

*Elegance Defined*



2 ROXBOROUGH EAST



## **FEATURES AND FINISHES**

### **Suite Features**

- Exterior Tilt and Turn French Doors at Balconies with sidelights and hidden screen system\*
- Solid Core entry door with distinctive hardware and security viewer
- Choice of marble, slate or limestone on foyer floor
- Choice of 50 ounce designer series colour coordinated broadloom with foam underpad
- Pre-finished strip oak hardwood in living and dining room
- Individually controlled Heat Pump cooling and heating system
- Double swing closet doors or mirrored sliders
- Ensuite smoke and heat detector monitored by concierge or property management
- White decora architectural rocker switches and receptacles throughout
- Cable television outlets in living room, master bedroom and den as per suite design
- Telephone outlets in living room, master bedroom and den as per suite design
- Convenient ensuite laundry with full size stacked washer and dryer, ducted to outside
- 5 1/2 inch classical baseboard
- Designer selected brass lever hardware on each door
- Designer series 800 classical doors and trim
- Long-life service panel, with circuit breaker and copper wiring throughout
- Oversize windows with side lights
- Choice of designer series paint

### **Kitchen**

- Granite slab on kitchen passthrough\*
- Selected granite slab countertops with ceramic backsplash from builder's samples
- Walls painted as per designer series paint selection
- Choice of ceramic, slate, marble or limestone floor from builder's sample
- Choice of finely hand crafted cabinetry in traditional or contemporary design finishes, including crown moulding and valance
- Double stainless steel sink with single lever faucet and pull out vegetable spray
- Stainless Steel, Black or White high quality brand name appliances
- Built-in multi cycle dishwasher
- Frost free high quality refrigerator with bottom freezer compartment
- Self-cleaning slide in glass top range
- Microwave above stove
- Selected choice of contemporary or traditional cabinet door handles
- Halogen ceiling track lighting
- Dual speed kitchen fan vented to exterior

\*As per plan

Specifications subject to change or substitution without notice



### **Master Ensuite Bathroom**

- Choice of ceramic, slate or marble flooring
- Selected traditional or contemporary vanity with marble top and under mounted sink
- High quality European 8" chrome faucets with ceramic control valve
- Elegant 6' extra deep soaker tub with grab bars and European deck mount faucets\*
- Marble front skirt on the soaker tub
- Clear enclosed separate shower stall
- Pressure balanced shower control unit
- Marble backsplash on bathroom vanity
- Full width, full height vanity mirror
- Marble hand cut base inside shower stall
- Marble sill around shower stall
- Marble walls from base to ceiling inside shower stall
- Elegant one piece toilet
- Designer selected premium white plumbing fixtures

### **Main Bathroom**

- Choice of colours from designer selected ceramic tile flooring
- Selected traditional or contemporary vanity
- Cultured marble vanity top with integrated basin
- 5' soaker tub with shower
- Pressure balanced shower control unit
- Designer selected premium quality white plumbing fixture
- High quality European 4" chrome faucets with ceramic control valve
- Mirror above vanity to ceiling height

### **Powder Room\***

- Choice of ceramic, slate, or marble floor
- Elegant white pedestal sink with European 8" chrome faucet with ceramic control valve
- Designer selected white one piece toilet

**\*As per plan**

*Specifications subject to change or substitution without notice*





ROXBOROUGH

E A S T

### **35 Exclusive Residences in Rosedale**

#### **Size and Price Ranges**

|                         |                      |      |              |
|-------------------------|----------------------|------|--------------|
| 866 sq. ft.             | One Bedroom Plus Den | from | \$310,900.00 |
| 1106sq. ft.-1142sq. ft. | Two Bedroom          | from | \$379,900.00 |
| 1427sq. ft.             | Two Bedroom Plus Den | from | \$529,900.00 |

\*Larger Custom Suites Available

**Price Includes:** One Underground Parking Space, 6 Appliances, GST\*\*

**Maintenance Fees:** 0.48/sq.ft Includes: Water, Building Insurance, Building and Grounds Maintenance, Security, Use of Amenities

**Property Taxes:** Estimated at 1.25% of the Purchase Price per year

**Occupancy:** Fall 2000

**Deposit Structure:** \$5,000 with Agreement, Balance to 5% in 30 days, 5% in 90 days, 10% in 5 months, (25% deposit due on or before occupancy)  
Balance Due on Final Closing

**Amenities:** 24 Hour Concierge ~ Party Room with Kitchen and Walk Out Landscaped Garden~  
State of the Art Exercise Room ~Guest Suite ~Security Access and Camera  
Monitoring, Bicycle Storage, Underground Visitor Parking

|                      |                    |                   |   |
|----------------------|--------------------|-------------------|---|
| <b>Office Hours:</b> | Monday - Thursday: | 11:45 AM to 6PM   | <b>Appointments<br/>are<br/>Recommended</b> |
|                      | Friday             | Closed            |   |
|                      | Saturday- Sunday   | 12:00 Noon to 5PM |   |

BROKERS PROTECTED WITH PERSONAL INTRODUCTION

***Sales Office at One Balmoral Avenue, main floor retail area***

**CALL FOR AN APPOINTMENT 416-927- 0002**

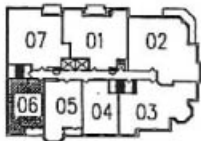
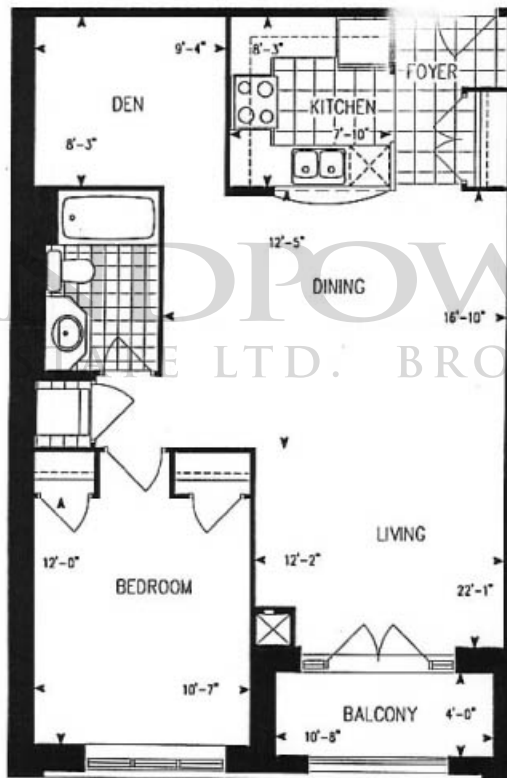
***Sales Representatives, Eva Rames and Gina Di Lorenzo***

\*\*GST included for purchases of Principal Residence.

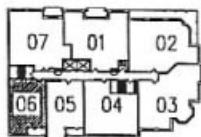
\*Specifications and Prices subject to change without notice, and subject to availability.E.&O.



*1B + Den with balcony*  
*866 sq. ft.*



4th Floor



2nd & 3rd Floor

All dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from stated floor area.

Presentation Centre: One Balmoral Avenue, Toronto, Ontario M4V 3B9

Telephone 416-927-0002 Facsimile 416-922-8588

[www.diamantedevelopment.com](http://www.diamantedevelopment.com)

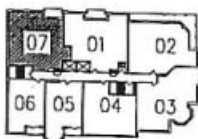


ROXBOROUGH

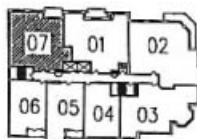
E A S T

2E + Den with Balcony

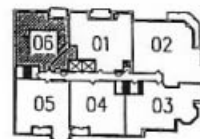
1427 sq. ft.



2nd & 3rd Floor



4th Floor



5th Floor

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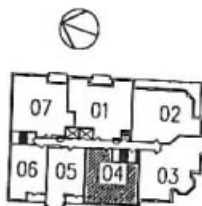
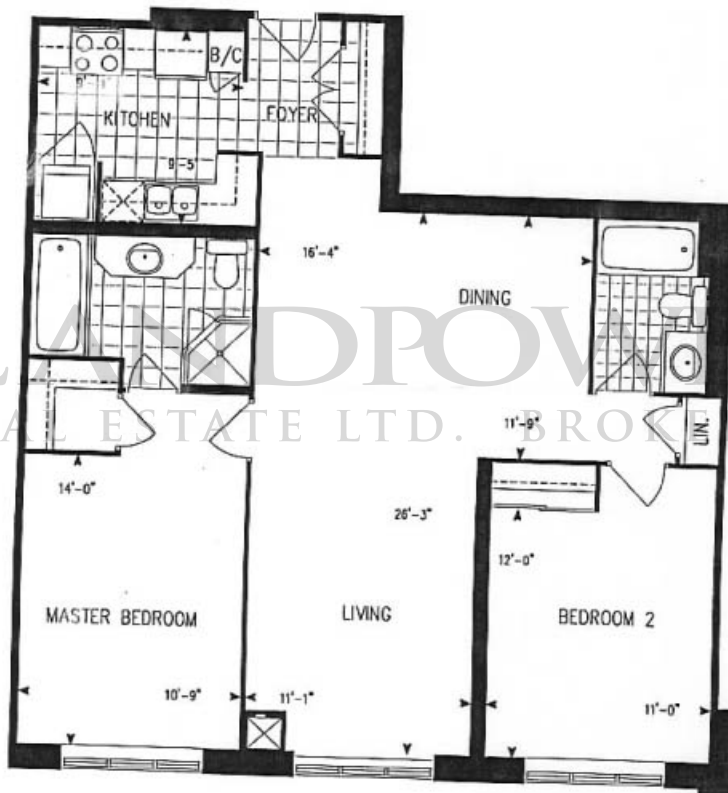


ROXBOROUGH

E A S T

2D

1142 sq. ft.



2nd & 3rd Floor

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[www.diamante1.com](http://www.diamante1.com)

# *D*iamante Development Corporation

*Winner of the Condominium*

*Project of the Year Award  
for 1997 and 1998.*



*One Balmoral at Yonge and St. Clair*

*The Diamante Group and Stirling of Montreal, creators of Two Roxborough East* have earned an international reputation for developing, designing and constructing projects of superior quality and

aesthetic excellence. Scrupulous attention to detail, and quality combined with a relentless pursuit of design perfection have become Diamante's quintessential trademarks. Achievements include over 2,000 residential units in Canada, the United States, the Arab Emirates and Taiwan. Its impressive construction and development portfolio include such well-known Toronto landmarks as One Balmoral, The Royalton, The Renaissance Plaza, The Bata Shoe Museum and The Canada Life building.

Setting new standards for excellence, the Diamante Group now brings you Two Roxborough East. By fusing the extraordinary talents of architects Attila Burka and Wayne Swadron, the team has created a remarkable statement of elegance, one which will undoubtedly become another Toronto landmark...Two Roxborough Street East.



*Domus In Yorkville*



*The Royalton On Bay*



*Phoebe On Queen*