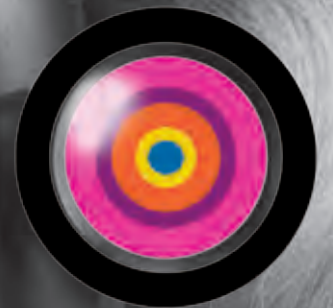


22

21

YONGE

CONDOMINIUMS ON YONGE
AT EGLINTON



LANDPOWER
REAL ESTATE LTD. BROKERAGE

The evolution of modern living

+

**A MODERNIST
SCULPTURE**

**THE GREAT
OUTDOORS**

**THE SINGULAR
YONGE/EGLINTON
LIFESTYLE**



LANDPOWER
REAL ESTATE LTD. BROKERAGE





A SLENDER ELEGANT PENTAGONAL TOWER

WHEN SANDY PEI AND HIS COLLEAGUES AT MANHATTAN'S PEI PARTNERSHIP ARCHITECTS WERE GIVEN THE COMMISSION TO DESIGN 2221 YONGE, RUSSELL MASTERS, THE VP OF TOWER HILL, GAVE THEM A FREE HAND WITH ONE CAVEAT: he didn't want another one of those ubiquitous glass boxes that seem to be everywhere.

Taking those marching orders as gospel, Sandy Pei delivered the antithesis of a box. Instead, 2221 YONGE is a slender elegant pentagonal tower that sits askew from a six-storey podium which is totally integrated into the busy Yonge/Eglinton streetscape. Pei is quick to point out, this unique structure emerged from the demands of the site itself, as well as ideas that he and his team picked up while researching Toronto's modernist towers from the 1960s.

A MODERNIST
SCULPTURE



For Pei, 2221 YONGE is actually two buildings: the six storey podium and the fifty-storey tower. Situated in the middle of a busy block, the architects believed it was vital to extend the street wall on Yonge, so they decided the best solution was a simple clean box that at grade provides for a grand entrance to the condominium and some retail as well. On the east side of the building, they created an additional entranceway with a grand porte-cochere for auto drop-offs and entry to the underground garage. Bridging the east and Yonge Street entrances is 2221 YONGE's magnificent lobby which has a stunning glass-enclosed garden as its focal point.

If the podium's role is to relate seamlessly to its Yonge Street site, it is the soaring slender tower that will give the condominium its unique and singular presence on the mid-town skyline. And here, again, its five-side pentagonal shape was a response to the site. Among the designers' chief concerns was to maximize the views

for all residents, so they decided to angle the south side of the building away from its neighbour. The north side retains its even façade.

2221 YONGE's unique shape is also an expression of the way the designers decided to "marry" the podium and tower on the seventh floor, which is the location of the complex's two-storey high amenity space. To create a distinct sense of separation between 2221 YONGE's two elements—the podium and tower—and to create interesting pockets of outdoor recreation space, the tower sits askew from the six storey podium, a decision that further enhances the slender profile of the tower on its north and south sides.

“2221 YONGE'S EXQUISITELY SCULPTURAL SHAPE IS ONLY ONE OF ITS DISTINGUISHING CHARACTERISTICS.”



“We really wanted to accentuate the difference between the two because it would add to the sculptural quality of the building, wide and expansive on its south and north facades, thin and lithe on its east and west sides,” observes Pei. “The fact that we twisted, or canted the south façade a little bit, created a secondary geometry that’s different from the podium’s and helps give the building its unique shape.”

But 2221 YONGE's exquisitely sculptural shape is only one of its distinguishing characteristics; the other is the building's unique skin, a series of glass and precast cantilevered balconies that continuously wraparound around the building. And the pedigree of the idea is distinctly Torontonion. At the beginning of the project Pei was shown a number of Toronto apartment buildings from the 1960s that used balconies as an integral part of the structure, in particular the Tower Hill complex at Spadina Road and St. Clair Avenue. “Those balconies weren't added on as an afterthought, they actually expressed the building,” says Pei, “and we wanted to capture some of that spirit.” They succeeded, brilliantly. Unquestionably 2221 YONGE's expressive balconies give the building its singular look. They are what

you “read” from the street--because the windows, themselves, are set back from the balconies. Sandy Pei further determined that the balconies could be “a modulation device” to give the façade animation and personality. That was achieved by designing a unique balcony balustrade with alternating white precast and glass sections, thereby creating zones of privacy and transparency on the south face of the building. The spacing of the solid and clear tabs changes from one floor to the next in three floor sequences, which results in the façade “reading” from the street like a Morse Code path. Not only is the result uber cool, it gives the facade, as Pei suggests, “a very animated expression.”

A NEW DESIGN AESTHETIC

STUNNING ZEN-INSPIRED LOBBY

WHEN RENOWNED DESIGNER ALESSANDRO MUNGE, OF MUNGE LEUNG, started thinking about the interiors for 2221 YONGE, he made one critically important decision. Because the neo-modernist architectural aesthetic of the building was so strong, so riveting, he wanted the interiors to, quite simply, pay “homage” to the architecture. “I didn’t want anything fussy, or overly decorative, or try to juxtapose one approach against another. I wanted to keep the transition from the exterior into the interior very fluid and seamless. 2221 YONGE is not interior decorating, it is interior architecture.”



Nowhere is Munge Leung's vision more clearly on display than in the stunning ground floor lobby that can be entered from the principal pedestrian entrance off Yonge, or from the auto entrance under a cantilevered porte-cochere on Cowbell Lane, on the east side of the building. On an axis with each other, the entrances bookend this dramatic linear space. With its floor to ceiling curtain glass walls on both sides, the Lobby is a visually transparent pavilion with a steeped Zen garden, enclosed in glass, as its focal point. As Munge notes, "The garden is the 'Wow!' factor in the design," and he believes nothing should overly distract from this verdant centerpiece.

“THE LOBBY IS A VISUALLY TRANSPARENT PAVILION WITH A STEEPED ZEN GARDEN, ENCLOSED IN GLASS.”

What does distinguish the space is the luxuriousness of the materials that compose it, its simplicity, and its elegance: a colonnade of stone columns frame the garden, an Algonquin stone floor, a ceiling in wood, a dramatically long reception desk in stone, or wood, and detailing in polished metal, or stainless steel. Among the lobby's most intriguing design gestures is a ribbon of glass floor abutting the walls framing the garden that will permit natural light to cascade down into a mezzanine-level spa. "I want everything to be natural, organic, uncluttered, holistic" says Munge.

And to keep the interior spaces clean, classic, timeless, Munge envisions contemporary Italian furniture, or perhaps some classic furniture pieces from the International Style. "Clean lines, nothing fussy, nothing overdone." And any art chosen for the space will complement this modernist aesthetic. Possibly a colour field painting, in the style of a Jack Bush, or Claude Tousignant distinctive circle paintings.

LOBBY
LOUNGE
←

“THE WELLNESS
THEME CARRIES
THROUGH TO
THE STATE-OF-
THE-ART FITNESS
STUDIO AND THE
SERENE SPA.”

→
WET SPA
↓
FITNESS CLUB



The Lobby's aesthetic will be reprised on the Seventh Floor amenity spaces and in the mezzanine-level spa. "There will be one design language for the whole building," says Munge, "but because so much of the Seventh Floor amenity level is outdoor space, we want a seamless experience between the interior and exterior." The centerpiece of the Seventh Floor is a glass-walled two-storey high Lounge overlooking a large terrace facing Yonge Street. That room will host anything from large parties, to intimate get-togethers, and in the season of alfresco living, residents will move between the indoor and outdoor spaces effortlessly. The wellness theme carries through to the state-of-the-art fitness studio and the serene spa. Next to the Lounge are a smaller Bar/Lounge and then a Private Dining Room, with a show kitchen. Other Seventh Floor amenities include two side-by-side Media/Gaming Lounges with built-in TVs and a mini-bar, a Pilates Studio and a Fitness Room.



CLUB MOD



The expansive outdoor terrace overlooking Yonge Street has also been divided into a series of rooms separated by planting material. At each end of the terrace is a social space with cabanas, tables and barbeque stations for alfresco dining and in between, two outdoor lounges whose focal point is a linear outdoor fireplace. As in the ground-floor Lobby and the mezzanine-level spa, the Seventh Floor amenity spaces will be natural, organic, holistic, with furniture whose clean lines and sleek styling evoke the era of International Style Modernism.

“AT EACH
END OF THE
TERRACE
IS A SOCIAL
SPACE WITH
CABANAS,
TABLES AND
BARBEQUE
STATIONS.”



N↑

↑ GROUND FLOOR
↓ MEZZANINE LEVEL SPA



N↑

THE GREAT OUTDOORS

HALO ROOFTOP LOUNGE



FOR AN INTENSELY URBAN SITE LIKE 2221 YONGE STREET—ACROSS THE STREET FROM THE TTC AND THE NEW CROSSTOWN LRT AND LOCATED ON A MAJOR ARTERIAL ROAD—THE 2221 YONGE CONDOMINIUM IS A SURPRISINGLY “GREEN” BUILDING, WITH ABUNDANT, AND UNIQUE, OUTDOOR SPACES AND GARDENS. That becomes vividly and graphically apparent as soon as you approach the building on Yonge: Behind its floor-to-ceiling curtain-wall facade on the ground floor is a sloping Zen garden that is the epitome of serenity.



↑
7TH FLOOR
OUTDOOR
TERRACE

Constructed on the roof of the access ramp to the underground parking, the garden is framed on two sides by a colonnade of floor-to-ceiling windows. Open to the sky, the garden is “technically” outside, but its intensely intimate relationship with the lobby almost gives the illusion it’s inside. As 2221 YONGE landscape architect Paul Ferris observes, “We’re bringing the outdoors indoor, and it’s a very strong visual element, almost like an art piece.” Complementing the lobby’s Zen garden is a delicate planting bed on Yonge.

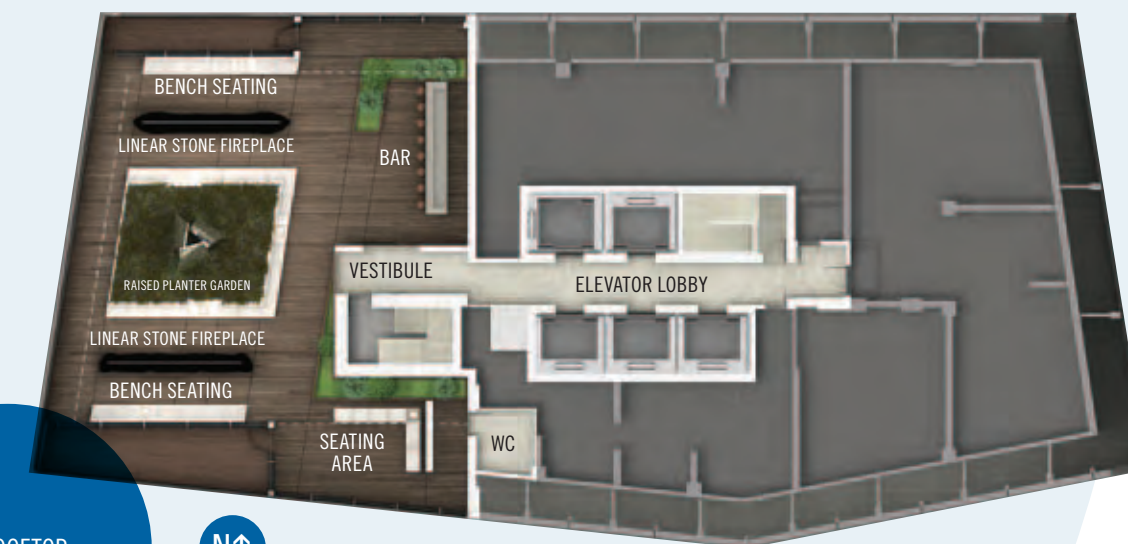
Possibly an even more dramatic outdoor space is the roof garden carved out of the sloping roof on the 56th floor of 2221 YONGE. Open to the air above, the garden is sealed to the elements on its north and south sides with vast expansive windows, which allow residents to enjoy forever vistas of the city skyline and the lake. “Without putting a glass skin on the walls of the terrace, you’d have to strap yourself in to enter the space because of the wind,” explains Ferris. Long banquettes will line the garden’s edge, permitting residents to look out over the city in style, or look into the serene passive tranquility of this one-of-a-kind garden-in-the-clouds.

The final green element at 2221 YONGE is the extensive terraces bordering the amenity spaces on the Seventh Floor. To Quadrangle Architects’ Les Klein, the project’s executive architect, 2221 YONGE is like a Doric column (the tower) attached to a base (the podium). And the tower, sitting slightly askew on its base, permits much of the podium roof to become open space. Though the terraces wrap around the tower, the designers have maximized the outdoor space to face Yonge Street. As envisioned now, this space will be artfully divided into a series of “outdoor rooms” separated by planting material. At each end of the terrace will be a social amenity space with cabanas, tables and barbeque stations and in between, two alfresco lounges facing a linear outdoor fireplace. A perfect setting to kick back, relax and enjoy summer in the city. And, weather permitting, fall and spring too.



7TH FLOOR
AMENITIES

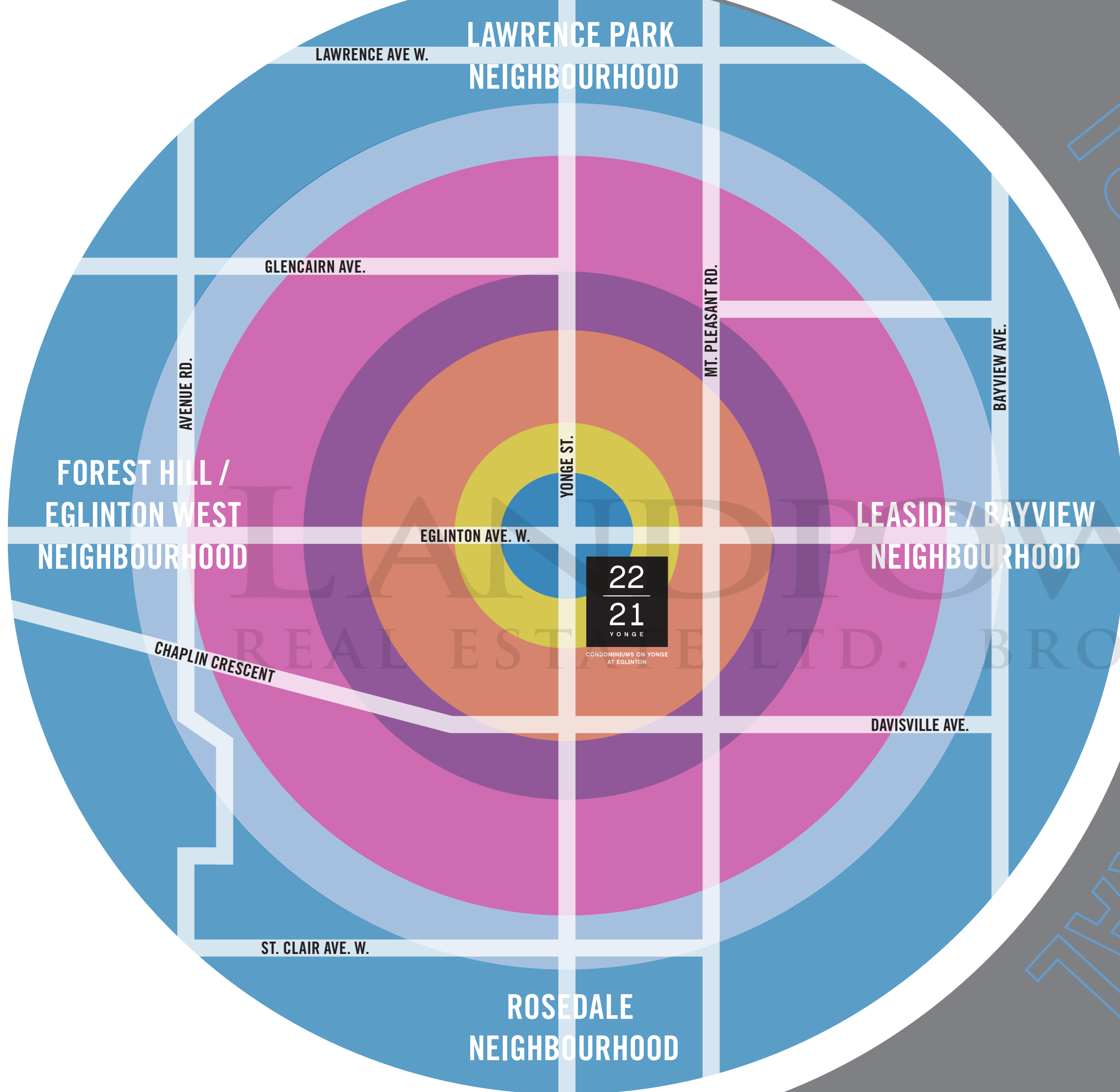
“LONG BANQUETTES WILL LINE THE GARDEN’S EDGE, PERMITTING RESIDENTS TO LOOK OUT OVER THE CITY IN STYLE.”



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HALO ROOFTOP
LOUNGE

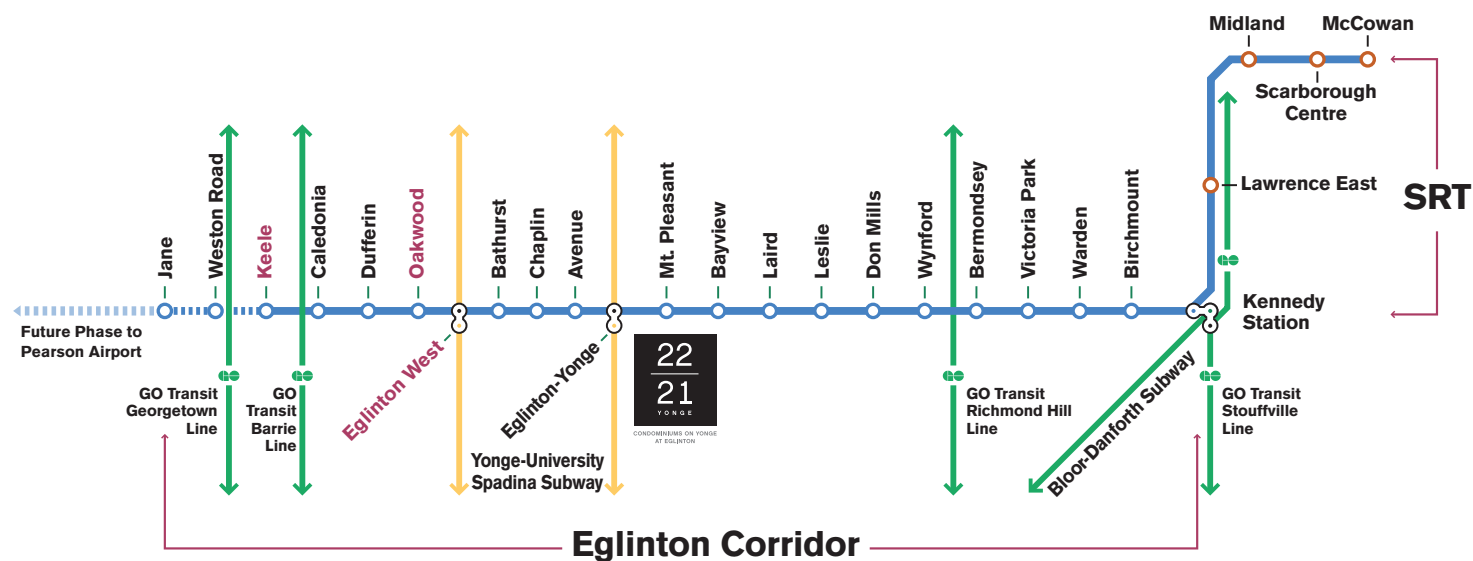


SOUTH VIEW



YONGE AND EGLINTON, THE EPICENTRE OF TORONTO, IS SURROUNDED BY SOME OF CANADA'S MOST COVETED RESIDENTIAL ENCLAVES: Forest Hill to the southwest, Lawrence Park to the north, Leaside and Bayview to the east and Rosedale to the south. A few blocks in either direction from the centre yields a fascinating variety of choices to inspire all the senses: the city's most celebrated gourmet eateries, brand name fashions, coffee bars, cocktail lounges, fitness emporiums, designer furniture, verdant parks and trails.

At the site of the original Sporting Life location is Au Lit, a treasure trove of bed linens and bath ware. Further up the street is Mercer and Prince, which retails exquisitely crafted home accessories. Aficionados of fine dining can make their way to establishments like North 44 and Pronto, Grano and Grazie. Among the many bars and clubs are Alleycatz Live Jazz Bar for those who like a little syncopation with their dry martinis, or the legendary St. Louis Bar & Grill where live music comes with the chicken wings. A few blocks away are two scenic parks, the Sherwood Park and Eglinton Park. And just 5 minutes to the south is the Kay Gardner Trail, a favourite with hikers, joggers and dog walkers.



“PEOPLE-
ON-
THE-MOVE”

CROSTOWN LRT



THOUGH IT'S THE ULTIMATE REAL-ESTATE CLICHÉ, LOCATION REMAINS ONE OF THE PRINCIPAL PITCH POINTS WHEN BUYING, OR SELLING A HOME. A NUMBER OF THINGS DETERMINE A GREAT LOCATION—SCHOOLS, PARKS, SHOPPING, ETC.—BUT ARGUABLY NONE IS MORE IMPORTANT THAN TRANSPORTATION.

How easy is it to move around the city, or the region from where you hang your hat? On that critical question, we'd argue that 2221 YONGE is nonpareil, without equal. How so? Well, it's more or less at the geographical centre of the Metro Toronto; it's a major hub on the Yonge subway line, with major bus routes fanning out from the station. But here's the kicker: with the completion of the Eglinton/Crosstown LRT, now under construction, Yonge/Eglinton will be one of just a handful of subway stops that allow you to travel in all directions: north, south, east and west. When completed, the line will have 26 stations in total, with its western terminus at Black Creek Drive and its eastern at McCowan Road in Scarborough. Eventually, it's projected the Eglinton/Crosstown will terminate at Pearson Airport, at one end, and the Kennedy subway station, at the other, where it will connect with the TTC's Bloor/Danforth line. For the future residents of 2221 YONGE, just walking across the street accesses all this “people-on-the-move” convenience.



AN ARTFUL
BLEND OF
DESIGN, FORM
AND
FUNCTION

IN THE CITY

STYLE MEETS SUBSTANCE IN A UNIQUE BLEND OF SPACE, COMFORT AND CREATIVITY. In the context of interior design, neo-modernism takes the influence of the 60s and melds it with contemporary styles to create a unique, cosmopolitan living environment. This can be seen in Munge-Leung's eclectic canvas of colours and suite finishes at 2221 YONGE. With 9-ft ceiling heights in most living areas and expansive floor-to-ceiling windows, the interiors are bathed in a profusion of light and space. Fresh air balconies or terraces extend your living space to the great outdoors. Designer selected high performance wide plank laminate flooring provides a rich texture to the overall ambience.

Gourmet kitchens sparkle with contemporary custom cabinetry, designer selected Caesarstone countertops, sleek European appliance package and more. Your bathroom is a haven of luxury with a magnificent marble countertop, custom designed cabinetry, undermount porcelain sink, deep soaker tub and gleaming chrome plumbing fixtures. Enjoy the latest in communication technology including next generation optical fiber connectivity. At 2221 YONGE, your elegance and comfort underline the meticulous craftsmanship and attention to detail in every individual suite.

FEATURES

THE BUILDING

- Rising 56 majestic stories, the distinctive tower sits askew from its six-storey podium, creating unique pockets of outdoor space around the comprehensive amenities floor
- Located right on the Yonge subway at Eglinton with TTC bus routes in every direction, and the soon to be completed LRT
- Large, distinctive precast and glass balconies
- Cantilevered wrap-around balconies
- The long extra-wide lobby extends the entire length of the site to connect the east and Yonge Street entrances
- A grand porte-cochere and double-lane drop-off provides access to extra-wide lobby
- The lobby is further enhanced by a large sloped garden, visible from outside on Yonge Street
- Mailroom is conveniently located on the ground level near the elevators
- Separate indoor storage units available, some located on podium level

THE AMENITIES

- The integrated design of the indoor and outdoor amenity area brings together recreation, fitness, relaxation and social interaction with the following:

An avant-garde Wet spa located on the mezzanine level which includes:

- Three separate experience plunges – a warm pool, a hot pool and a massage jet pool
- Sauna, steam rooms and private treatment rooms to help nurture downtime in a Zen-like environment

The spectacular 7th floor amenities space integrates:

- Indoor and outdoor components in a setting that is, in a word, inspiring
 - Spacious indoor entertainment facility that includes a fully equipped chef's show kitchen with private dining room with a double sided fireplace to the bar lounge, a fireplace lounge and several smaller lounge areas.
 - Comprehensive fitness club and Yoga/Pilates studio with men's and women's changing rooms
 - Two media, gaming and tv lounges
 - Landscaped outdoor terrace with both intimate and open entertainment spaces flanked by two linear fireplaces with built-in seating
 - Stylish cabanas feature BBQs with sitting/dining areas
- Topping off the amenities is the Halo Rooftop Lounge:**
- Outdoor Terrace that features breathtaking views of the city
 - Casual lounge area and wet bar creating the ideal spot for a nightcap,

for entertaining, or for a romantic night under the stars

THE SUITES

- Ceiling heights of approximately 9 ft. throughout the suites , exclusive of bulkheads for mechanical and structural or special architectural features
- Expansive floor to ceiling windows allow an abundance of natural light
- Choice of designer selected high performance wide plank laminate flooring in living room, dining room, den and kitchen, as per builder's standard selection
- Choice of designer selected broadloom in bedroom(s), as per builder's standard selection
- Choice of one paint colour from designer's selection
- Sliding and/or swing door to balconies or terraces, as per plan
- Attractive and secure solid core entry door with modern designer selected hardware with a privacy viewer
- All closets fitted with wire shelving
- Full size stacked washer/dryer vented to exterior
- Individually controlled heating and cooling system
- In suite sprinkler fire protection

FINISHES

THE KITCHEN

- Contemporary custom kitchen cabinetry designed by Munge Leung
- Choice of designer selected Caesarstone countertops, as per builder's standard selection
- Choice of designer selected ceramic tile for the backsplash, as per builder's standard selection
- Stainless steel single bowl undermount sink with contemporary designer selected chrome faucet with pull out spray
- European appliance package including:
 - Fully integrated refrigerator and dishwasher with cabinetry panel
 - Built-in oven and microwave
 - Drop-in easy cleaning glass surface cook-top
 - Feature stainless steel chimney-style hood

THE BATHROOMS

- Contemporary custom bathroom cabinetry that integrates the vanity, mirror, medicine cabinet and light fixture designed by Munge Leung
- Choice of designer selected Marble countertop, as per builder's standard selection

- Designer selected rectangular white undermount porcelain sink and single lever faucet
- Designer selected soaker tub with choice of designer selected ceramic tile, as per builder's standard selection

- Designer selected contemporary chrome plumbing fixtures and bathroom accessories

THE ELECTRICAL/ TECHNOLOGY FEATURES

- Individual hydro metering for each suite
- Decora-style light switches and matching electrical outlets
- Pre-wired cable outlet in living room, bedroom(s), and den
- Pre-wired telephone outlet in living room, bedroom(s), den and kitchen
- Optical fibre distribution system for the building and pre-wired fibre cable to each unit

THE SECURITY FEATURES

- Concierge on duty 24 hours a day, 7 days a week
- Surveillance cameras in key areas of underground garage
- Closed circuit camera monitoring at select building entry points

- Electronic communication system in lobby vestibule permitting visitors to communicate with individual suites
- Electronic access control system for amenity areas, parking garage and other common areas

PLEASE NOTE: 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. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in 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 and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials, or products such as carpet, tiles, bath tub, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the products as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plan and specifications are subject to change without notice. E. & O.E.



CONDOMINIUMS ON YONGE
AT EGLINTON

NEW SALES OPPORTUNITY

PROCEDURE FOR BUYING

1. As a VIP Agent, you are being given an opportunity to sell suites at the newly-released 2221 Yonge Condos prior to our Preview Opening.
2. The attached worksheet should be completed for your Purchaser, once a purchaser is in place. In order to avoid spelling or information errors, your Purchaser's photo ID must also be scanned or faxed with your worksheet. Only one name change will be permitted during the 10-day rescission period.
3. The completed worksheets and photo ID should be emailed to 2221yonge@bakersales.info or faxed to 647-340-2221 where every effort will be made to accommodate your request.
4. **Worksheets will be accepted commencing Friday, July 19, 2013 at 12 noon.**
5. **All Worksheets must be received by 5:00 PM on Friday, July 26, 2013.**
6. Each Purchaser may only buy one suite at 2221 Yonge.
7. You will be contacted by telephone with your suite assignment. An appointment will be arranged to meet with your clients for signing. All agreements must be signed before 5:00 PM on Friday, August 2, 2013.
8. Purchaser must be present to purchase.
9. A deposit cheque from a financial institution in the amount of \$5,000 must be presented at time of purchase. Counter cheques will not be accepted. Cheques are payable to Brattys LLP in Trust.

Thank you for your co-operation,

Sharon Edwards and Sherry Miller
Sales Representatives
647-350-2221

*See Sales Representative for details. 1% in 30 days, 1% in 120 days after 10% deposit and mortgage approval have been received by the Vendor. Valid for sales made on or before August 2, 2013 only.

**One Men's OMEGA stainless steel Constellation GTS ST STAR BLACK wristwatch with a self-winding movement, date calendar, skeleton case back and with raised index and hands against a dark grey coloured dial. The watch is complete with a stainless steel bracelet along with a double fold-over buckle.

One Ladies' OMEGA stainless steel Constellation wristwatch with a quartz movement and with a twelve diamond index and hands raised against a Mother of Pearl dial. The watch comes with a diamond set bezel and is complete with a stainless steel bracelet along with a concealed double fold-over buckle.

Watch selected must be taken as presented. No substitutions or cash value.





For Clients

Exclusive V.I.P. Agent Pricing

~~\$5,000 Assignment Fee~~, \$0 Assignment Fee***

Connection/Meter Charges capped at \$875

Extended Deposit Structure ~~25% Down~~, 20% Down

\$5,000 on signing, Balance of 5% in 30 days

5% in ~~90~~ days extended to 120 days,

5% in ~~270~~ days extended to 300 days,

5% in ~~450~~ days extended to 480 days

~~5% at Occupancy~~, 0% at Occupancy

Development/Levies Charges capped at

\$5,500 Studio/1B/1B+D/1B+M

\$7,500 2B/3B

Rogers Package (value \$2,100)

- Rogers Hi-Speed Internet Extreme plus for one year
- Digital VIP Ultimate with the Movie Network or Super Channel for one year
- Home Phone Deluxe for one year

Rogers Smart Home Monitoring Discount Package for 6 months****

Brochures are available for pick up at the Sales Centre

2221 Yonge Street, Toronto

Monday-Friday, 11:30 am-6:30 pm

Saturday and Sunday, 11:00 am-5:00 pm

Telephone: 647-350-2221

Fax: 647-340-2221

* 1 % paid in 30 days, 1% paid in 120 days after 10% deposit and mortgage approvals have been received by the Vendor.

Programs and incentives are subject to change without notice. E. & O.E. Valid for sales made on or before August 2, 2013 only.

** One Men's OMEGA stainless steel Constellation GTS ST STAR BLACK wristwatch with a self-winding movement, date calendar, skeleton case back and with raised index and hands against a dark grey coloured dial. The watch is complete with a stainless steel bracelet along with a double fold-over buckle.

One Ladies' OMEGA stainless steel Constellation wristwatch with a quartz movement and with a twelve diamond index and hands raised against a Mother of Pearl dial. The watch comes with a diamond set bezel and is complete with a stainless steel bracelet along with a concealed double fold-over buckle.

Watch selected must be taken as presented. No substitutions or cash value.

*** Subject to Vendor's conditions for Assignments being met. Please see Sales Representative for details.

****Value will vary on Purchaser's level of security required.



CONDOMINIUMS ON YONGE
AT EGLINTON

EXCLUSIVE V.I.P. AGENT PRICING
Tower

SUITE NAME	LEVEL	APPROXIMATE SUITE SIZE	SUITE TYPE:	EXPOSURE	V.I.P. AGENT** PRICING FROM:
Athens	8-39	423 square ft.	1 Bedroom	South	\$274,990
London	8-39	488 square ft.	1 Bedroom	South	\$306,990
New York	8-39	506 square ft.	1 Bedroom	South	\$334,990
Geneva	8-39	531 square ft.	1 Bedroom	South-West	\$349,990
Paris	8-39	563 square ft.	1 Bedroom + Media	South	\$319,990
Rome	8-39	611 square ft.	1 Bedroom + Den/2 Bath	North	\$394,990
Sydney	8-39	652 square ft.	1 Bedroom + Den	North	\$399,990
Tokyo	8-39	658 square ft.	1 Bedroom + Den	North	\$399,990
Toronto	9-39	707 square ft.	2 Bedroom/2 Bath	North-East	\$449,990
Hong Kong	8-39	727 square ft.	2 Bedroom/2 Bath	South-East	\$468,990
Milan	8-39	730 square ft.	2 Bedroom/2 Bath	North-West	\$458,990

(Subject to availability). Premiums apply to floors, balconies, terraces and views. Please see a Sales Representative for details.

** Valid only on Sales made on or before August 2, 2013

Suite Finishes

Ceiling heights of approximately 9 ft. throughout the suites. Choice of designer selected high performance wide plank laminate flooring in main living areas.* Contemporary custom Kitchen cabinetry designed by Munge Leung with choice of designer selected Caesarstone countertops and ceramic tile.* European appliance package includes a fully integrated refrigerator and dishwasher with cabinetry panel, built-in oven and microwave, drop-in easy cleaning glass surface cook-top and feature stainless steel chimney-style hood. Full size stacked washer/dryer vented to exterior. Contemporary custom bathroom cabinetry that integrates the vanity, mirror, medicine cabinet and light fixture designed by Munge Leung with choice of designer selected Marble countertop.*

Building Features

Rising 56 storeys, the distinctive tower sits askew from its six-storey podium creating unique pockets of outdoor space around the comprehensive amenities floor. Large, distinctive precast and glass balconies and cantilevered wrap-around balconies. The long extra-wide lobby extends the entire length of the site to connect the Yonge Street and East entrances. The lobby is further enhanced by a large sloped garden, visible from outside on Yonge Street. An avant-garde Wet spa located on the lower level includes three separate experience plunges –a warm pool, a hot pool and a massage pool, sauna, steam rooms and private treatment rooms to help nurture downtime in a Zen-like environment. The spectacular 7th floor amenities space offers a spacious indoor entertainment facility that includes a fully equipped chef’s show kitchen with a private dining room with a double sided fireplace to the bar lounge, a fireplace lounge and several smaller lounge areas. Comprehensive fitness club and Yoga/Pilates studio with men’s and women’s changing rooms, two media, gaming and viewing rooms also make up the 7th floor amenity space. A landscaped outdoor terrace with both intimate and open entertainment spaces flanked by two linear fireplaces with built-in seating and stylish cabanas with BBQs and sitting/dining area complete the 7th floor.

The Halo Rooftop Terrace with an outdoor terrace features breathtaking views of the city. The casual lounge area and wet bar create the ideal spot for a nightcap, for entertaining or for a romantic night under the stars.

*From Vendor’s standard samples. As per plan.

<p>Deposit Structure 20% Total \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 90 120 days 5% in 270 300 days 5% in 450 480 days 5% \$0 on Occupancy</p> <p>Taxes Estimated at approximately 1 % of purchase price</p> <p>Occupancy Commencing August 31, 2017</p>	<p>International Deposit Structure 35% total \$10,000 with signing of Agreement Balance of 5% in 30 days 5% in 90 days 5% in 270 days 10% in 540 days 10% in 690 days</p>	<p>Maintenance \$0.54 per square foot Hydro metered separately Parking Maintenance fee - \$60/month Locker Maintenance - \$15/month</p> <p>Parking \$55,000 \$50,000 per parking space (Parking is available for suites 700 square feet+ only)</p> <p>Standard Locker \$4,500-\$3,500</p> <p>Premium Locker (on Podium Floors) \$10,000, \$7,000</p> <p>All prices quoted include HST</p>
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All prices, figures and materials are preliminary and are subject to change without notice E. &O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. July 18, 2013
Please see a Sales Representative for details. Valid only on sales made on or before August 2, 2013.





BROKER REFERRAL PROGRAM V.I.P. Agent Sale

SUITE:_____ (the "Unit") MODEL:_____ PURCHASE PRICE:_____

2221 Holdings Inc. (the "VENDOR") agrees to pay:

- _____ (the "BROKER") a referral fee (the "Fee") of
- 4% of the purchaser price (net of H.S.T.) of the Agreement of Purchase and Sale on the first to fifth sale
 - 4.5% of the purchaser price (net of H.S.T.) of the Agreement of Purchase and Sale on the sixth to tenth sale
 - 5% of the purchaser price (net of H.S.T.) of the Agreement of Purchase and Sale on the eleventh sale and any sale thereafter

of the Agreement of Purchase and Sale dated _____ (The "Agreement") between the Vendor and the Purchaser listed below.

_____, a registered Salesperson with the "BROKER"

hereby confirms that he/she referred the Purchaser to the Vendor, in accordance with the note below.

The Applicable "Fee" will be paid as follows:

- (a) One percent (1%) commission thirty (30) days after the expiry of the rescission period.
- (b) One percent (1%) commission one hundred and twenty (120) days after the expiry of the rescission period provided any Purchaser's conditions have been satisfied and the Vendor is in receipt of all of the following:
 - A fully executed copy of the Agreement of Purchase and Sale together with all post-dated cheques, purchaser's mortgage approval and all purchaser's information.
 - Deposits totaling not less than ten percent (10%) of the Purchase Price, (cheques to have cleared Vendor's Bank);
- (c) The balance of commission upon final closing.

The sliding scale mentioned above will be adjusted upon final closing.

Note: To be eligible for the fee, the Purchaser(s) must be accompanied by the Salesperson on his/her first visit to 2221 Yonge Condos and both the Purchaser(s) and the Salesperson must register at 2221Yonge Condos at that time; and the Purchaser(s) shall not have previously registered with the Vendor, failing which, the parties agree there shall be no Fee payable.

Please mail your invoices to: 2221 Yonge Holdings Inc., 65 Queen Street West, Suite 440, Toronto, Ontario. M5H 2M5

DATED AT _____ this _____ day of _____, 2013

Per:

Authorized Signing Officer

Registered Salesperson

Agent's email address: _____

Purchaser Name: _____

Address: _____

Tel No. Bus: _____

Res: _____

*Valid only on sales before 5 pm on August 2, 2013

For Office Use Only:

Payment (a) _____

Date: _____

Payment (b) _____

Date: _____

Payment (c) _____

Date: _____



CONDOMINIUMS ON YONGE
AT EGLINTON

WORKSHEET

PHONE: 647-350-2221 FAX: 647-340-2221 EMAIL: 2221yonge@bakersales.info

OFFICE USE ONLY

Date Received: _____	BASE PURCHASE PRICE \$ _____
Baker Sales Representative: _____	PARKING COST \$ _____
SUITE: _____ (the Unit)	LOCKER COST \$ _____
MODEL: _____	PREMIUM LOCKER COST \$ _____
	TOTAL PURCHASE PRICE \$ _____

PLEASE FILL OUT THE FOLLOWING

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

No. of Parking Spots to Purchase at \$50,000 (Only available for suites 700 sq. ft. and up)	No. of Standard Lockers to Purchase at \$3,500
	No. of Premium Lockers to Purchase at \$7,000

PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION

PURCHASER 1	PURCHASER 2
First Name:	First Name:
Last Name:	Last Name:
Address:	Address:
Suite #	Suite #
City: Province:	City Province:
Postal Code:	Postal Code:
Main Phone:	Main Phone:
Alternate Phone:	Alternate Phone:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Driver's Licence #	Driver's Licence #
Expiry Date:	Expiry Date:
Email:	Email:

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)

Did you register through the Web?	How did you hear about us?
Profession:	Marital Status:
How many dependents?	Ages?
End User or Investor	

Co-operating Broker: Please enclose Agent's business card.

Name: _____

Brokerage: _____

Address: _____

Mobile: _____

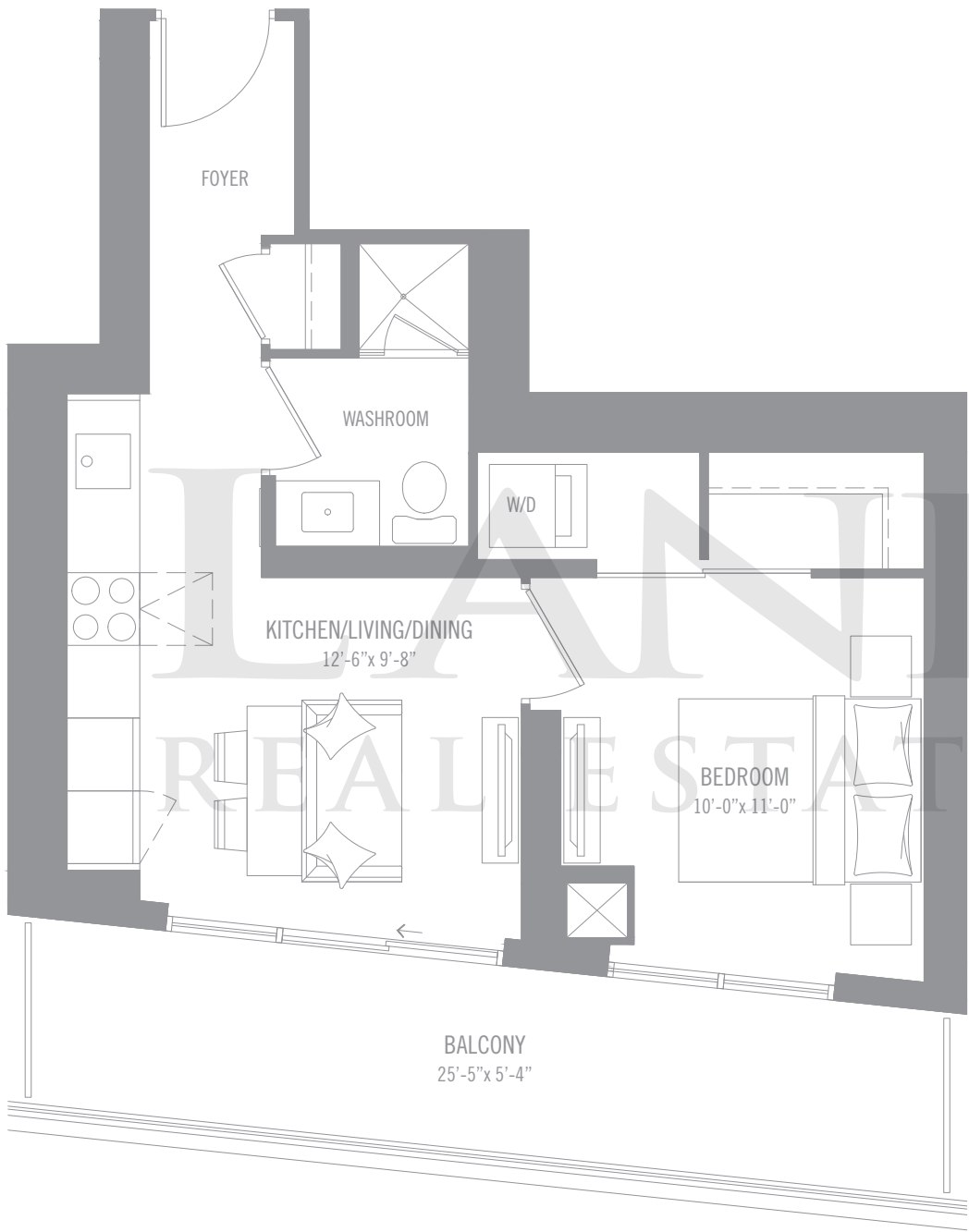
Office: _____

Fax: _____

Email: _____



SUITE TYPE: 1 BEDROOM 1-A
INTERIOR AREA: 488 SQ.FT.
OUTDOOR AREA: 135 SQ.FT.
TOTAL AREA: 623 SQ.FT.

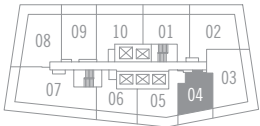
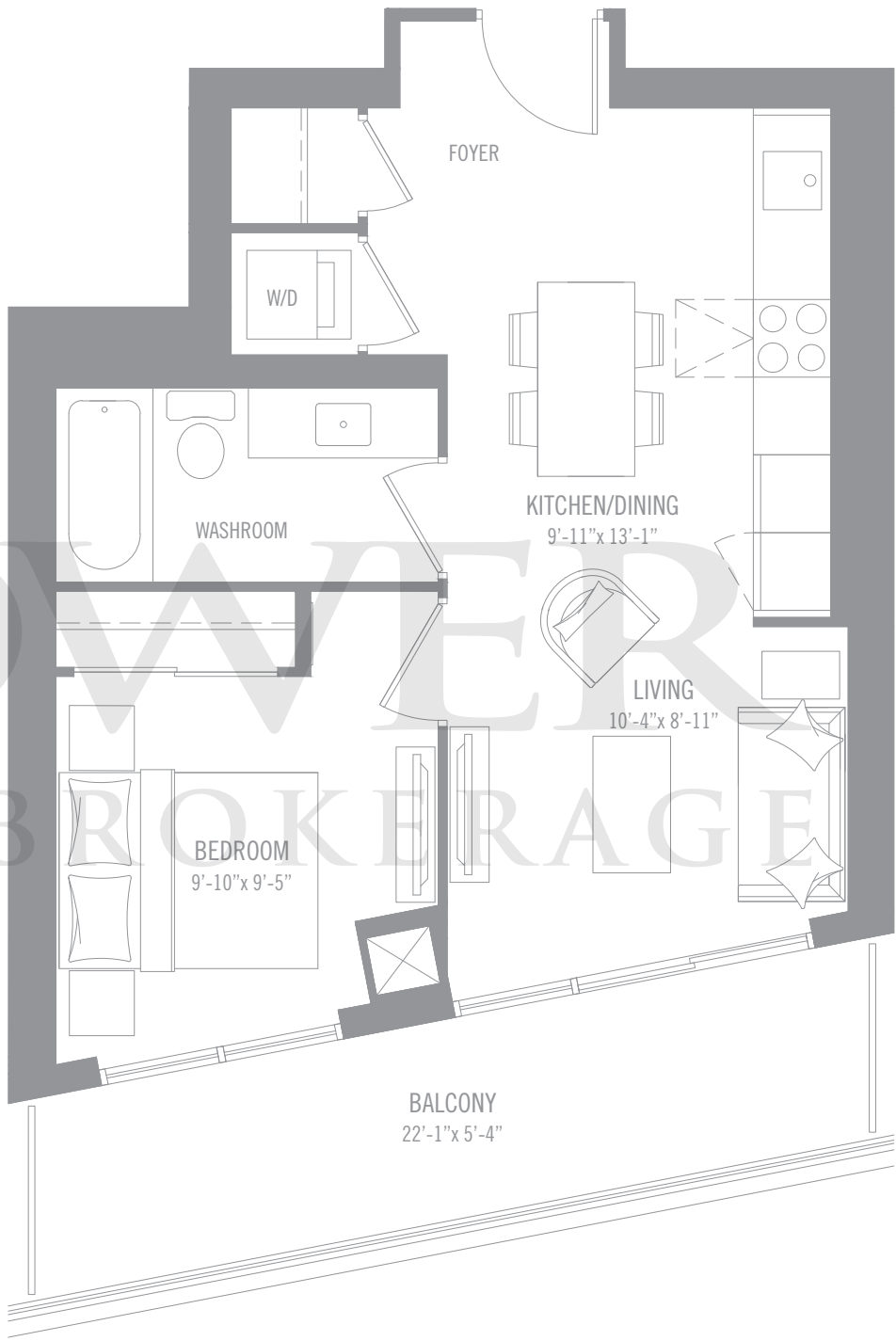


8-45TH FLOOR



Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions.
Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

SUITE TYPE: 1 BEDROOM 1-B
INTERIOR AREA: 506 SQ.FT.
OUTDOOR AREA: 118 SQ.FT.
TOTAL AREA: 624 SQ.FT.



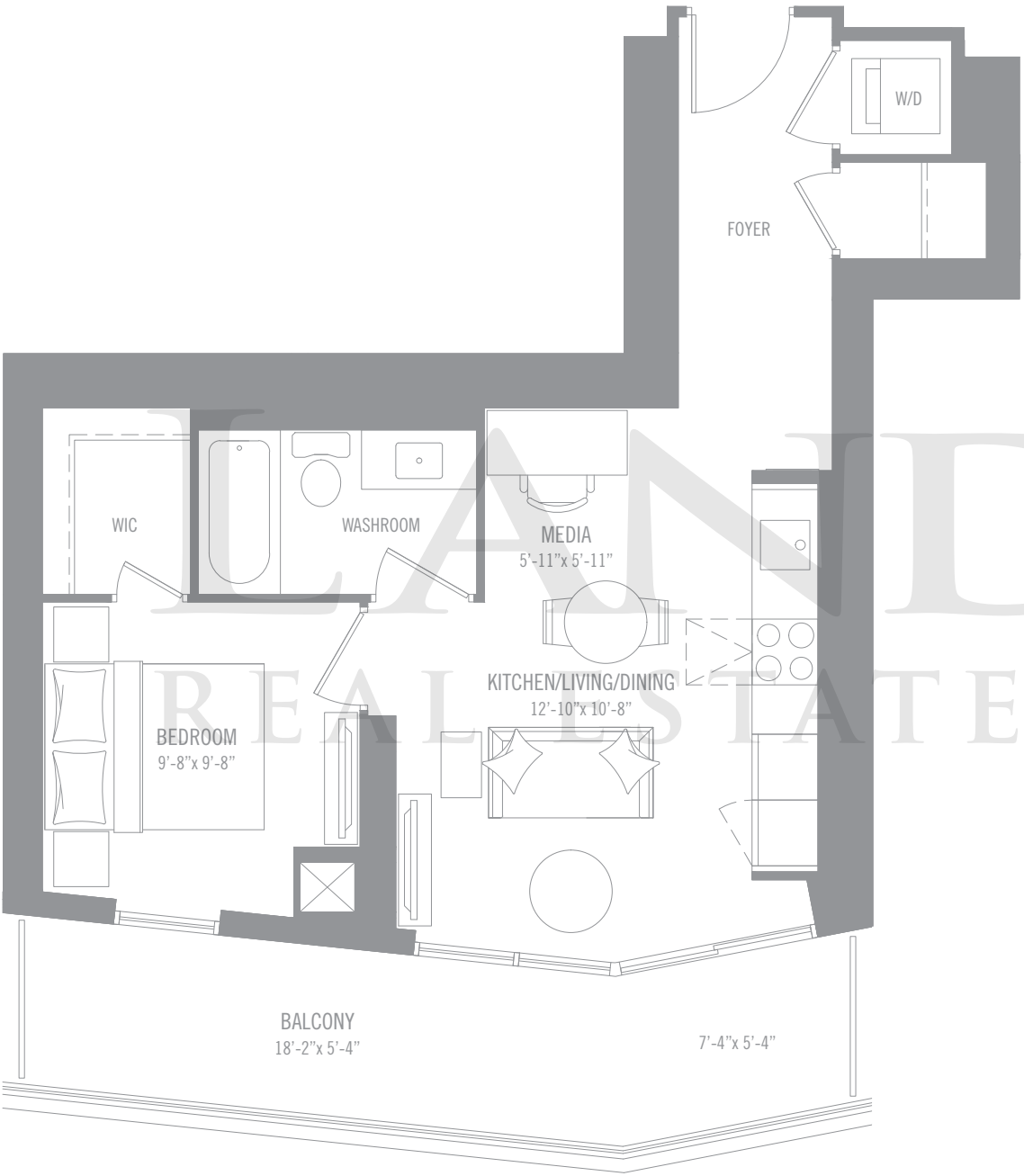
8-45TH FLOOR



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Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

PARIS

SUITE TYPE: 1 BEDROOM + MEDIA 1M-A
INTERIOR AREA: 563 SQ.FT.
OUTDOOR AREA: 136 SQ.FT.
TOTAL AREA: 699 SQ.FT.

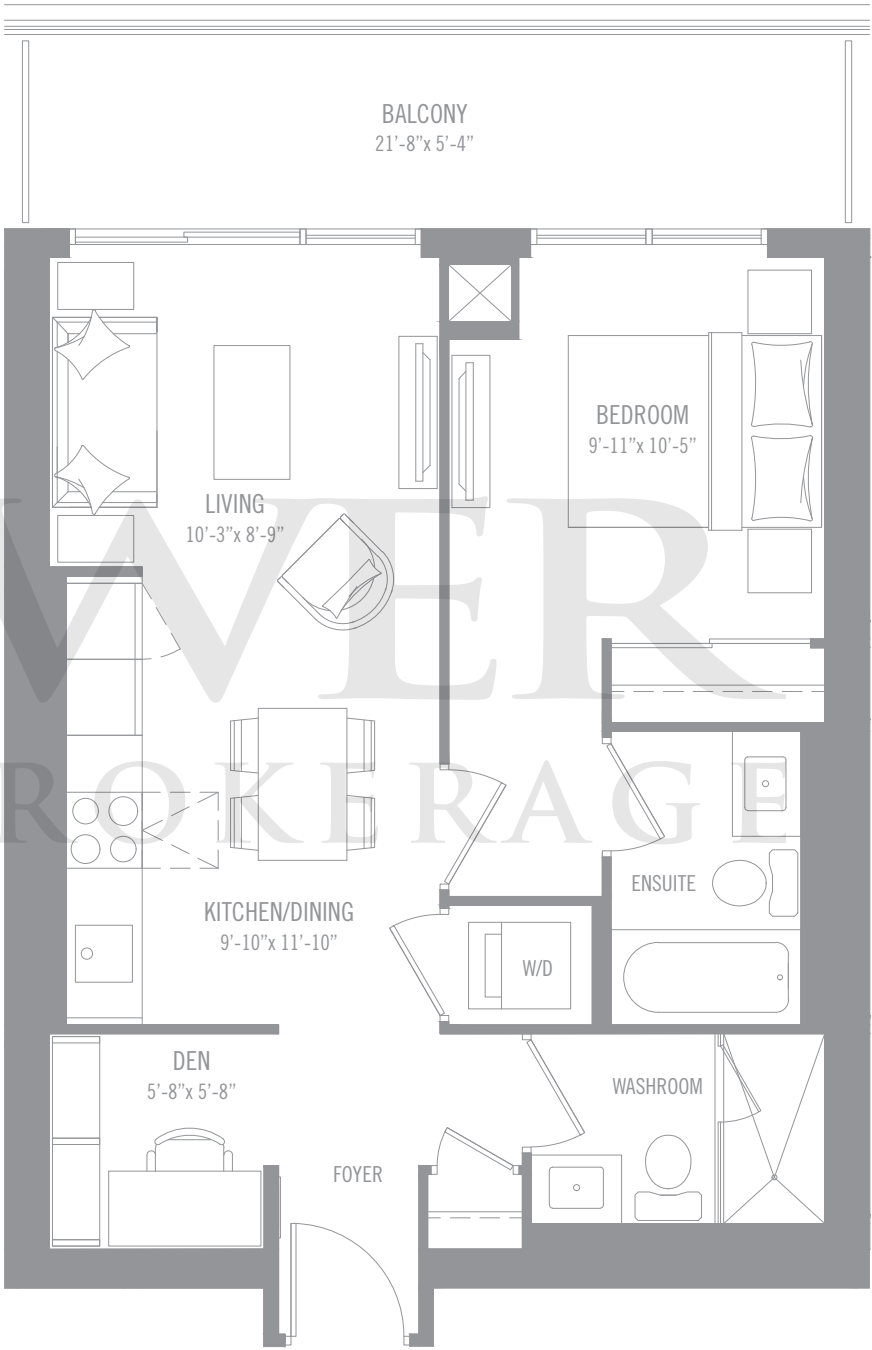


8-45TH FLOOR

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Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

ROME

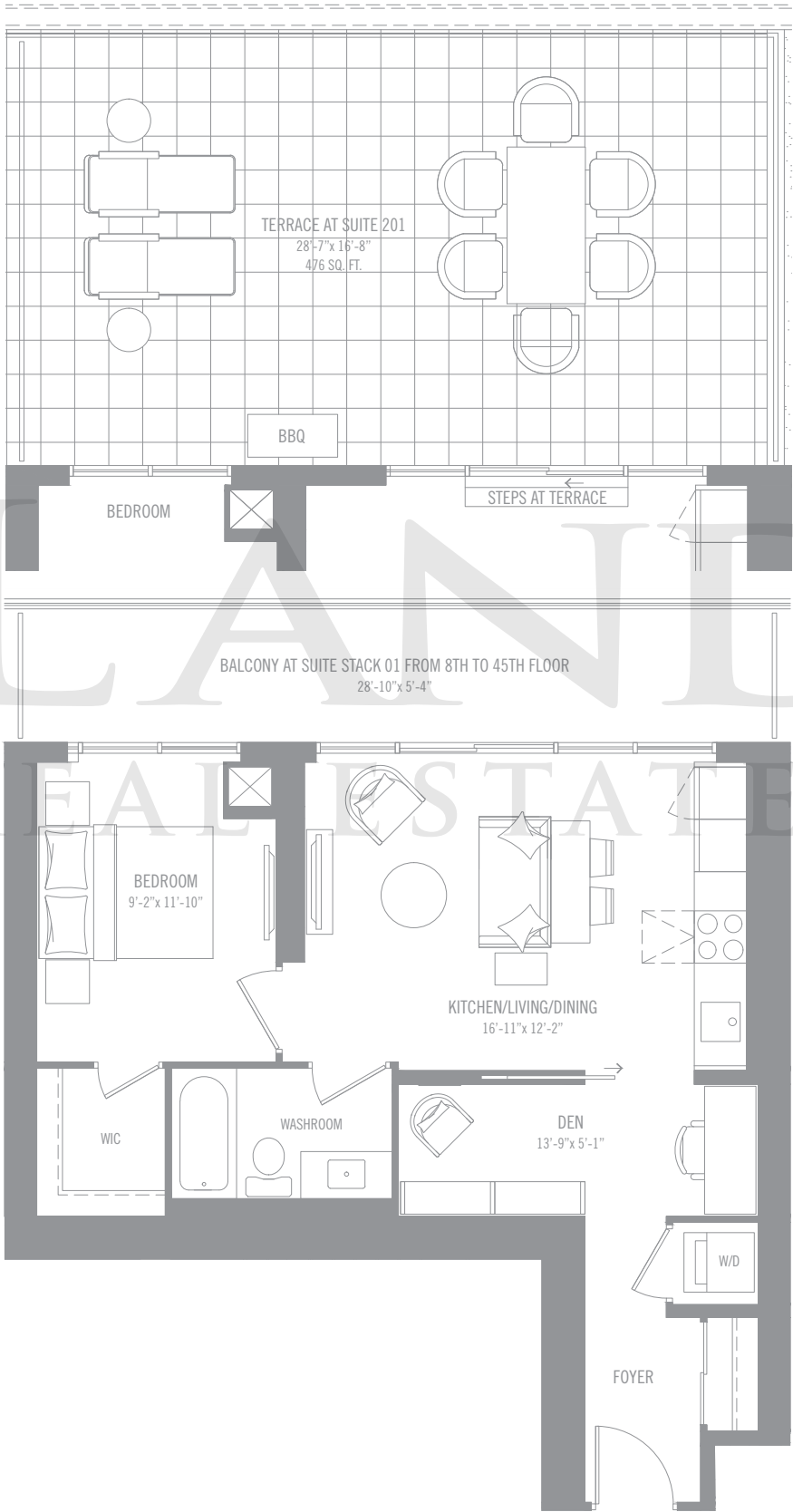
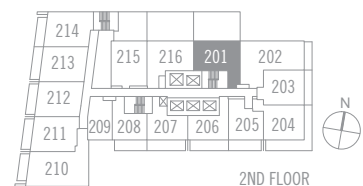
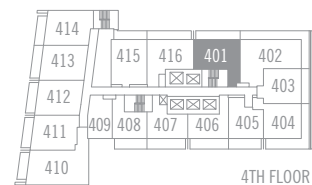
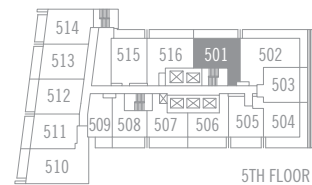
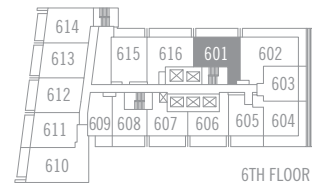
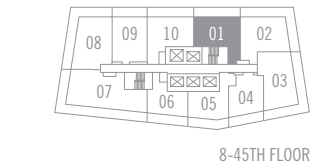
SUITE TYPE: 1 BEDROOM + DEN 1D-A
INTERIOR AREA: 611 SQ.FT.
OUTDOOR AREA: 115 SQ.FT.
TOTAL AREA: 726 SQ.FT.



8-45TH FLOOR

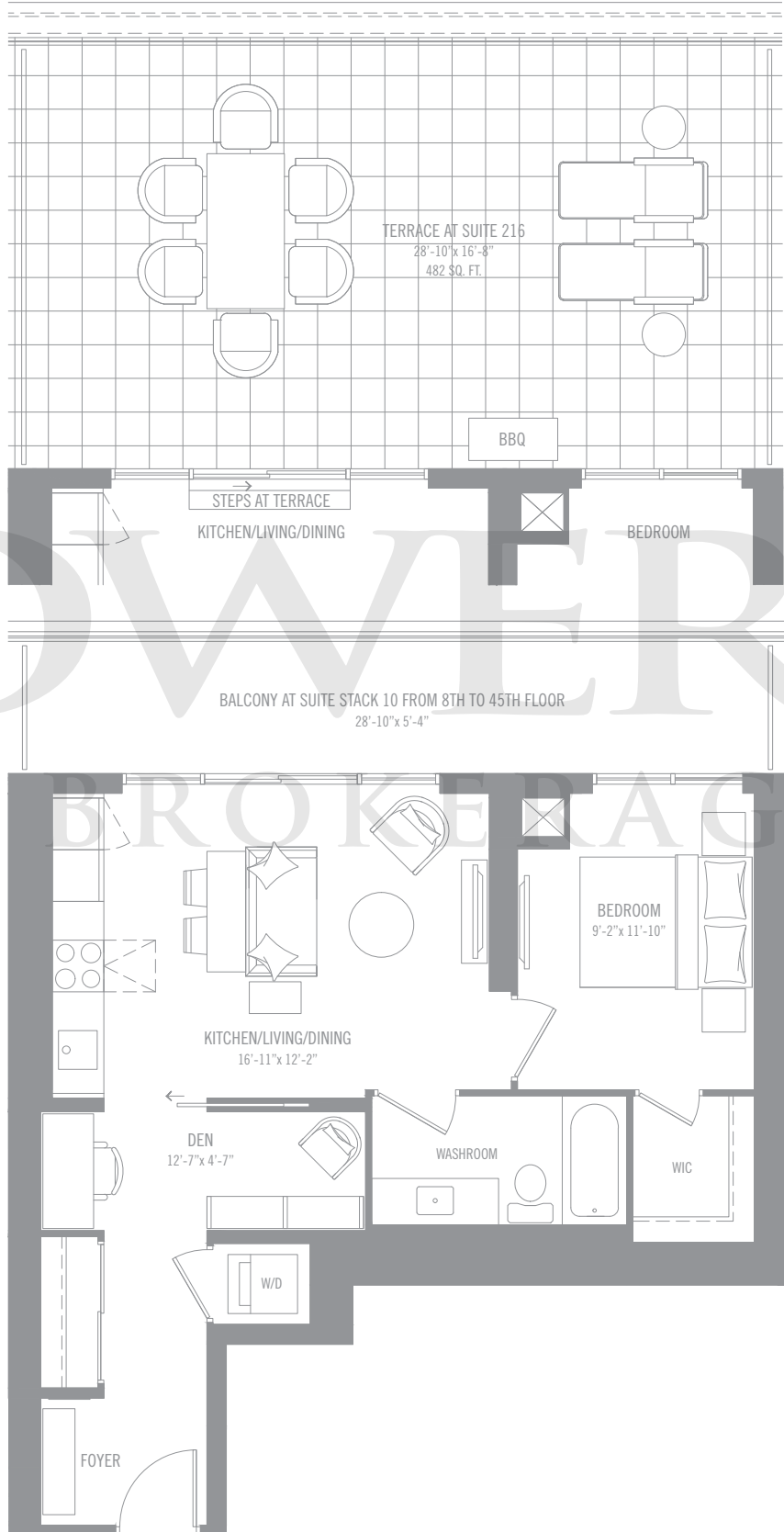
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Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

SUITE TYPE: 1 BEDROOM + DEN 1D-C
INTERIOR AREA: 652 SQ.FT.
OUTDOOR AREA: 154 SQ.FT.
TOTAL AREA: 806 SQ.FT.

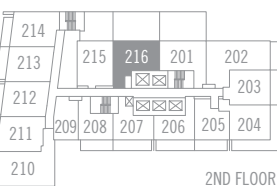
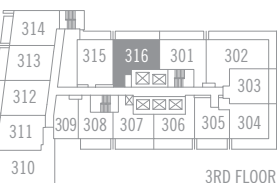
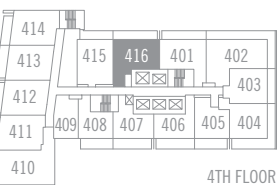
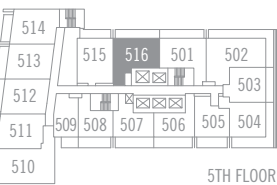
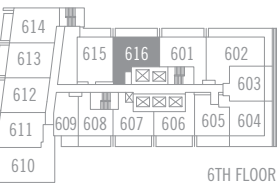
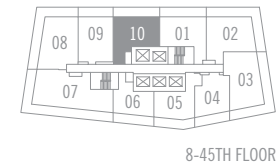


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Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

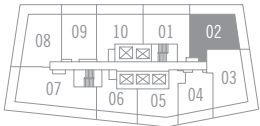
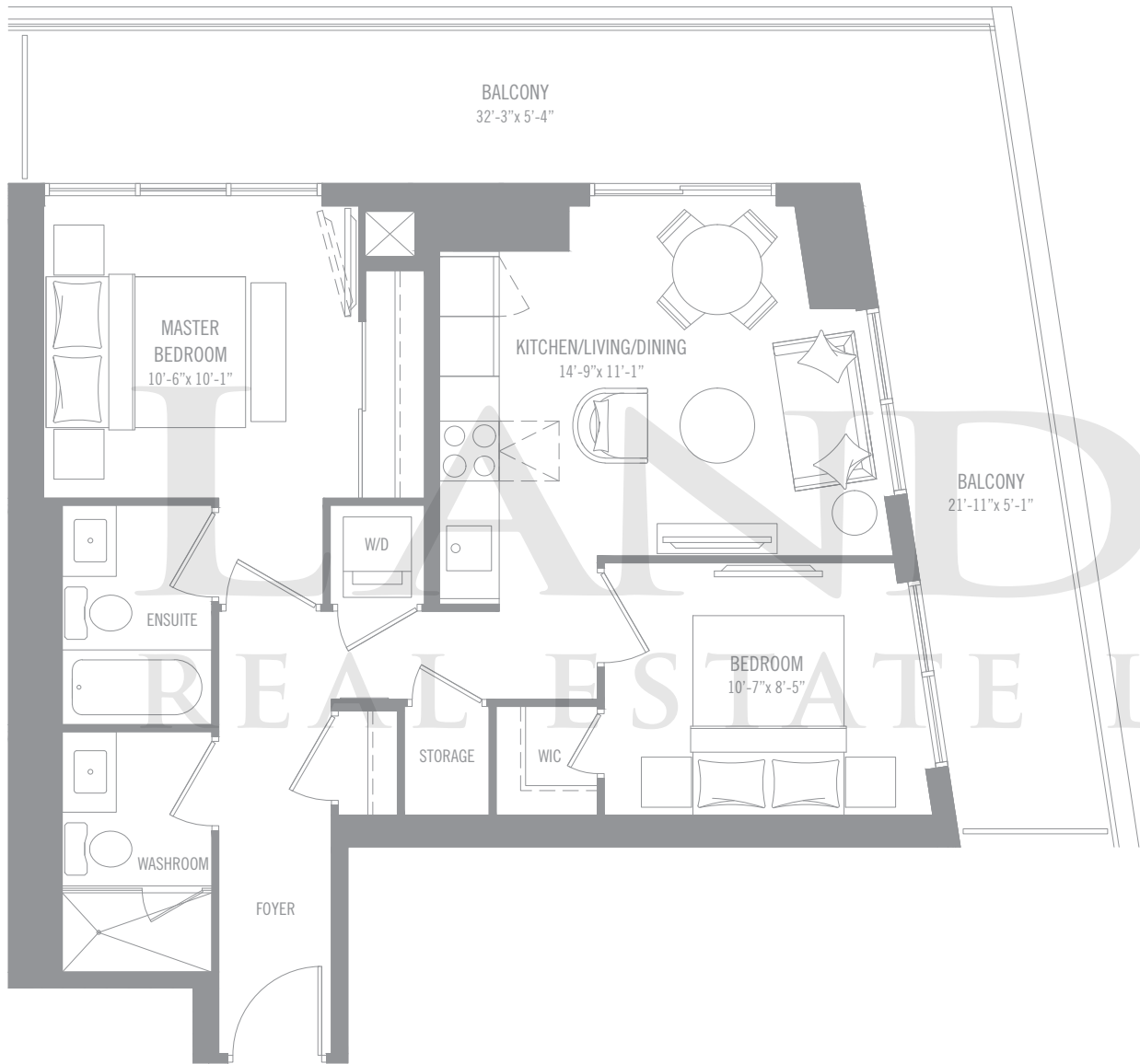
SUITE TYPE: 1 BEDROOM + DEN 1D-B
INTERIOR AREA: 658 SQ.FT.
OUTDOOR AREA: 154 SQ.FT.
TOTAL AREA: 812 SQ.FT.



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Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.



SUITE TYPE: 2 BEDROOM 2-B
INTERIOR AREA: 707 SQ.FT.
OUTDOOR AREA: 285 SQ.FT.
TOTAL AREA: 992 SQ.FT.

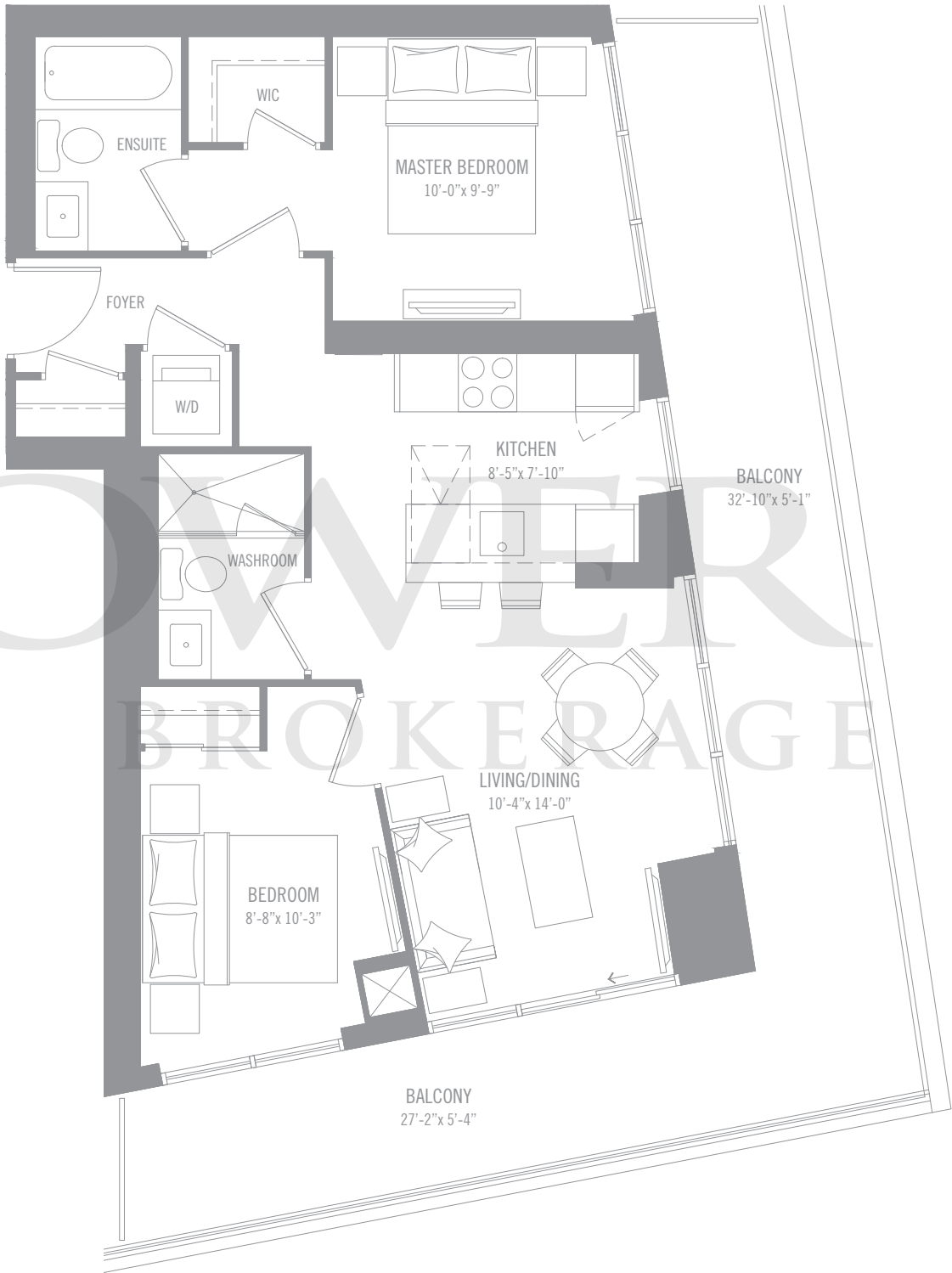


8-45TH FLOOR



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Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

SUITE TYPE: 2 BEDROOM 2-C
INTERIOR AREA: 727 SQ.FT.
OUTDOOR AREA: 311 SQ.FT.
TOTAL AREA: 1,038 SQ.FT.



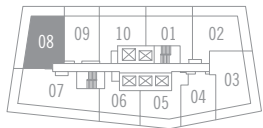
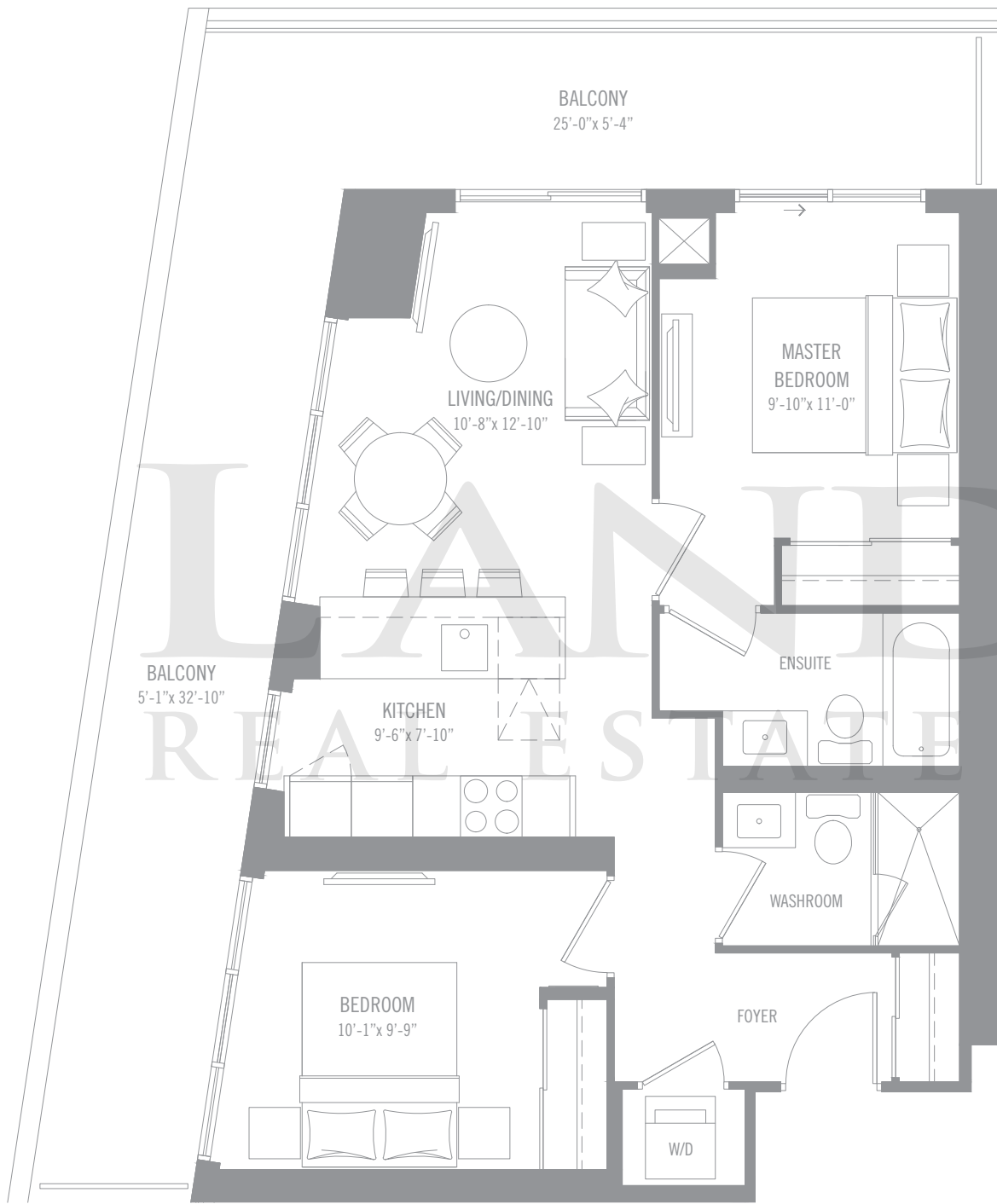
8-45TH FLOOR



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Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

MILAN

SUITE TYPE: 2 BEDROOM 2-A
INTERIOR AREA: 730 SQ.FT.
OUTDOOR AREA: 303 SQ.FT.
TOTAL AREA: 1,033 SQ.FT.

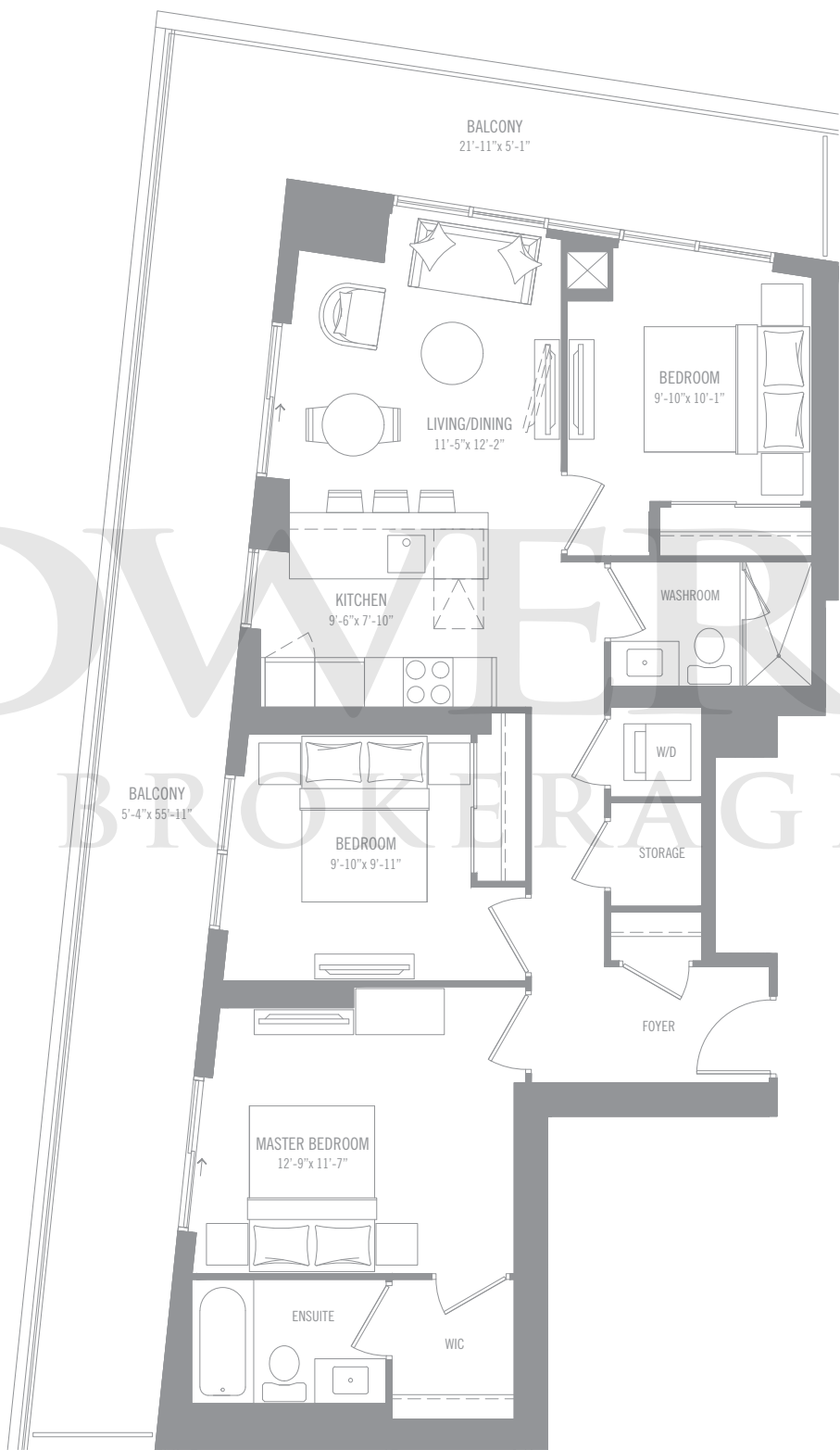


8-45TH FLOOR

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Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

BARCELONA

SUITE TYPE: 3 BEDROOM 3-A
INTERIOR AREA: 997 SQ.FT.
OUTDOOR AREA: 410 SQ.FT.
TOTAL AREA: 1,407 SQ.FT.



8-45TH FLOOR

Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions.
Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.



CONDOMINIUMS ON YONGE
AT EGLINTON

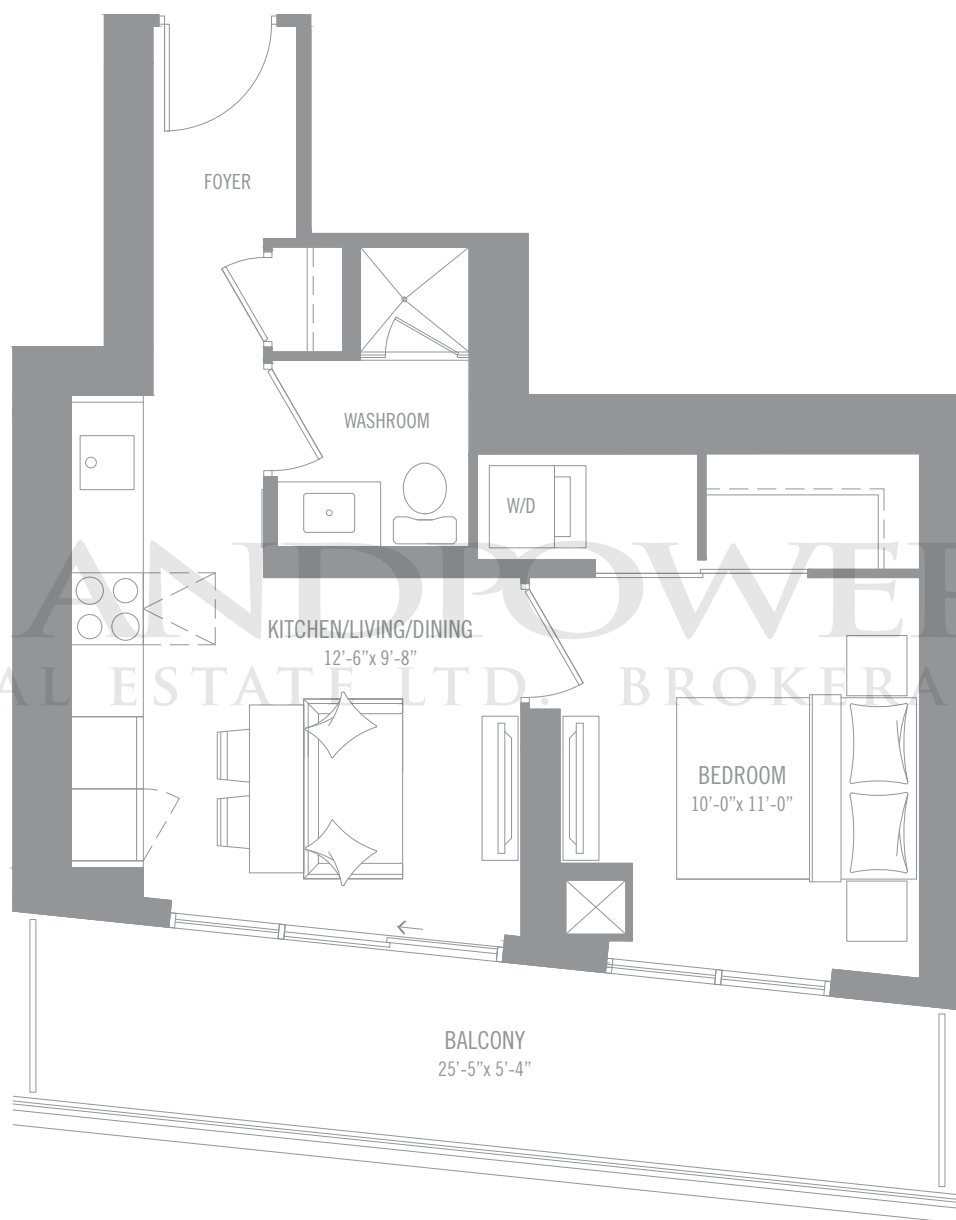
Complete Suite Package

LAND
REAL ESTATE

Tower Suites



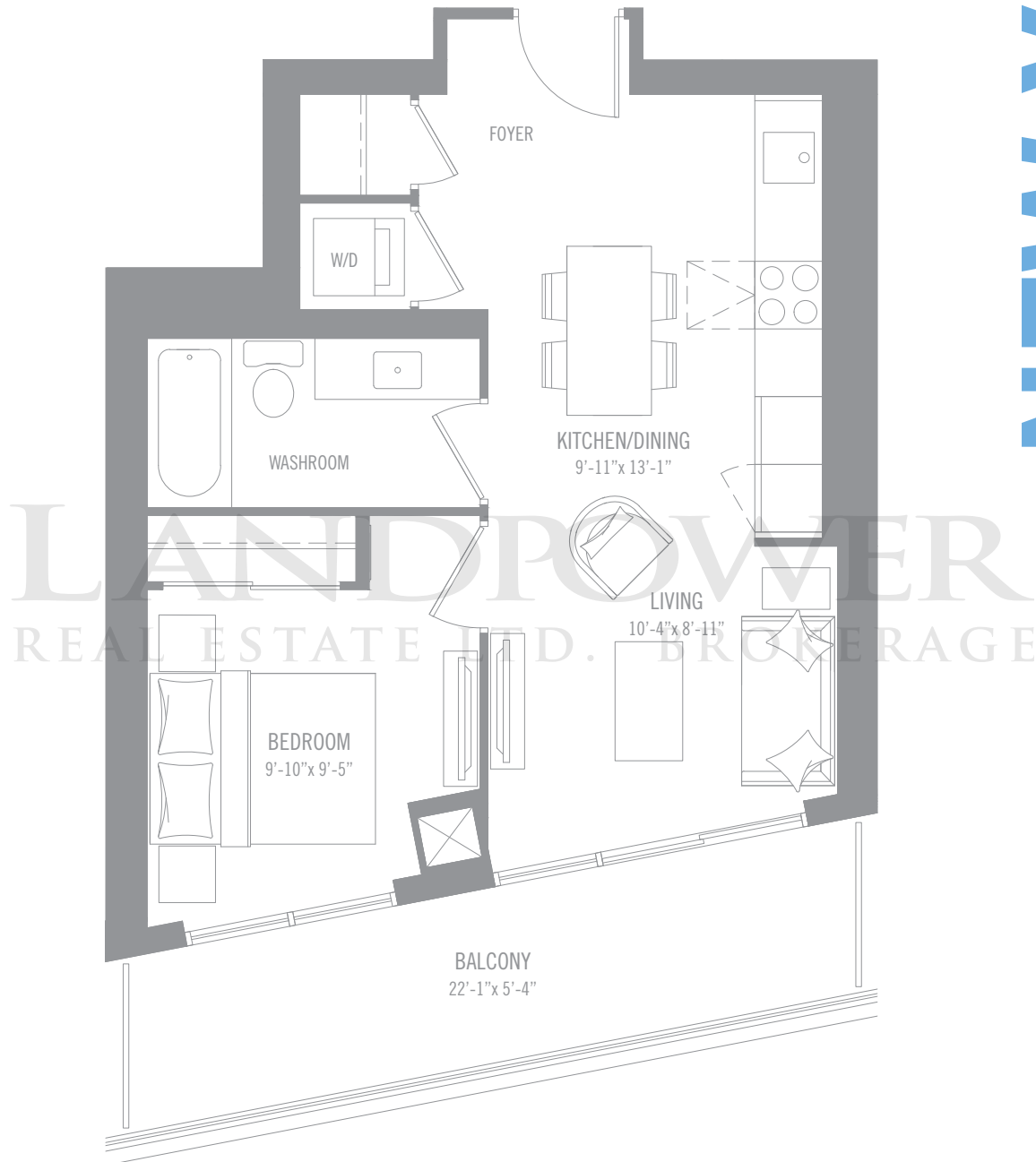
SUITE TYPE: 1 BEDROOM 1-A
 INTERIOR AREA: 488 SQ.FT.
 OUTDOOR AREA: 135 SQ.FT.
 TOTAL AREA: 623 SQ.FT.



8-45TH FLOOR

NEW YORK

SUITE TYPE: 1 BEDROOM 1-B
INTERIOR AREA: 506 SQ.FT.
OUTDOOR AREA: 118 SQ.FT.
TOTAL AREA: 624 SQ.FT.

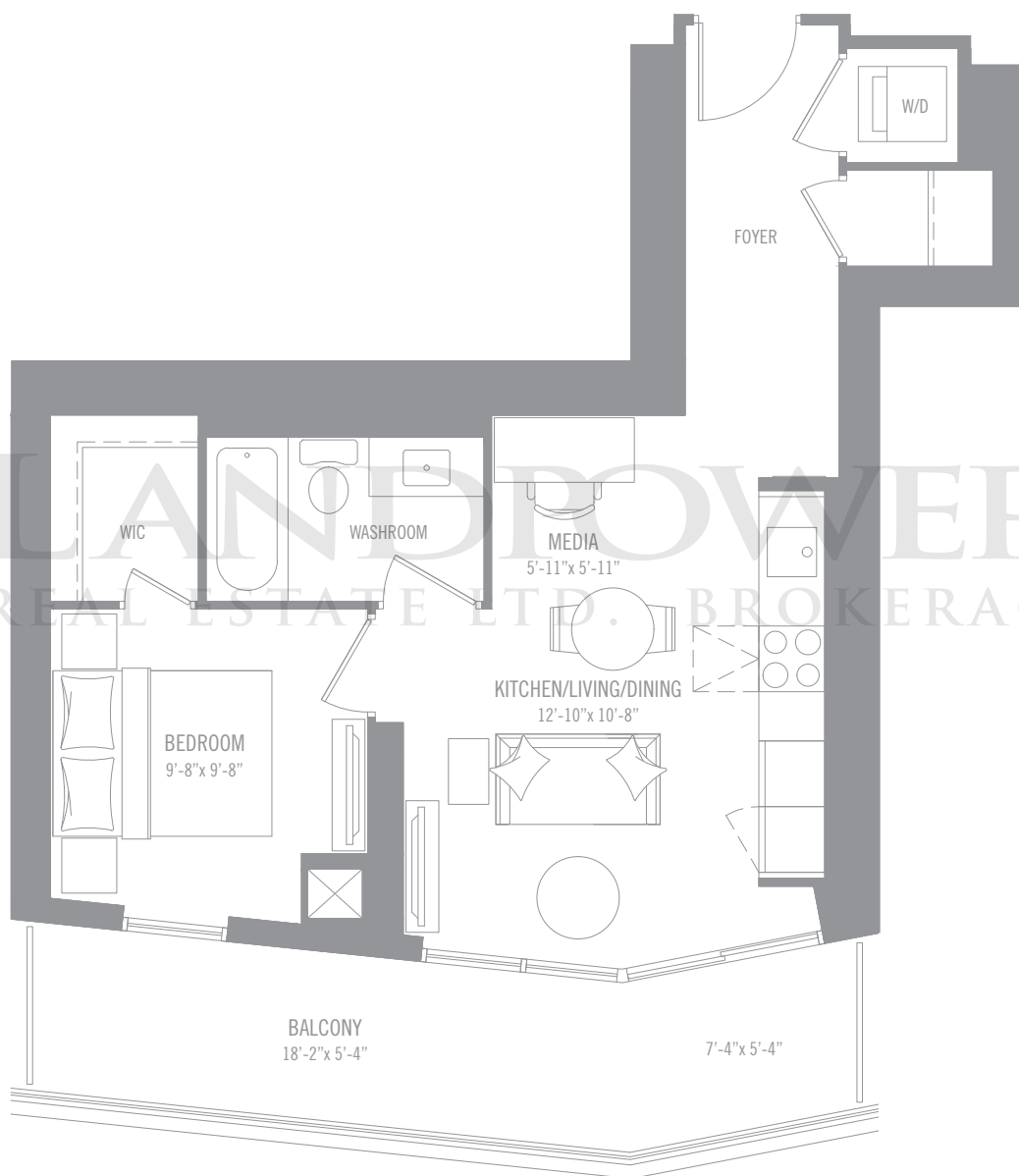


8-45TH FLOOR

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PARIS

SUITE TYPE: 1 BEDROOM + MEDIA 1M-A
 INTERIOR AREA: 563 SQ.FT.
 OUTDOOR AREA: 136 SQ.FT.
 TOTAL AREA: 699 SQ.FT.

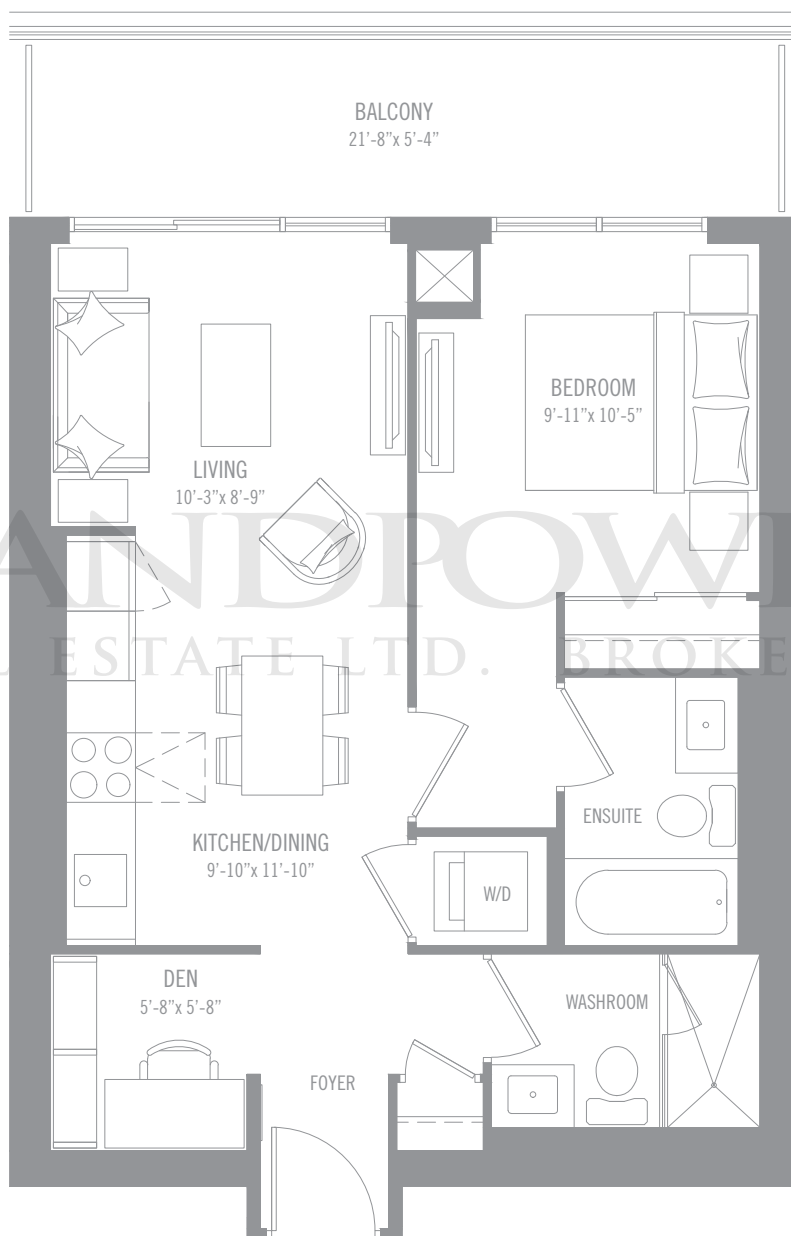


8-45TH FLOOR

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 Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

ROME

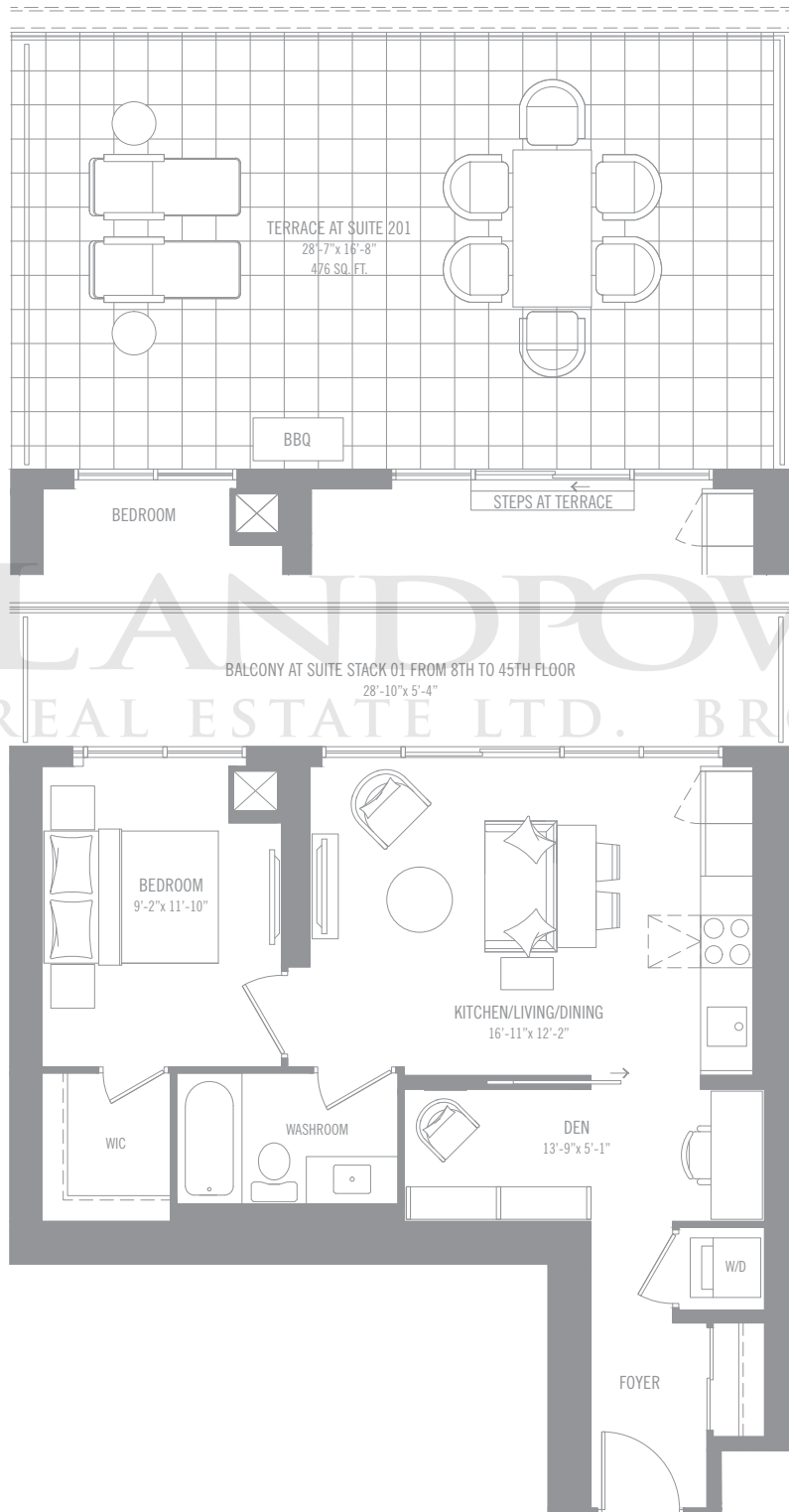
SUITE TYPE: 1 BEDROOM + DEN 1D-A
INTERIOR AREA: 611 SQ.FT.
OUTDOOR AREA: 115 SQ.FT.
TOTAL AREA: 726 SQ.FT.



8-45TH FLOOR

SYDNEY

SUITE TYPE: 1 BEDROOM + DEN 1D-C
 INTERIOR AREA: 652 SQ.FT.
 OUTDOOR AREA: 154 SQ.FT.
 TOTAL AREA: 806 SQ.FT.



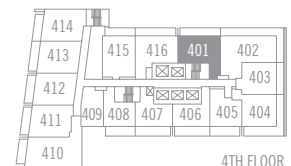
8-45TH FLOOR



6TH FLOOR



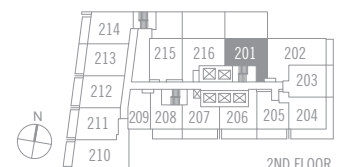
5TH FLOOR



4TH FLOOR

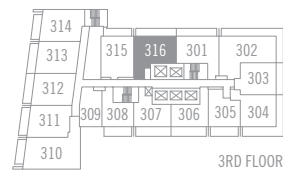
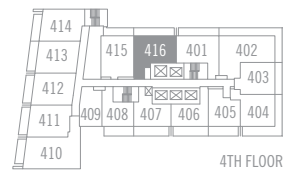
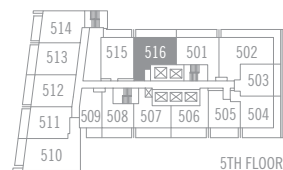
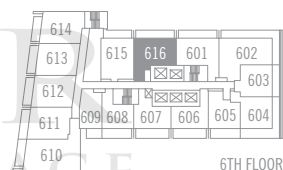
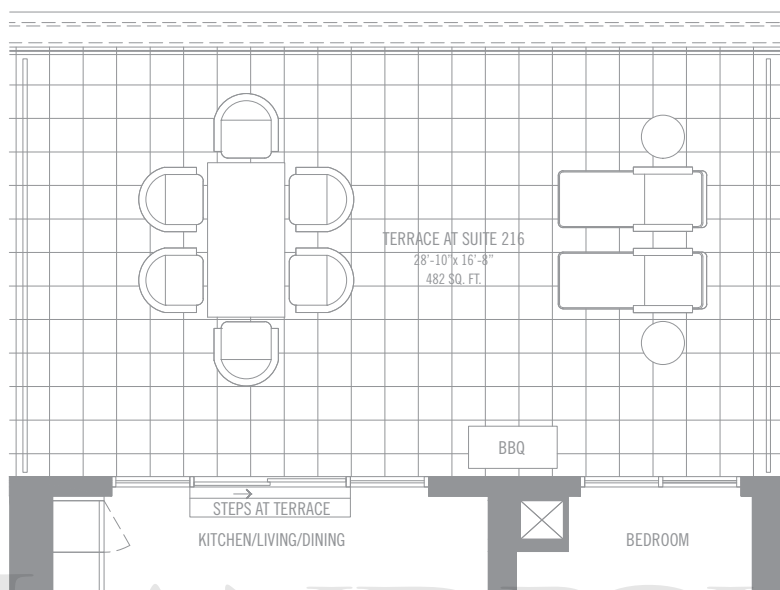


3RD FLOOR

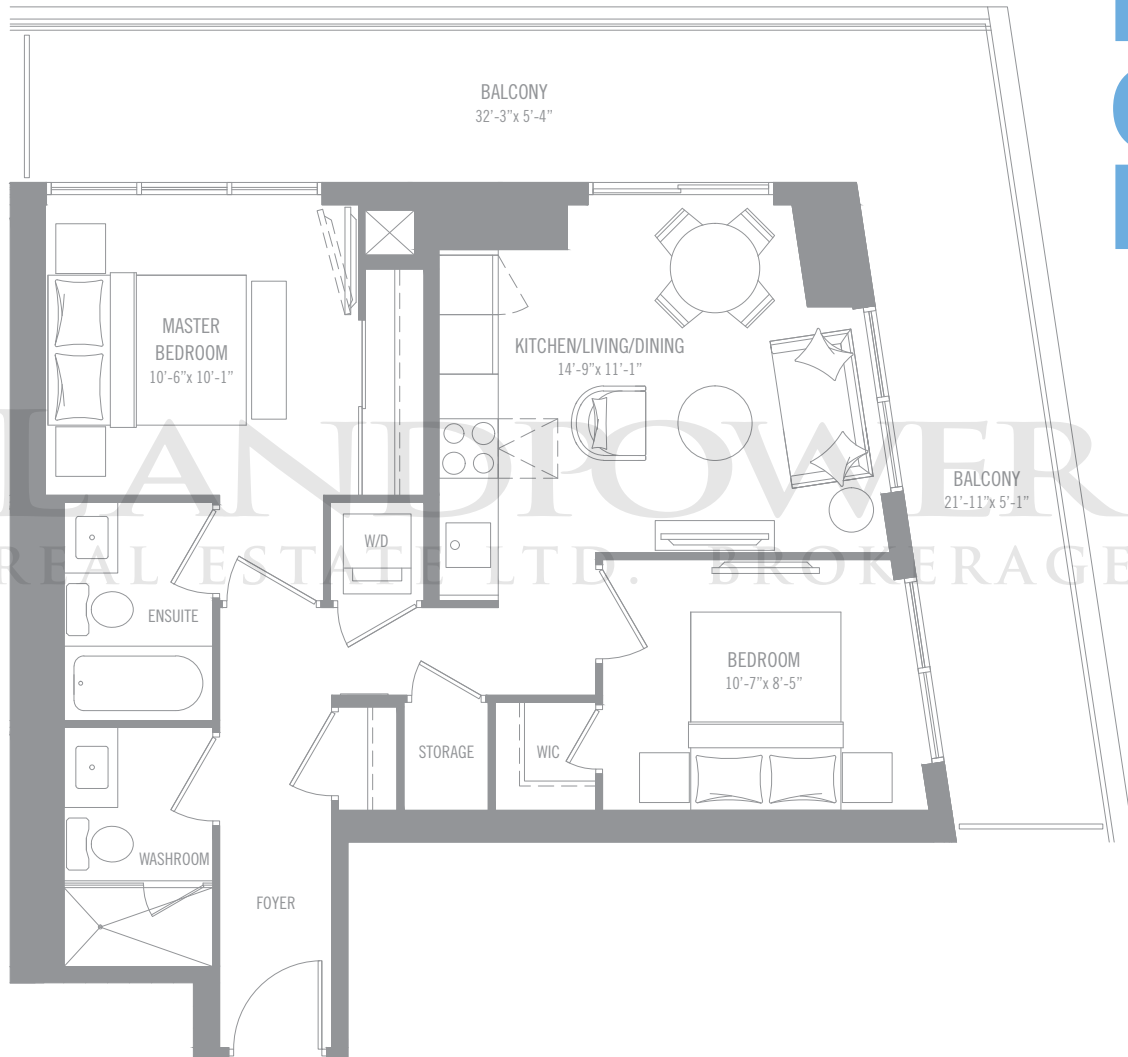


2ND FLOOR

SUITE TYPE: 1 BEDROOM + DEN 1D-B
 INTERIOR AREA: 658 SQ.FT.
 OUTDOOR AREA: 154 SQ.FT.
 TOTAL AREA: 812 SQ.FT.



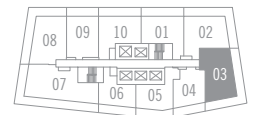
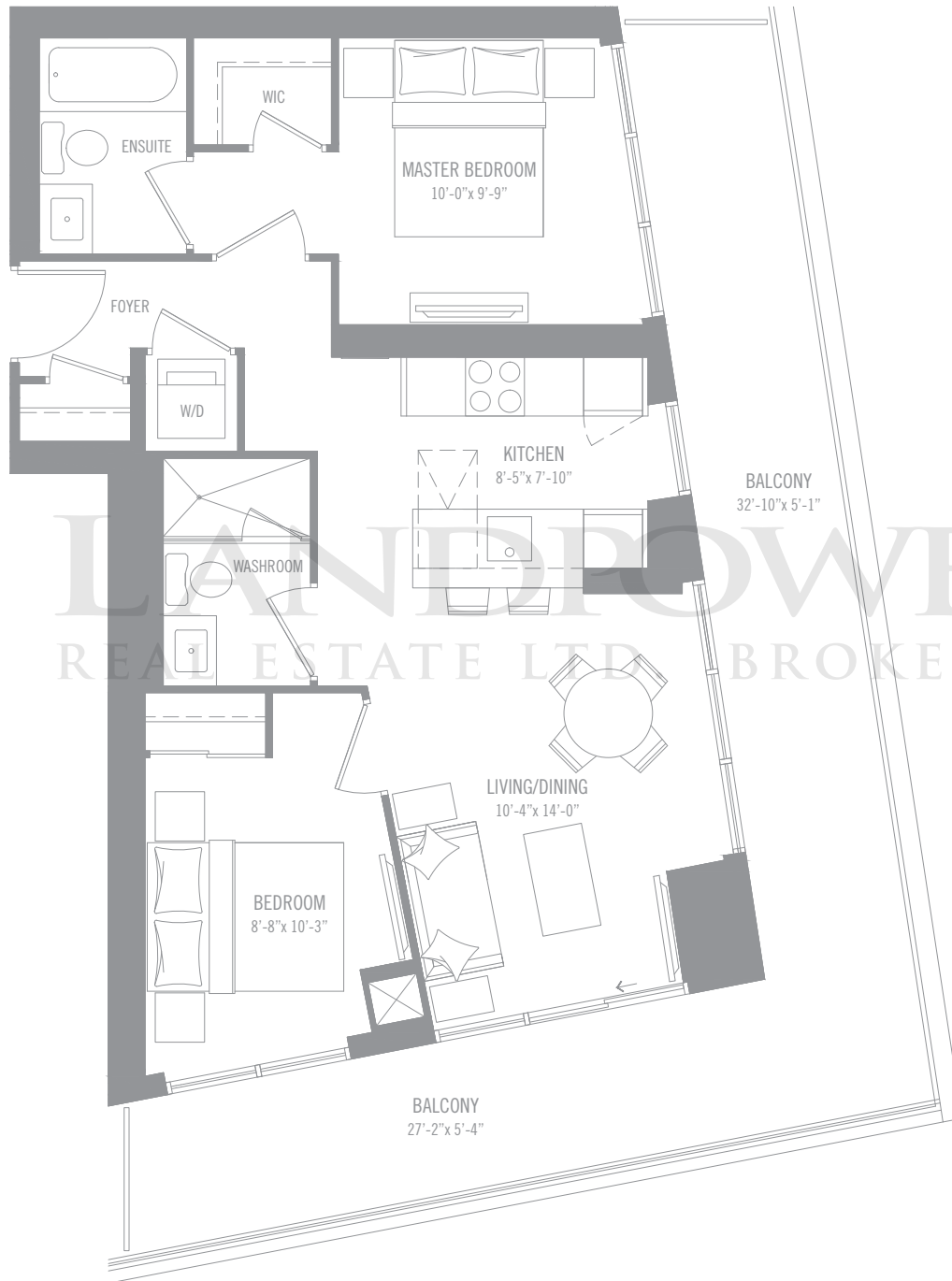
SUITE TYPE: 2 BEDROOM 2-B
 INTERIOR AREA: 707 SQ.FT.
 OUTDOOR AREA: 285 SQ.FT.
 TOTAL AREA: 992 SQ.FT.



8-45TH FLOOR

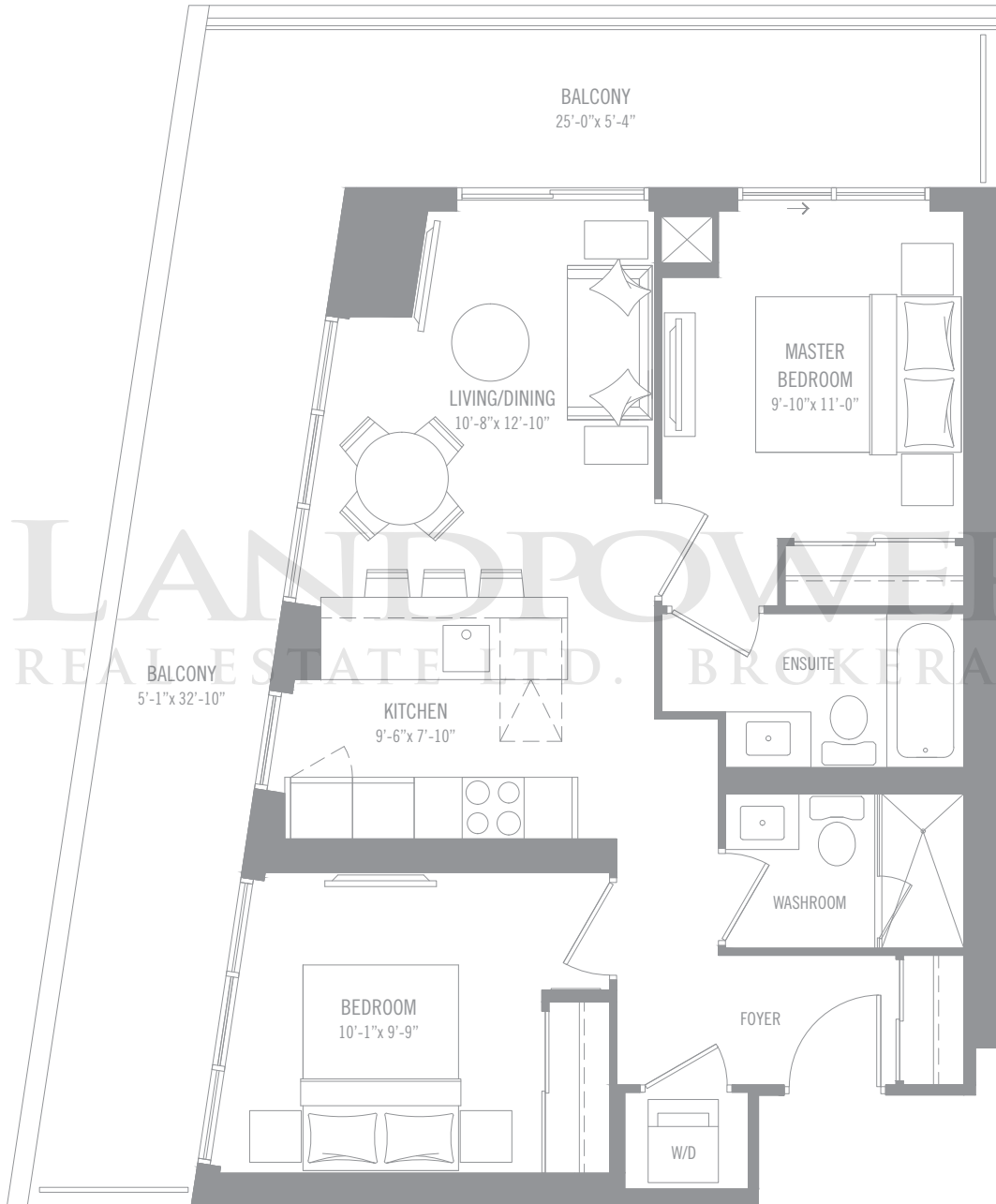
HONG KONG

SUITE TYPE: 2 BEDROOM 2-C
 INTERIOR AREA: 727 SQ.FT.
 OUTDOOR AREA: 311 SQ.FT.
 TOTAL AREA: 1,038 SQ.FT.



8-45TH FLOOR

SUITE TYPE: 2 BEDROOM 2-A
 INTERIOR AREA: 730 SQ.FT.
 OUTDOOR AREA: 303 SQ.FT.
 TOTAL AREA: 1,033 SQ.FT.



8-45TH FLOOR

BARCELONA

SUITE TYPE: 3 BEDROOM 3-A
INTERIOR AREA: 997 SQ.FT.
OUTDOOR AREA: 410 SQ.FT.
TOTAL AREA: 1,407 SQ.FT.



8-45TH FLOOR

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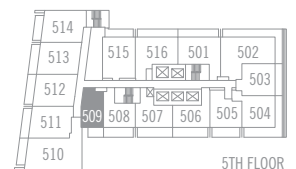
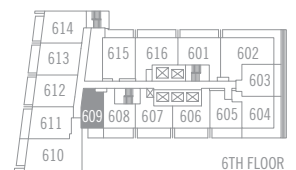
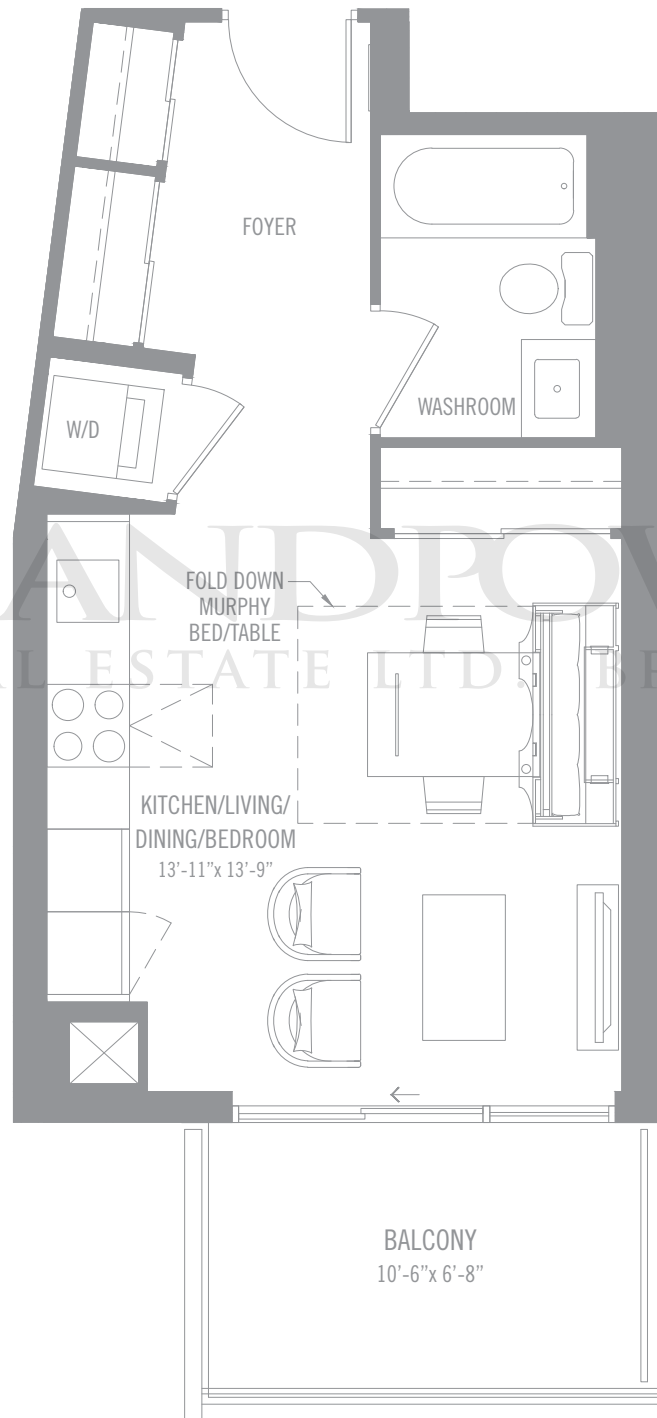


Podium Suites

POWER
BROKERAGE

BUENOS AIRES

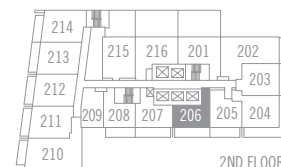
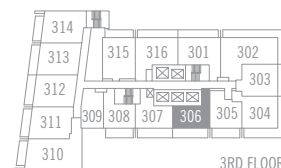
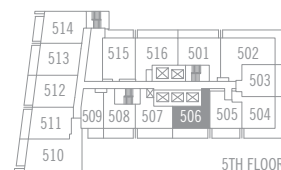
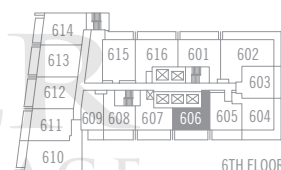
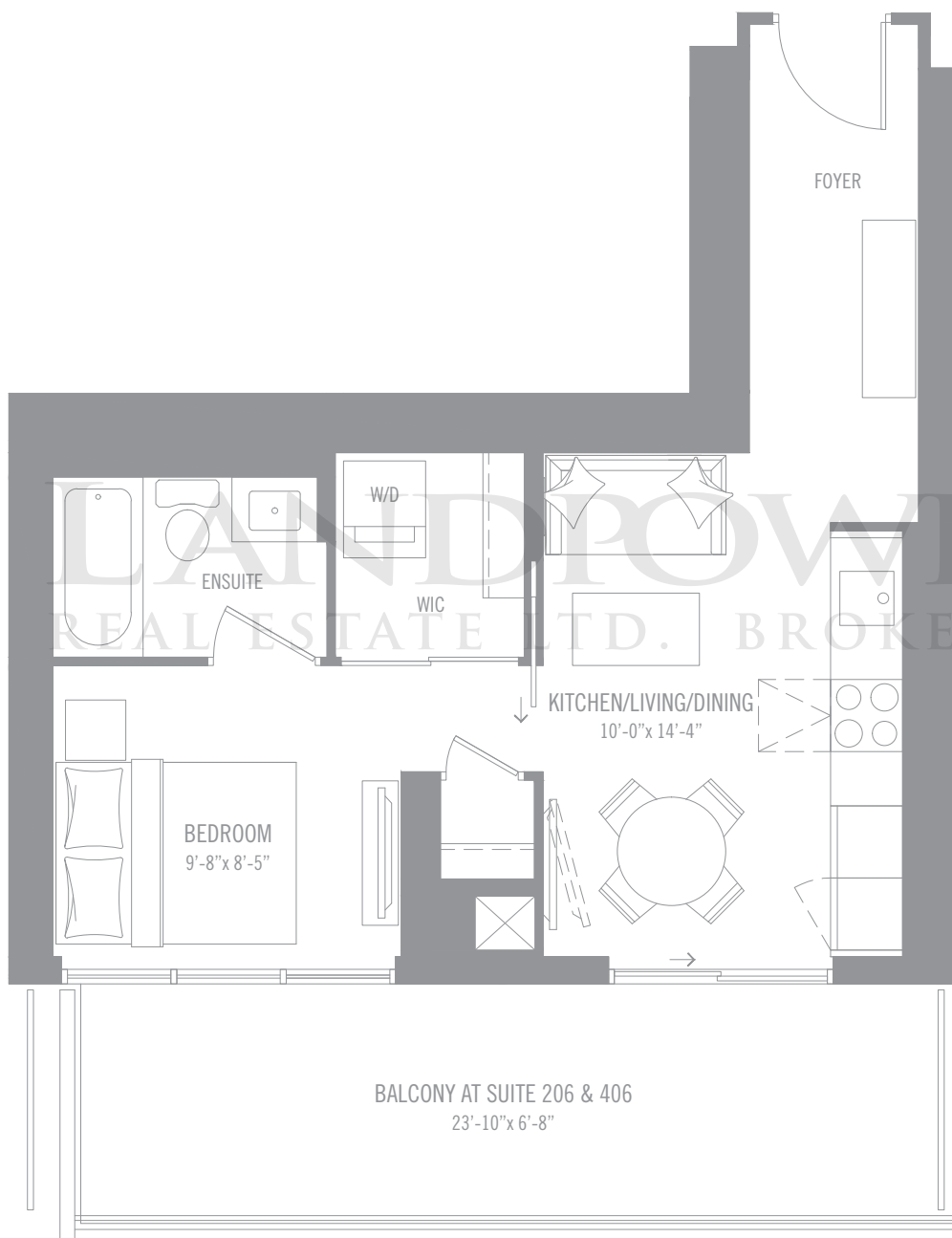
SUITE TYPE: STUDIO B-A
 INTERIOR AREA: 386 SQ.FT.
 OUTDOOR AREA: 70 SQ.FT.
 TOTAL AREA: 456 SQ.FT.



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 Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

BRUSSELS

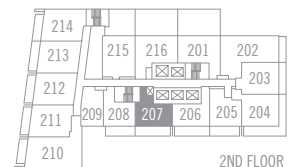
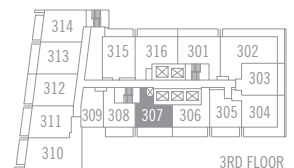
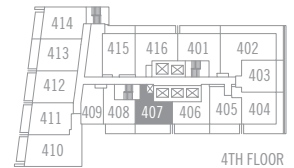
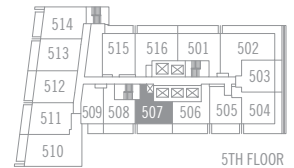
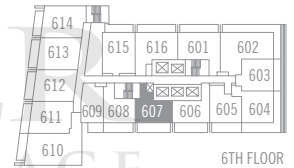
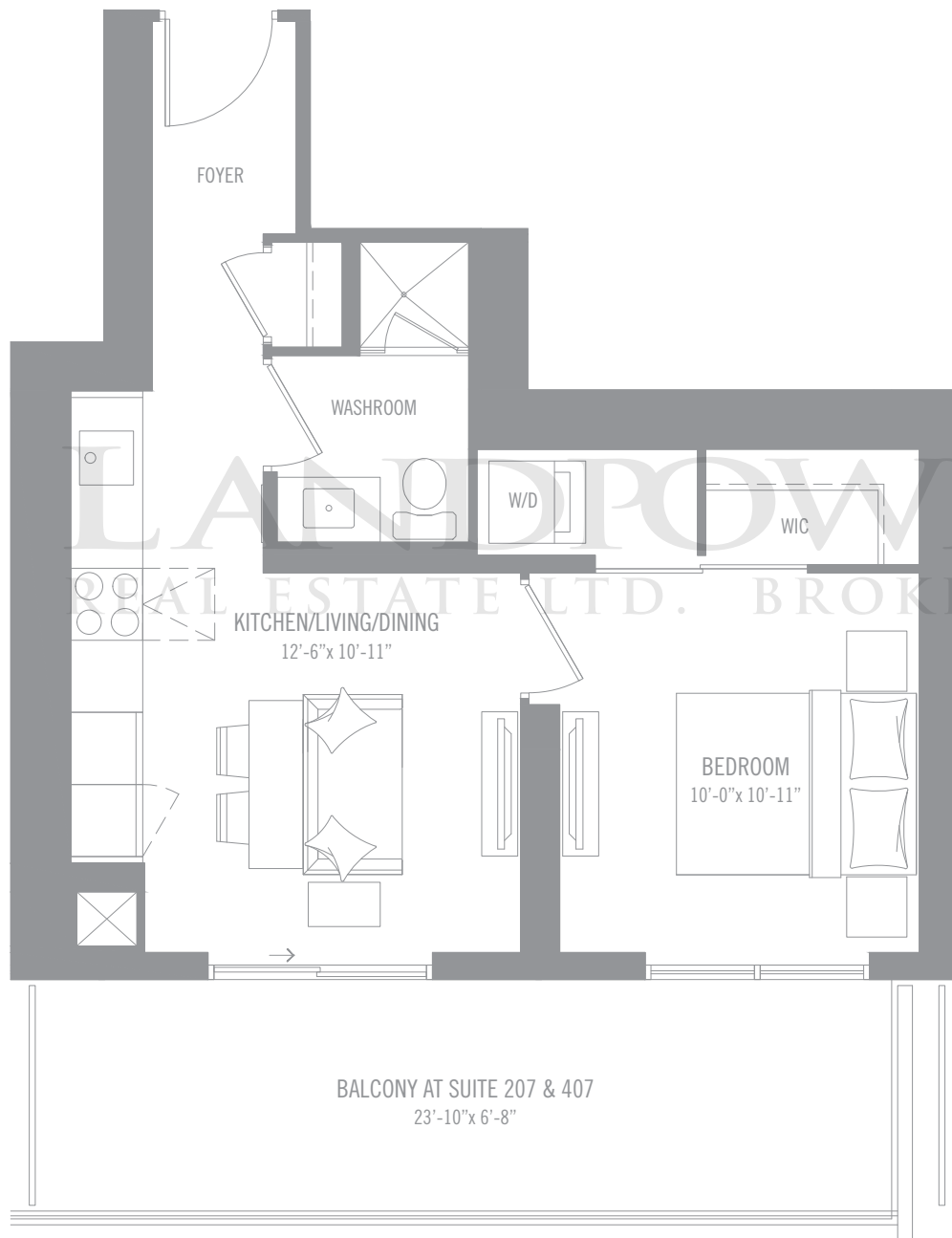
SUITE TYPE: 1 BEDROOM 1-C
 INTERIOR AREA: 486 SQ.FT.
 OUTDOOR AREA: 159 SQ.FT.
 TOTAL AREA: 645 SQ.FT.



Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions.
 Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

VENICE

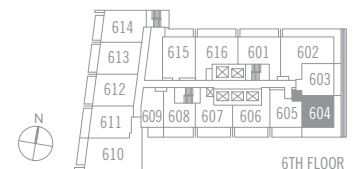
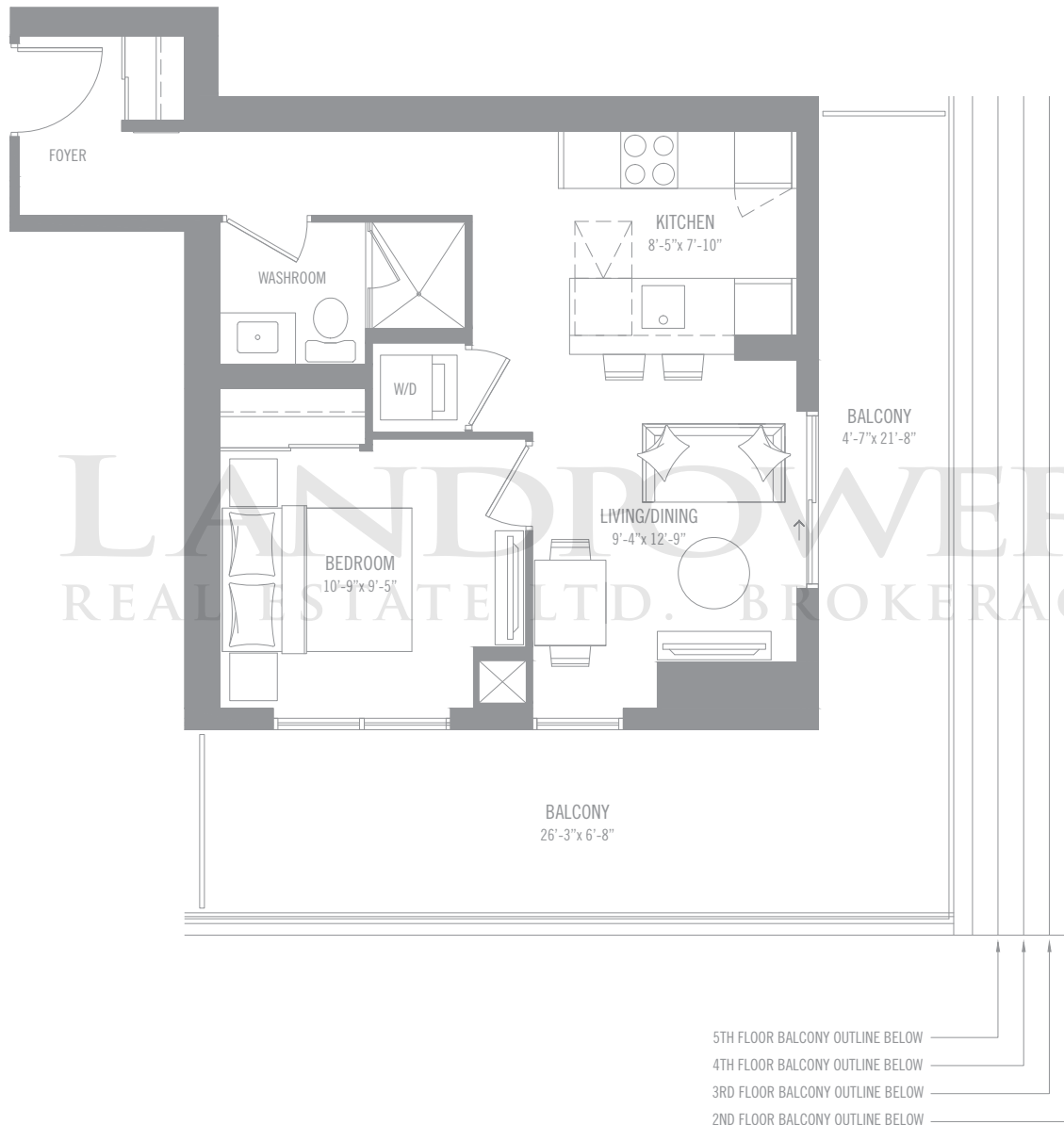
SUITE TYPE: 1 BEDROOM 1-D
 INTERIOR AREA: 505 SQ.FT.
 OUTDOOR AREA: 159 SQ.FT.
 TOTAL AREA: 664 SQ.FT.



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 Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

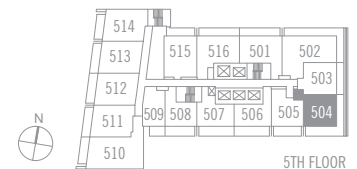
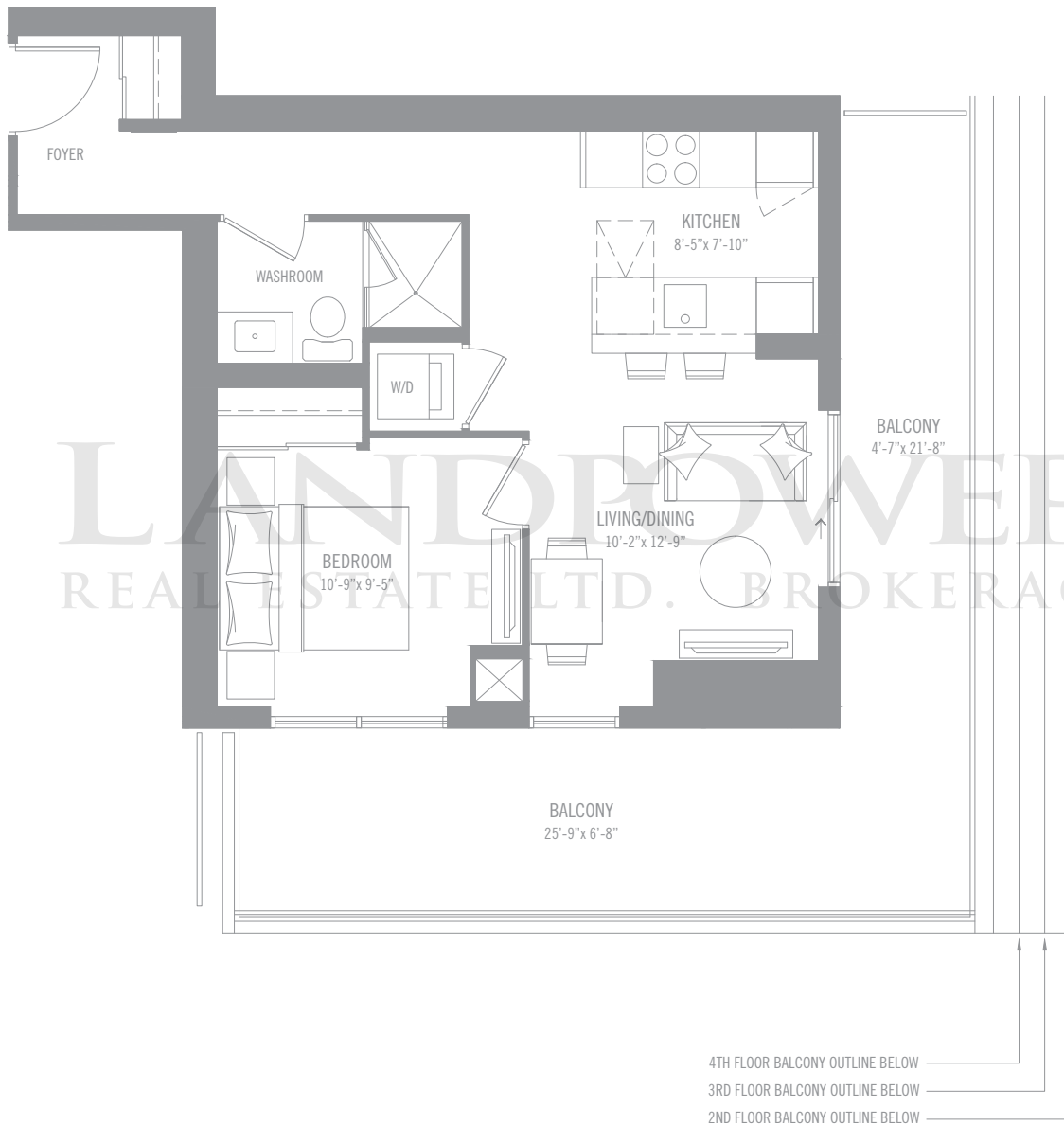
SAN FRANCISCO

SUITE TYPE: 1 BEDROOM 1-F
 INTERIOR AREA: 518 SQ.FT.
 OUTDOOR AREA: 274 SQ.FT.
 TOTAL AREA: 792 SQ.FT.



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SUITE TYPE: 1 BEDROOM 1-F1
INTERIOR AREA: 538 SQ.FT.
OUTDOOR AREA: 271 SQ.FT.
TOTAL AREA: 809 SQ.FT.

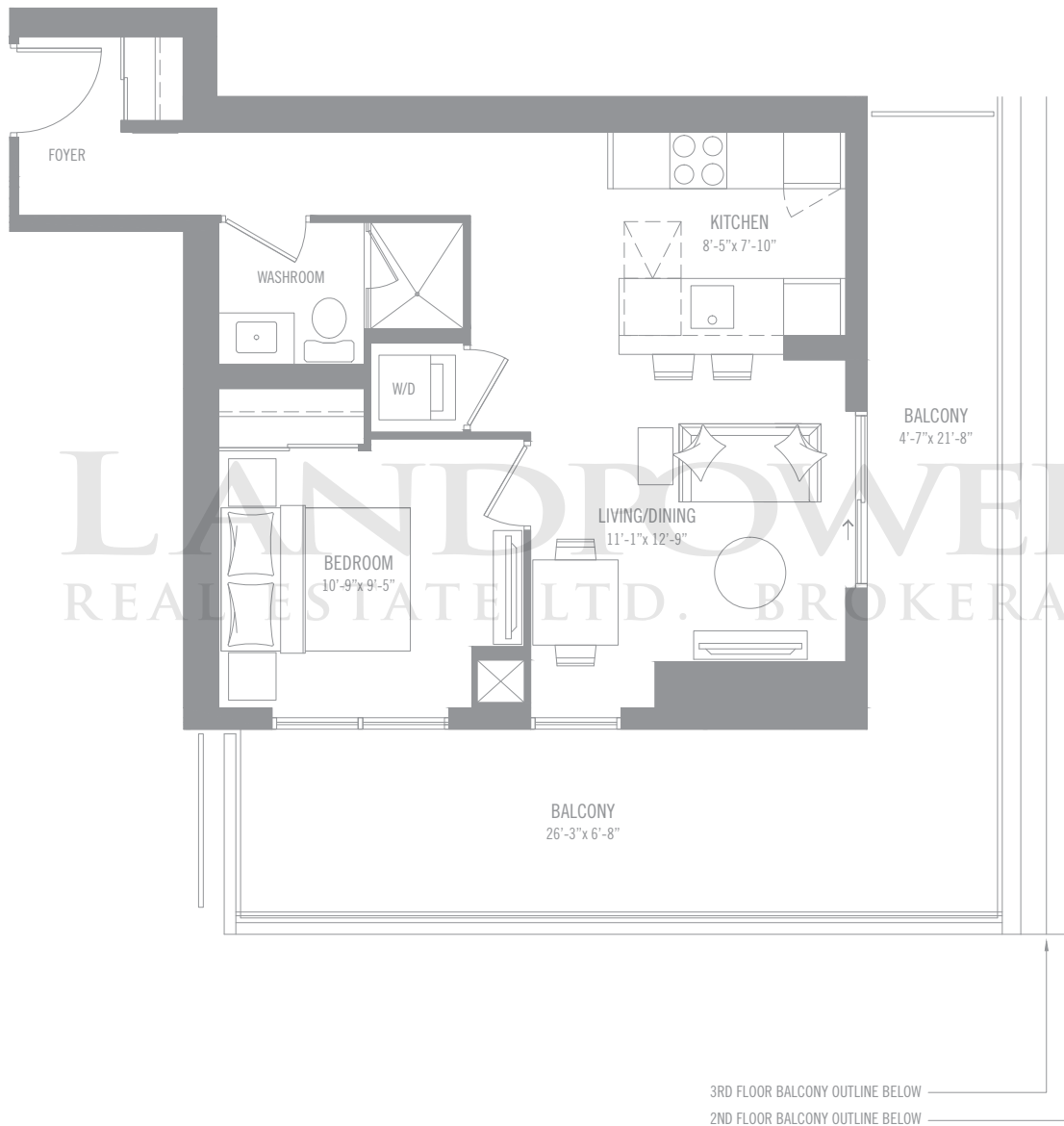


Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions.
Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

SAN FRANCISCO

SAN FRANCISCO

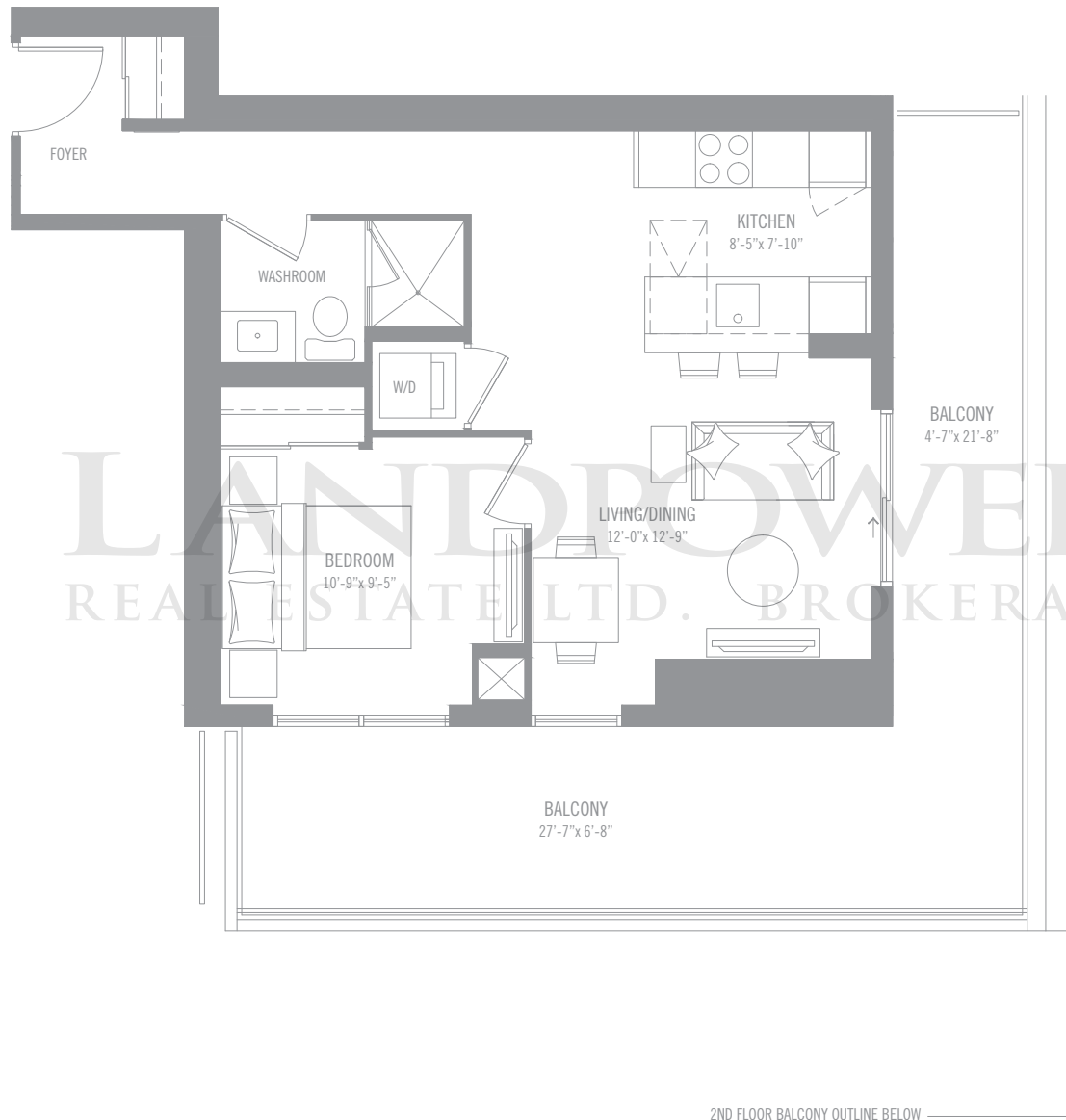
SUITE TYPE: 1 BEDROOM 1-F2
INTERIOR AREA: 557 SQ.FT.
OUTDOOR AREA: 277 SQ.FT.
TOTAL AREA: 834 SQ.FT.



Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions.
Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

SUITE TYPE: 1 BEDROOM 1-F3
INTERIOR AREA: 577 SQ.FT.
OUTDOOR AREA: 283 SQ.FT.
TOTAL AREA: 860 SQ.FT.

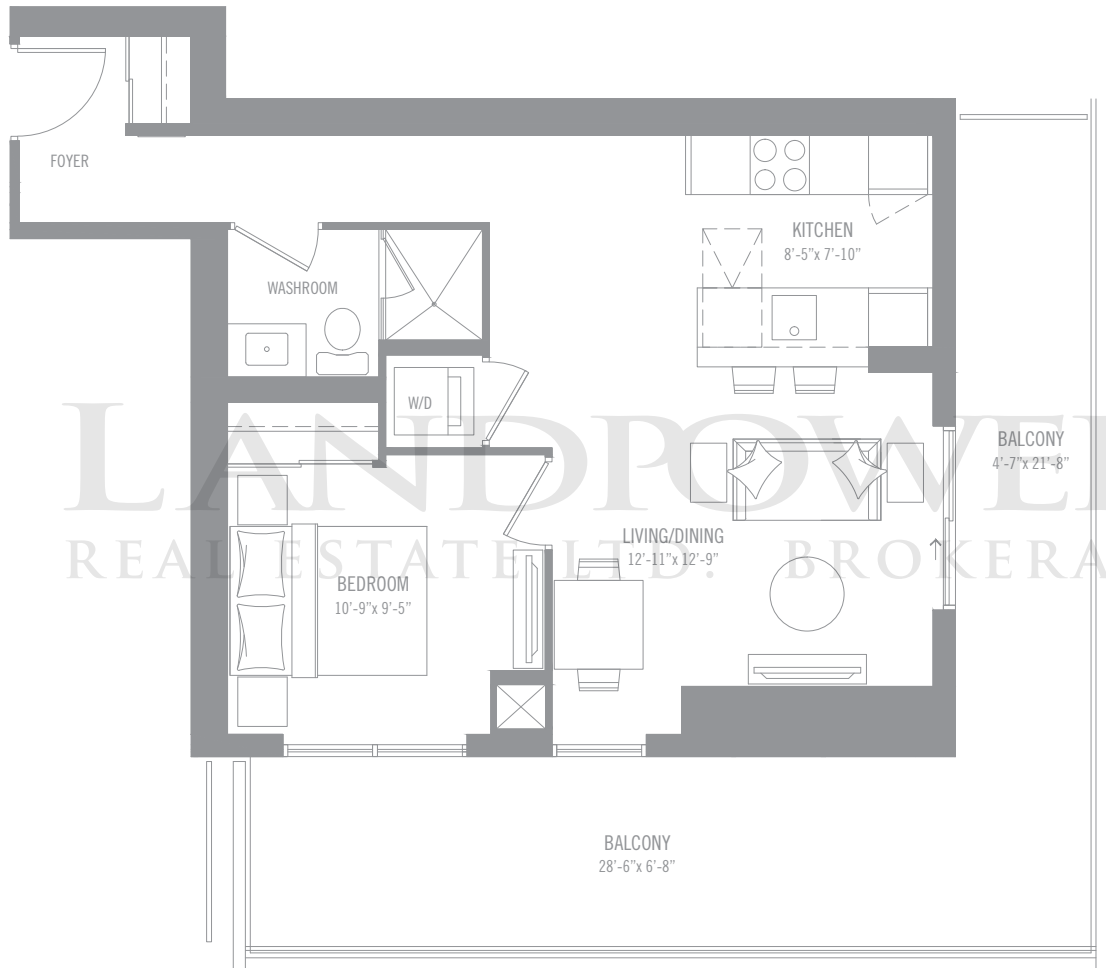
SAN FRANCISCO



Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions.
Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

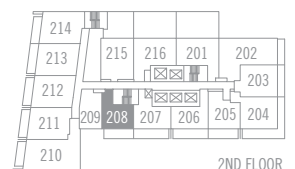
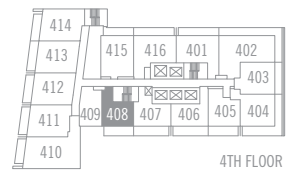
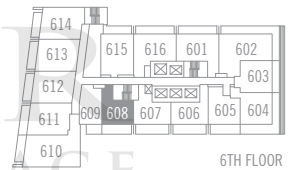
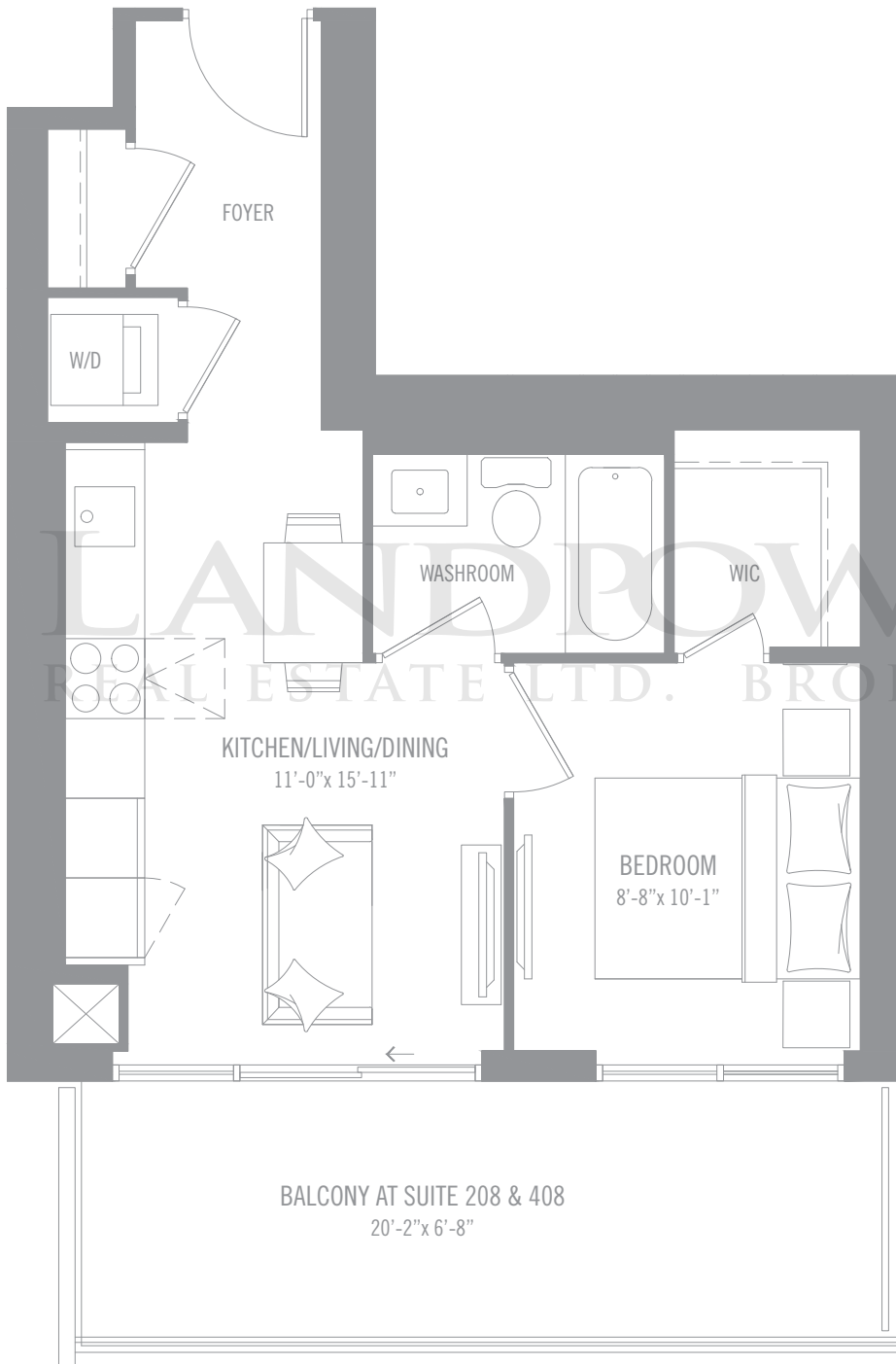
SUITE TYPE: 1 BEDROOM 1-F4
INTERIOR AREA: 596 SQ.FT.
OUTDOOR AREA: 289 SQ.FT.
TOTAL AREA: 885 SQ.FT.

SAN FRANCISCO



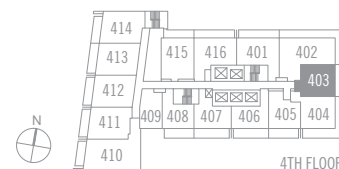
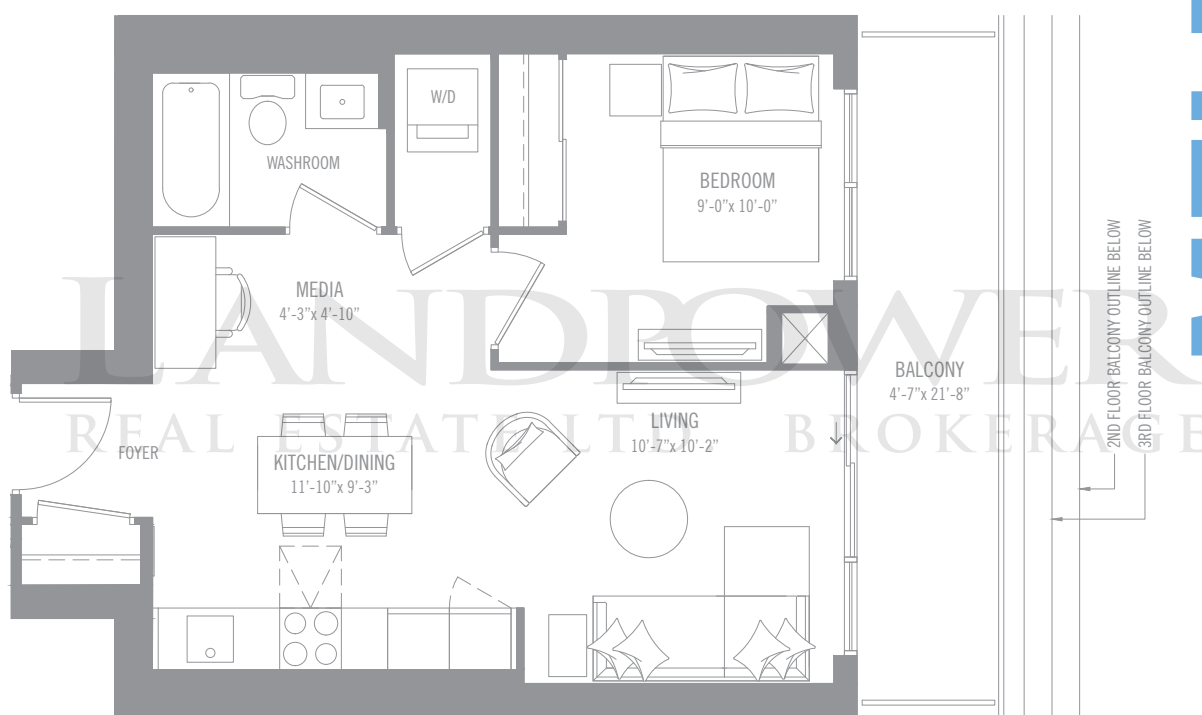
Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions.
Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

SUITE TYPE: 1 BEDROOM 1-H
 INTERIOR AREA: 458 SQ.FT.
 OUTDOOR AREA: 134 SQ.FT.
 TOTAL AREA: 592 SQ.FT.



MELBOURNE

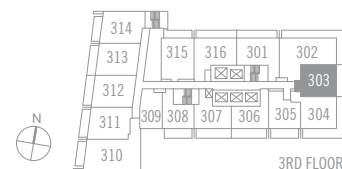
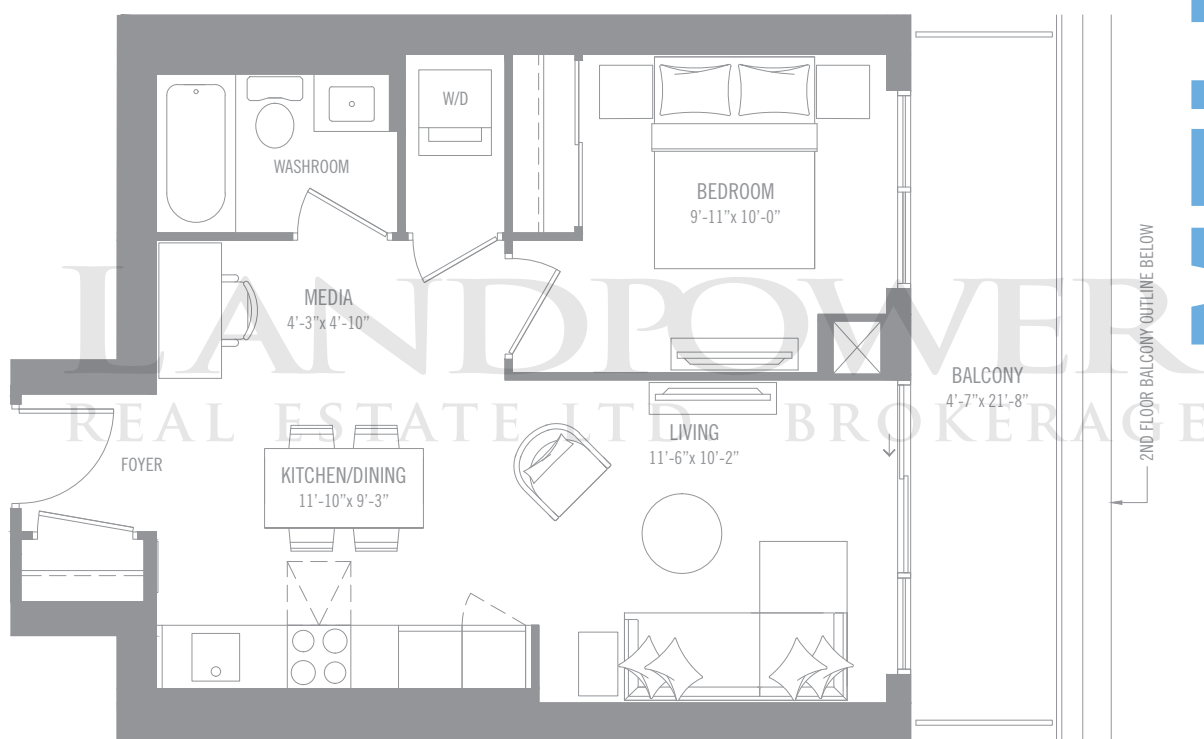
SUITE TYPE: 1 BEDROOM + MEDIA 1M-B
 INTERIOR AREA: 538 SQ.FT.
 OUTDOOR AREA: 99 SQ.FT.
 TOTAL AREA: 637 SQ.FT.



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MELBOURNE

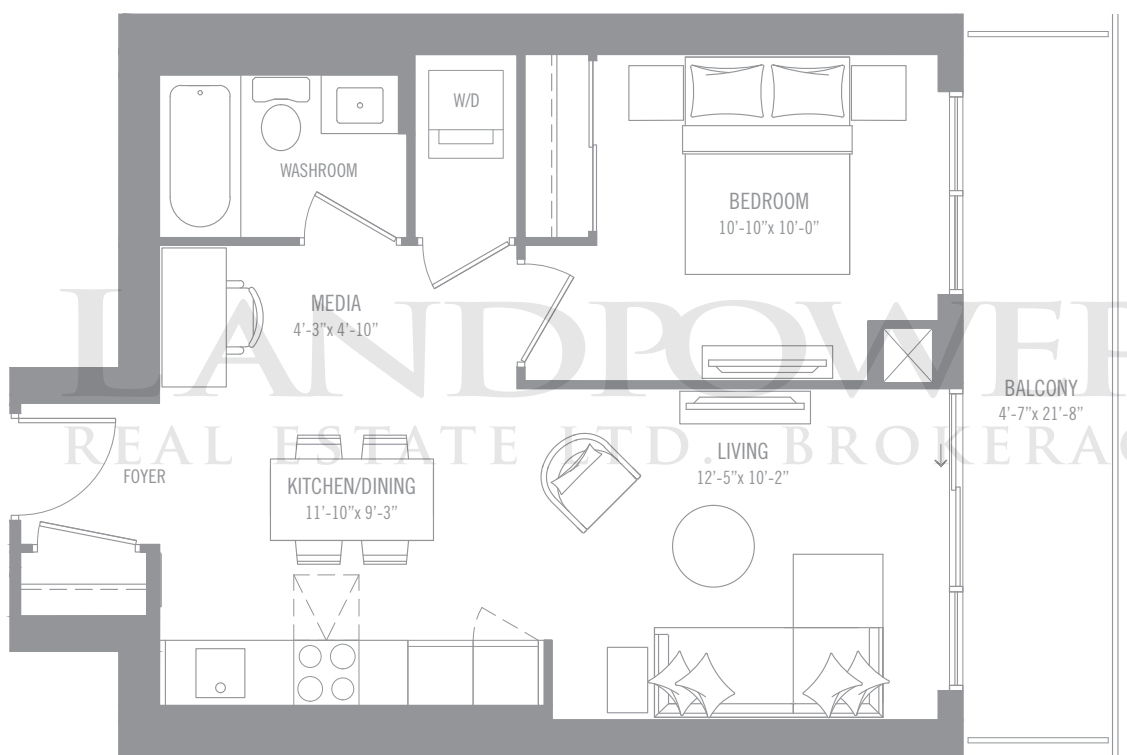
SUITE TYPE: 1 BEDROOM + MEDIA 1M-B1
 INTERIOR AREA: 558 SQ.FT.
 OUTDOOR AREA: 99 SQ.FT.
 TOTAL AREA: 657 SQ.FT.



Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions.
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MELBOURNE

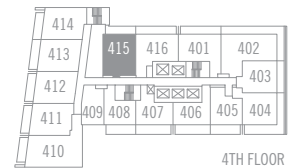
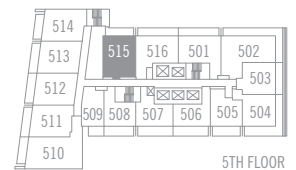
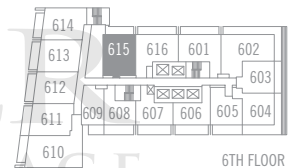
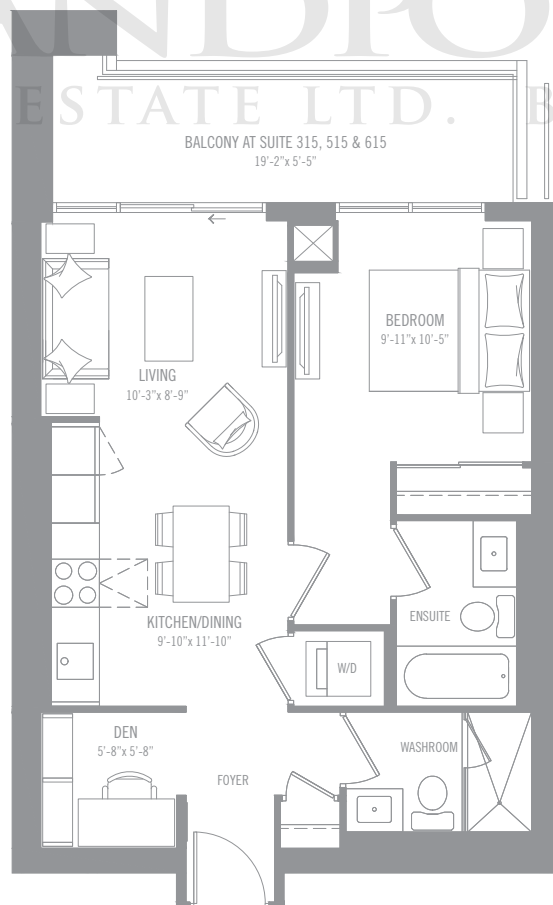
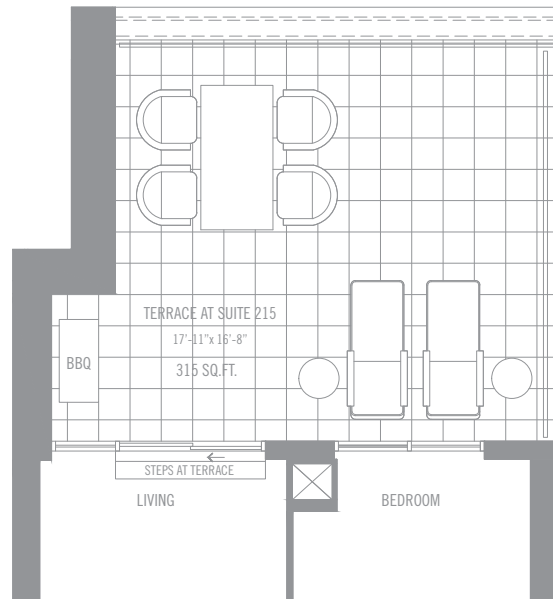
SUITE TYPE: 1 BEDROOM + MEDIA 1M-B2
 INTERIOR AREA: 577 SQ.FT.
 OUTDOOR AREA: 99 SQ.FT.
 TOTAL AREA: 676 SQ.FT.



Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions.
 Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

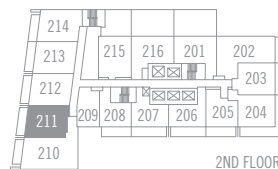
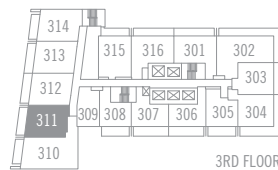
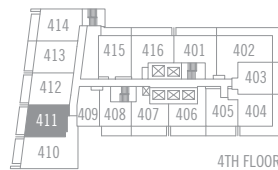
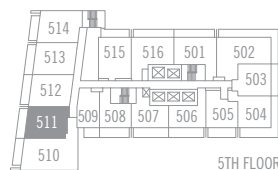
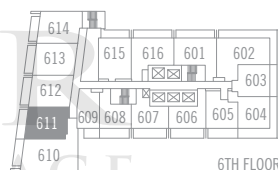
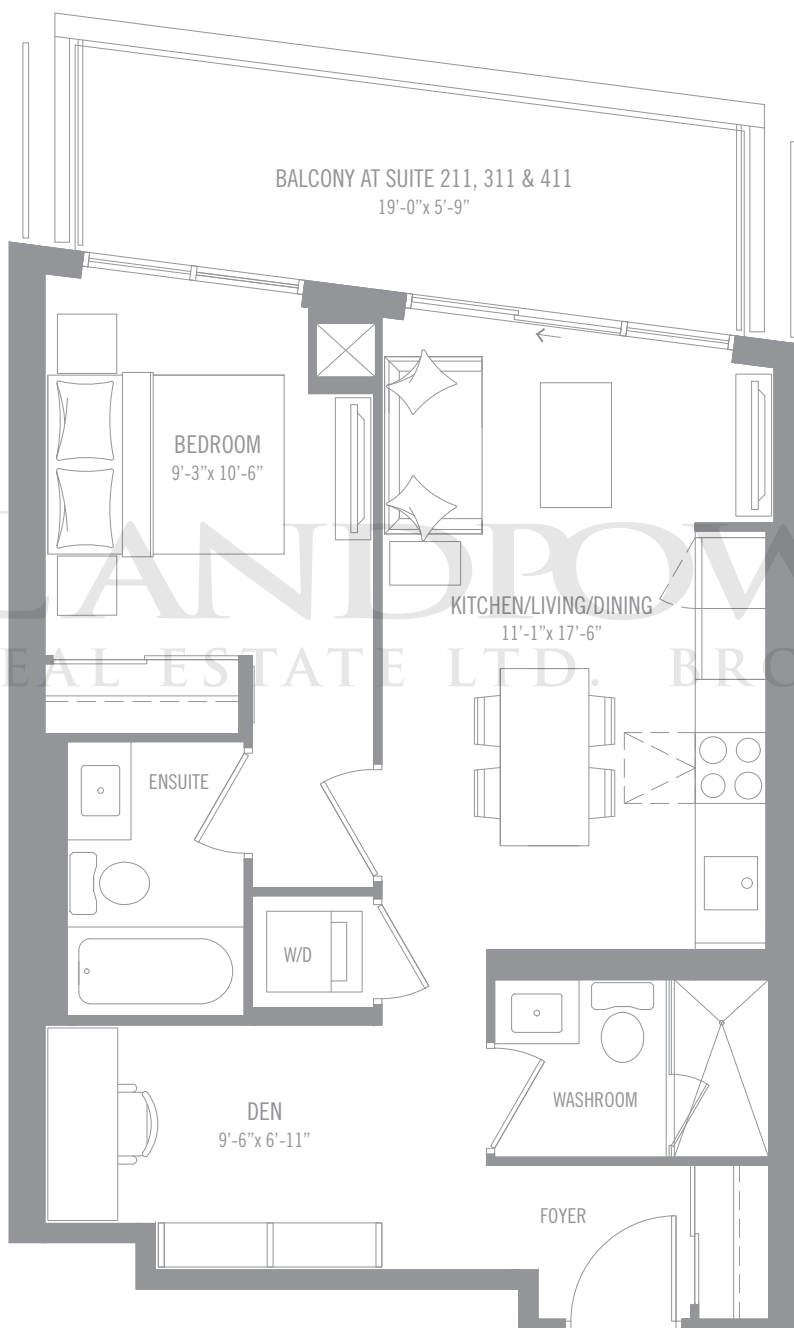
ZURICH

SUITE TYPE: 1 BEDROOM + DEN 1D-A1
 INTERIOR AREA: 627 SQ.FT.
 OUTDOOR AREA: 104 SQ.FT.
 TOTAL AREA: 731 SQ.FT.



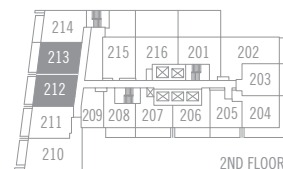
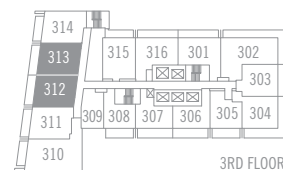
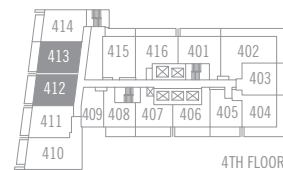
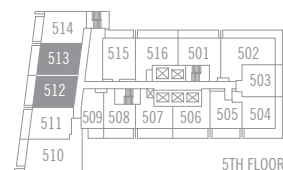
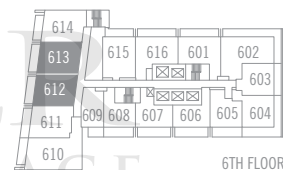
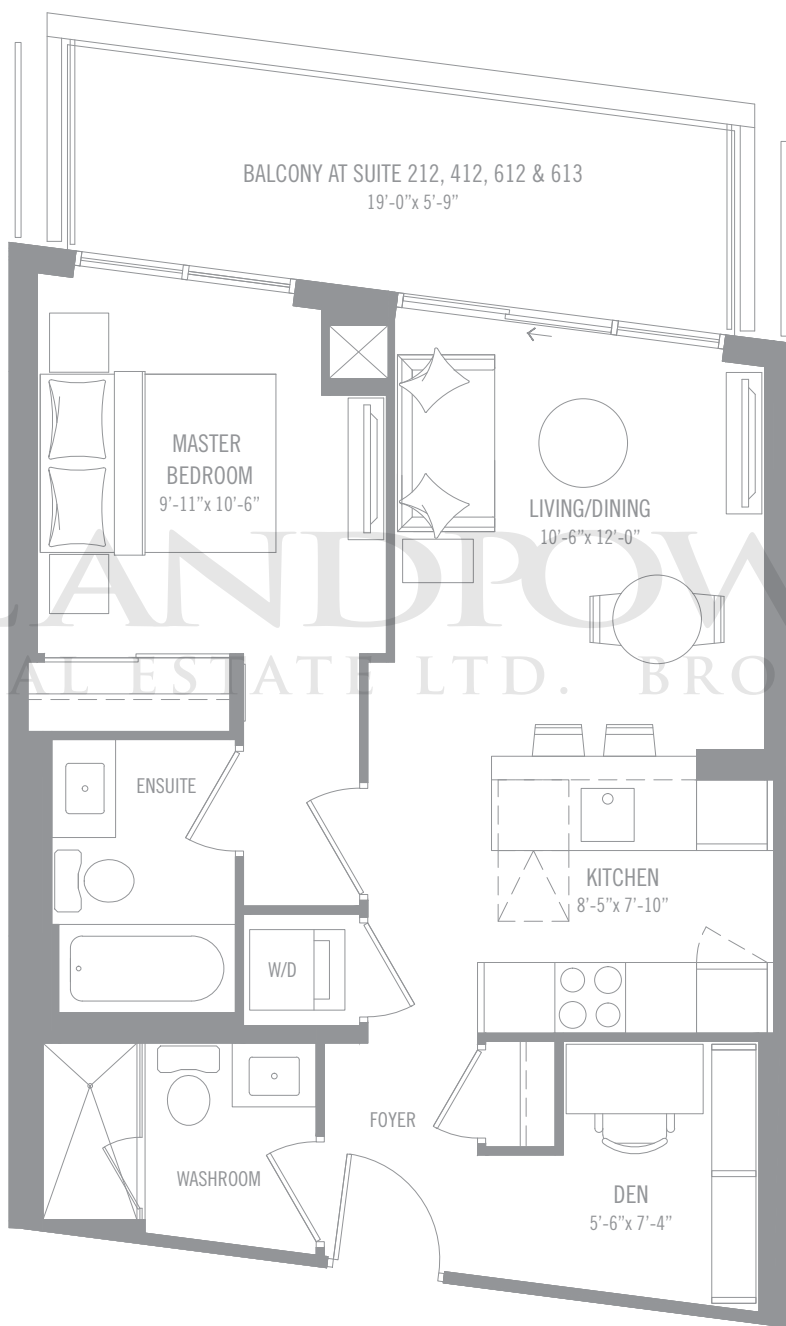
LANDPOWER
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SUITE TYPE: 1 BEDROOM + DEN 1D-D
 INTERIOR AREA: 609 SQ.FT.
 OUTDOOR AREA: 109 SQ.FT.
 TOTAL AREA: 718 SQ.FT.



PRAQUE

SUITE TYPE: 1 BEDROOM + DEN 1D-E
 INTERIOR AREA: 603 SQ.FT.
 OUTDOOR AREA: 109 SQ.FT.
 TOTAL AREA: 712 SQ.FT.



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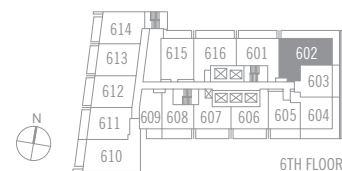
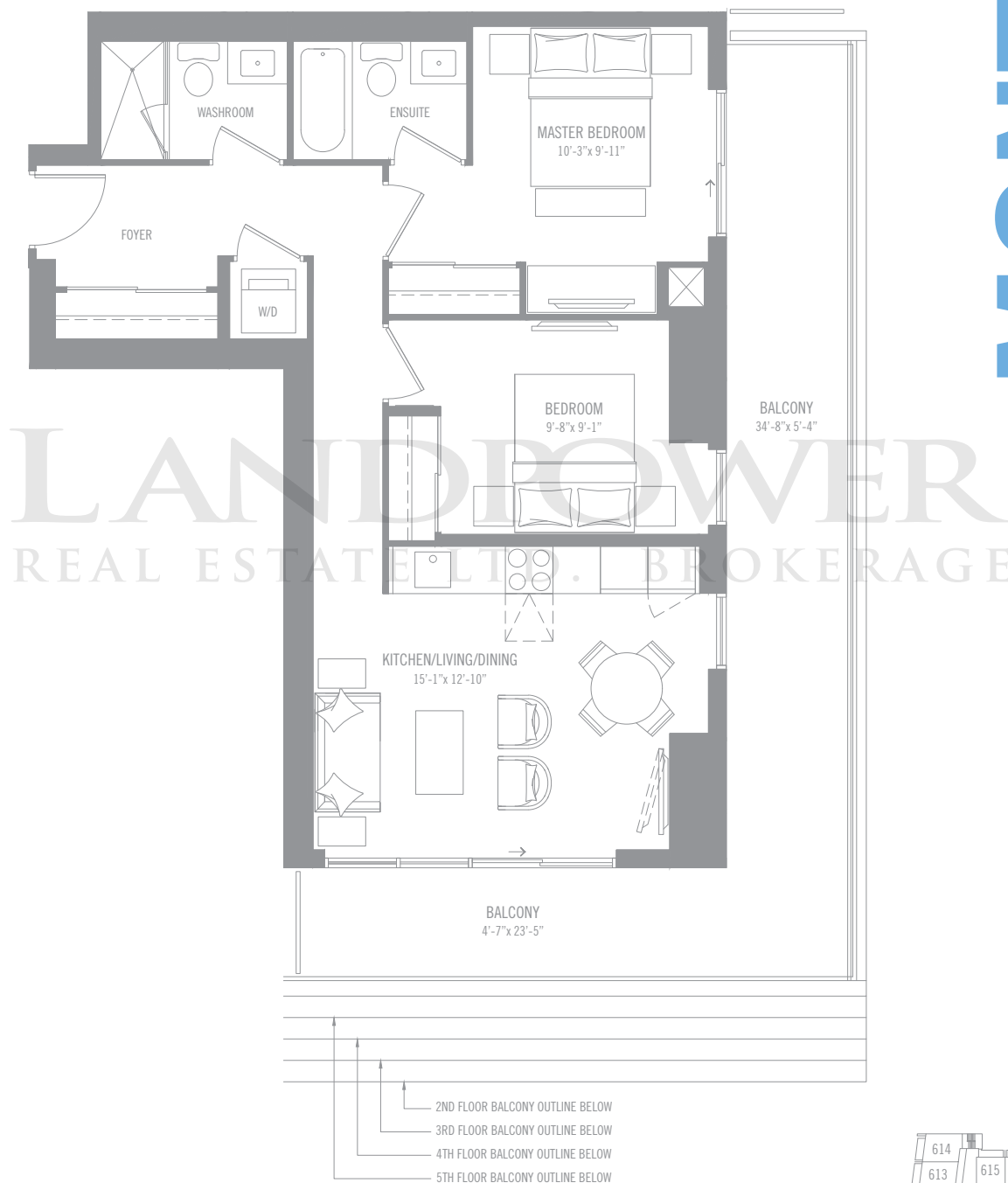
DUBLIN

SUITE TYPE: 1 BEDROOM + DEN 1D-F
 INTERIOR AREA: 615 SQ.FT.
 OUTDOOR AREA: 102 SQ.FT.
 TOTAL AREA: 720 SQ.FT.

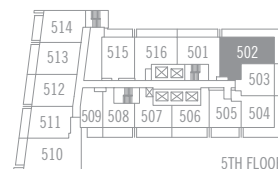


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 Note: Actual usable floor space may vary from the stated floor area. Window size and location may vary. Balcony/Terrace as applicable. Not to scale. E.&O.E.

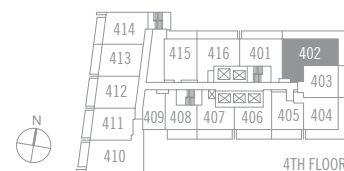
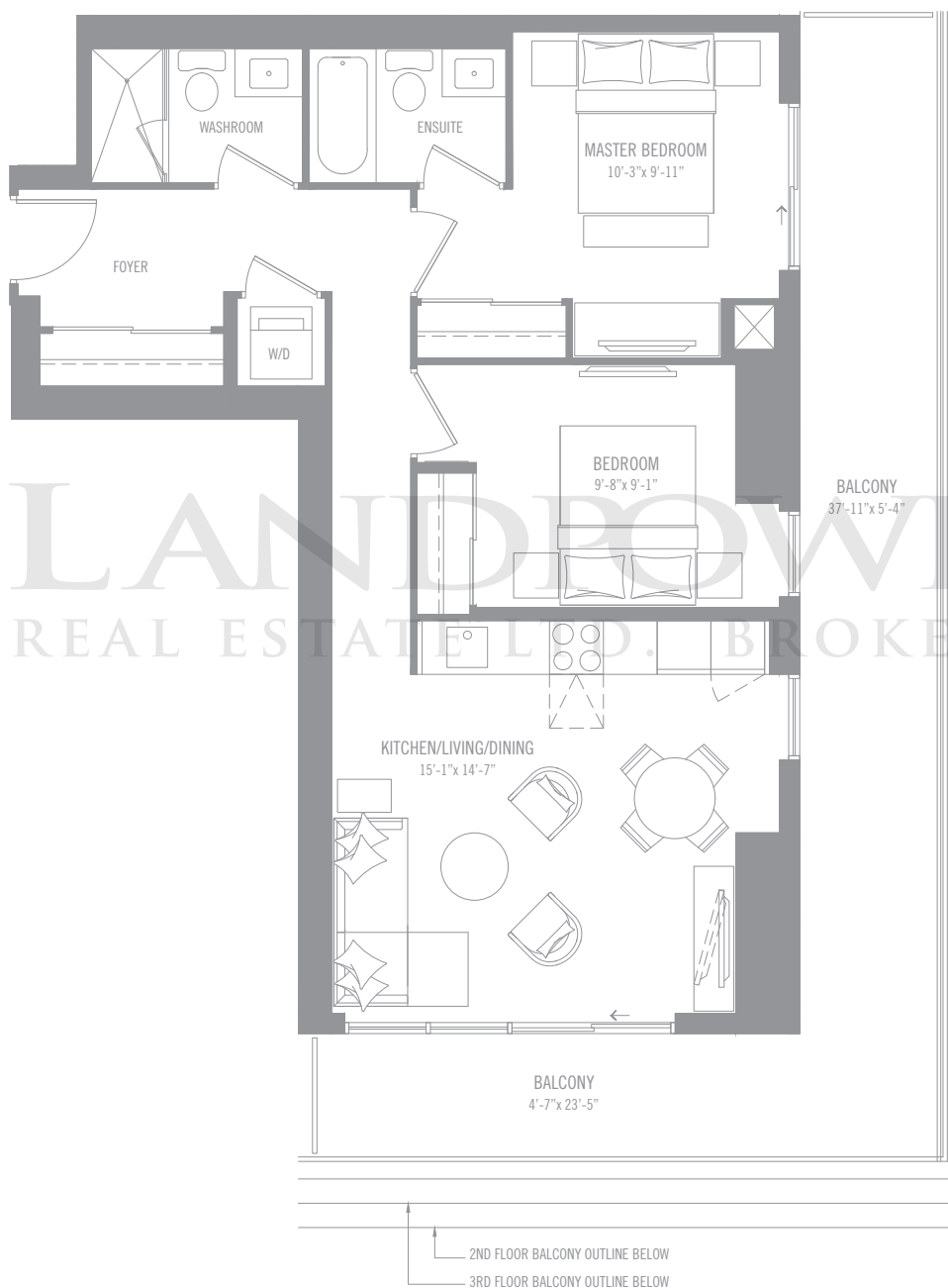
SUITE TYPE: 2 BEDROOM 2-D
 INTERIOR AREA: 799 SQ.FT.
 OUTDOOR AREA: 292 SQ.FT.
 TOTAL AREA: 1,091 SQ.FT.



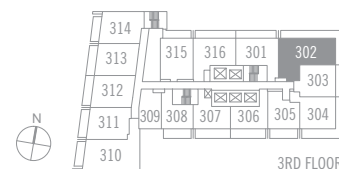
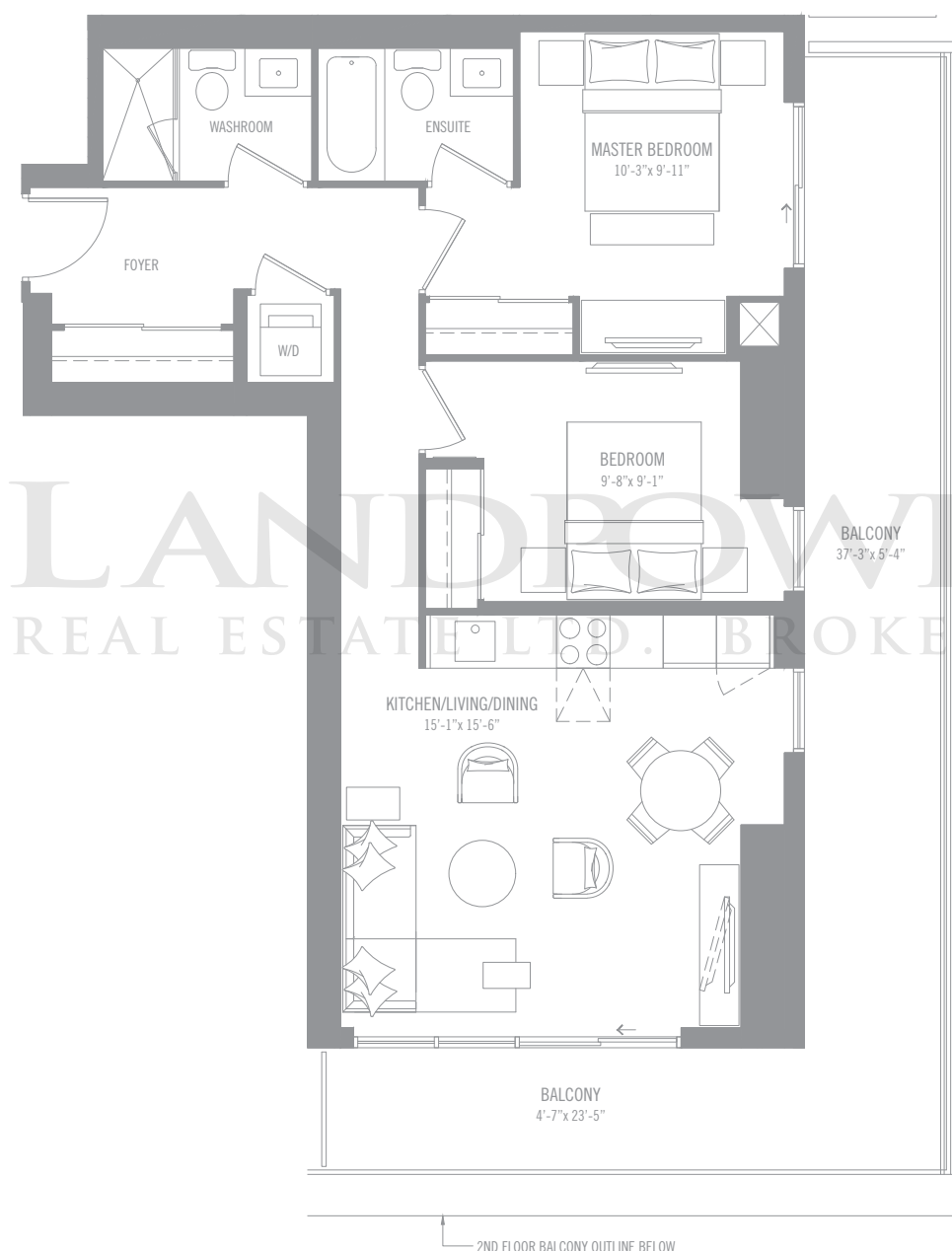
SUITE TYPE: 2 BEDROOM 2-D1
 INTERIOR AREA: 815 SQ.FT.
 OUTDOOR AREA: 297 SQ.FT.
 TOTAL AREA: 1,112 SQ.FT.



SUITE TYPE: 2 BEDROOM 2-D2
 INTERIOR AREA: 832 SQ.FT.
 OUTDOOR AREA: 309 SQ.FT.
 TOTAL AREA: 1,241 SQ.FT.



SUITE TYPE: 2 BEDROOM 2-D3
 INTERIOR AREA: 848 SQ.FT.
 OUTDOOR AREA: 306 SQ.FT.
 TOTAL AREA: 1,154 SQ.FT.



SUITE TYPE: 2 BEDROOM 2-D4
 INTERIOR AREA: 864 SQ.FT.
 OUTDOOR AREA: 80 SQ.FT.
 TOTAL AREA: 944 SQ.FT.

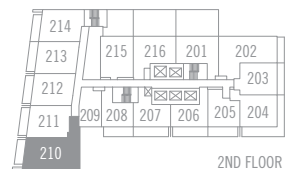
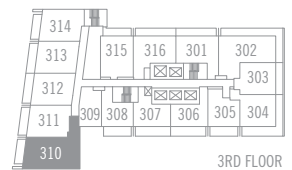
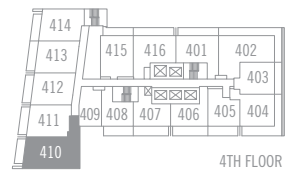
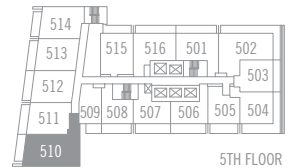
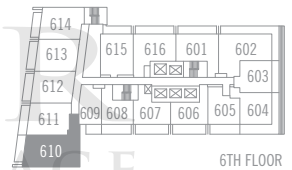


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FLORENCE

SUITE TYPE: 3 BEDROOM 3-B
 INTERIOR AREA: 922 SQ.FT.
 OUTDOOR AREA: 97 SQ.FT.
 TOTAL AREA: 1,019 SQ.FT.



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