**.
- Fully integrated panel ready 24" fridge and fully integrated panel ready 24" dishwasher, black 24" electric smooth top cooktop, 24" stainless-steel built-in convection wall oven, 30" stainless steel over the range low profile microwave oven vented to exterior, all as per Vendor's specifications.
- For all suites over 1,000 Sq. Ft. – Fully integrated panel ready 36" fridge and fully integrated panel ready 24" dishwasher, black 30" electric smooth top cooktop, 30" stainless-steel built-in wall oven, 30" stainless steel over the range low profile microwave oven vented to exterior, all as per Vendor's specifications.

Bathroom(s)

- Modern vanity cabinet with quartz countertop and undermount sink in selection of finishes in main bathroom or master ensuite with matte black finish single lever basin faucet and tub and/or shower faucet* with coordinating toilet paper holder and towel bar.

- Modern white vanity cabinet with white countertop including integrated rectangular basin with polished chrome single lever basin faucet and tub and/or shower faucet* with coordinating toilet paper holder and towel bar in all additional bathrooms.

- White vanity countertop with integrated rectangular basin.
- Large contemporary mirror over vanity with integrated LED lighting.
- 12" x 24" Porcelain floor tiles as per designers selected standard package**
- Ceramic wall tile** on tub and/or shower wall enclosure*.
- Glass shower enclosure with shower door (where applicable)*.
- White Bathroom fixtures.
- Rectangular deep soaker tub*.
- Exhaust fan vented to exterior.

Electrical

- Individual service panels with in-suite circuit breakers. Vendor reserves the right to choose service panel location.
- Contemporary white Decora Series receptacles and switches throughout.
- Ceiling light fixture in Foyer, Bedroom(s), and Walk-in Closets*.
- Capped ceiling outlet in Dining area and in Den*.
- White ceiling mounted track lighting in Kitchen.
- Switched controlled split outlet in Living area.
- Recessed ceiling light in Bathroom(s).
- Waterproof recessed ceiling light in enclosed shower*.

- One exterior receptacle on Balcony* or Terrace*.
- Pre-wired cable television and communication outlets in Living Room, Den*, and Master Bedroom.
- Under cabinet lighting in Kitchen.

Safety and Security

- Electronic access at all main building entry points and parking garage.
- Secure well-lit underground parking garage and bicycle storage.
- Hardwired in-suite smoke detectors.
- In-suite sprinkler system.
- Surveillance cameras in strategic locations.

*As per plan/where applicable

** Colours/material finishes to be selected from one of the Vendor's standard sample packages.

Variations from Vendor's samples may occur in materials, finishes and colours due to normal production processes and nature of material. All dimensions are approximate. Specifications and plans are subject to modification. Vendor reserves the right to substitute materials of equal or better quality without notice subject to availability and construction process.

The Purchase Price shall include those items on this Schedule "B". The Purchaser acknowledges that only the items set out in this Schedule "B" are included in the Purchase Price and that furnishings, decor, improvements, mirrors, drapes, tracks, electrical light fixtures and wall coverings in the Sales Centre, Model, Renderings and/or Marketing Material are for display purposes only and are not included in the Purchase Price. Purchaser acknowledges and agrees that some items shown in the model vignette are not standard or included in the Purchase Price and are optional upgrade items available to the Purchaser at an additional cost.

Purchaser acknowledges and agrees that there shall be no reduction in the price or credit for any standard feature(s) listed herein which are omitted at the Purchaser's request.

In the event colours and/or finishings subsequently become unavailable, the Purchaser agrees to re-attend at the Sales Centre to choose from substitute colours and/or finishings. If the Purchaser fails to choose colours or finishings within ten (10) days of notification by the Vendor or the Vendor's Agent, The Vendor may choose the colours and finishings for the Purchaser and the Purchaser agrees to accept the Vendor's selections.

All features and finishes are subject to change without notice. E & O.E. 08/20