



THE RESIDENCES OF
488 UNIVERSITY AVENUE







LANDROVER
REAL ESTATE LTD. BROKERAGE



ALL POWER
REAL ESTATE LTD. BROKERAGE







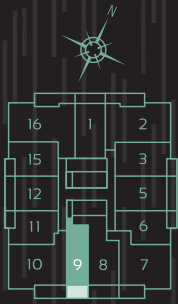


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CLANNDON REAL ESTATE LTD. BROKERAGE



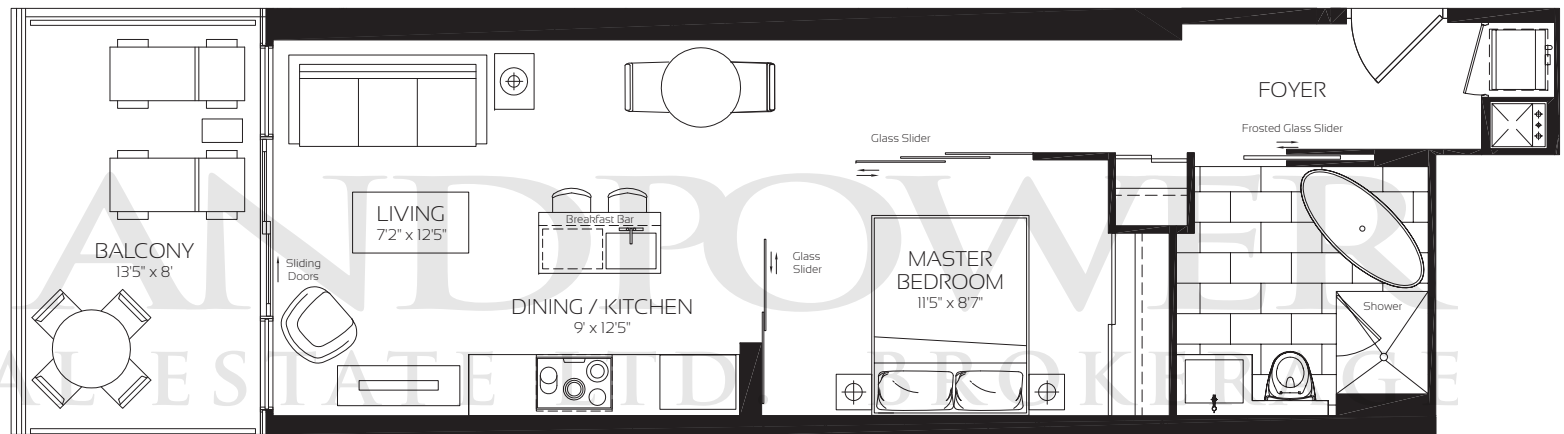




COLLINS Avenue

1 Bedroom

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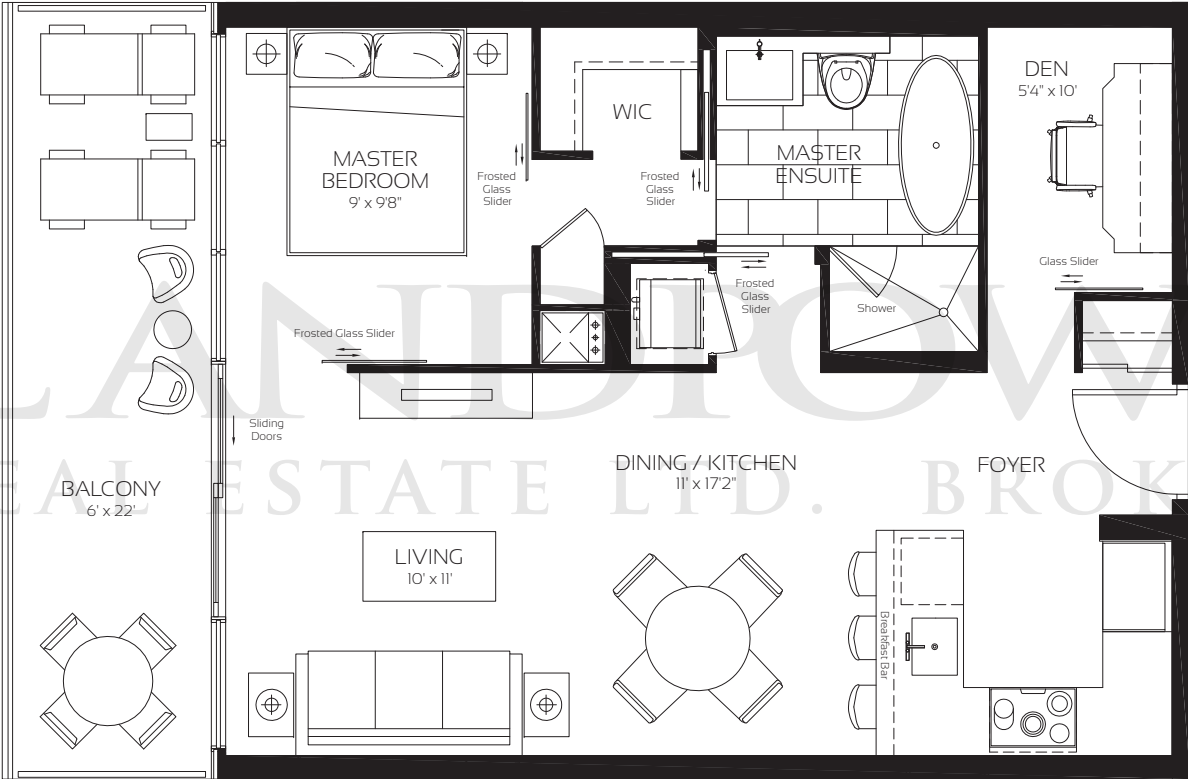
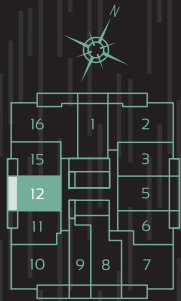
COLLINS

1 Bedroom

	sq ft
Interior Area	544
Balcony Area	108
TOTAL AREA	652

Sizes and specifications are subject to change without notice. E&O.E. Actual usable space may vary from any stated floor area. All dimensions are subject to normal construction variances. Measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were perfectly rectangular), without regard for any cutouts. Floor measurements were calculated on the middle floor of typical floor plates.

GEORGE V Avenue
1 Bedroom + Den



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GEORGE V

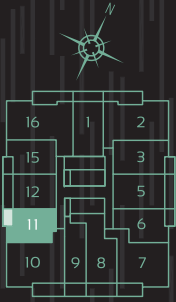
1 Bedroom + Den

	sq ft
Interior Area	617
Balcony Area	132
TOTAL AREA	749

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CHAMPS-ÉLYSÉES Avenue

1 Bedroom + Den



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CHAMPS-ÉLYSÉES

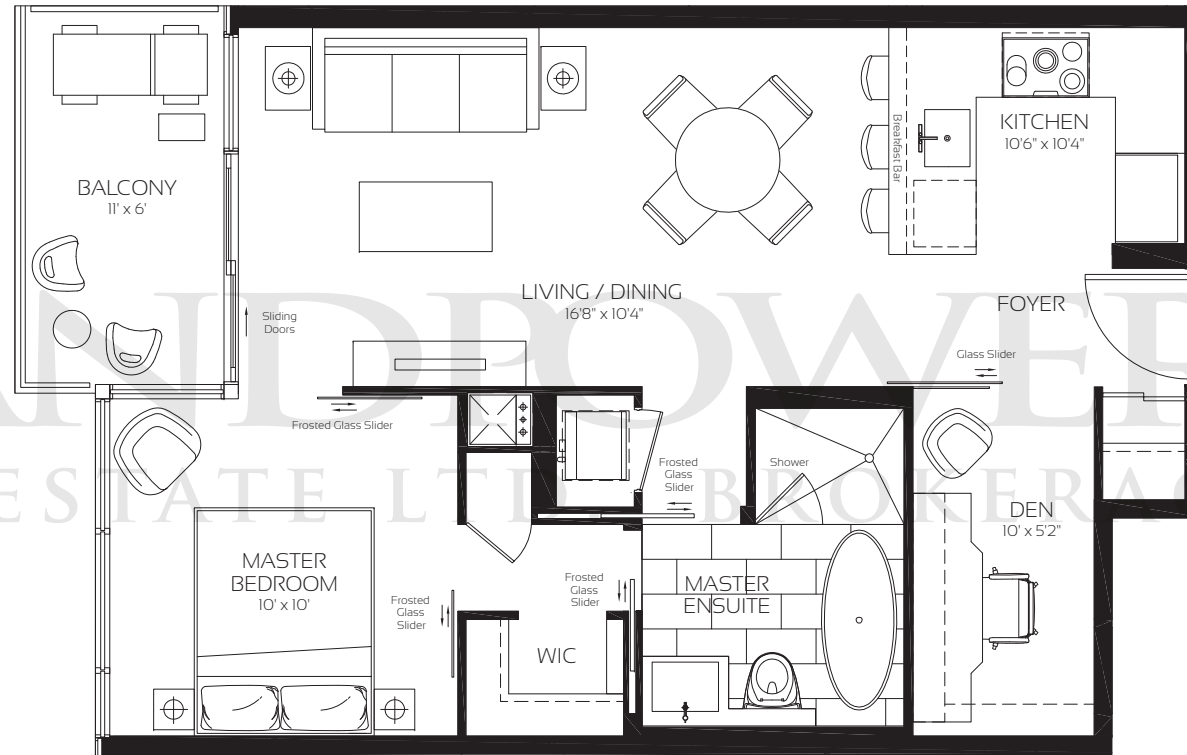
1 Bedroom + Den

sq ft

Interior Area 620

Balcony Area 66

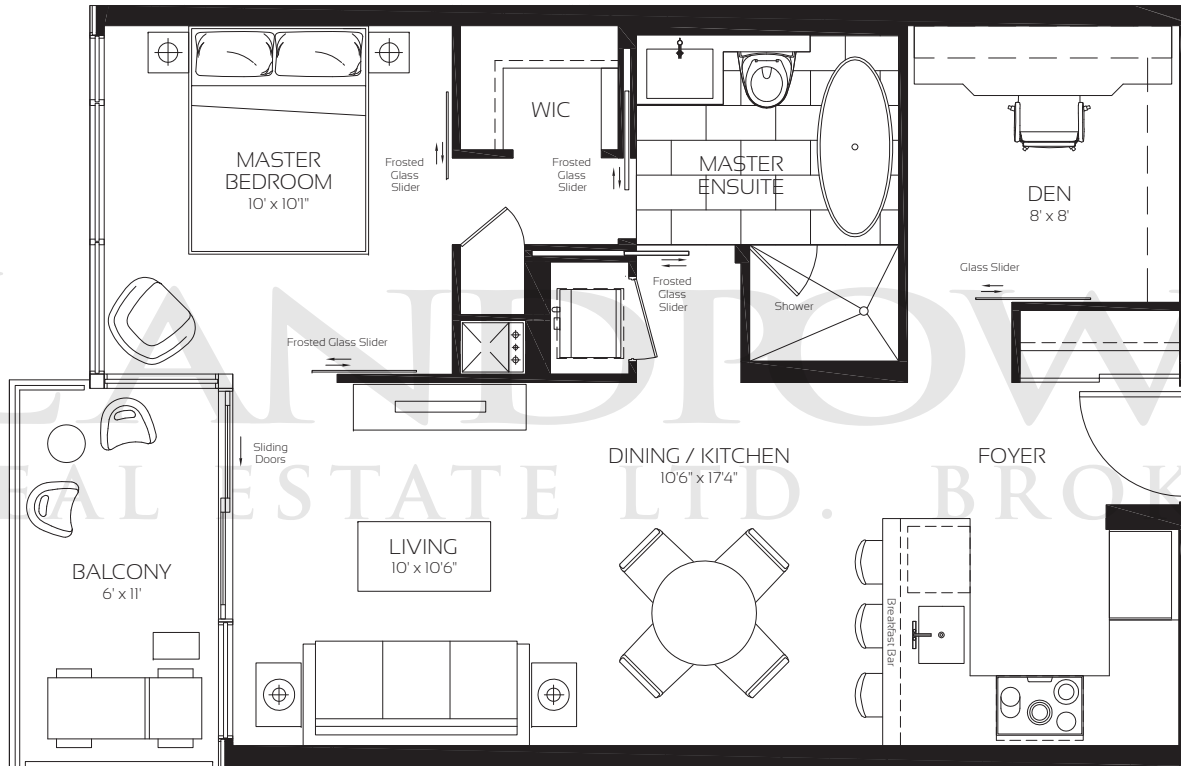
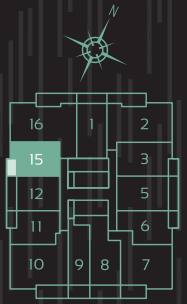
TOTAL AREA 686



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MELROSE Avenue

1 Bedroom + Den



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MELROSE

1 Bedroom + Den

sq ft

Interior Area 649

Balcony Area 66

TOTAL AREA 715

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PRINCESS GRACE Avenue

1 Bedroom + Den



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PRINCESS GRACE

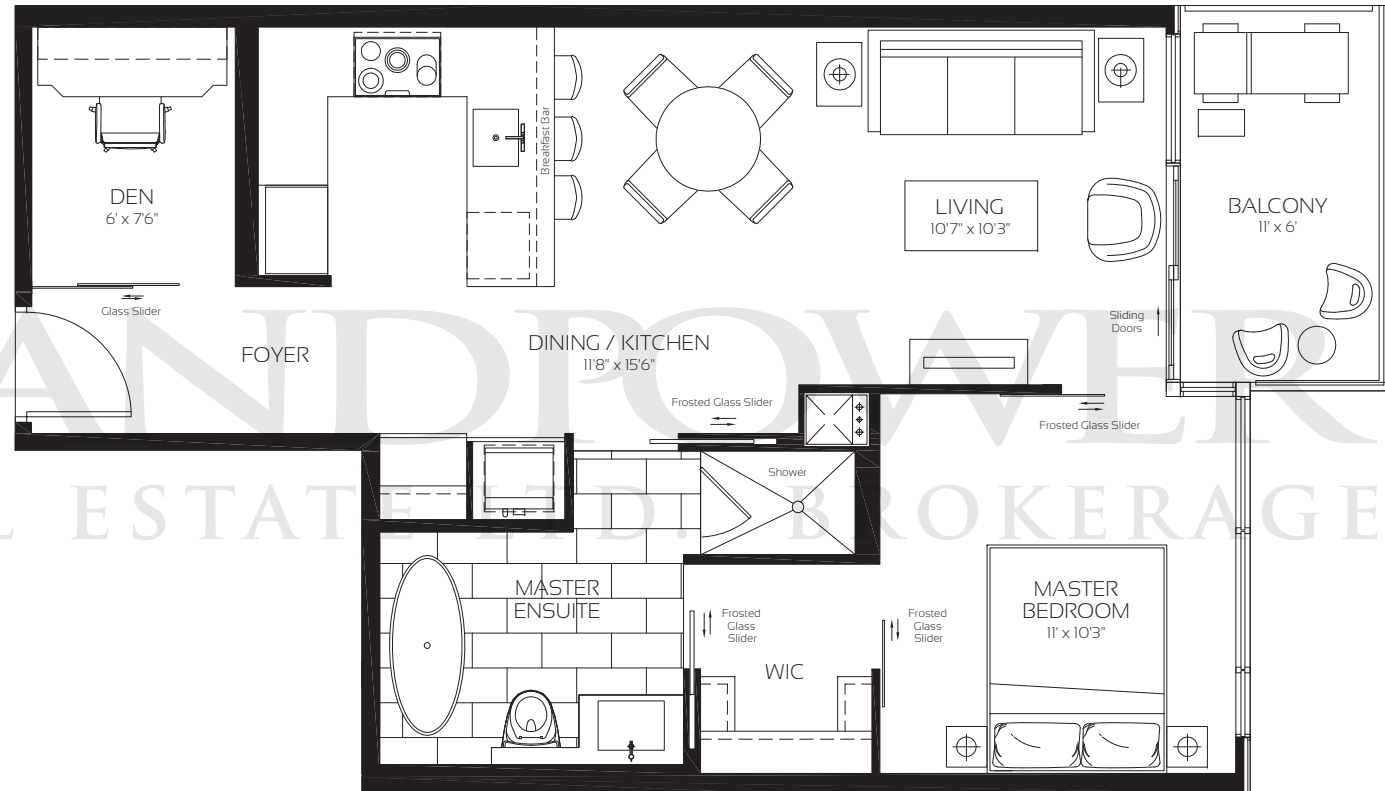
1 Bedroom + Den

sq ft

Interior Area 674

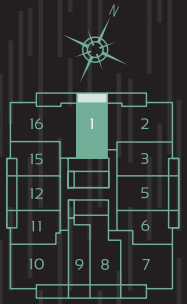
Balcony Area 66

TOTAL AREA 740



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DE JULIO Avenue 1 Bedroom + Den



488 UNIVERSITY AVENUE

THE RESIDENCES OF

DE JULIO

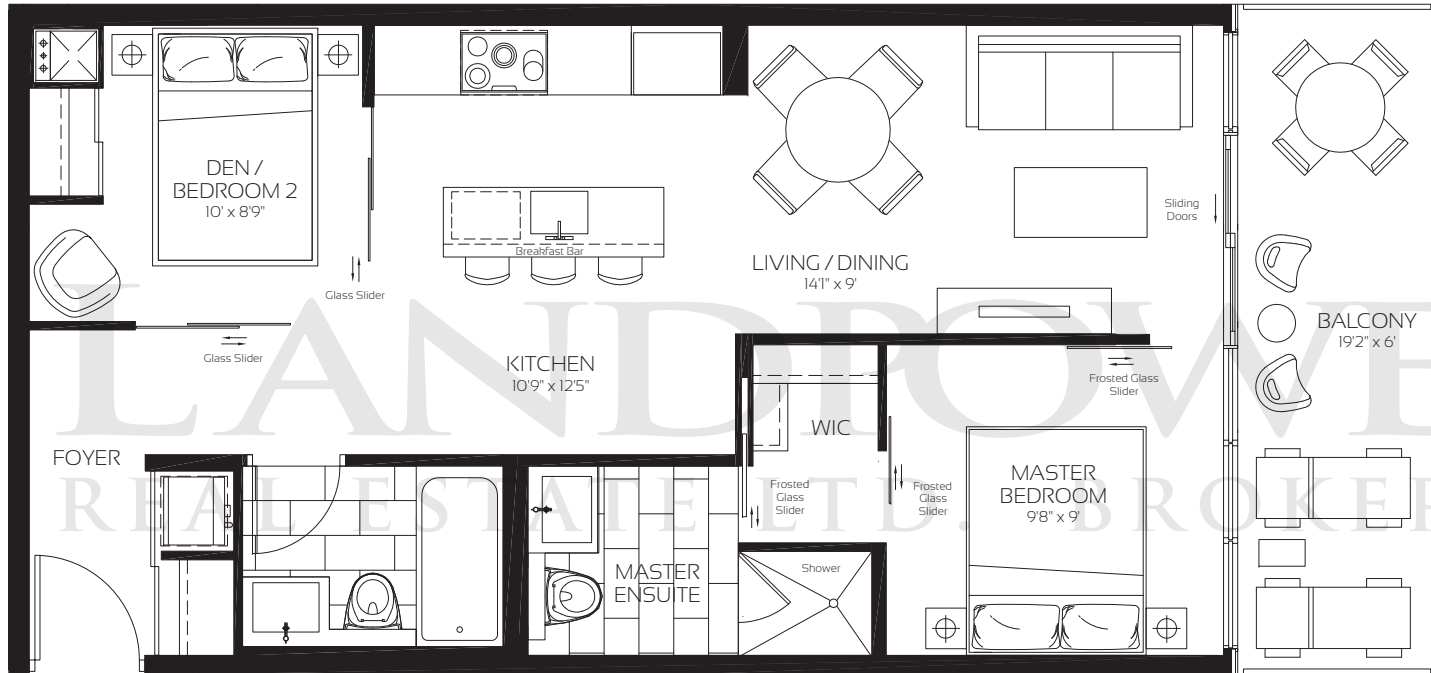
1 Bedroom + Den

sq ft

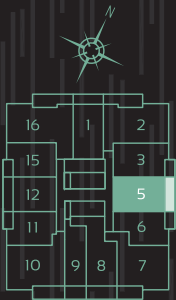
Interior Area 689

Balcony Area 115

TOTAL AREA 804



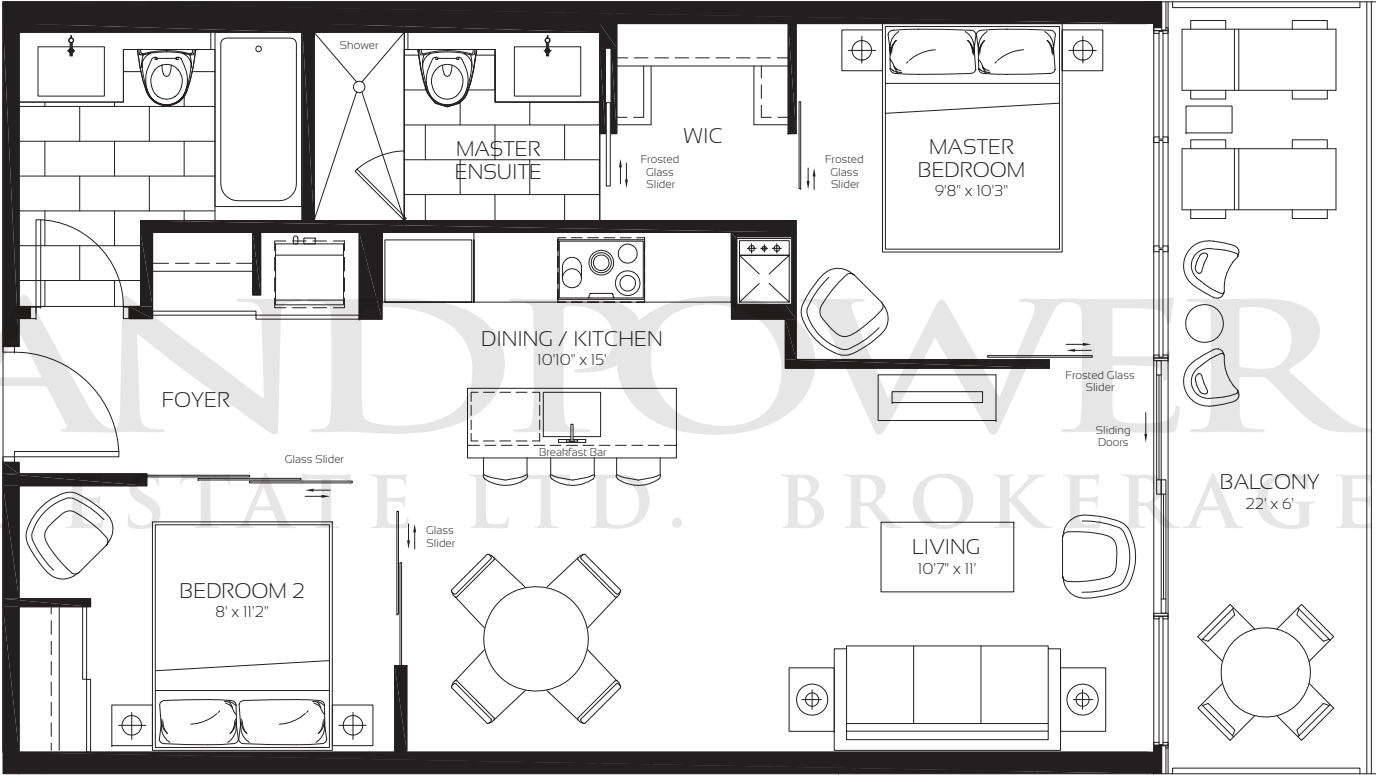
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GRAND Avenue

2 Bedroom

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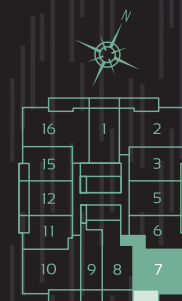
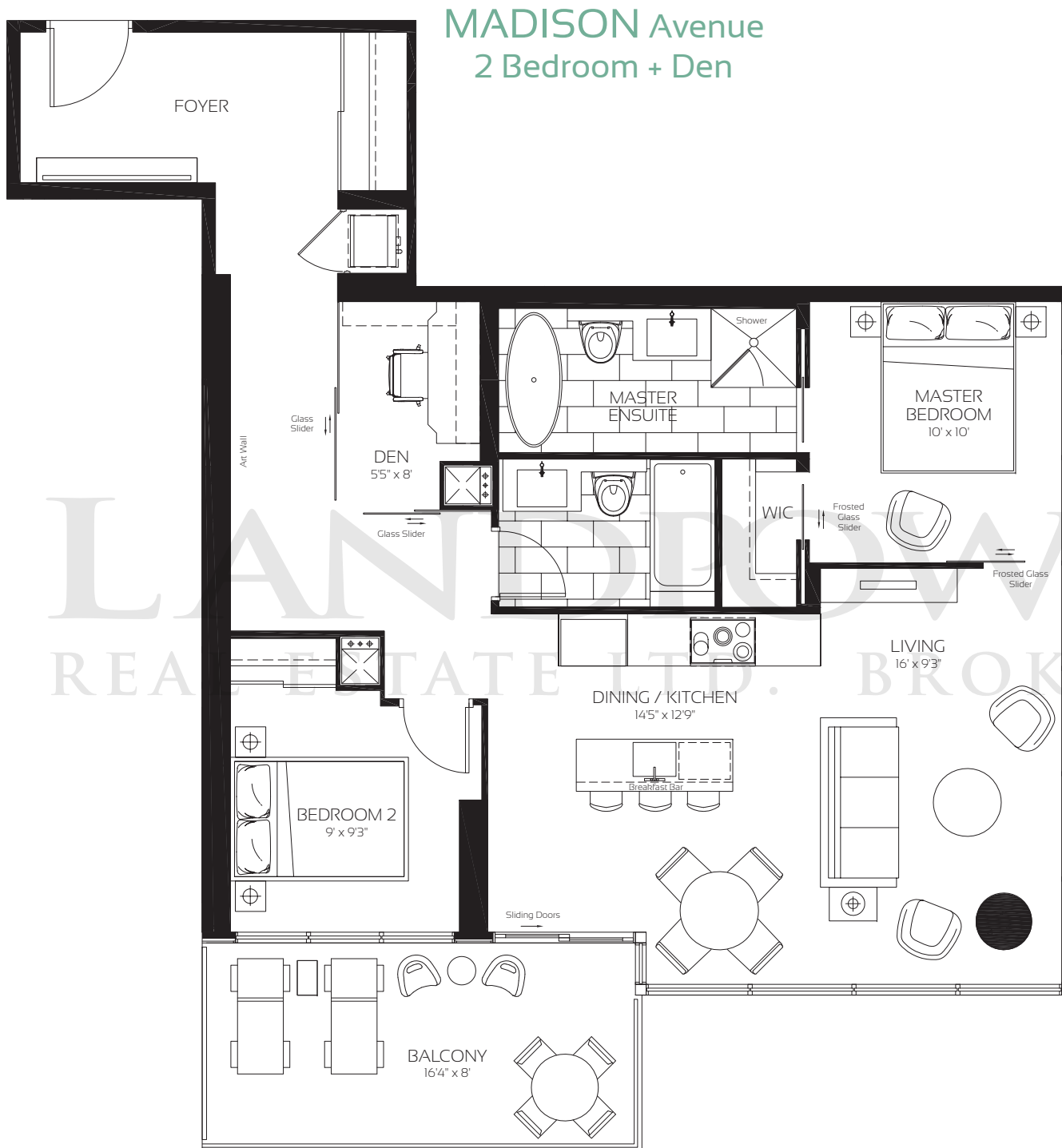


GRAND

2 Bedroom

	sq ft
Interior Area	736
Balcony Area	132
TOTAL AREA	868

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MADISON

2 Bedroom + Den

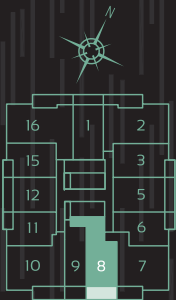
sq ft

Interior Area 986

Balcony Area 130

TOTAL AREA 1116

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WORTH Avenue

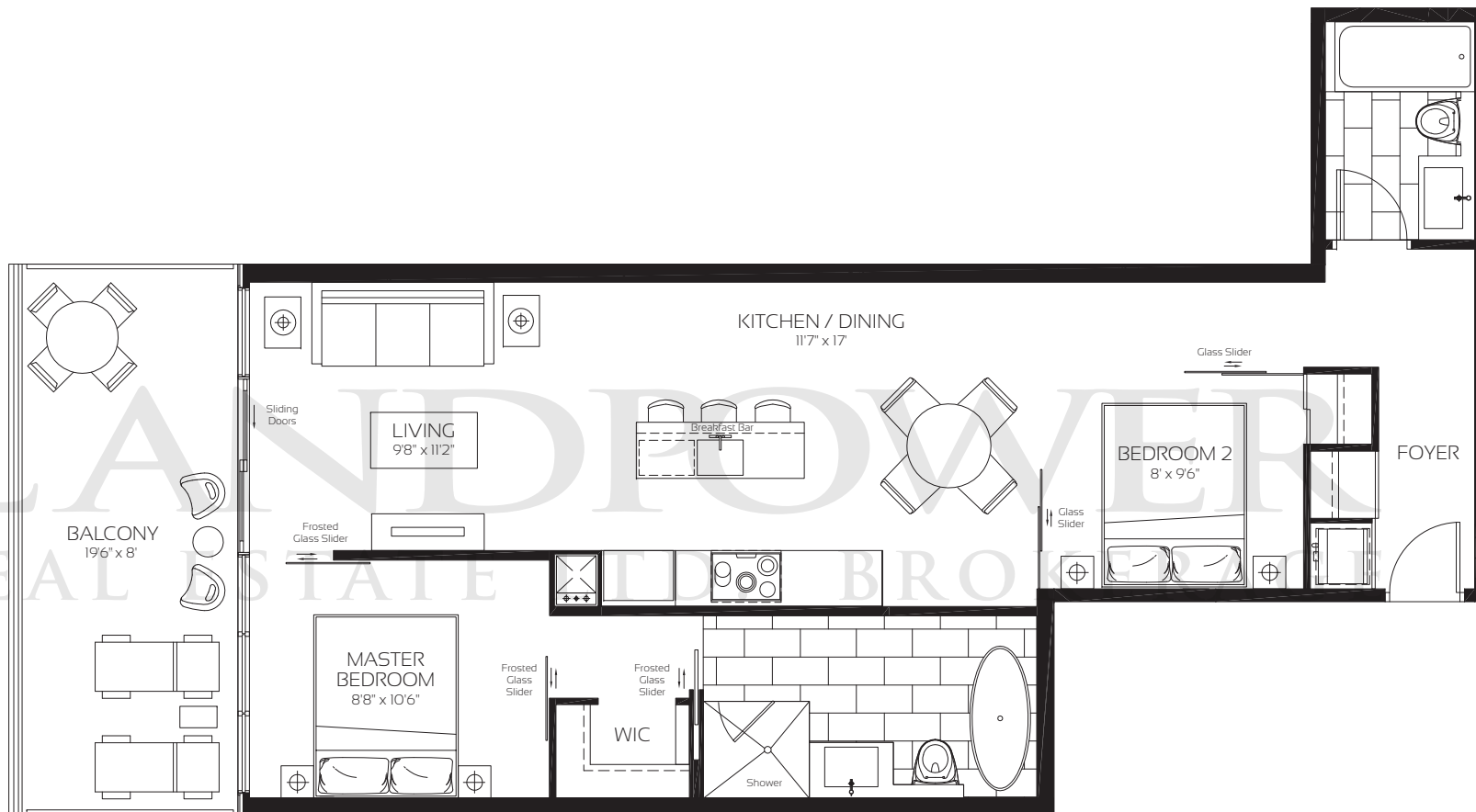
2 Bedroom

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WORTH

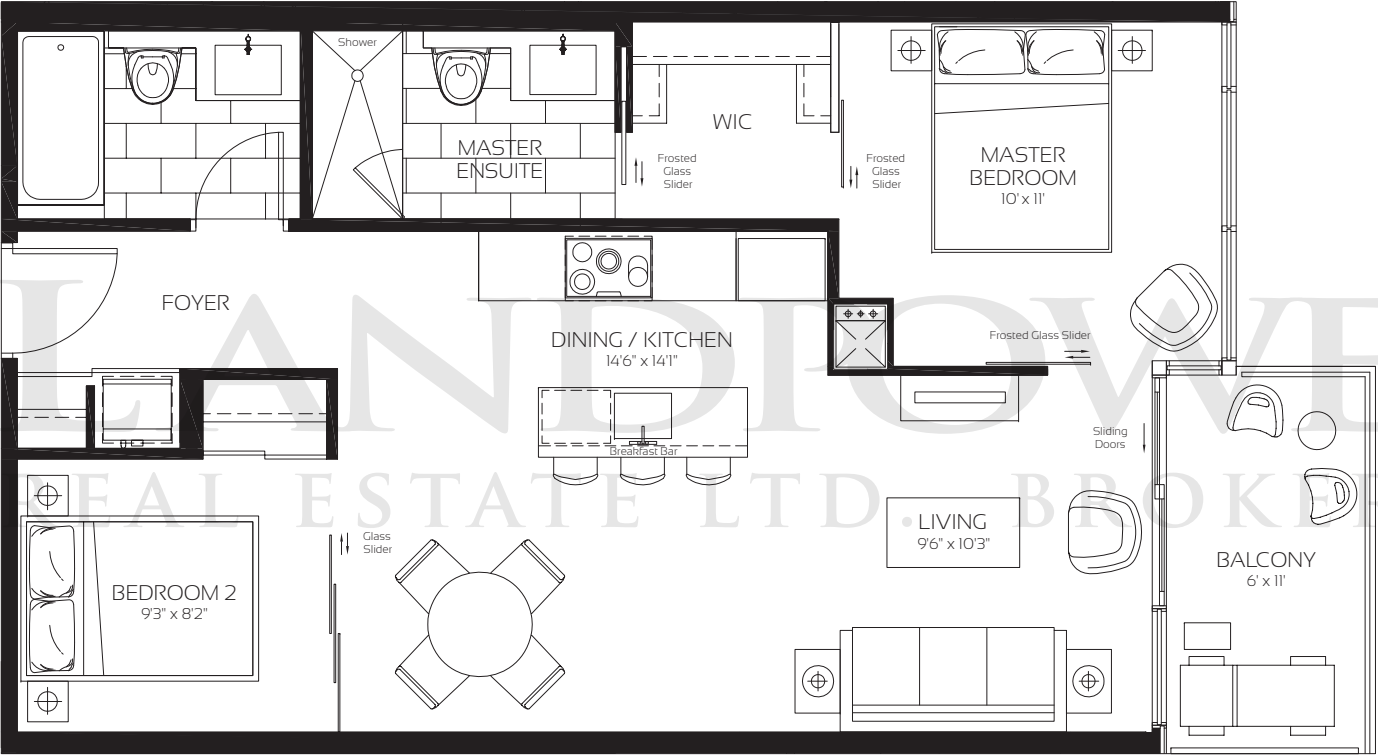
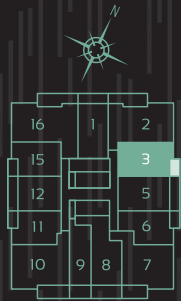
2 Bedroom

	sq ft
Interior Area	820
Balcony Area	160
TOTAL AREA	980



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BROADWAY Avenue
2 Bedroom



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BROADWAY

2 Bedroom	
	sq ft
Interior Area	739
Balcony Area	66
TOTAL AREA	805

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MICHIGAN

2 Bedroom + Den

sq ft

Interior Area 1042

Balcony Area 180

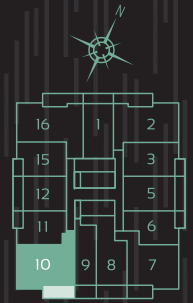
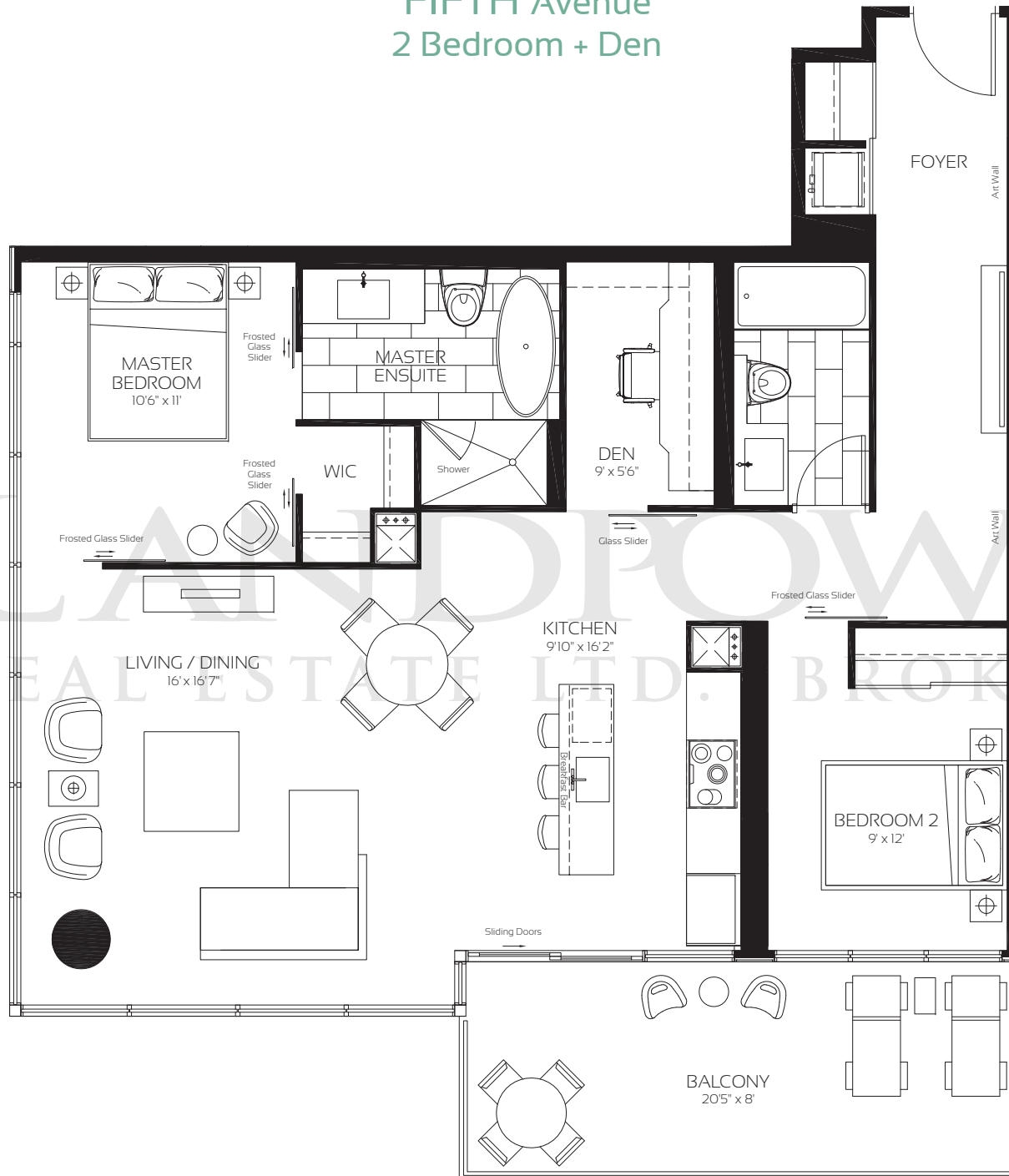
TOTAL AREA 1222

MICHIGAN Avenue
2 Bedroom + Den



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FIFTH Avenue 2 Bedroom + Den



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FIFTH

2 Bedroom + Den

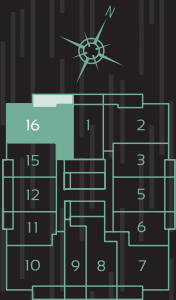
sq ft

Interior Area 1075

Balcony Area 165

TOTAL AREA 1240

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PARK

3 Bedroom + Den

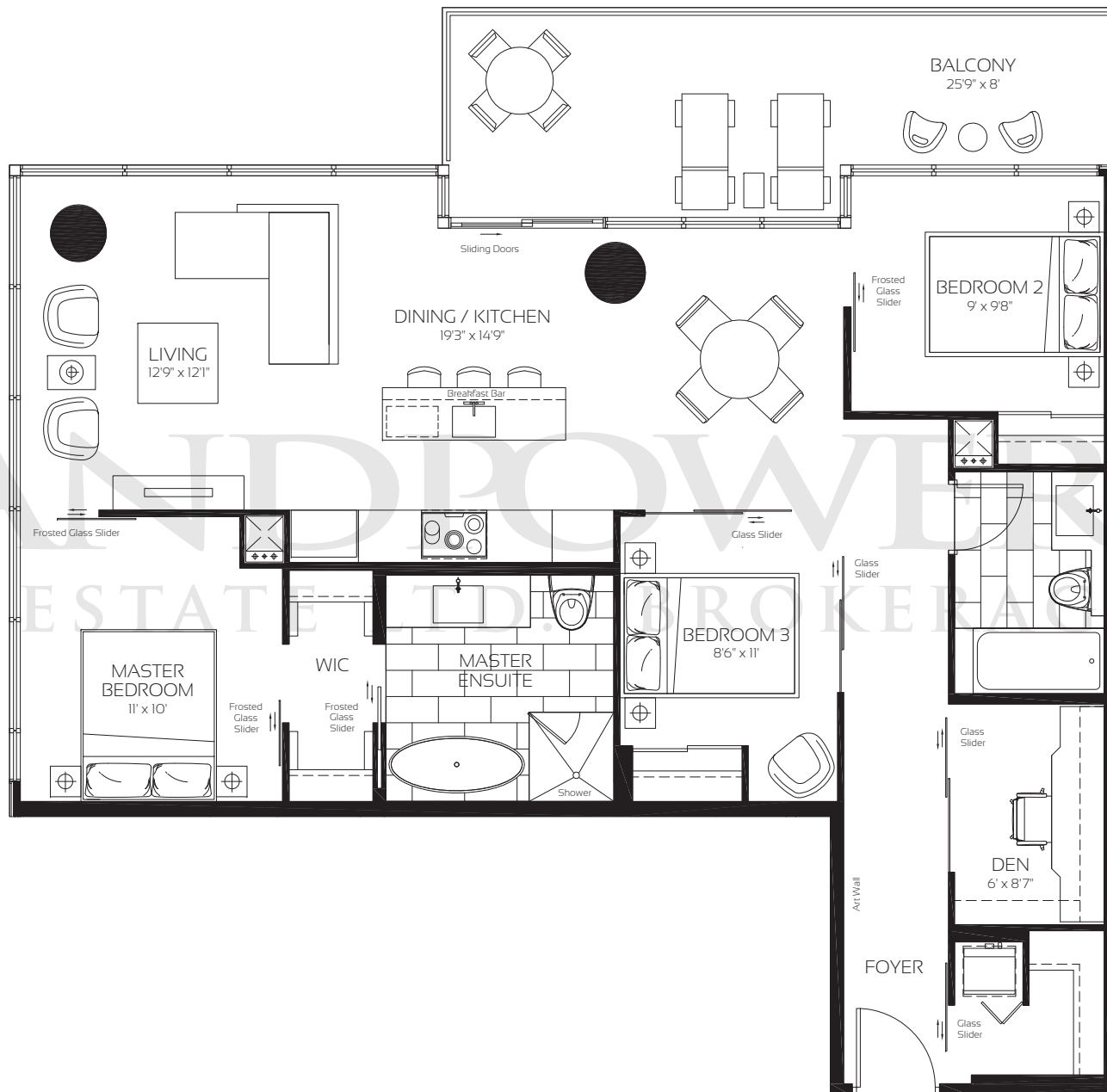
sq ft

Interior Area 1136

Balcony Area 185

TOTAL AREA 1321

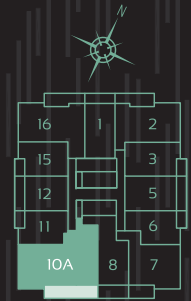
PARK Avenue
3 Bedroom + Den



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MONTAIGNE Avenue

3 Bedroom



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MONTAIGNE

3 Bedroom

	sq ft
Interior Area	1620
Balcony Area	273
TOTAL AREA	1893

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PRE-LAUNCH SPECIAL PREVIEW PRICE LIST

- **SPECIAL PRE-LAUNCH PREVIEW PRICING***
(Take Advantage of Special Limited Time Savings from \$20,000.00 to \$30,000.00 from Launch Prices on Select Units)
- **LUXURY IS STANDARD**
No Cost for the high level of finishes, appliances, and in-suite technology, typically exceeding over \$40,000.00 in **UPGRADES - industry wide ***
(such luxury items include Liebherr & AEG integrated appliances, lacquered kitchen cabinets, marble ensuites with Kohler fixtures, walk-in closet custom cabinetry, high quality wood floor finishes and designs, cutting edge technology system and other high quality finishes and materials)

FLOORS 20th – 52nd

<u>Model</u>	<u>Number of Bedroom</u>	<u>Interior Area Sq. Ft.</u>	<u>Balcony Area Sq.Ft.</u>	<u>Exposure</u>	<u>Launch Pricing from:</u>	<u>Special Preview Pricing from:</u>
Collins Avenue Unit #9	1 Bdrm	544	108	SW	\$408,000.00	\$388,000.00
Champs Elysees Avenue Unit #11	1 Bdrm + Den	620	66	W	\$468,000.00	\$448,000.00
George V Avenue Unit #12	1 Bdrm + Den	617	132	W	\$478,000.00	\$458,000.00
Melrose Avenue Unit #15	1 Bdrm + Den	649	66	W	\$488,000.00	\$468,000.00
Princess Grace Avenue Unit #6	1 Bdrm + Den	674	66	E	\$498,000.00	\$478,000.00
De Julio Avenue Unit #1	1 Bdrm + Den	689	115	N	\$508,000.00	\$488,000.00
Broadway Avenue Unit #3	2 Bdrm	739	66	E	\$528,000.00	\$498,000.00
Grand Avenue Unit #5	2 Bdrm	736	132	E	\$538,000.00	\$508,000.00
Worth Avenue Unit #8	2 Bdrm	820	160	SE	\$558,000.00	\$528,000.00
Madison Avenue Unit #7	2 Bdrm + Den	986	130	SE	\$688,000.00	\$658,000.00
Michigan Avenue Unit #2	2 Bdrm + Den	1042	180	NE	\$708,000.00	\$678,000.00
Fifth Avenue Unit #10	2 Bdrm + Den	1075	165	SW	\$728,000.00	\$698,000.00
Park Avenue Unit #16	3 Bdrm + Den	1136	185	NW	\$758,000.00	\$728,000.00
Montaigne Avenue Unit #10A	3 Bdrm	1620	273	SW	\$1,325,000.00	\$1,295,000.00

***PREMIUM PER FLOOR:** \$2,000.00 per floor (with the exception of Montaigne at \$10,000.00 premium per floor)

Building Features

The Residences of 488 University Avenue takes the quality of downtown living to new heights, offering a level of service and lifestyle amenities found only in the world's finest hotels and residences. From the dramatic SkyLobby, to the lifestyle amenities of SkyClub, to valet parking, concierge, and room service, hotelstyle services will be available to the residents 24 hours a day.

ARCHITECTURE AND INTERIORS

- Soaring 55-storey world-class tower designed by renowned architect Deni Poletti of CORE Architects Inc.
- Striking 50-foot-high glass podium incorporating lifestyle retail, signature restaurant and a direct connection to the St. Patrick TTC subway station
- Oversized outdoor terraces
- Interior design by internationally acclaimed II BY IV Design
- Flow-through floor plans designed to capture the maximum effect of naturally lit spaces and beautiful views
- Floor-to-ceiling window walls

UNLIMITED FIVE-STAR SERVICES

The services are unlimited, day or night, including concierge, doorman, valet parking, optional housekeeping, room service, catering and more.

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*Based on market research. E. & O.E.

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AVANT-GARDE RESTAURANTS

Savour five-star cuisine at the signature restaurant and casual dining at SkyBar. A private event /dining event room is also available.

SKYCLUB, WORLD-CLASS LIFESTYLE AMENITIES

The Residences of 488 University Avenue lifestyle includes full access to the services of the two-floor 30,000-square-foot SkyClub located on the 18th and 19th floors – a club that is unprecedented in downtown Toronto. SkyClub is a place that will inspire the most dedicated fitness enthusiast, or where you can indulge in a light meal or drink at SkyBar. A place for the ideal social experience without ever having to leave home.

RECREATIONAL AMENITIES

- Outdoor reflective saltwater pool
- Outdoor sun deck and lounge
- Indoor saltwater pool with retractable façade to exterior
- Hot tub
- Luxurious change rooms, steam rooms, saunas and marble showers
- Fully equipped gym with separate cardio and weight areas

- Techno gym
- Multi-purpose fitness / spinning studio
- Pilates studio
- Yoga / meditation studio
- Martial arts / boxing room
- Private fitness training
- Squash court
- Full service SkySpa

SOCIAL AMENITIES

- SkyBar – lounge bar offering spa-inspired cuisine
- SkyLobby – concierge and lobby lounge
- Private event / dining room
- Communal lounge
- Private screening / media room

- Business centre services
- Conference room with video conferencing
- Library
- Billiards room
- Relaxation lounge
- WiFi throughout SkyClub

PARKING

- Valet parking at Simcoe Street Porte-Cochere entrance
- 6 levels of underground parking
- Secured common bicycle rooms at secured parking levels

AUTO SHARE

Automated car-share service with the use of a credit card. Convenient, dedicated parking spaces for an on-site car-sharing service.

DIRECT TTC CONNECTION

Convenient connection to the TTC subway station from within the tower to the Yonge-University-Spadina line.

TARION HOME WARRANTY

The Residences of 488 University Avenue is enrolled in the Tarion Warranty Program and is registered under the Ontario New Homes Warranties Plan Act through Tarion Warranty Corporation. The comprehensive Tarion Warranty Program guarantees the builder warranties.



Suite Features

SOPHISTICATED RESIDENCES

- Tall nine-foot-high smooth-finish ceilings in principal rooms, (exclusive of bulkheads required for mechanical purposes)
- Large windows with dramatic city and lake views
- Oversized balconies with weatherproof electrical outlets
- Sliding glass doors to balcony as per plans
- High-efficiency individually controlled air conditioning and heating system
- Fashionable range of designer pre-engineered hardwood flooring throughout (except bathrooms and laundry) or designer plush carpeting in bedroom areas
- Individual metering of electricity and water
- Custom-designed solid-core suite entry doors
- Generous stone threshold at suite entrance
- Architecturally designed baseboards, door frames and casings
- Glass or frosted glass sliding doors
- Designer contemporary door hardware
- Premium latex paints on walls and drop ceilings
- Fully built-out wood veneer-panelled master bedroom walk-in closet or in master bedroom closet. Wire shelving in all other closets
- AEG washer and dryer in laundry area with porcelain tile flooring

DESIGNER KITCHENS

- Sleek European-inspired custom cabinetry designed by II BY IV
- Design with a selection of contemporary or classic finishes
- Veneer or lacquer cabinet finishes with soft-closing precision cabinet drawers and doors
- Kitchens incorporate a convenient breakfast bar, as per plan where applicable
- Fully-integrated Liebherr refrigerator-freezer with cabinetry matching front panels
- Built-in electric Ceran cook top
- Integrated dishwasher with cabinetry matching front panels
- Concealed range hood
- Stainless steel under-mount sink with single-lever Kohler faucet and vegetable spray
- Built-in stainless steel oven
- Built-in stainless steel microwave oven
- Granite, marble or quartz-surface slab countertops
- Granite, marble or glass mosaic tile backsplash
- Contemporary built-in under-cabinet integrated lighting
- Energy Star appliances throughout

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LIGHTING DESIGNS

- Recessed LED lights within bulkheads
- Ceiling-mounted fixture outlets, as per plans, where applicable
- Dimmer controls installed in all rooms
- Contemporary energy-saving lights

SPA-INSPIRED BATHROOMS

- Custom-designed vanities by II BY IV Design in classic or contemporary styling
- Veneer or lacquer finishes with soft-closing precision cabinet drawers and doors
- Stylish designer-selected vanity mirrors
- Marble or natural stone flooring including base and walls in wet areas, as per plan in master bathrooms (porcelain or ceramic in second bathrooms)
- Kohler designer undermount sink and faucet
- Designer accessory package
- Kohler bathroom toilets in contemporary styling
- Granite, quartz-surface, limestone or marble slab countertop
- Freestanding tub or deck-mounted soaking built-in tub as per plans and bath filler with hand-held spray
- Frameless glass-enclosed shower with marble or stone tile interior where applicable as per plan in master bathrooms (porcelain or ceramic in second bathrooms)
- Contemporary rain shower and hand-held body spray
- Three body sprays in master bathrooms
- Digital shower control in master bathrooms
- Safety pressure-balancing valve in tub or shower
- Waterproof recessed LED lighting

IN-SUITE TECHNOLOGY

- Cutting-edge automation systems enabling residents to control temperature, lighting, music, television, multimedia or other items in their home, from either the built-in touch screen panel, or from any mobile device
- Lighting control system to control lighting levels
- Automated temperature control system
- Extreme-speed Internet connection
- System architecture provides connectivity for wireless networking
- Carefully designed and fully integrated telecommunications cabling package
- State-of-the-art design allowing easy and reliable connection to the latest entertainment and information services
- Attractive, integrated multimedia outlets provide convenient connections for multiple phone/fax lines, extreme-speed Internet access, digital television services, premium phone services and in-home Local Area Networking
- Individual service panel with circuit breaker

PEACE OF MIND

- 24-hour concierge monitoring system includes strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Life safety system includes sprinklers, smoke detectors, carbon monoxide detectors and fire alarm speakers
- Private security passcard for common areas, doors and elevators
- Personally coded suite-intrusion alarm system with suite-door contact and keypad connected to concierge desk

LIEBHERR**AEG**THE BOLD LOOK
OF **KOHLER****ADDITIONAL FACTS & FEATURES**

MAINTENANCE/month: \$0.54/sq. ft. – includes Heat, Air-conditioning and Common Element/Amenity expenses. (hydro, water separately metered)

PARKING: \$62,000 per Valet Space (2 bedroom suites and larger)

TAXES/per year: Market Value Assessment as per City of Toronto, estimated - 0.73% of Purchase Price

FINANCING: Preferred Interest Rates / Capped Rate Mortgage Program through



Deposit Structure (21%): Interest will be paid to Purchaser on ALL deposits from date of receipt. (Deposits Guaranteed by TARION)

Tentative Occupancy Date: November 2017

Price Includes: H.S.T. in accordance with the terms of the Agreement of Purchase and Sale

All Suites Protected by TARION – formerly known as Ontario New Home Warranty Program.

The following is the deposit structure (21%) to be made payable to: Goldman, Sloan, Nash & Haber LLP, in Trust

1 st Deposit With Agreement	2 nd Deposit 15 Days from 1 st deposit	3 rd Deposit 30 Days from 1 st deposit	4 th Deposit 120 Days from 1 st deposit	5 th Deposit 365 Days from 1 st deposit	6 th Deposit 540 Days from 1 st deposit	7 th Deposit On Occupancy
\$5,000.00	Balance to 2.5%	2.5%	5%	5%	5%	1%

PRESENTATION GALLERY BUSINESS HOURS

7 Days A Week 10AM to 8PM

Email : info@488university.com

Executive Sales Manager: Jason Shiff - jshiff@488university.com

Actual useable area may vary from stated floor area. Floor areas measured in general accordance with Tarion Bulletin # 22. Representations and information contained herein do not form part of any Agreement of Purchase and Sale. Prices and specifications subject to change without notice. Preview Price List as of August 11, 2014. E. & O.E.