



Building Features & Finishes

Neighbourhood Location

When you own at The Randall Residences, you are at the heart of everything that's great about living in East Downtown Oakville. Within walking distance of paths along Lake Ontario, elegant and casual restaurants, unique shops, art galleries, yoga and fitness centers, the Oakville Centre for the Performing Arts and Oakville's Yacht Club. Experience all the comforts of downtown living but with the elegance, exclusivity and security provided by a truly inspired French Beaux Arts styled Private Residence.

Exterior

For the exterior of The Randall Residences, Master Architect Richard Wengle took his inspiration from the timeless elegance of French Beaux Arts architecture. With symmetry, balance and a commitment to classical tradition, this refined style was the heart of Belle Epoque Paris. Every aspect of the design is aimed at achieving a high level of refined elegance. From the articulation of the façade to the projecting cornices supported on columns, the symmetrical window fenestrations and the formal corner colonnades, essential proportions tied with street level granite pavers and landscaped black metal planters have resulted in a building infused with qualities which to those who appreciate the difference will recognize and connect with, instantly.

Finishing Details

- Architecturally designed precast stone façade with limestone details and granite base
- Custom designed wrought iron window & terrace railings
- Stucco moldings and detailed areas
- Architecturally designed landscaping at street level and roof top terraces
- Exterior metal lantern & coach lighting, with upward architectural night lighting
- Historic module size genuine clay brick on chimneys

Structural Design

- Reinforced concrete structure
- Soaring 10' ceilings on the second and third floor and 12' ceilings on the Penthouse Level (with 10' upper sun lounge area – excluding Alton & Barton)
- Upgraded party walls with double drywall and sound attenuation materials to dampen noise from unit to unit, as well as upgraded sound protection between the flooring slab and finished floor.
- Sound insulation in walls between bedrooms and main areas as well as powder rooms and all bathrooms (in all suites).

Lobby, Common & Hallway Areas

Exquisitely designed by Ferris Rafauli, the welcoming lobby features impressive 12'6" ceilings. Underfoot, a combination of fine marbles and granites will be used for the lobby and all interior floor corridors. The lobby will feature a custom built concierge desk, with 16 hour daily (7am-11pm) concierge/doorman service. The front lobby area will also feature private mailbox access and a lounge complete with designer furniture and fireplace. Common and hallway areas will be well appointed and luxuriously custom finished with attention to details such as lighting, cornice molding, custom trim and horizontal wall "fenestration" detailing.

Common Roof Top Terrace

Each suite Resident in the Randall has access to the Common Roof Top Terrace (over 2,600 sq.ft.) for relaxation, socializing or special events. A dramatic water feature and a welcoming shaded pavilion communal table grace the Common Roof Top Terrace. Complete with sitting furniture, umbrellas, landscaped black metal planters, granite paving stones, precast stone railing and a barbeque area including three multiple grills in a stone countertop with two sinks and two refrigerators.

Private Parking

- Controlled access to parking area with keyless access to building (key security to suites)
- Residential parking is double gated for security
- Fully lit parking garage that is air exhausted
- 2 designated parking spots for all suites (Alton and Barton suites receive tandem spaces)

Peace of Mind

- Reliable key chain remote with access into building, and from parking garage into building, as well as access to main lobby and amenity areas
- Lit and painted garage, which contains video cameras with intercom to concierge
- A secured separate access for guests from visitor parking, directly to lobby & concierge
- A dedicated security channel on television will allow residents to identify guests as they enter the secured main entrance of the building and at secured parking entrance for maximum peace of mind
- Fully equipped fire alarm and state of the art fire suppression sprinkler system throughout
- The building is supplied with standby power generation for elevators, emergency lighting, and overhead garage door access in the event of a power interruption

Convenient Storage Rooms

- Exclusive 5x3' storage room per unit with individual keyed access located in the garage area
- Common bike storage area in the garage area

Additional Unique Features

- 2 Semi-private (servicing 4 suites per floor), secure passenger elevators (per each of three residential building cores) to deliver you to your chosen destination
- Elevators will be well appointed with custom finishes for an added touch of luxury for you and your guests

Heating and Cooling Details

- Central roof top heating and cooling towers with 2-5 heat pumps in each suite providing heating and air conditioning for each resident as per suite specification

Luxury Suites on a Grand Scale

With wide gallery hallways, superb sight lines, soaring ceiling heights and gracefully proportioned principal rooms, each of the exclusive 36 suites at The Randall Residences is designed to feel as large and spacious as the experience of living in a large luxury home. Suite designs range from 1807 sq.ft. to well over 3000 sq.ft. with 10 of 12 Penthouses adding private roof top terraces.

Detailed Suite Features & Finishes

The Randall Residences feature exquisitely designed interior spaces by Ferris Rafauli. Each suite includes Rafauli's signature series fine cabinetry with gloss & matte finishes and mirror details blending classic luxury and transitional design. This luxurious home living inspires every inch of The Randall Residences interiors, from the common spaces right through to the private residences. Each client will receive a personal consultation with a member of Ferris Rafauli's professional interior design team in selecting the finishes in their residence.

CEILING HEIGHT

All 2nd & 3rd floor suites feature 10-foot-high ceilings (excluding coffered areas & mechanical bulkheads). Penthouses feature 12-foot-high ceilings (excluding coffered areas & mechanical bulkheads) and 10-foot-high ceilings in upper sun lounge (Alton PH & Barton PH excluded). Custom-designed coffered ceilings are included throughout, as per plan.

CEILING FINISH

Smooth painted suspended drywall ceilings are provided throughout to enhance the sophisticated, elegant image.

CORNICE

Custom-designed plaster cornice moldings are provided in the foyer, hallways, kitchen, great room, dining room, powder room, bedrooms, library, bathrooms, and upper sun lounge in Penthouses, (as per plan).

WINDOWS & TERRACE DOORS

8' tall double-glazed, low "e" doors and/or sliding doors (with internal & external mullions) to outside Juliet balcony or terrace (with added 2' transom on Penthouse level). Upper penthouse foyer to have partial exterior glass wall and 8' tall single glass door. Windows also double-glazed low 'e' (with internal & external mullions), as per plan.

WINDOW SHADES

Premium, quiet motorized colour-controlled sun shades throughout. Blackout shades for all bedrooms & library, and semi-obscure shades for all living areas & bathrooms. No window shades included in penthouse upper sun lounges.

INTERIOR DOORS

8 foot tall by 40 inch wide entrance door to suite foyer, and interior doors throughout are 8 foot tall solid core inset or raised panel doors. Double doors as shown on the residence plans.

HARDWARE

Polished nickel finish Baldwin® door hardware & steeple tip hinges throughout (privacy locks to all bathroom doors).

TRIM

Custom-designed painted wood door casings & trim throughout.

BASEBOARDS

Custom-designed 9 1/4" painted wood baseboards throughout.

PAINT

Interior walls in all finished areas, to be painted (1 coat prime, 2 coats finish) with premium flat finish washable Benjamin Moore Collection interior paint "Icicle" (OC-60). Interior doors, casing and trim to be painted (1 coat prime, 2 coats finish) with premium eggshell finish Benjamin Moore Collection "Icicle" (OC-60).

LIGHTING

Laser-engraved screwless white matte finish wall switches throughout. Capped and switched ceiling outlets at the foyer, gallery hallways, great room, two (2) over kitchen island, dinette (as per plan), dining room, library, bedrooms, master ensuite and master dressing room. Halogen white matte trim finished pot lights will be provided in the Great room (4), Kitchen (4), Dining Room (4), Upper Sun Lounge in Penthouses – as per plan (4), Master Ensuite (4), Powder Room (2), Laundry Room – as per plan (2), Toilet enclosure (2), two (2) waterproof recessed, flush-mounted frosted ceiling pot lights to master ensuite shower (one (1) to all secondary showers and bathtubs). Two (2) capped wall outlets over all vanities for future wall sconces in all bathrooms (3 over double vanities), and powder room. Elegant baseboard night lights throughout archways in the foyer and hall galleries. Cove lighting to inside of foyer cornice ceiling molding.

ELECTRICAL

Horizontally mounted screwless, white matte finish receptacles throughout at baseboard level. Individually metered 100 ampere electrical service and individual breaker panels for each suite.

HEATING AND AIR CONDITIONING

Each suite will have between 2 to 5 (as per suite specification) heat pumps providing filtered forced air heating, air conditioning, humidity control and custom diffusers. Independently controlled from your own suite.

PARKING

Two (2) designated underground parking spaces are included per suite. Alton and Barton suites to receive tandem spaces.

STORAGE

One lockable garage level 5'x3' storage room is included per suite.

ELAN® g! Home Automation System

Every suite comes fully equipped with an ELAN g! entertainment and whole home IP controlled system (with remote access availability) that takes your home into the future. Key features included are:

- Four (4) LCD Touchscreens – 10" Kitchen unit, 7" Foyer unit, 4" Master Bedroom unit and 4" Dining Room unit. These allow you to control lighting, security system, climate control (heating and cooling) and audio.
- Laser engraved, low voltage automated "SMART" switches for themed lighting control throughout the entire suite. (all switches are home-run).
- Automated Climate Control – One (1) "Aprilaire" setback thermostat, fully controlled by the main ELAN g! touch panels throughout the suite, and also with remote access for advanced temperature control and maximum comfort.
- Complete Distributed Audio System – Providing soothing sounds to five (5) zones, Kitchen, Dining Room, Great Room, Master Bedroom and Master Ensuite controlled by the main ELAN g! touch panels throughout the suite. Each zone to receive two (2) trim-less, flush-mounted ceiling speakers. Every Audio system controlled by two (2) 4" TS2 Touchpads to the Dining Room and Master Bedroom (also controls Master Ensuite), one (1) TS7 7" Touch Screen to the Foyer, and one (1) TS10 10" Touch Screen to the Kitchen, one (1) audio component rack (located near electrical panel), Dual AM/FM Sirius-ready tuner, one (1) iPort dock, one (1) g! Pro App Software License & Activation Key, and one (1) Viewer Software License.
- Complete Automated Security System controlled by the main ELAN g! touch panels throughout the suite (iPhone/iPod Touch/iPad remote access control) with complete one year monitoring included, with no further obligation. Alarm system includes contacts on main door and all exterior doors (as per plan), two (2) motion detectors, one (1) key pad (Foyer closet), one (1) siren and one (1) hardwired combo 12V smoke/carbon monoxide detector connected to alarm monitoring. The ELAN g! Home Automation System is fully configurable (see Sales Reps for details) as well as controllable from all Apple devices, which enables you the convenience of controlling your suite from any location in the world. Trained and fully qualified specialists will help you prepare your suite and oversee installation of the system; as well as train you to use and enjoy all the features in your package to your full satisfaction.

Home Network Connection Center from On Q Legrand . . . "The Intelligent home" – "Home networking to make the technology in your suite work for you . . . now and in the future." The ON Q Legrand SP-2 Connection Center features support for up to 4 telephone lines with flexible distribution to a maximum of 12 wall outlets. It also distributes your cable or antenna signal up to a maximum of 8 wall outlets. A jack is provided for a security system telephone interconnection, as well as facilities for installing a high speed DSL modem. This spacious packaging provides for many future upgrades. Your suite is wired with complete Television, Telephone and data/internet outlets all run to the Home Connection panel, one location per room (Kitchen, Great Room, Dining Room, Library, Bedrooms, Master Ensuite and Penthouse Interior Upper Lounge).

Foyer & Hall Galleries

3/4" Slab marble flooring with designer border and metal inlays. Foyer full wall horizontal "fenestration" detailing. Foyer closet with custom fitted organizer with automatic door jamb light switch.

Powder Room

3/4" Slab marble flooring with designer border. Ferris Rafauli designed vanity built by NEFF with marble or granite vanity top with Kohler Verticyl® rectangular under-mount white vanity sink. Water closet with white TOTO Llyod® one-piece toilet. Polished nickel Margaux® widespread lavatory faucet with lever handles, Margaux® towel ring and toilet tissue holder. Custom mirror framed oversize full width vanity mirrors, with cutouts for future wall sconces.

Great Room

3/4" x 5" 'Vintage' engineered stained oak hardwood flooring. Direct 'Town & Country' luxury vent gas fireplace with custom bronzed finished mantelpiece and 8" horizontal & 6" vertical marble surround. Ferris Rafauli designed cabinetry built by NEFF for built-ins (as per Vendor's samples), as per plan. Stainless Steel Kohler Brinx® bar sink with Polished Stainless Kohler HiRise® two handle faucet, as per plan.

Dining Room

3/4" x 5" 'Vintage' engineered stained oak hardwood flooring. Custom designed 2-step wall paneling detail. Ferris Rafauli designed cabinetry built by NEFF for built-ins or wine areas (cabinet finishes as per Vendor's samples), as per plan.

Kitchen

3/4" x 5" 'Vintage' engineered stained oak hardwood flooring.

Ferris Rafauli designed cabinetry built by NEFF Kitchens brings you a mix of old fashioned quality framed construction and unique contemporary detailing. An all silk finish is accented with hand polished door and panel frames, and fluted accents trim the wall and island cabinetry. A prominent and matching hood canopy is flanked by integrated oven and refrigerator armoires, with matching cabinet doors covering the refrigerator. Full & upper cabinets and pantries (pantries as per plan) meet the ceiling with a three piece crown molding. The island features thick tapered legs embellished with polished metal feet that support the overhang and frame the sink cabinet.

The upper cabinets are 16' deep and have integrated task lighting over the countertops, with soft close doors. All drawers operate on full extension, self close/soft close, under mount slides and have bottoms lined with stainless steel and anodized aluminum sides. Deeper drawer sides are extended with tempered glass. Cabinet interiors are made with NEFF's Eurolam in a textured Griffon Fir pattern. Finishes to cabinets, as per Vendor's samples.

All appliances built-in, with facing panels to match cabinets on fridge/freezer, dishwasher, and wine storage (around glass window) as per standard package selection:

- Stainless Steel Wolf 48" gas sealed burner rangetop (6 burner w/griddle)
- Stainless Steel Wolf 30" E Series Wall Oven
- Stainless Steel Wolf Microwave with 30" trim kit
- Sub-Zero 36" Integrated Fridge/Freezer
- Sub-Zero Undercounter Integrated Wine Storage
- Miele 24" Classic fully integrated dishwasher

Sirius 34" 1100 CFM Professional Custom Hood Fan Insert with 8" duct complete with make-up air system. Marble or granite counters & backsplash. Kohler Vault® 18 gauge stainless steel, 9" deep, double-equal bowl, under-mount sink with Kohler Parc® deck-mount faucet with spray in a vibrant Polished Nickel finish.

Reverse Osmosis Water Purification system at main kitchen sink with its own Polished Nickel finish faucet. Enjoy fresh, clean water for all your drinking and cooking needs, while reducing your carbon footprint with the elimination of plastic or glass bottled water. The Nimbus Sierra Reverse Osmosis system removes nearly all the salts, sediments and chlorine taste and odour in common tap water in a compact easy-to-service under-the-counter system, featuring a high-flow design ensuring all your daily needs for safe great tasting water. This system includes the water filter system, storage tank, tubing and faucet, along with a Homeowner follow up visit and free enrolment in the Nimbus Service reminder program.

Library

3/4" x 5" 'Vintage' engineered stained oak hardwood flooring.

Master Bedroom

3/4" x 5" 'Vintage' engineered stained oak hardwood flooring throughout ante-room, bedroom, master study/sitting area & dressing rooms. Dressing Rooms complete with custom-fitted wood closet organizer with paneled & glass doors.

Master Ensuite

3/4" Slab marble flooring, with electric under floor heat complete with programmable thermostat. Kohler Vintage® white 6' free standing tub with Vibrant Polished Nickel and White Kohler IV Georges Brass® bath faucet with diverter spout, lever handles and handshower. Ferris Rafauli designed vanity built by NEFF with accompanying hardware (finishes as per Vendor's samples) with marble or granite vanity top with double Kohler Verticyl® rectangular under-mount white vanity sinks and Polished Nickel Kohler Margaux® widespread lavatory faucet with lever handles.

Water closet enclosure features custom wall & glass toilet enclosure (with frosted finish to eye level for privacy) and polished nickel hinges & grab bar. TOTO Llyod® white one-piece toilet and TOTO Llyod® white bidet complete with Polished Nickel Kohler Margaux® widespread bidet faucet and vertical spray. Water closet non-glass enclosure will be finished in partial marble, as per plan.

Tempered glass shower enclosure (with frosted finish to eye level for privacy) and glass door with marble or limestone wall tiles. Floor and ceiling to be marble or limestone with 2 wall niches and seat (as per plan). Complete with Polished Nickel Kohler Margaux® Rite-Temp® pressure-balancing valve faucet trim with lever handle. Polished Nickel Kohler Margaux® transfer valve trim with lever handle. Vibrant Polished Nickel Kohler Contemporary 12" Round

Rainhead with Katalyst Spray Technology. Vibrant Polished Nickel Kohler Stillness®/Purist® multifunction handshower and 30" slide bar.

Accessories include Polished Nickel Kohler Margaux® toilet tissue paper holder, robe hook and Polished Nickel 'Artos' heated towel rack.

Custom mirror framed oversize full width vanity mirrors, with cutouts for future wall sconces.

Bedroom Two And Three

3/4" x 5" 'Vintage' engineered stained oak hardwood flooring, including closet areas with custom-fitted organized closet (no paneled or glass doors).

Bathrooms

3/4" slab marble granite or limestone tile flooring. Either Kohler Hourglass® white drop-in bathtub with Polished Nickel Kohler Margaux® Rite-Temp® pressure balancing bath/shower trim set with diverter, marble or granite tile walls around tub and skirt of tub deck, glass sliding shower door with polished nickel grab bars, OR tempered glass shower enclosure with marble or limestone wall tiles. Floor and ceiling to be marble or limestone with 2 wall niches and seat (as per plan). Complete with Polished Nickel Kohler Margaux® Rite-Temp® pressure-balancing valve faucet trim set with diverter, as per plan. Ferris Rafauli designed vanity built by NEFF with accompanying hardware (finishes as per Vendor's samples), complete with marble or granite vanity top with single Kohler Verticyl® rectangular white under-mount sink & Polished Nickel Kohler Margaux® faucet. TOTO Llyod® white one-piece toilet water closet (some plans may feature separate water closet glass & wall enclosure – no tile to wall areas) and accessories of Polished Nickel Margaux® toilet tissue paper holder, towel rail and robe hook. Custom mirror framed oversize full width vanity mirrors, with cutouts for future wall sconces

Laundry Room (as per plan)

Side by side or stacked (as per plan) LG 24" classic Full integrated front load steam washer and steam dryer. Marble, granite or limestone tile flooring. Ferris Rafauli designed upper & lower cabinetry built by NEFF (cabinet finishes as per Vendor's samples) with valance lighting and marble or granite countertops, as per plan (not in all units). Cabinet built-in ironing board (as per plan). Kohler Undertone® under-mount stainless steel utility sink (as per plan), with Polished Stainless Kohler HiRise® two handle faucet.

Second Floor Terrace Balconies

- Hose bib connection on second floor rear balconies (Alton, Barton, Cantley, Chisolm, Mulholland and Tetherington)
- Exterior ground fault receptacle
- Impressive 8' double French doors or sliders opening onto terraces with decorative wrought iron railings, landscaped metal planters and granite tiles

Juliet Balconies

- Impressive 8' double French doors or sliders (with added 2' transom on Penthouse level) opening onto Juliet balconies with decorative wrought iron railings, and precast sills

Private Upper Terrace Sun Lounges (for penthouse suites, as per plan)

These exquisite natural sun-filled lounges feature a stained oak staircase with upgraded French Design 'burnt penny finished' iron pickets, stained 3-1/4" square oak newel post (w/corner flutes & plain cap) and stained 2-3/4" grooved oak handrail from penthouse suite level to upper sun lounge. Impressive ten foot (10') high ceiling, granite tile flooring, partial glass walls and 8 foot tall single glass door to outside terrace, with a 4 foot x 8 foot Pyramidal ceiling skylight allowing for even more natural sunlight.

Private Roof Top Terraces

Ten Penthouse suites (Alton PH & Barton PH excluded) have direct suite access to their own Interior Upper Sun Lounge and Private Exterior Roof Top Terrace. Each terrace is finished with shade pavilions, tempered glass privacy screens, landscaped black metal planters and granite paving stones (no furniture included in private roof top terraces). There is also a convenient gas connection for future BBQ and 2 ground fault receptacles, and hose bib.

Warranty

UNDER THE GUIDELINES OF THE TARION WARRANTY CORPORATION, with the following coverage:

- The home is free from defects in workmanship and materials for one (1) year.
- The home is free of defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, caulking, windows and doors, and the building envelope and basement remains free from water penetration for two (2) years.
- The home is warranted against all major structural defects for seven (7) years.



NOTES:

- All selections are to be from Vendor's samples. Purchaser acknowledges and understands that natural materials are subject to variations in colour, grain and texture so that the final product may not match the Vendor's samples. Marble and granite is subject to pattern, shade and colour variations.
- All features are as per plan.
- All dimensions and ceiling heights are approximate and are subject to variation to meet design requirements, standard metric dimensions and field conditions.
- All features, finishes, specifications and materials are subject to change without notice.
- The Purchaser acknowledges that there shall be no reduction in the Purchase Price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- References to model types or model numbers refer to current manufacturers models. If these types or models shall change, the Vendor shall provide an equivalent model.
- The Vendor shall have the right to substitute other products and materials for those listed in the Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.