



THE VINTAGE by partners

MARCH 2026 Edition | The specifications provided herein are intended to offer a general overview of the standard features and materials used in the construction of homes by Partners Homes. These specifications are subject to change without notice and may vary depending on the specific model, location, and availability of materials.

This disclaimer is provided for informational purposes only and does not constitute a binding agreement. The complete project specifications schedule will be included as part of your purchase contract.



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Build a better life.™



STANDARD SPECIFICATIONS



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RESIDENCES | 270
BUILDINGS | 4
STORIES | 5

BEAUTIFUL EXTERIORS

Elevated curb appeal with a sophisticated blend of durable fiber cement siding, classic brick accents, and sleek black vinyl windows - designed for lasting beauty and modern style.

PARKING

The Vintage offers optional titled, secured underground parking with well-lit spaces and direct elevator access to all residential floors. Outdoor parking is also available. EV charging stations and designated guest parking are available for added convenience.

ENHANCED QUIET FLOOR SYSTEM

Floors on the 2nd through 5th levels feature a lightweight concrete topping for added durability and comfort. To further enhance soundproofing, a sound attenuation mat is installed between the sub-floor and the concrete layer - helping to reduce noise transfer and improve overall acoustic performance.

ENERGY EFFICIENCY

Partners' commitment to eco-friendly living is built into every home, with double-glazed Low-E windows, high-performance insulation, and efficient forced-air heating - designed to reduce energy use and lower utility costs.





Choose your interior selections from 3 curated colour palettes to reflect your personal style.

ELEGANT INTERIOR FINISHINGS

- **Wall Paint:** One tinted primer coat and two finish coats of interior satin paint. Colours selected from standard palettes.
- **Ceramic & Porcelain Tile:** Full-height tile backsplash in kitchen. Bathroom tile includes two rows around tub/shower and above vanities.
- **Interior Woodwork:** All trim and casing in semi-gloss white paint-grade material.
- **Interior Door Casing:** MDF paint-grade, 5/8" x 3" flat profile or equivalent.
- **Baseboards:** MDF paint-grade, 1/2" x 4" flat profile or equivalent.
- **Shelving:** White wire mesh shelving in closets and pantries (as per plan).
- **Ceilings:** Finished in knockdown texture.

WINDOW COVERINGS

- **Standard roller shade package** included for all windows. Bedrooms feature blackout blinds for enhanced privacy and light control, while all other windows include opaque blinds.
- Note: Window coverings do not include patio doors, sliding doors, or transom windows.

PREMIUM PLUMBING FIXTURES

- **Lavatory Faucets:** Sleek single-lever design in chrome finish
- **Tub/Shower Faucets:** Single-lever chrome fixtures for modern functionality
- **Kitchen Faucet:** Chrome single-lever with integrated sprayer
- **Bathroom Sinks:** Undermount rectangular basins for a clean, contemporary look
- **Tub Surrounds:** Durable one-piece fiberglass tub and shower enclosures
- **Kitchen Sink:** Double-bowl, undermount stainless steel for style and utility
- **Toilets:** White two-piece design with elongated bowl, comfort height, and soft-close seat

CHEF'S KITCHEN

- **Cabinetry:** Modern flat-panel melamine cabinets with 36" lowers and up to 42" uppers, available in selected styles and finishes. Includes soft-close doors and drawers for a premium touch.
- **Countertops & Backsplash:** Durable 3/4" quartz countertops paired with a full-height tile backsplash extending to the underside of upper cabinets and/or over-the-range microwave.
- **Hardware:** Stylish cabinet hardware selected from curated design palettes to complement your kitchen's aesthetic.

BATH AMENITIES

- **Cabinetry:** Contemporary flat-panel bathroom cabinets, 32" in height, available in a selection of curated styles and finishes.

- **Vanity Countertops:** Elegant 3/4" quartz countertops with a standard one-row tile backsplash for a clean, refined look.
- **Hardware:** Bathroom hardware selected to match your chosen design palette, blending style with functionality.

STYLISH FLOORING OPTIONS

- **Carpet:** 35 oz. carpet in all bedrooms
- **Underlay:** Premium 8 lb carpet underlay for enhanced cushioning and durability
- **Luxury Vinyl Plank (LVP):** Installed in the laundry room, kitchen, entry, and living areas, as per plan
- **Luxury Vinyl Tile (LVT):** Installed in bathrooms, as per plan

ADVANCED HEATING & COOLING SYSTEMS

- A ducted fan coil system delivers warm air throughout the home, using heated water from a central boiler - offering the comfort of a furnace with modern efficiency.
- Controlled by a Wi-Fi-enabled programmable thermostat, the system also accommodates optional air conditioning with rough-in for an exterior condenser.
- Bathroom ventilation is integrated with the ERV system and includes a timer switch for high-speed operation. Air vents are durable plastic, with colors specified in the architectural drawings.

COMPREHENSIVE FIRE PROTECTION

- A code-compliant sprinkler system provides coverage in key areas including common spaces, bedrooms, closets, storage rooms, balconies, and attic spaces - enhancing safety throughout the home.

MODERN ELECTRICAL FEATURES

- **Switches & Outlets:** Sleek white Decora-style switches, outlets, and cover plates throughout
- **GFCI Protection:** Ground Fault Circuit Interrupters in all bathrooms, kitchens, and exterior weatherproof outlets on balconies and patios
- **Lighting:** A combination of flush-mount and recessed lighting, including kitchen wafer lights and bathroom vanity fixtures, installed as per electrical plans

QUALITY APPLIANCES

- **Range:** 30" electric smooth-top, self-cleaning range in stainless steel
- **Refrigerator:** 22 cu. ft. (or similar) counter-depth French door fridge in stainless steel, with waterline for filtered water and ice maker
- **Dishwasher:** 24" large-capacity stainless steel finish dishwasher
- **Washer:** 5 cu. ft. front-load washer (white), stacked or side-by-side as per plan. Select units may include a compact washer
- **Dryer:** 7 cu. ft. front-load dryer (white), stacked or side-by-side as per plan. Select units may include a compact dryer
- **Compact Units (Dawson Suite):** Approx. 2.0 cu. ft. washer and 4.0 cu. ft. dryer
- **Hood Fan:** Over-the-range microwave with integrated hood fan in stainless steel

EXTERIOR FEATURES AND MATERIALS

- **Windows:** CSA-approved black extruded vinyl exterior with vinyl interior jambs
- **Glass:** Double-glazed Low-E glass for energy efficiency and comfort
- **Patio/Balcony Doors:** Sliding patio doors with foot locks; street-access patios include key-lockable passage doors
- **BBQ Gas Line:** One gas line provided per unit on the balcony
- **Parkade Access:** Parkade door opener with one remote control per designated parking space (as applicable)
- **Exterior Finishes:** A mix of fiber cement, metal, and brick siding, as specified in architectural plans

BALCONY

- **Decking:** Covered with an approved membrane in a color selected per architectural specifications
- **Railing:** Combination of aluminum picket and glass panels, with finishes as per architectural drawings