

what's in a number?



everything!

A SPECIAL AGENT'S PREVIEW

cityzen
URBAN LIFESTYLE

THE  ON BROADWAY


MYRIAD
GROUP

Exclusive Agent: Baker Real Estate. Brokers Protected. Prices & specifications subject to change without notice.
Baker agents only website - www.bakerrealtypartners.com/88broadway

The Eighty

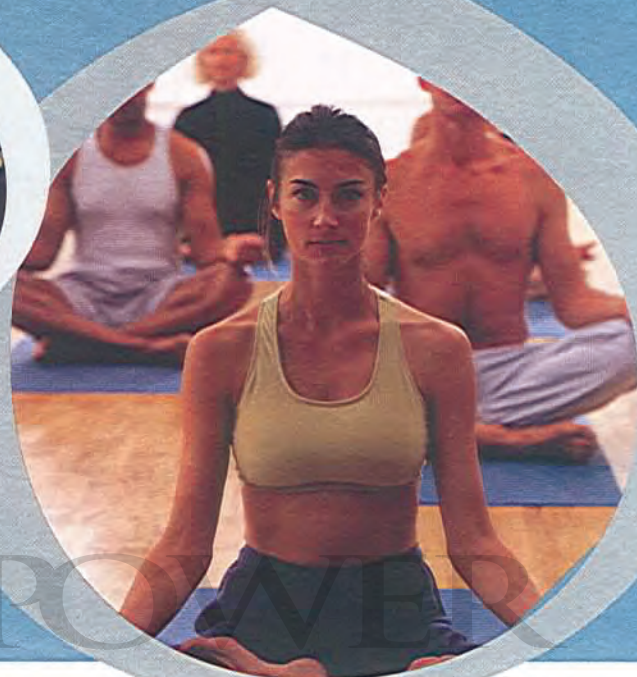
LAN
REAL ESTATE



What's in a number?

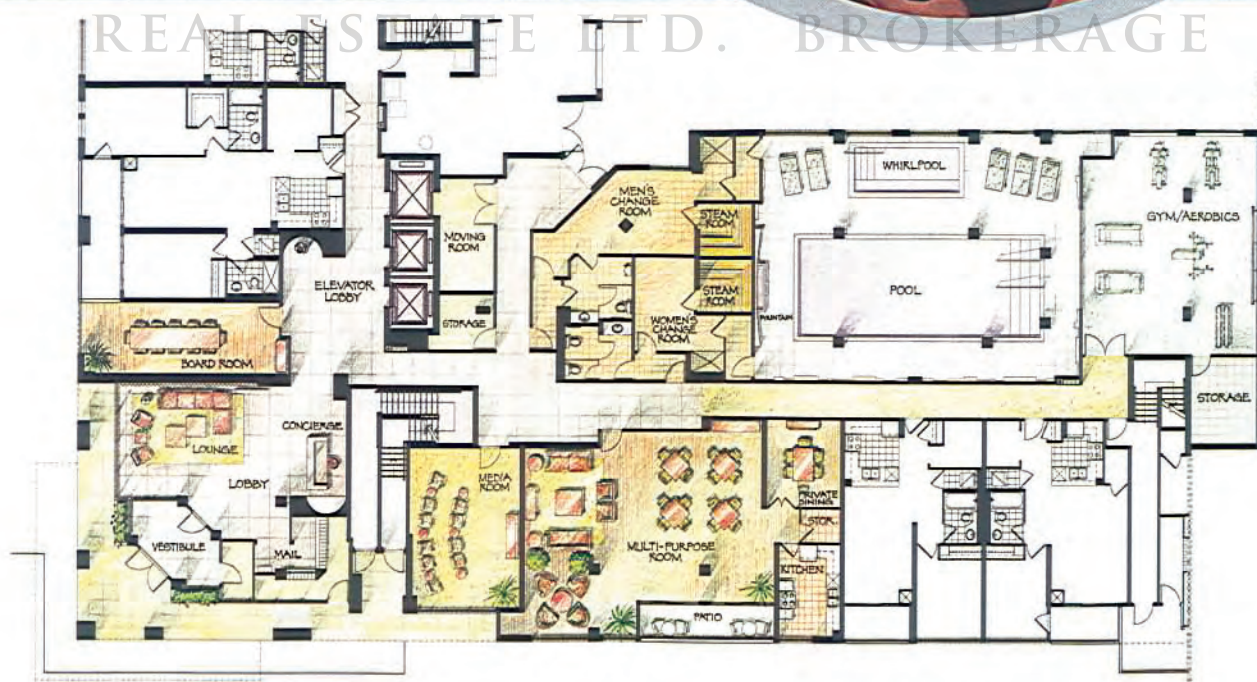
There are a number of reasons to get excited about The 88 on Broadway. Like living in the heart of Yonge & Eglinton – with subway, stores, restaurants and nightclubs at your door in Toronto's hottest neighbourhood. The 88 on Broadway offers savvy suites, cool finishes and sizzling amenities. All at numbers that make perfect sense.

No need to join
a fitness centre
if you're a
member
of Club



LANDROVER

REAL ESTATE LTD. BROKERAGE



Club 88 is a fully equipped fitness facility with top of the line cardio equipment, steam rooms, a swimming pool and whirlpool. There is a well appointed party lounge with a fireplace and a full catering kitchen, or you can take your event outdoors in the summer on the rooftop garden terrace complete with barbecues and a Napa Valley style exterior fireplace. Club 88 also features a theatre/media room.

Do the
numbers
You won't find
features like this
anywhere else
in midtown Toronto



Peace of Mind Features

Duress response system and security monitoring in underground parking, plus panic alarms, concierge assistance and key fob

At Your Service

Executive Concierge Service, seven-days-a-week, in the elegant lobby

Architecture

Cosmopolitan, classic and elegant, reflecting the vibrant energy of Yonge and Eglinton. Glass, steel and classic accents captured in bold architecture

Innovative Suite Designs

Suites with 9' ceilings

Floor-to-ceiling windows

Balconies and terraces**

Individually controlled heating and cooling

Architecturally designed suite entry with solid core entry door, privacy viewer and quality-finished hardware

Choice of spectacular pre-finished engineered wood floors in foyer, living, dining area and den*

Choice of quality 50 oz. carpet with 1/2" underpad in bedrooms and applicable closets*

Designer selected interior doors with quality-finished hardware

Elegantly designed 4" baseboards

Convenient white plastic coated ventilated wire shelving in all closets

Energy efficient thermal glazed aluminum windows

Stylish overhead lights in all rooms except for living room; capped ceiling outlet in dining room

Stacked full-size brand name washer and dryer with exterior venting in all suites

European white ceramic floor tiles in laundry area

Attractive mirrored sliding doors in bedrooms as per plan

Chef's Kitchen

Finely crafted cabinetry complete with taller upper cabinets in a variety of materials and colours*

Choice of attractive granite countertops*

Choice of ceramic backsplash*

Convenient double bowl stainless steel sink with single lever faucet and pull-out vegetable sprayer

Designer task lighting under upper cabinet

Ceiling mounted halogen track lighting

Choice of distinctive ceramic or porcelain floor tiles*

Six (6) major appliances, choices include stainless steel, black or white 18 cu.ft. fridge, self-cleaning range, built-in dishwasher, over the range microwave integrated with range hood, with exhaust vented to exterior. All appliances connected and ready to use

Luxurious Bathrooms

Ceramic tiled showers and floors*

Framed glass shower doors**

Choice of elegant, quality cabinetry *

White cultured marble countertops with integrated basin and full-width mirror

Designer accessory package, including towel bar, toilet paper holder and soap dish

Exhaust fan vented to exterior

Safety pressure balance valve for tub and shower

Polished chrome fixtures in bathroom and powder rooms

White one piece toilet with white bathroom fixtures

Contemporary soaker tub for deep relaxation**

State-of-the-Art Technology

Emergency voice communications system, smoke and heat detector in each suite

All suites pre-wired for cable TV and telephone in kitchens, living rooms, bedrooms and den**

All suites pre-wired for high speed internet access

Intrusion alarm system with key pad for all suite entries

Individual in-suite circuit breaker service panel with copper wiring throughout

Security card access or key access throughout all common areas

All main entrances and exits are monitored with closed circuit television system cameras strategically located in public areas including parking garage

Enterphone in all entrances

*From builder's samples

**As per plan

ALL SUITES PROTECTED UNDER TARIION (FORMERLY THE ONTARIO NEW HOME WARRANTY PROGRAM).

All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & OE. All illustrations are artist's concept. Actual useable floor space is less than stated floor area.

AGENT SALE - PREVIEW PRICING

One Day Only – June 21st, 2005

(Subject to Availability)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW OPENING PRICES FROM:
The Civello	1 Bedroom	1	522 sq. ft.	West	\$168,800
The Furomoda	1 Bedroom	2 to 3	553 sq. ft.	North	\$180,800
The Jardine	1 Bedroom	2 to 3	558 sq. ft.	South	\$184,800
The Centro	1 Bedroom	4 to 8	570 sq. ft.	West	\$188,800
The Acrobat	1 Bedroom	2 to 3	582 sq. ft.	North West	\$188,800
The Atrium	1 Bedroom	2 to 3	591 sq. ft.	West	\$188,800
The Capital	1 Bed + Den	2 to 3	623 sq. ft.	East	\$194,800
The Grande	1 Bed + Den	2 to 3	655 sq. ft.	West	\$201,800
The Dufflet	1 Bed + Den	5 to 18	635 sq. ft.	South	\$209,800
The Duke	1 Bed + Den	5 to 8	712 sq. ft.	East	\$224,800
The Napoli	1 Bed + Den	2 to 3	776 sq. ft.	South	\$225,800
The Lolo	1 Bed + Den	5 to 8	762 sq. ft.	East	\$229,800
The Grano	2 Bedroom	1 to 3	733 sq. ft.	South West	\$247,800
The Villaggio	2 Bedroom	4 to 8	873 sq. ft.	North (elbow)	\$255,800
The Grazie	2 Bedroom	9 to 20	764 sq. ft.	North	\$268,800
The Vivo	2 Bedroom	2	895 sq. ft.	East	\$290,800
The Latazza	2 Bedroom	5 to 18	977 sq. ft.	South East	\$318,800
The Latazza	2 Bedroom	5 to 18	977 sq. ft.	South West	\$323,800
The Zizi	2 Bedroom	5 to 20	901 sq. ft.	North West	\$301,800
The Pallucci	2 Bed + Den	5 to 8	850 sq. ft.	East	\$295,800
The Positano	2 Bed + Den	5 to 8	850 sq. ft.	East	\$295,800
The Redwood	2 Bed + Den	5 to 8	856 sq. ft.	West	\$299,800
The Carnevale	2 Bed + Den	2 to 3	974 sq. ft.	West	\$305,800
The Sheridan	2 Bed + Den	3	1162 sq. ft.	South East	\$379,800

Finishing Appointments

Expansive 9' smooth ceilings with floor to ceiling windows, Pre-finished engineered wood floors in foyer, living, dining area and den, Kitchens with crafted cabinetry, attractive granite countertops and ceramic backsplash, Six appliances including stainless steel, black or white 18 cu. Ft. fridge, self-cleaning range, built-in dishwasher, over the range microwave and full size stacked washer and dryer.

Building Features

Chic 2-story lobby, Executive concierge, fully equipped Fitness Centre, showers and steam rooms, Party and Event Lounge, media theatre, caterers' kitchen, Indoor swimming pool and whirlpool and a Rooftop outdoor barbeque garden terrace with Napa Valley style fireplace.

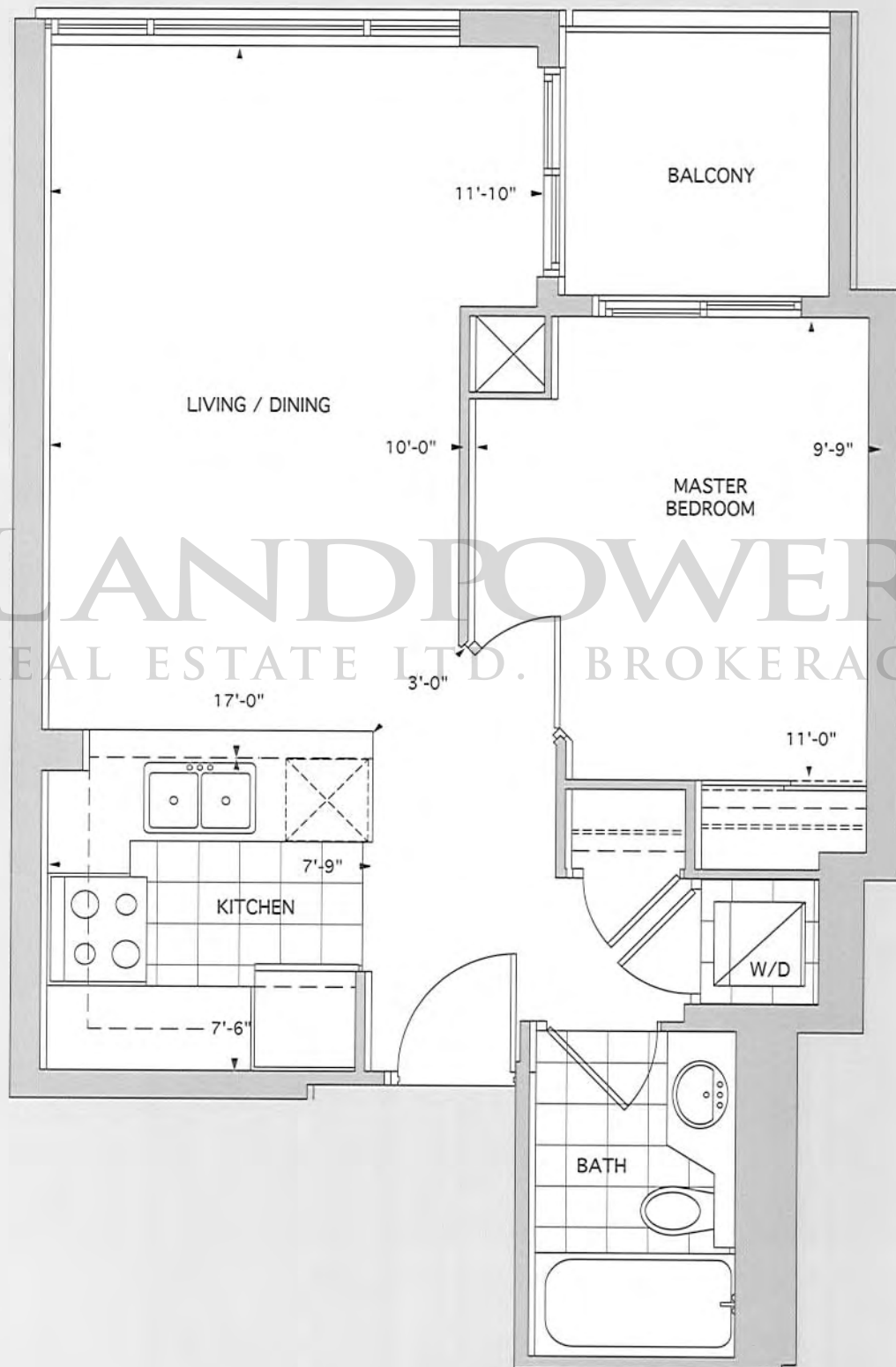
Deposit Structure \$2,000 with offer Balance of 5% in 30 days 5% in 75 days 5% in 150 days 10% on Occupancy Occupancy: November 30th, 2007 Prices Include G.S.T.*	Maintenance \$0.37 per square foot for Suites (includes heat, air conditioning, water, building insurance & upkeep of common areas, hydro separately metered) Taxes Market value assessment as per The City of Toronto Locker \$3,000 Parking \$18,000 (Available for sale for units over \$200,000 only)
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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. Actual living area will vary from floor area stated. July 21st, 2005

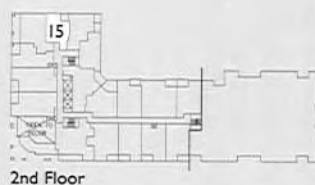
*Premiums are increased approx \$1,000 per floor with some exceptions
 Terraced Suites are priced accordingly

the Mendocino

one bedroom 508 sq. ft.



THE 8 ON BROADWAY



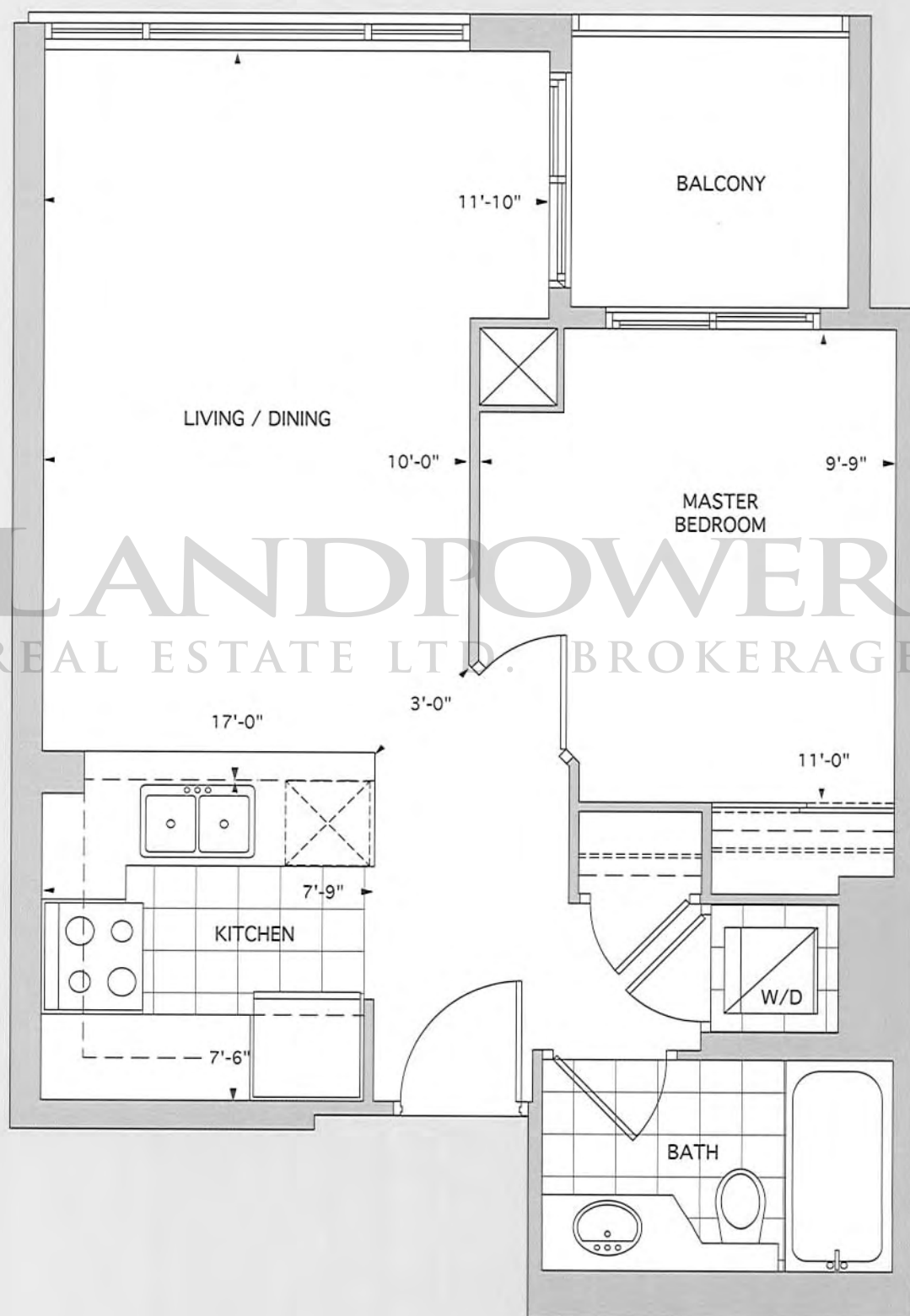
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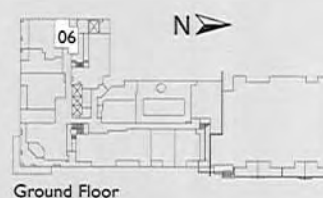
All dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from the stated floor plan.

the Civello

one bedroom 522 sq. ft.



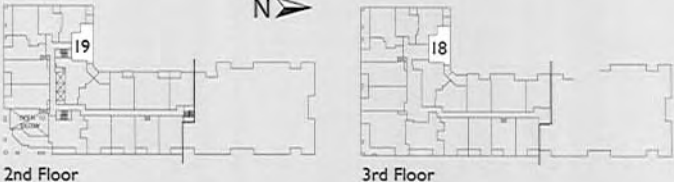
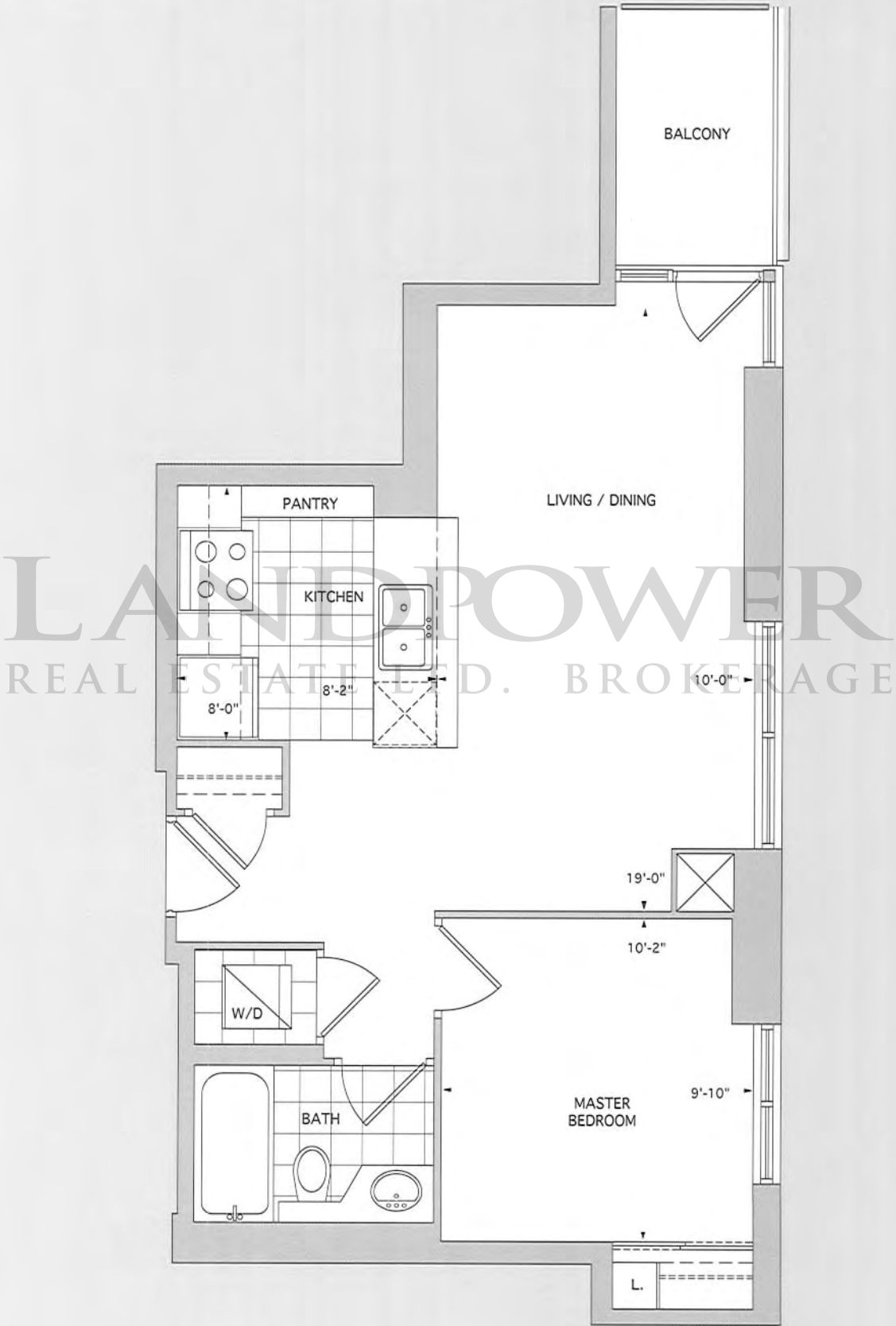
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the Euromoda

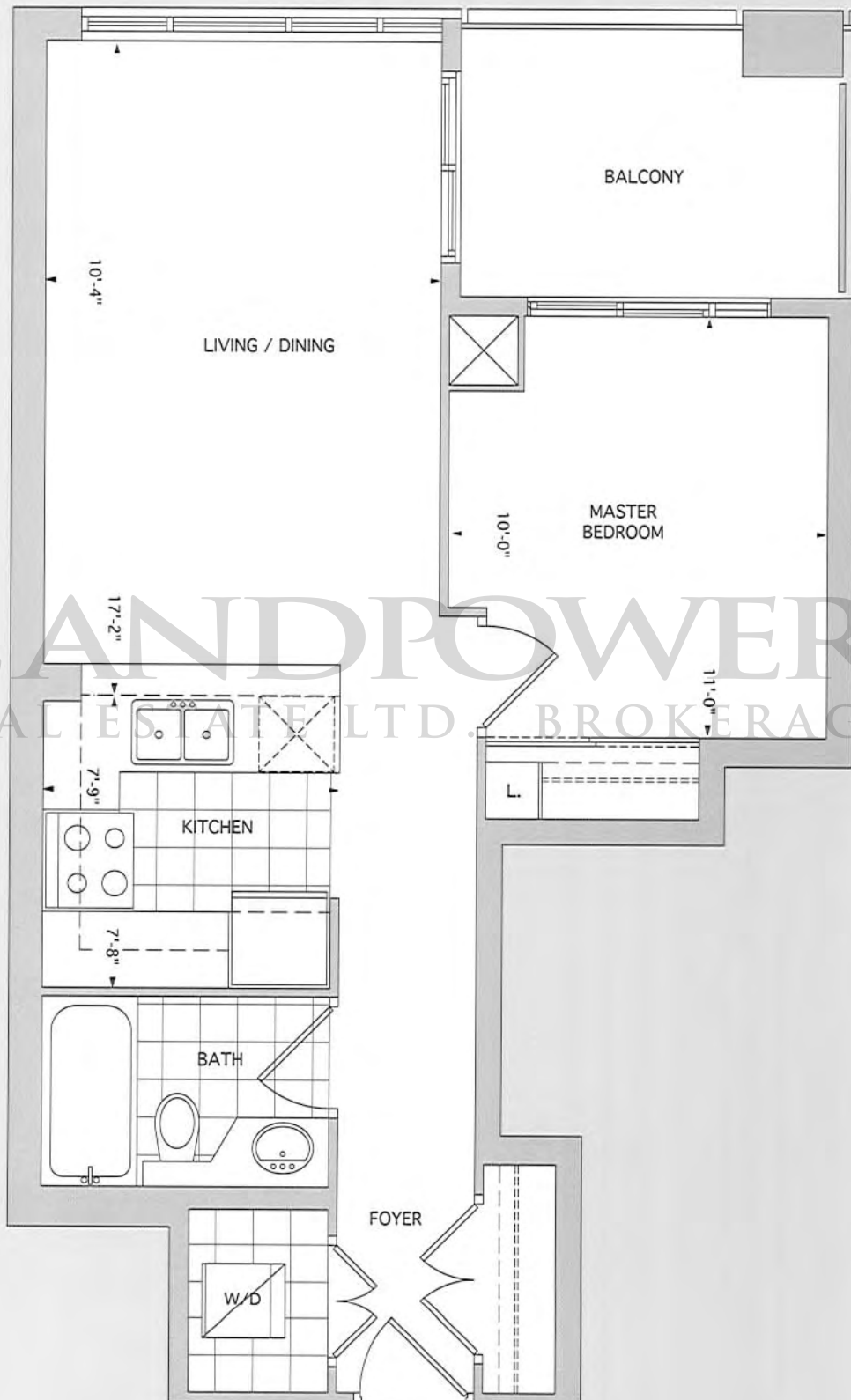
one bedroom 553 sq. ft.



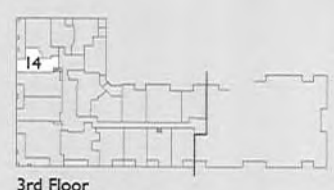
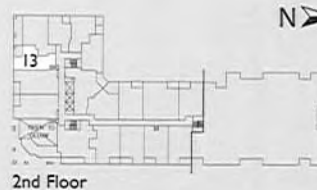
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the Jardine

one bedroom 558 sq. ft.



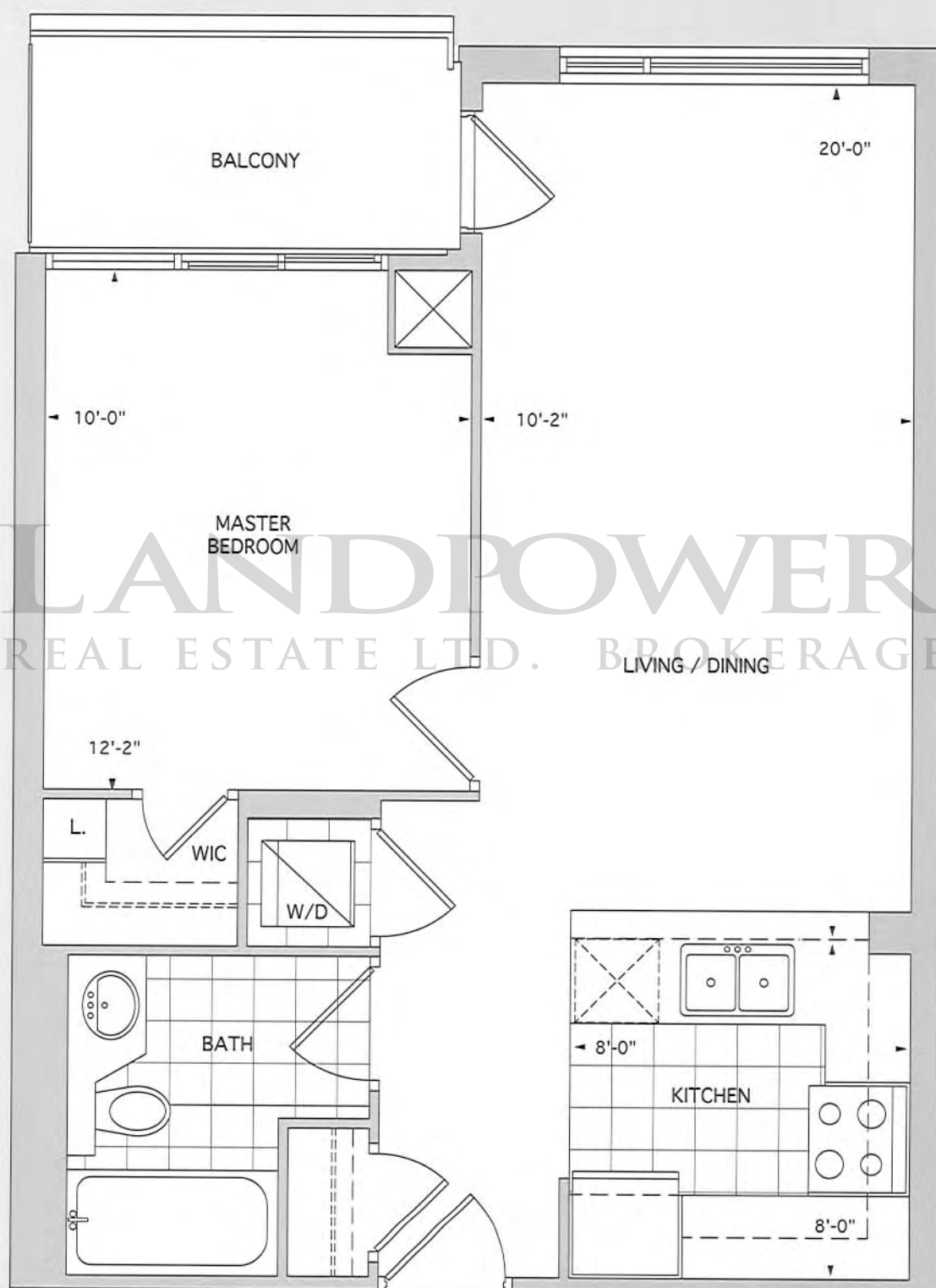
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the Centro

one bedroom 570 sq. ft.



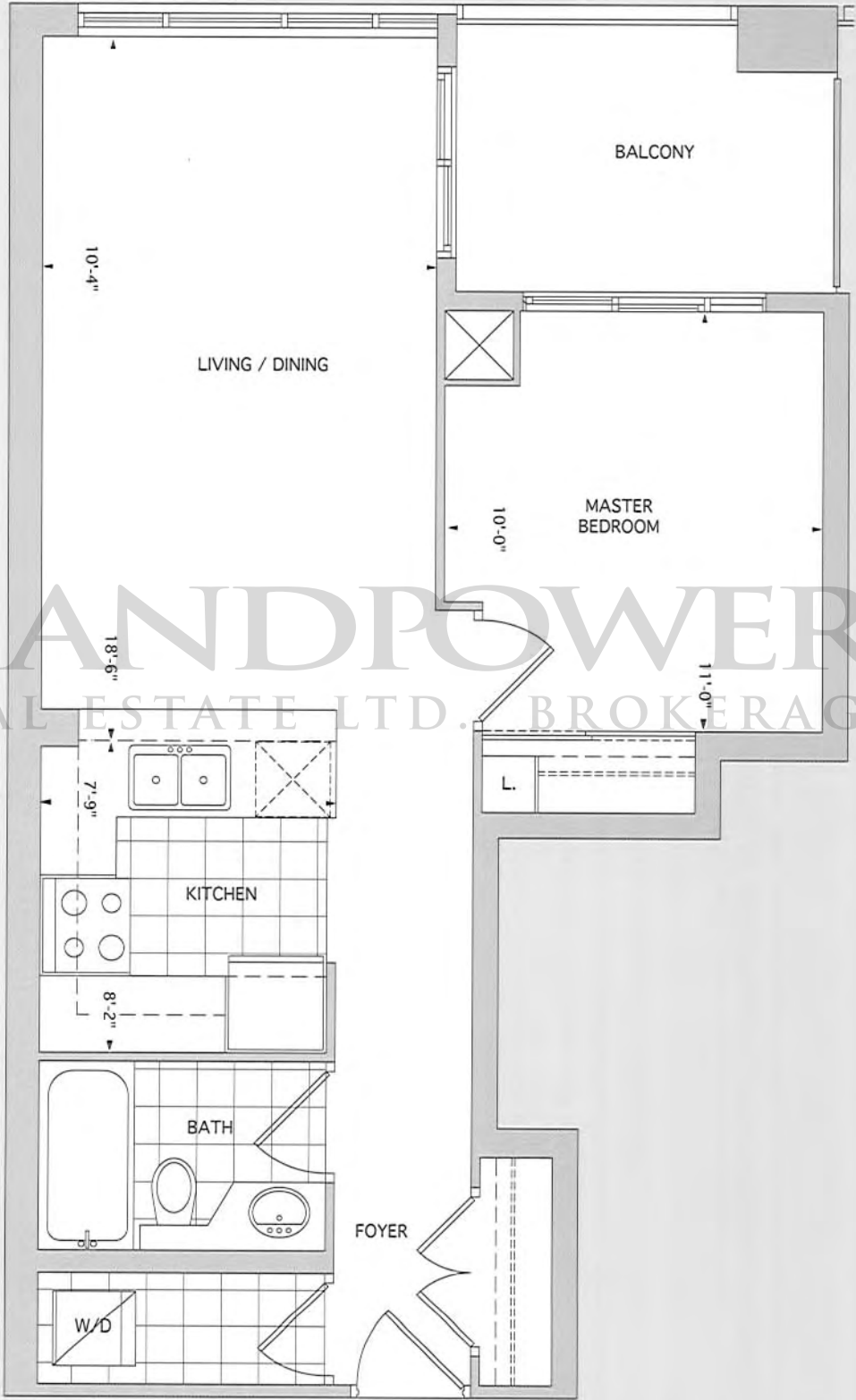
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the North44

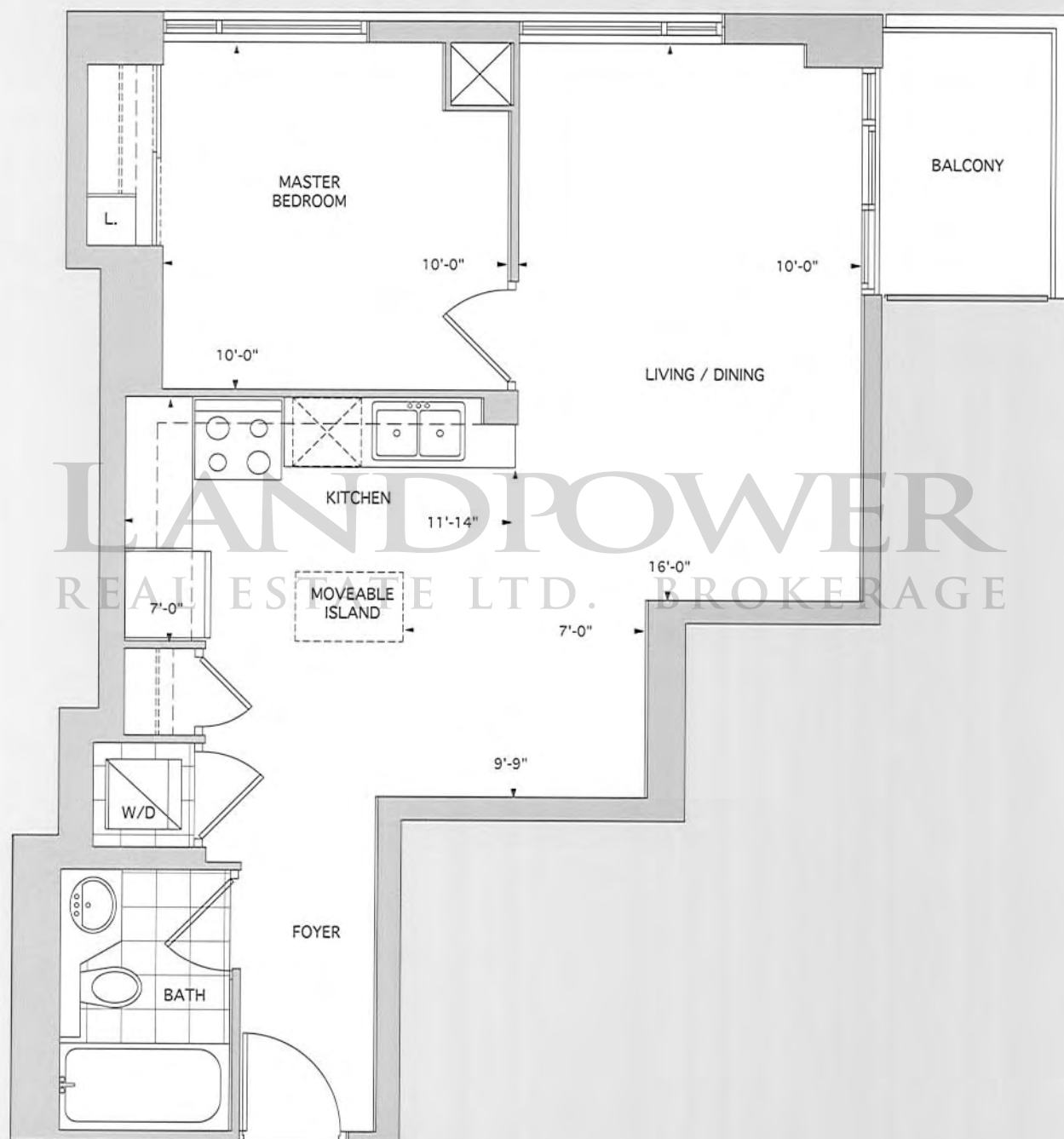
one bedroom 576 sq. ft.



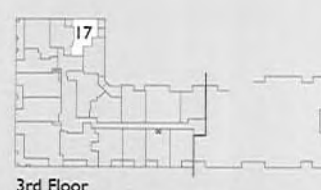
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the Acrobat

one bedroom 582 sq. ft.



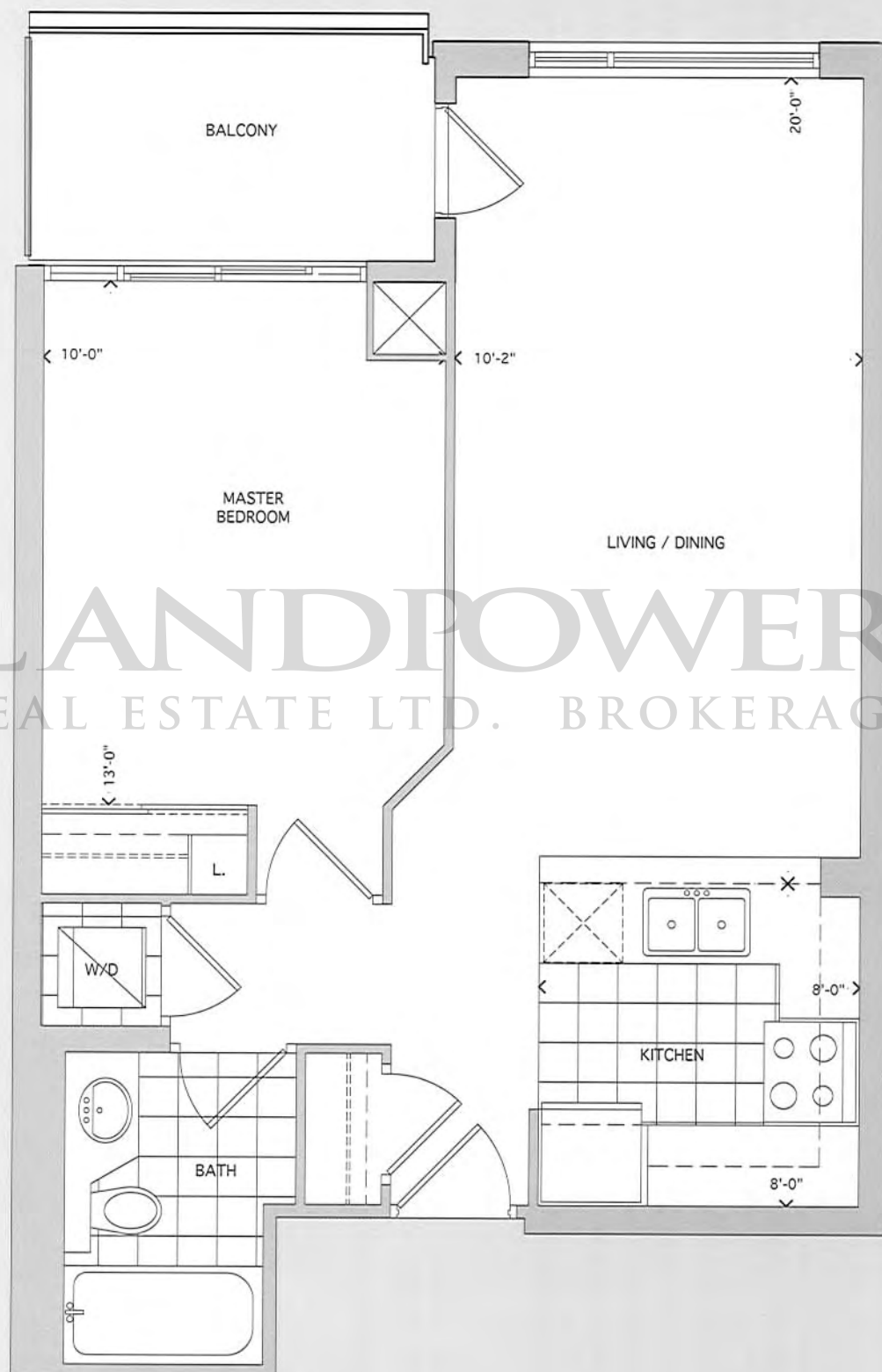
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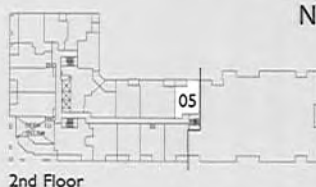
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the Atrium

one bedroom 591 sq.ft.



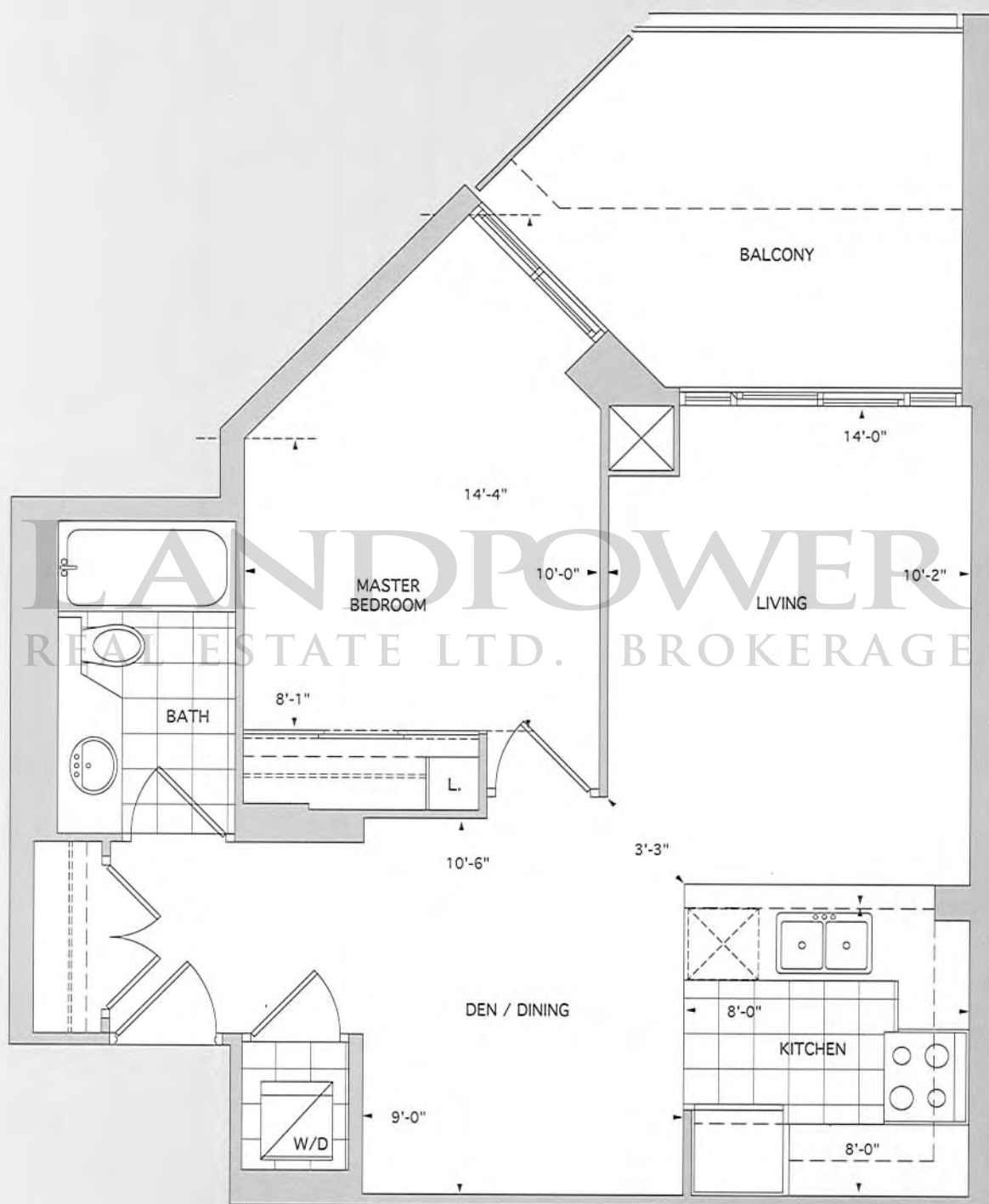
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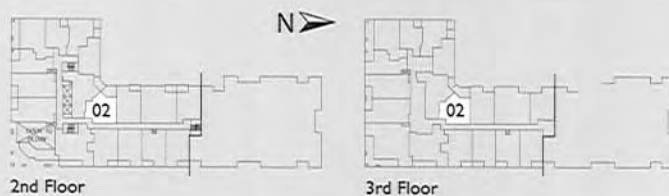
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the Manhattan

one bedroom + den 596 sq. ft.



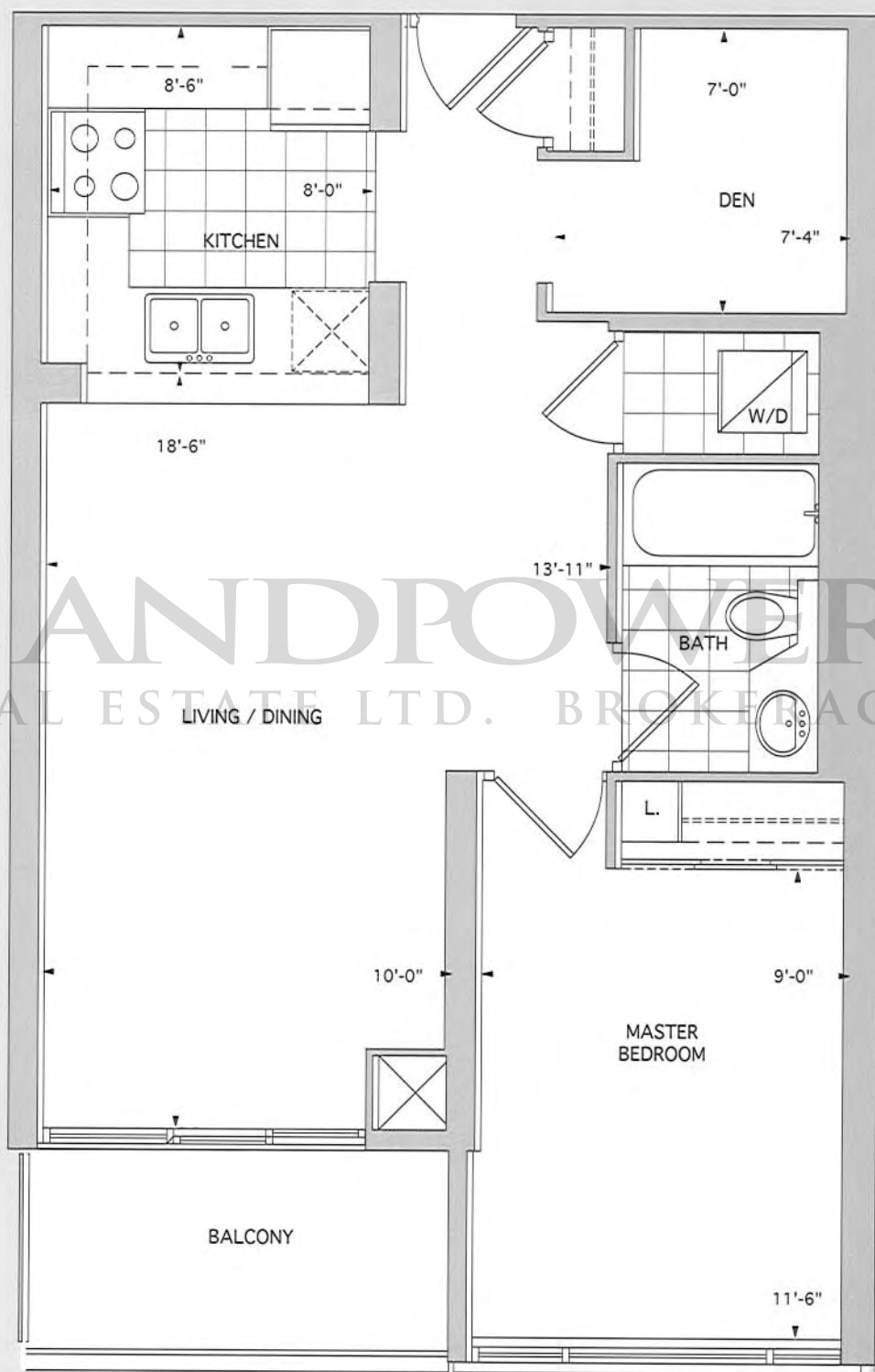
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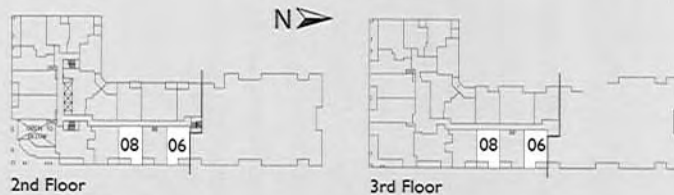
All dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from the stated floor plan.

the Capital

one bedroom + den 623 sq. ft.



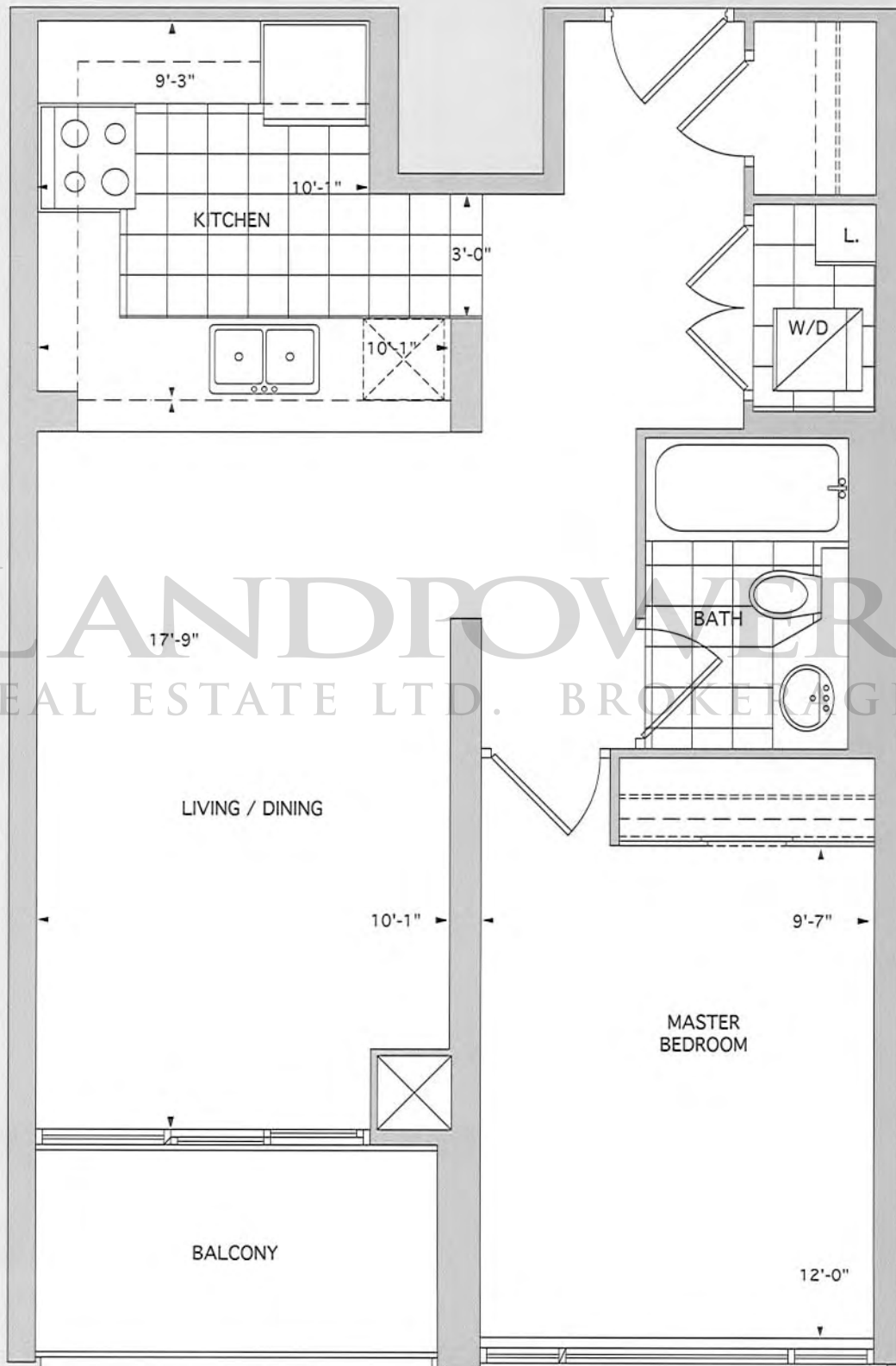
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the York

one bedroom 632 sq. ft.



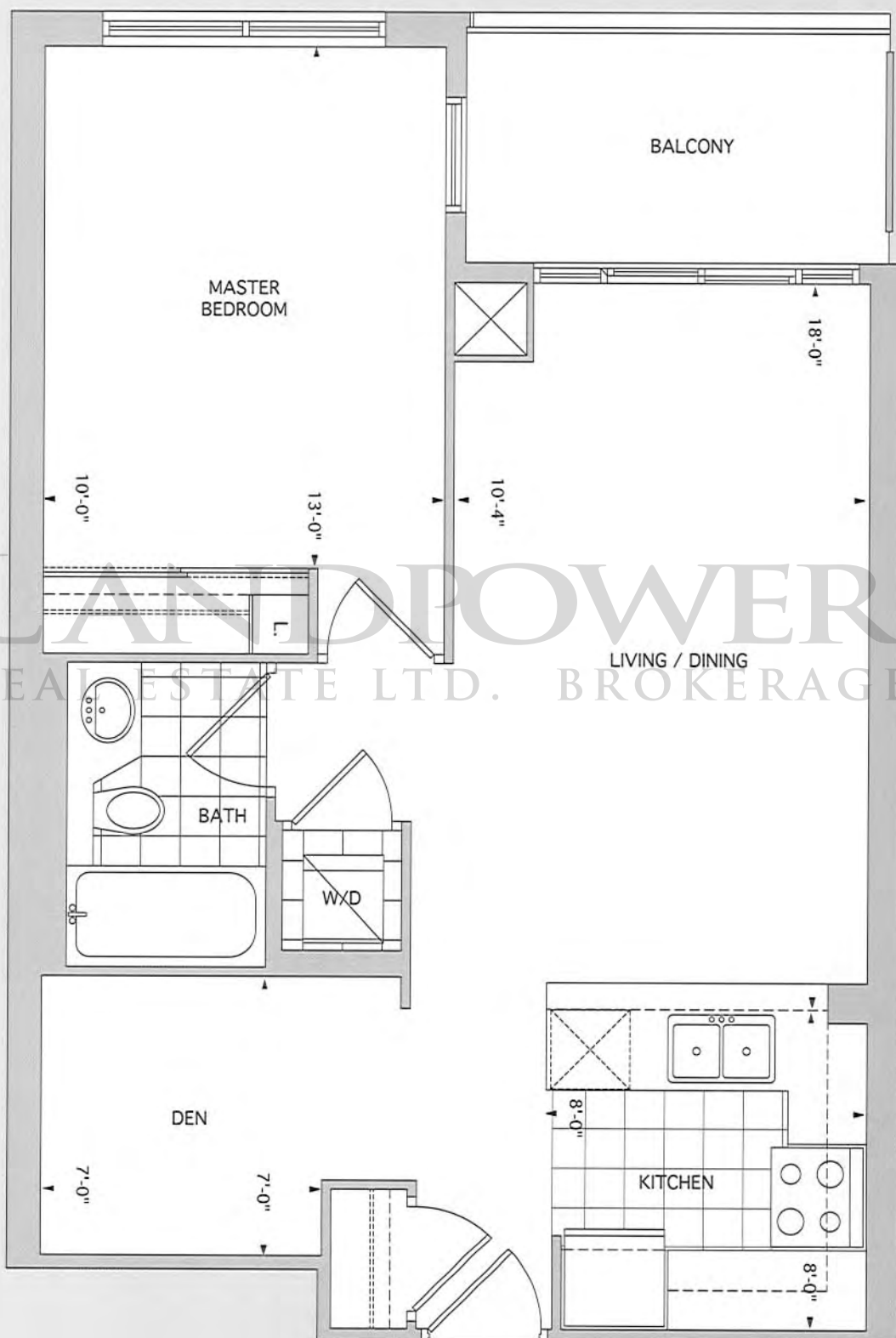
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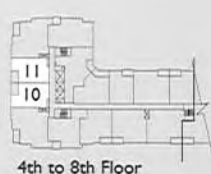
All dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from the stated floor plan.

the Dufflet

one bedroom + den 635 sq. ft.



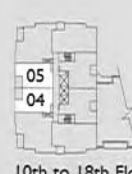
THE 8 ON BROADWAY



4th to 8th Floor



9th Floor

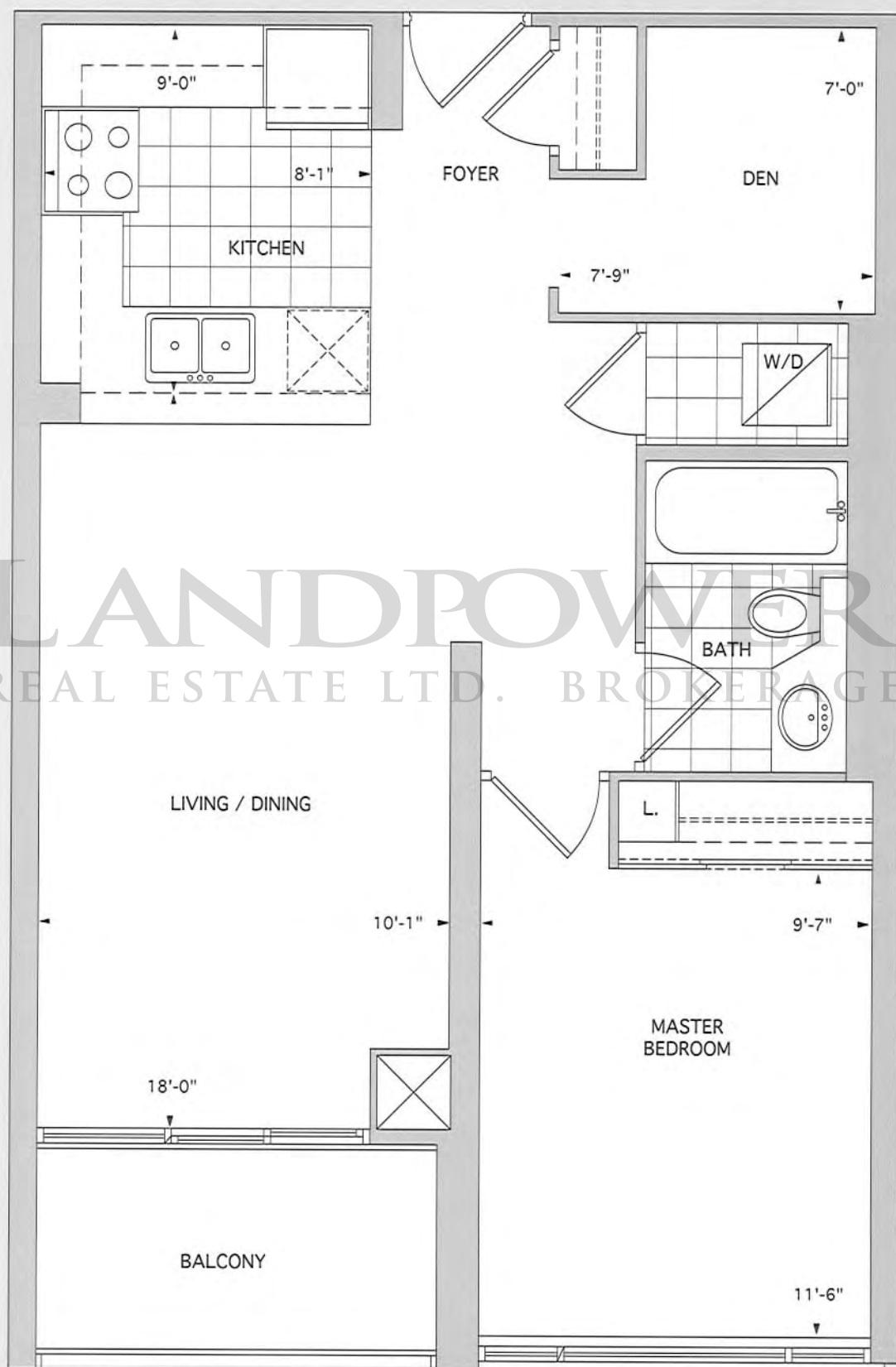


10th to 18th Floors

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the Fleurdelys

one bedroom + den 647 sq. ft.



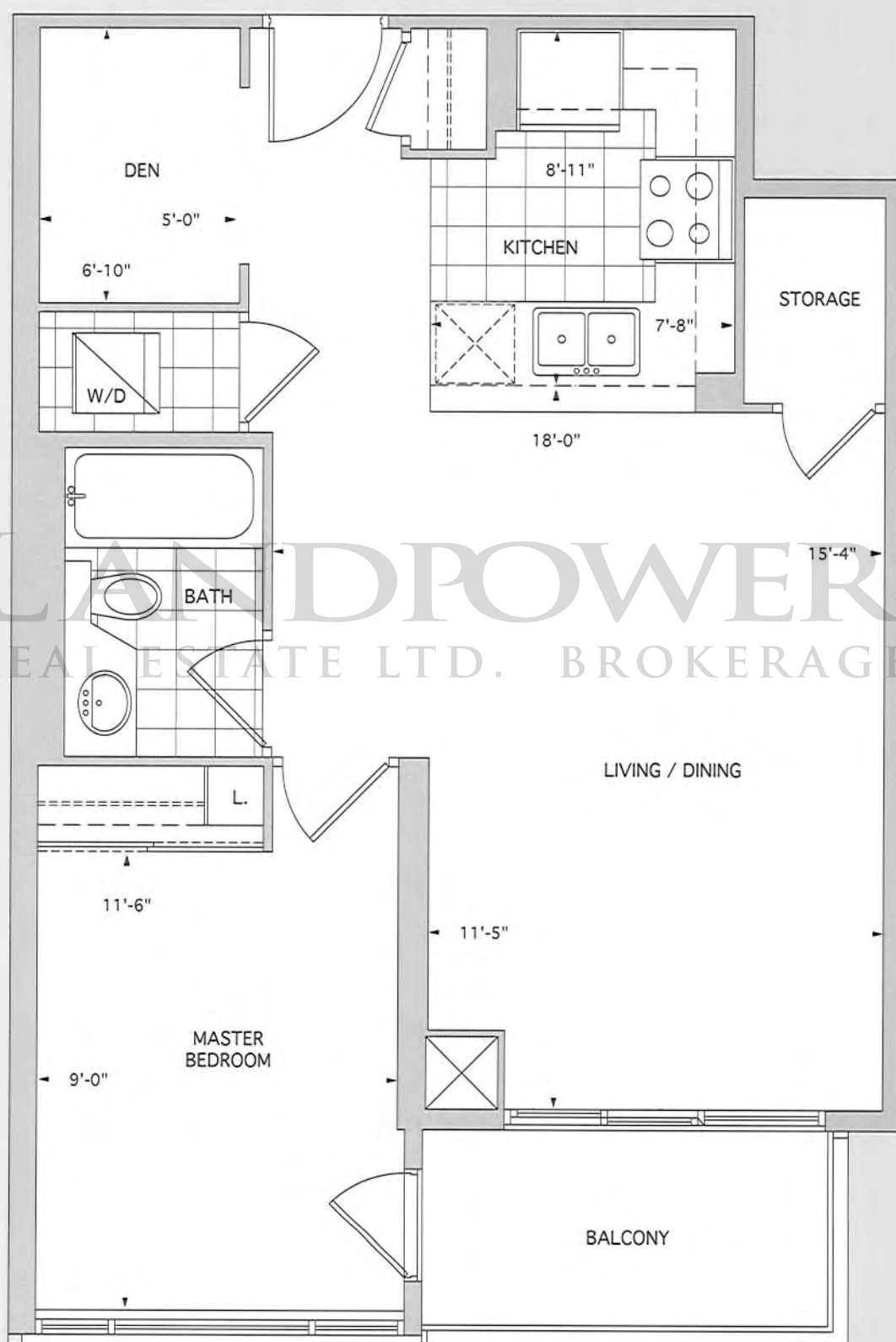
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the D'Vine

one bedroom + den 650 sq. ft.



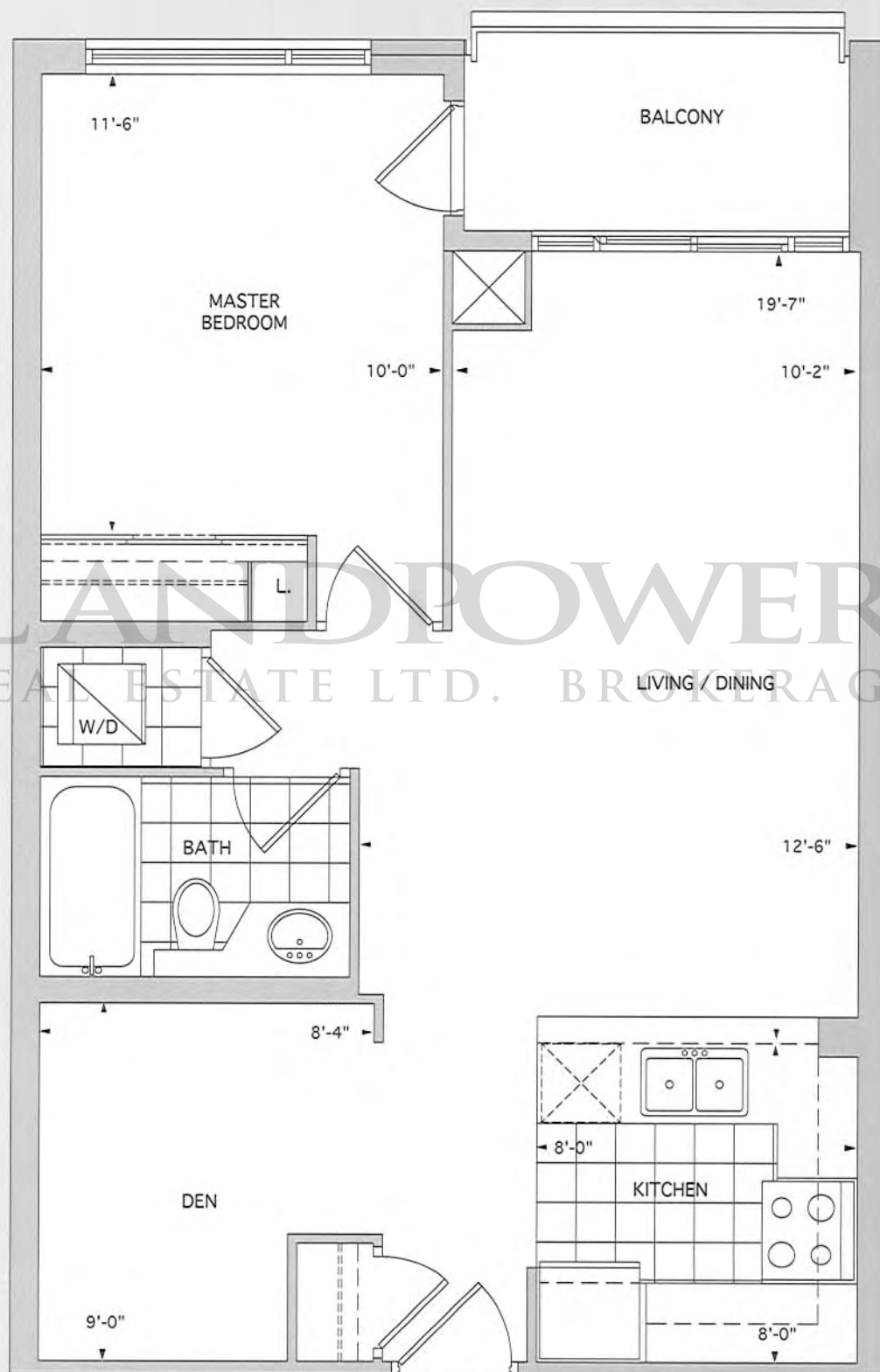
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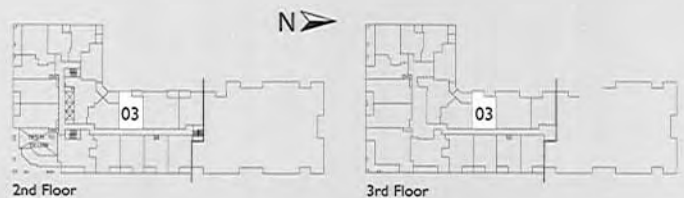
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the Grande

one bedroom + den 655 sq. ft.



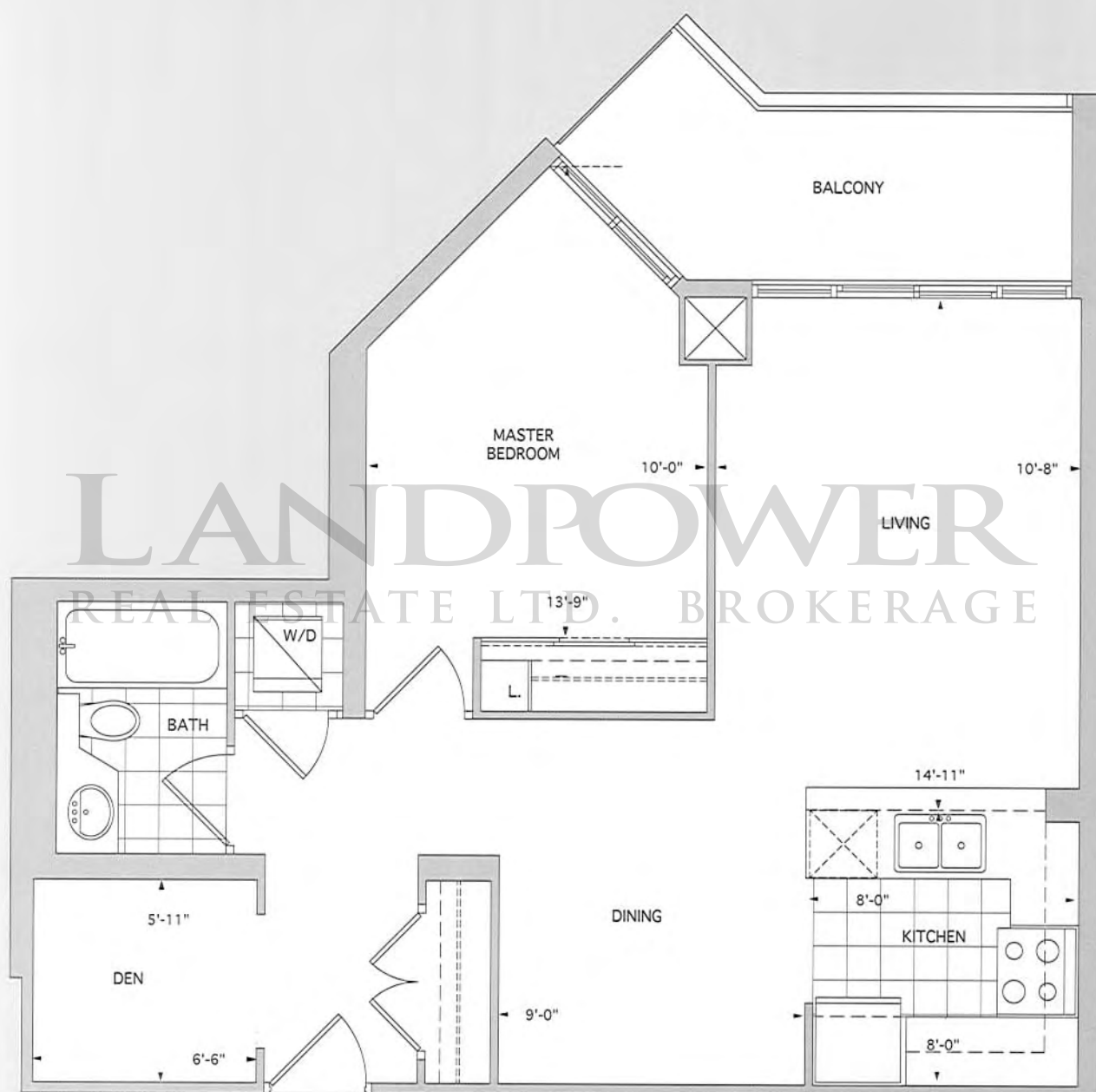
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the Assaggio

one bedroom + den 670 sq. ft.



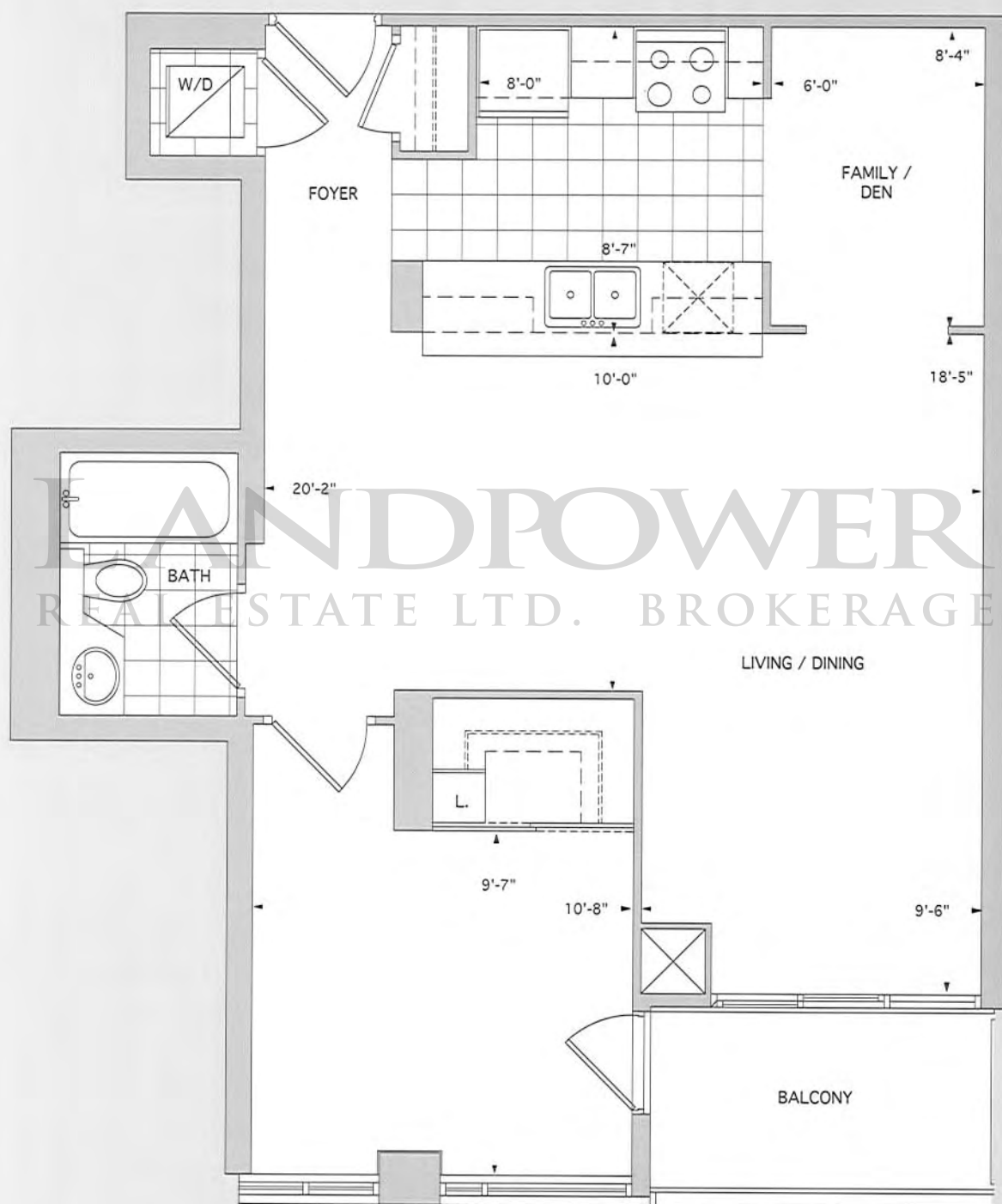
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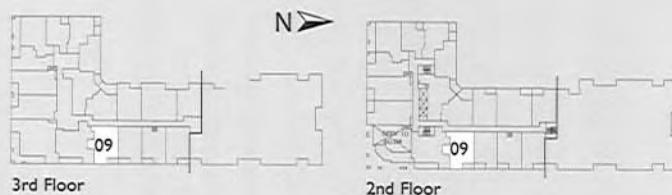
All dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from the stated floor plan.

the Amore

one bedroom + den 710 sq. ft.



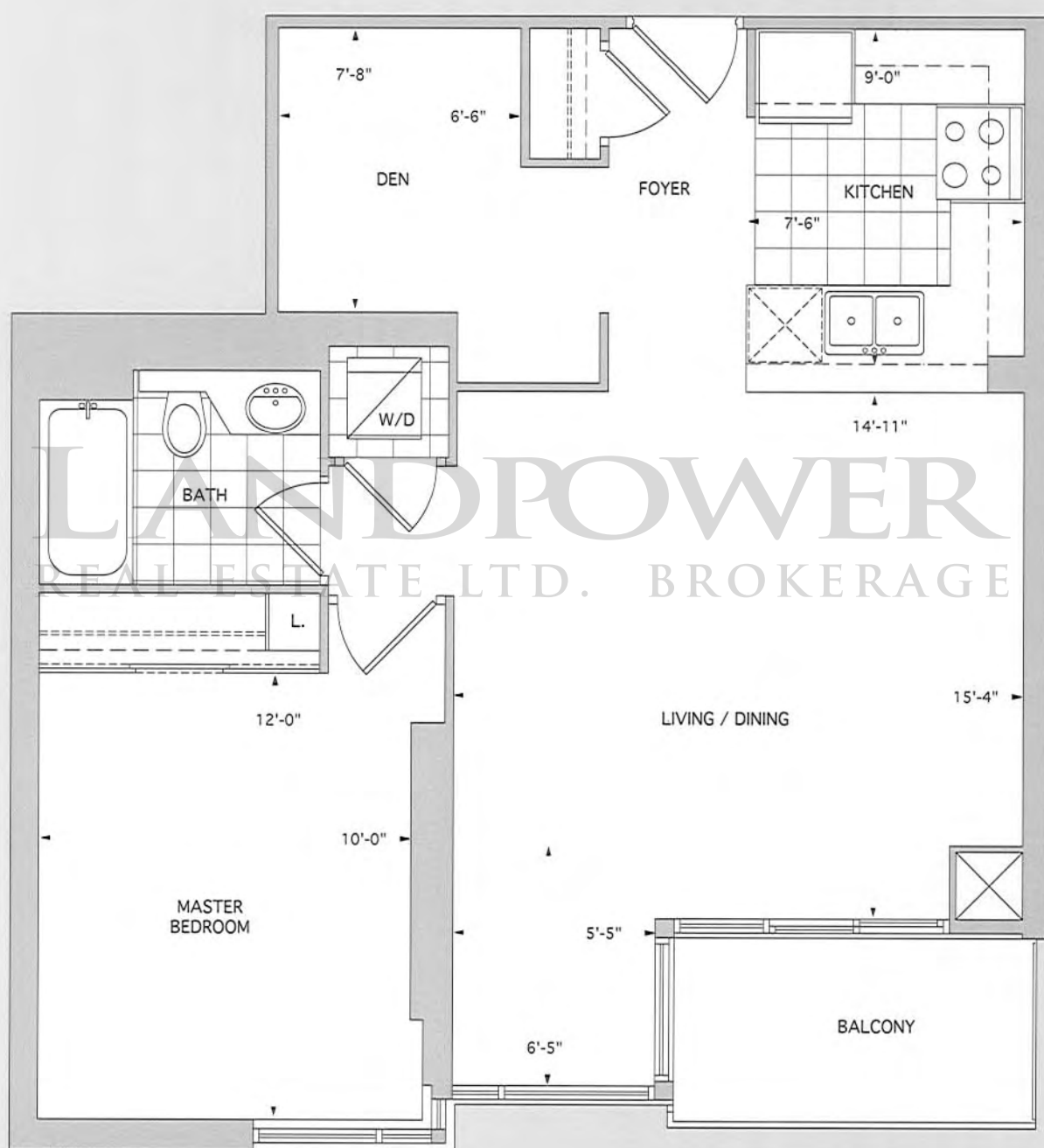
THE 8 ON BROADWAY



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the Duke

one bedroom + den 712 sq. ft.



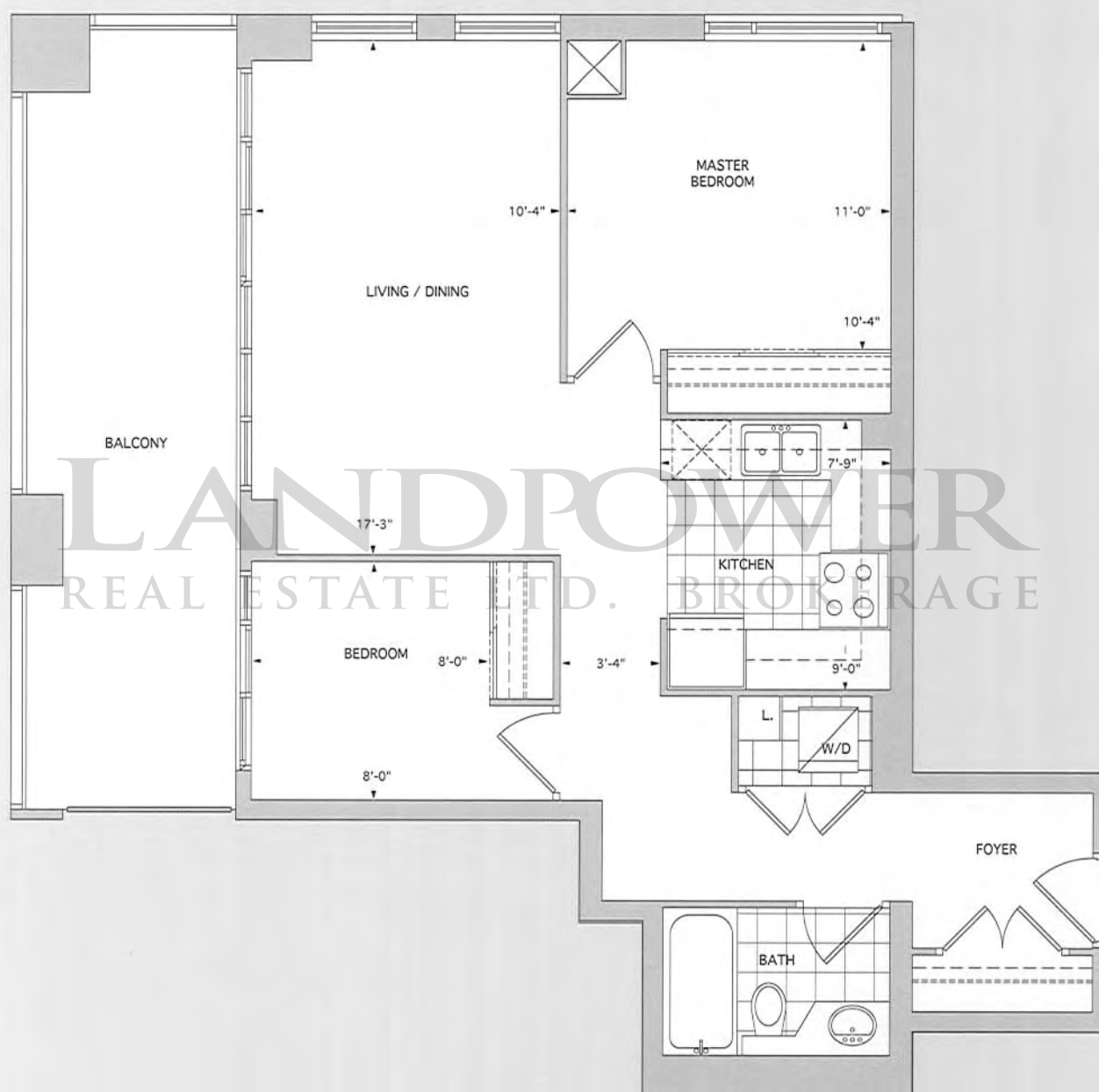
THE 8 ON BROADWAY



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the Grano

two bedroom 733 sq. ft.



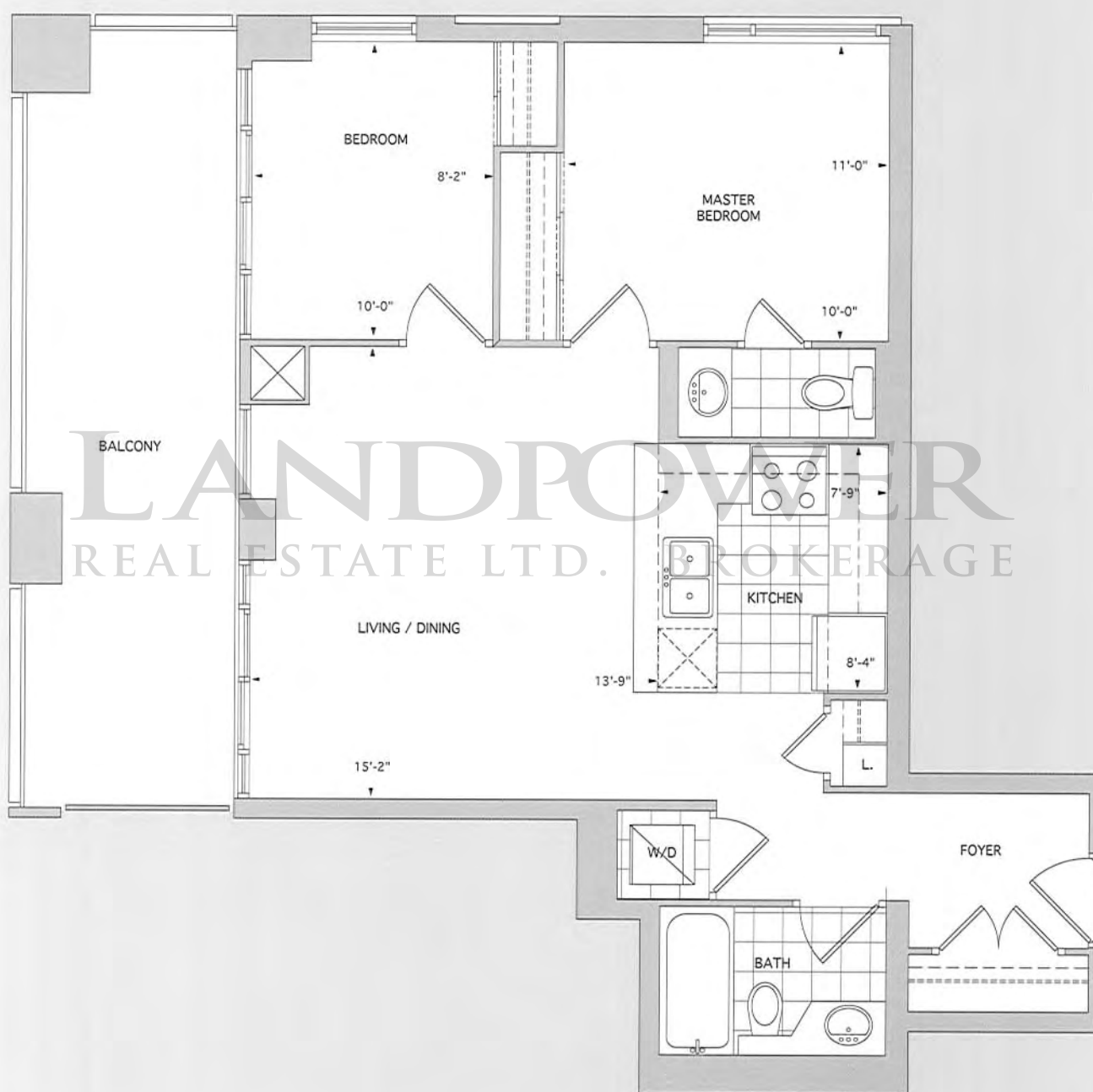
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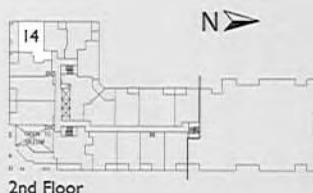
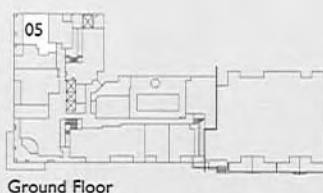
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the Grano alt.

two bedroom 733 sq. ft



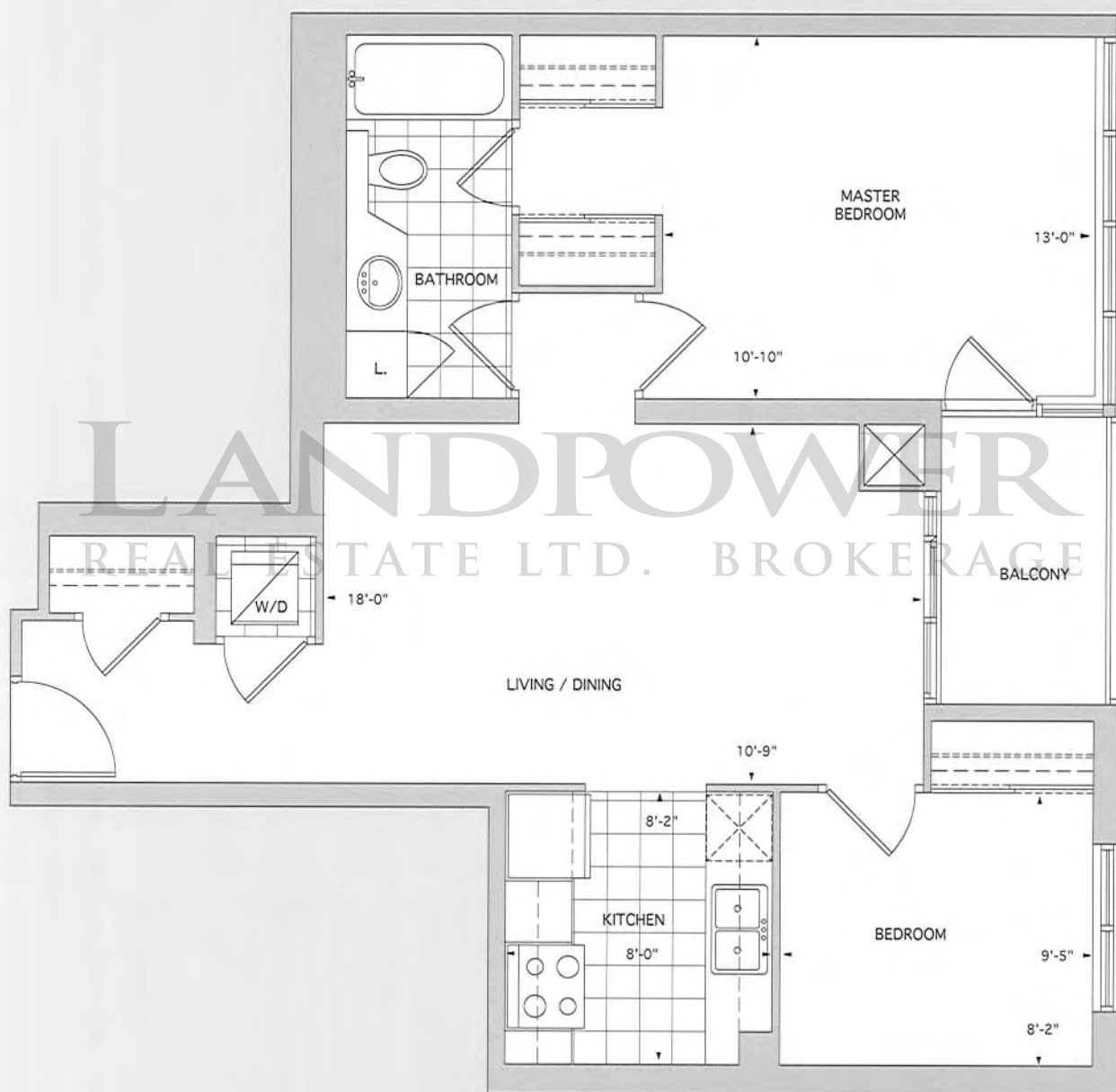
THE 8 ON BROADWAY



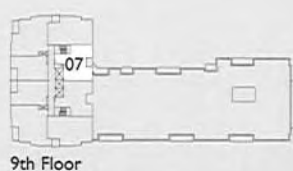
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the Grazie

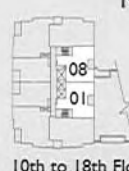
two bedroom 764 sq. ft.



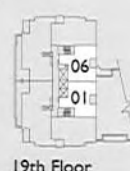
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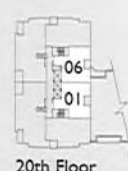
9th Floor



10th to 18th Floors



19th Floor

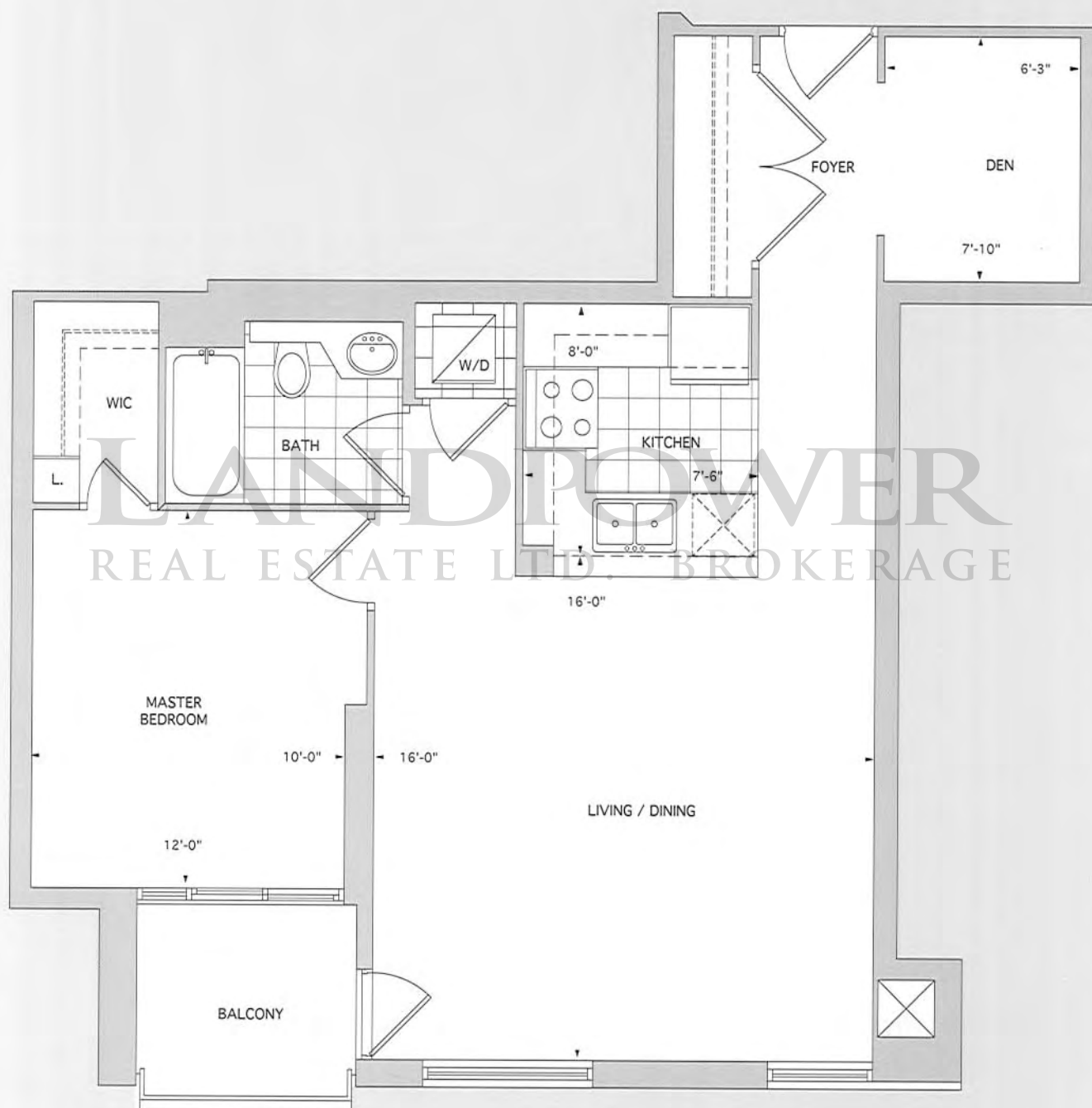


20th Floor

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the Lolo

one bedroom + den 762 sq. ft.



THE 8 ON BROADWAY



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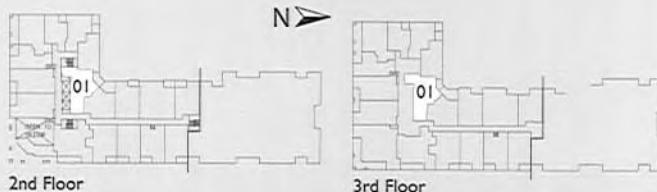
the Massimo

one bedroom + den 769 sq. ft.



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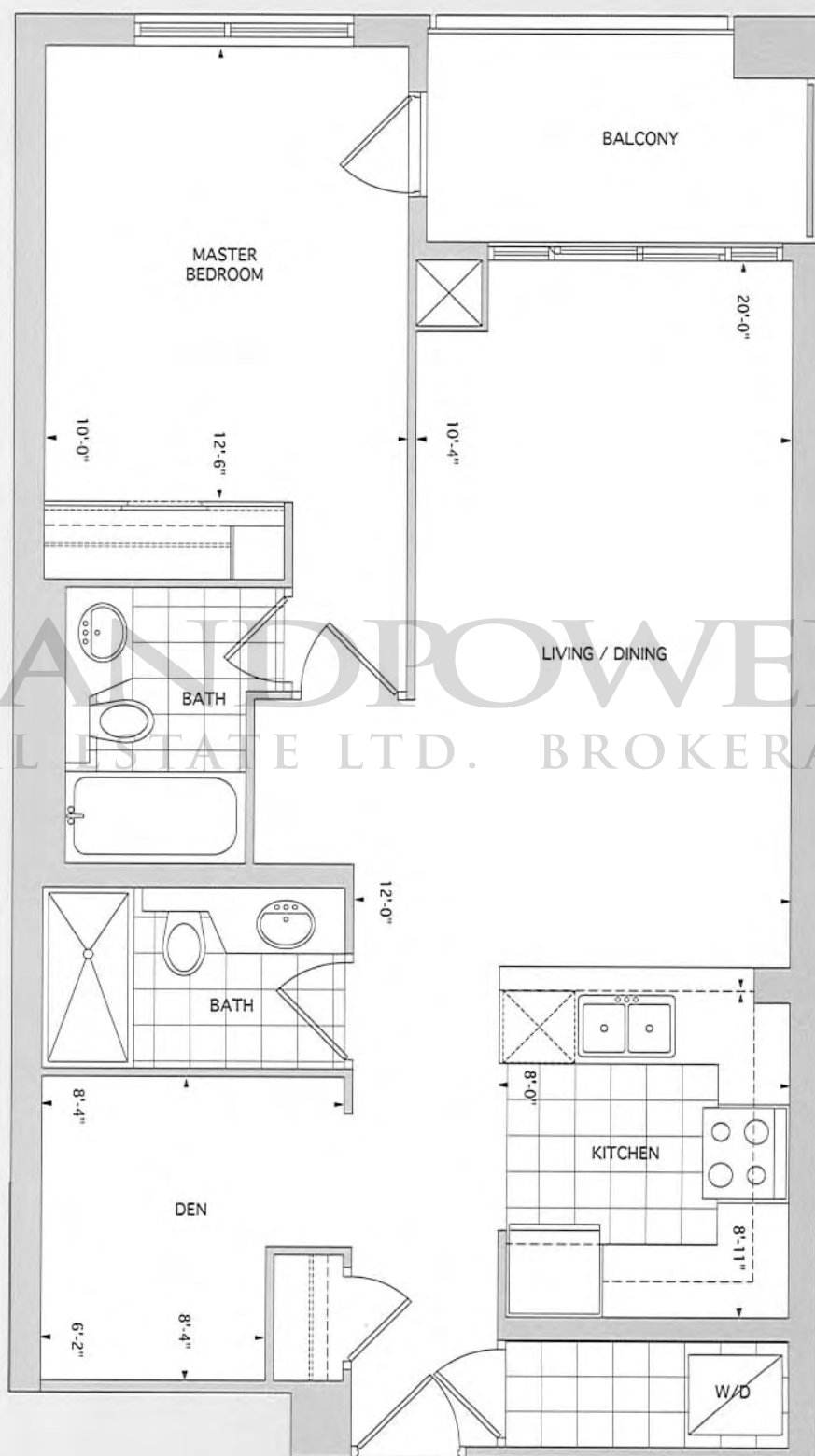
THE 8 ON BROADWAY



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the Napoli

one bedroom + den 776 sq. ft.



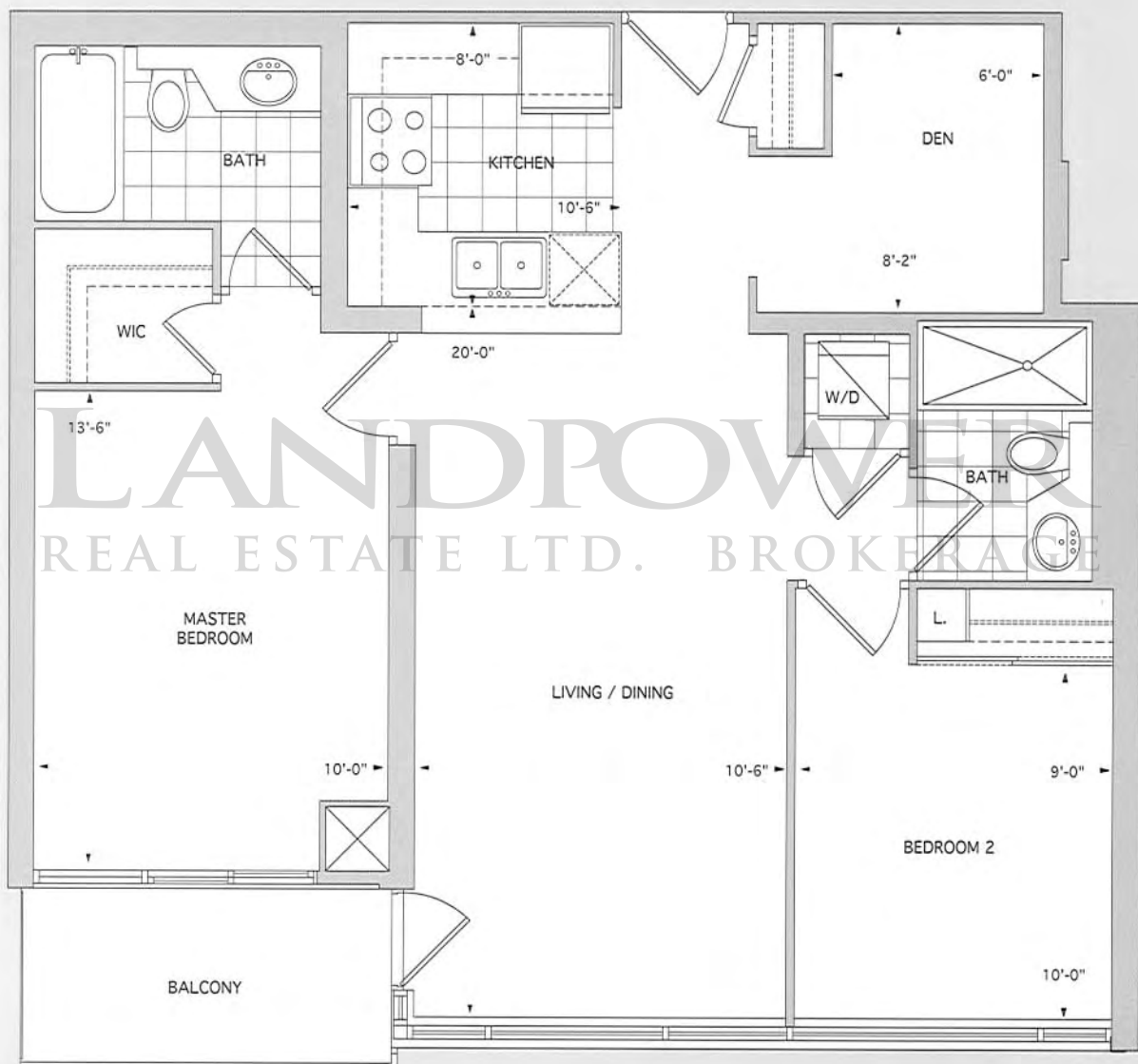
THE 8 ON BROADWAY



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the Pallucci

two bedroom + den 850 sq. ft.



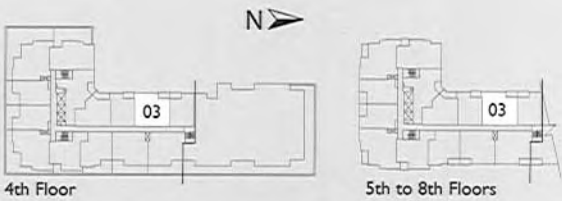
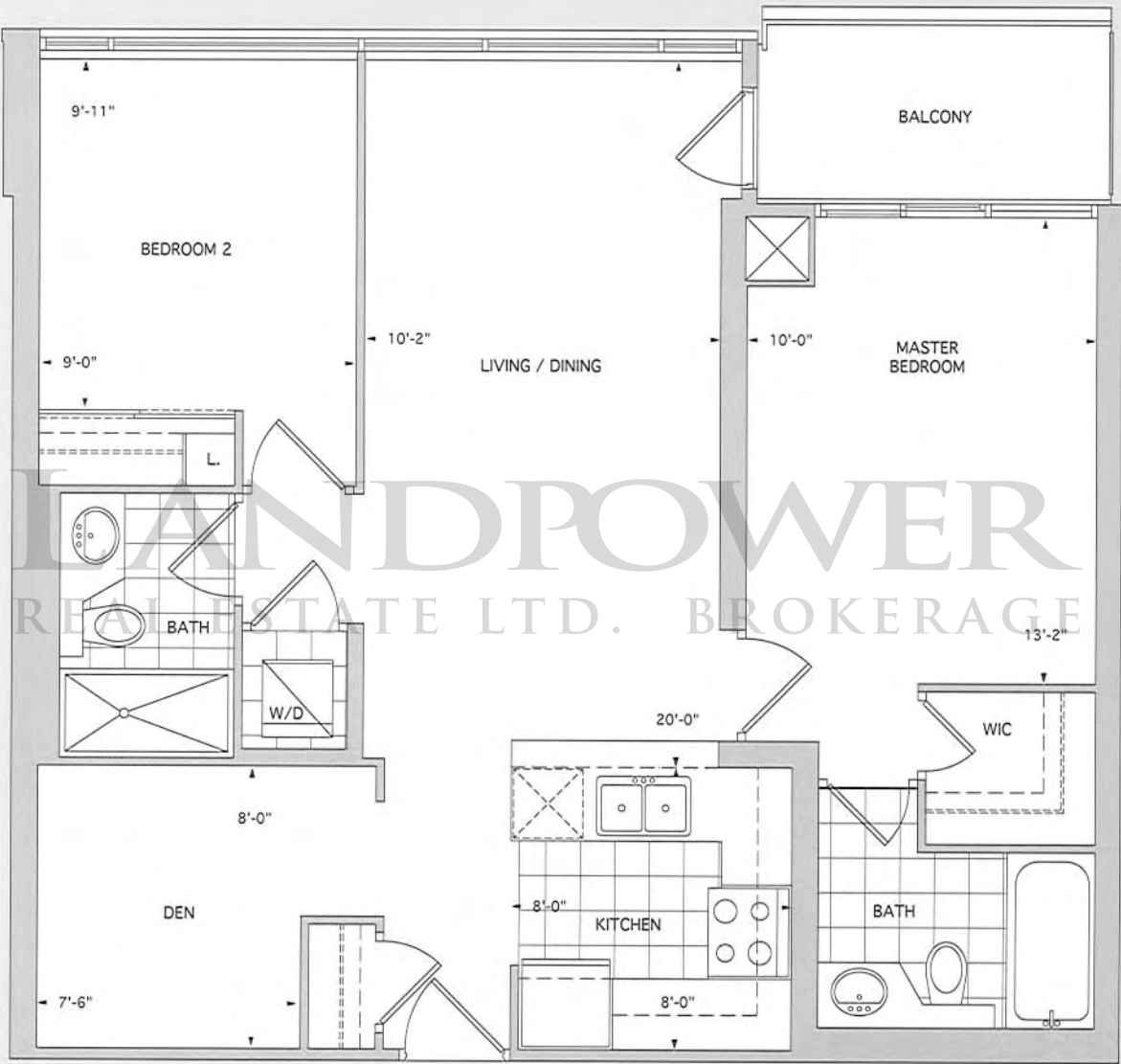
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the Redwood

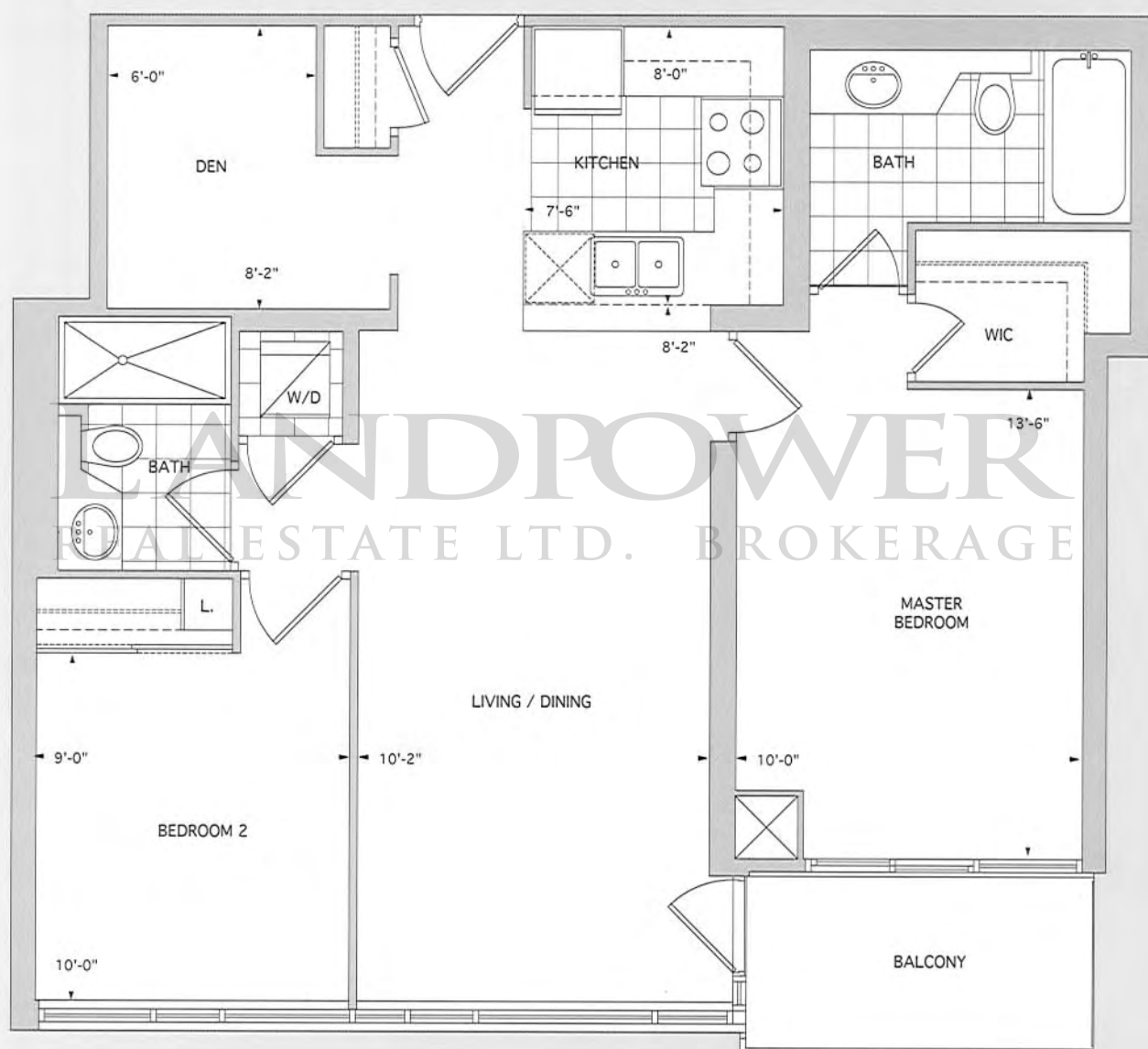
two bedroom + den 856 sq.ft.



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the Positano

two bedroom + den 857 sq. ft.



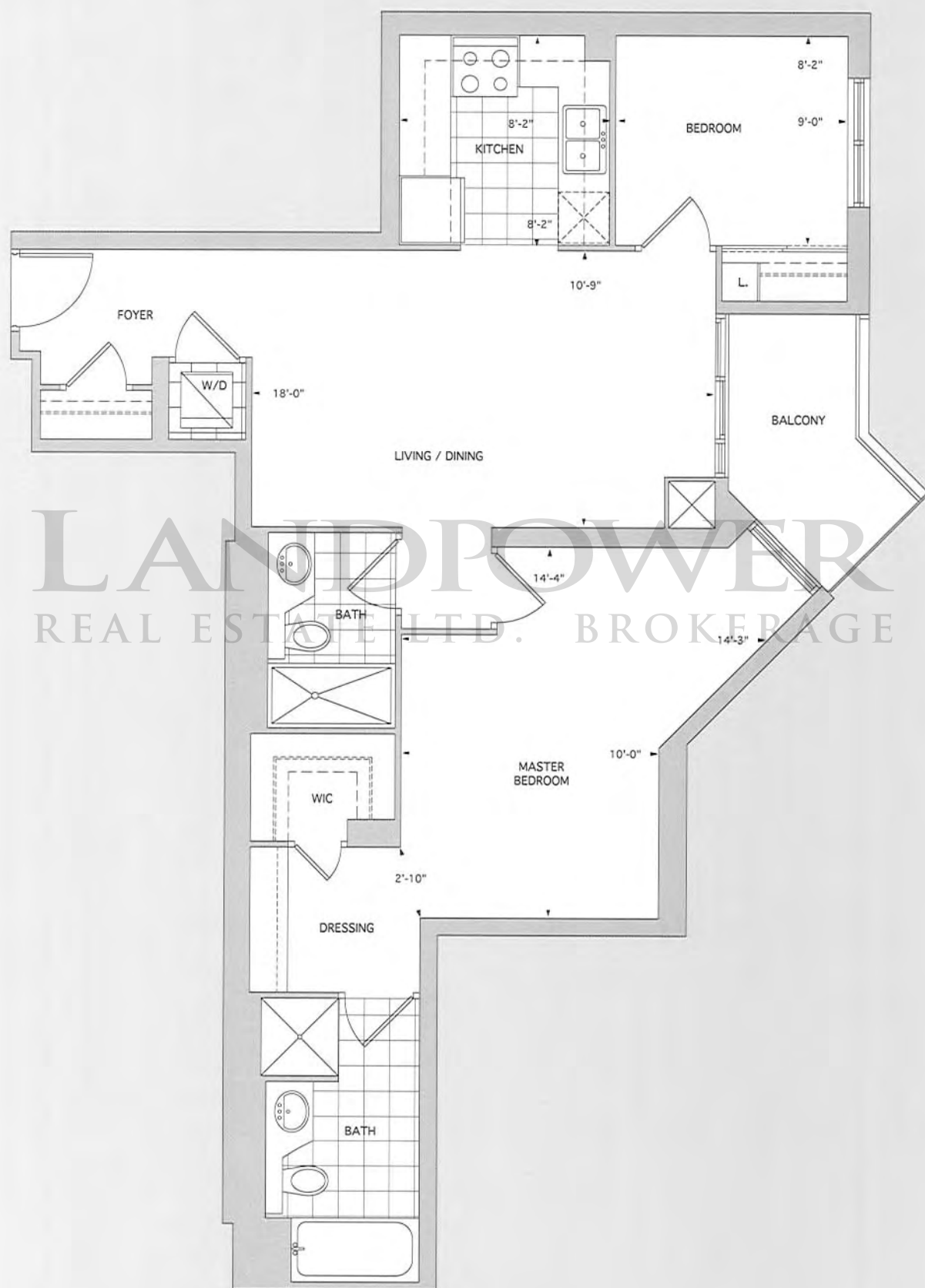
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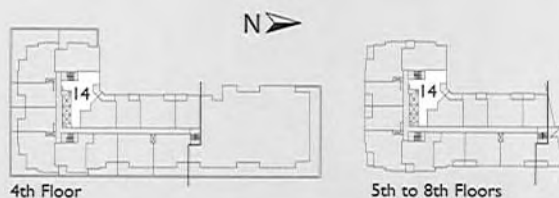
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the Villaggio

two bedroom 873 sq. ft.



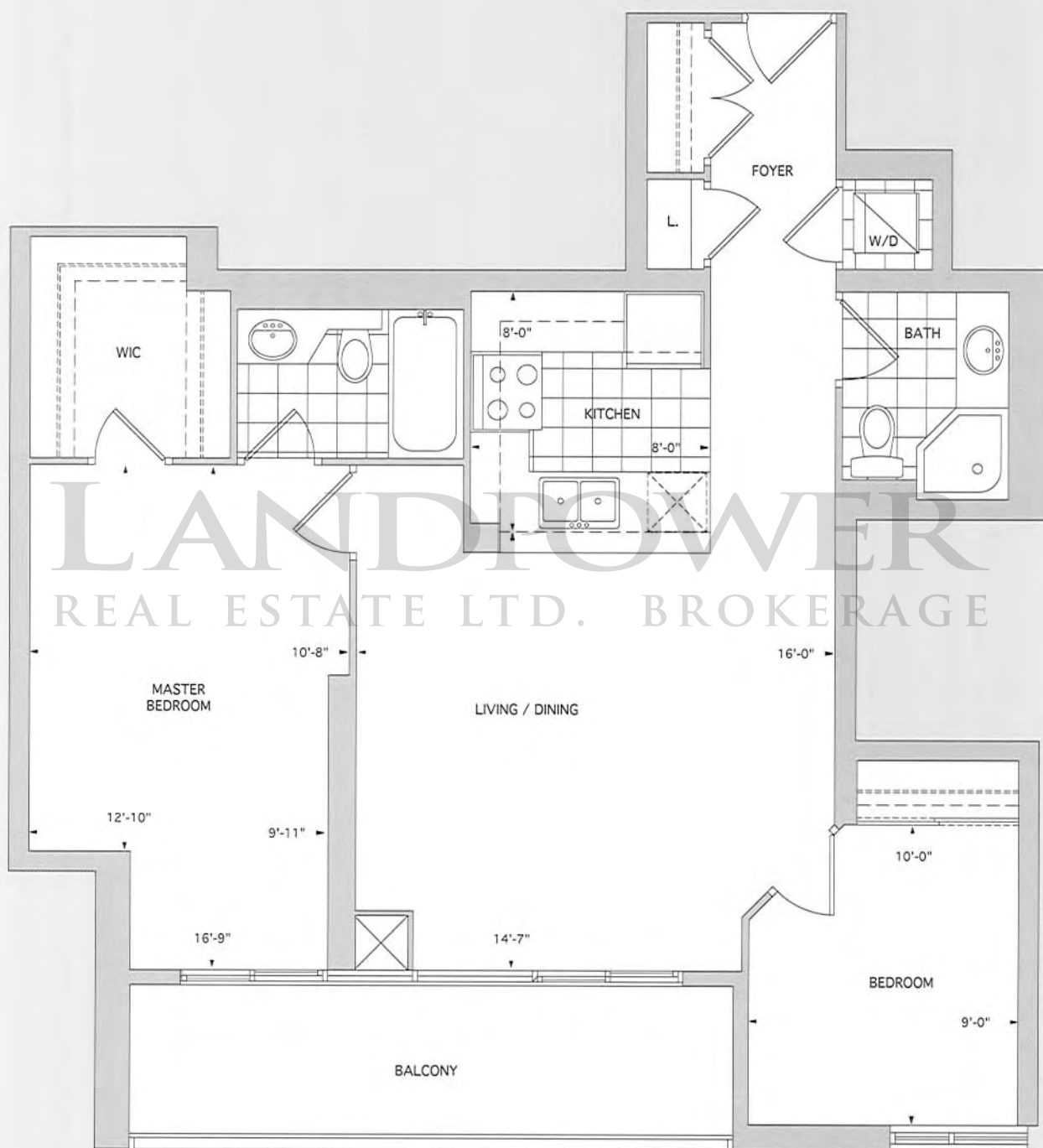
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the Vittorios

two bedroom 879 sq. ft.



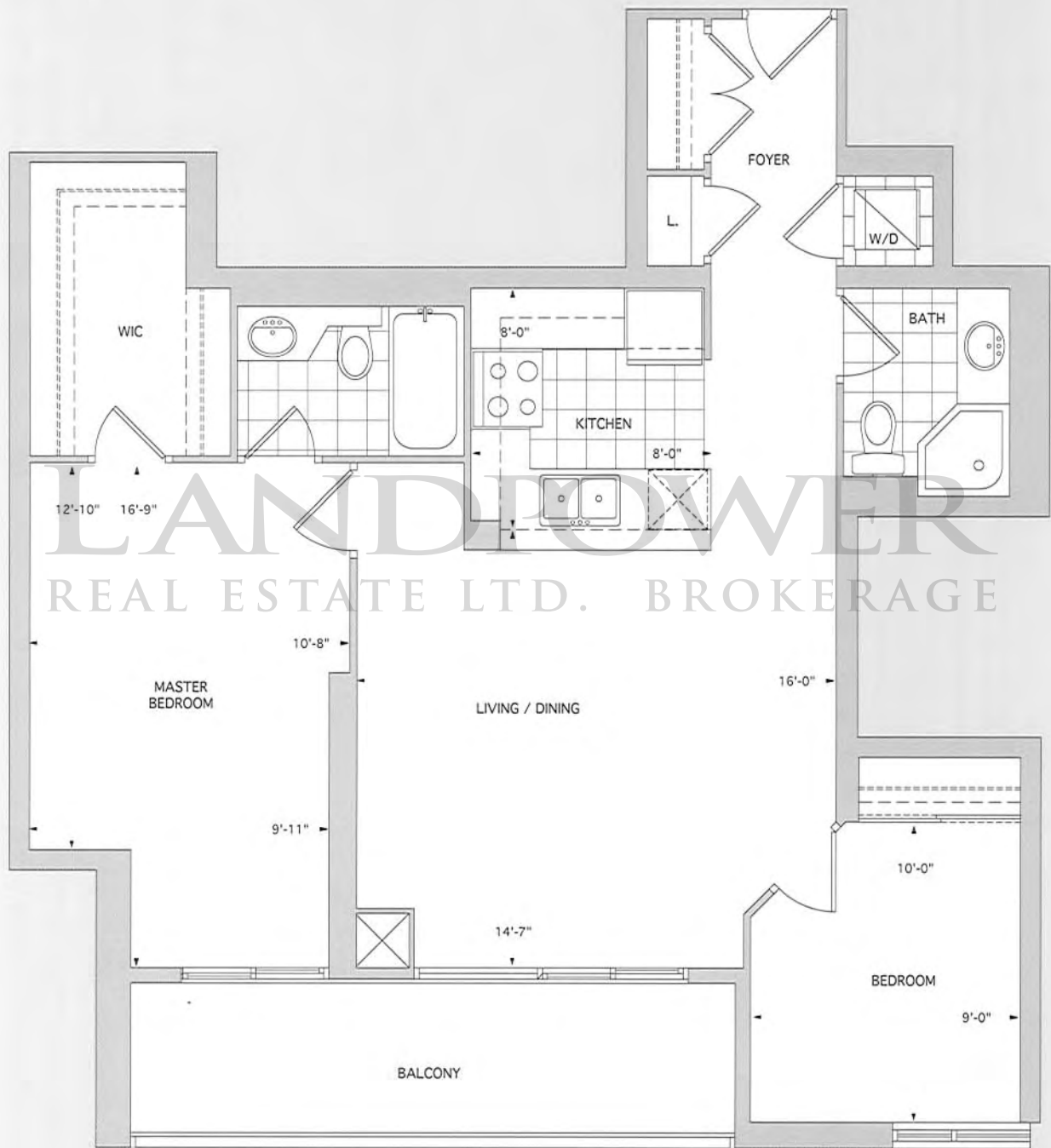
THE 8 ON BROADWAY



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

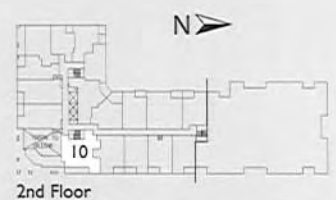
the Vivo

two bedroom 895 sq. ft.



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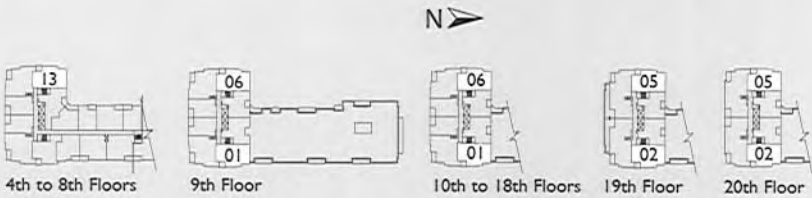
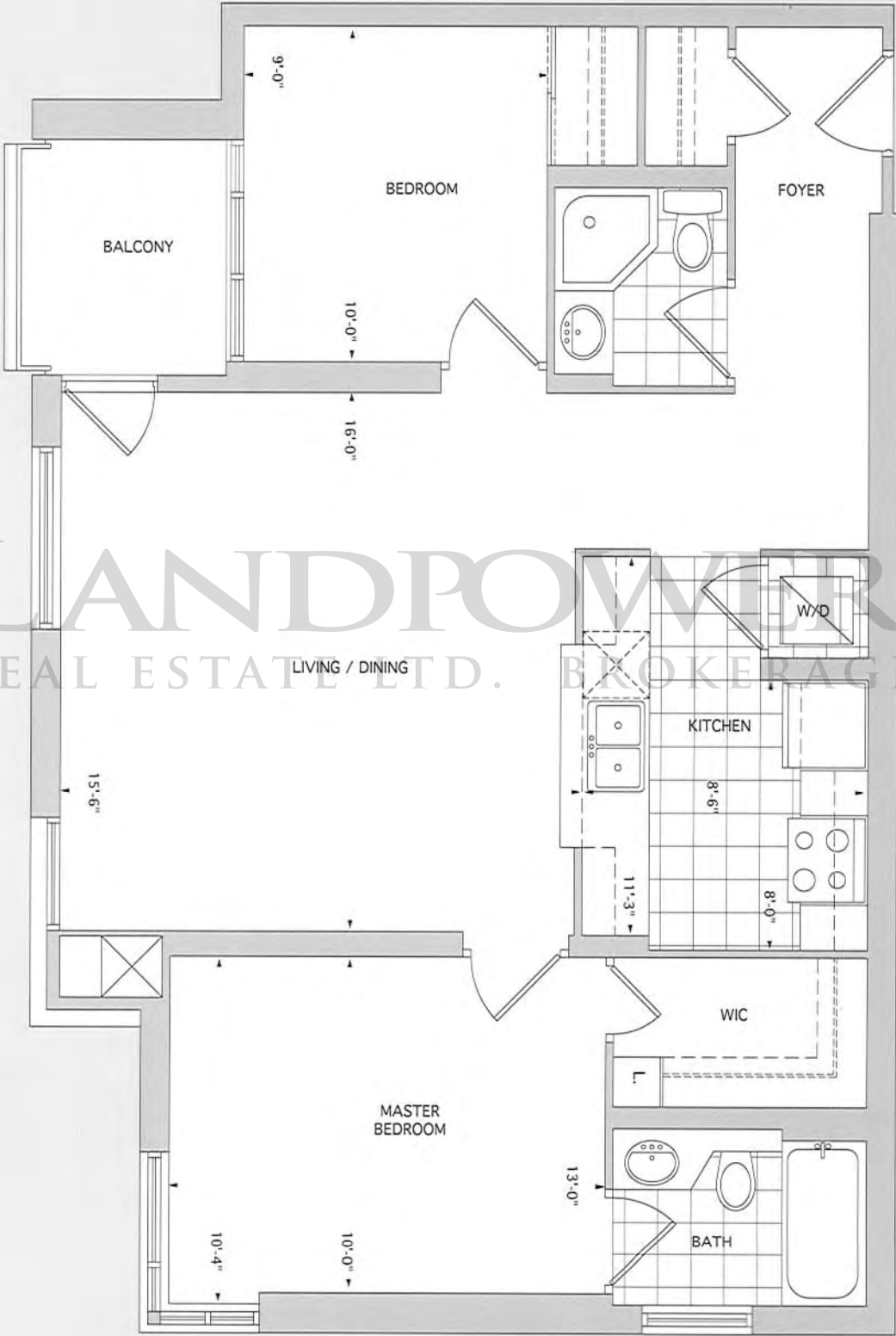
THE 8 ON BROADWAY



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

the Zizi

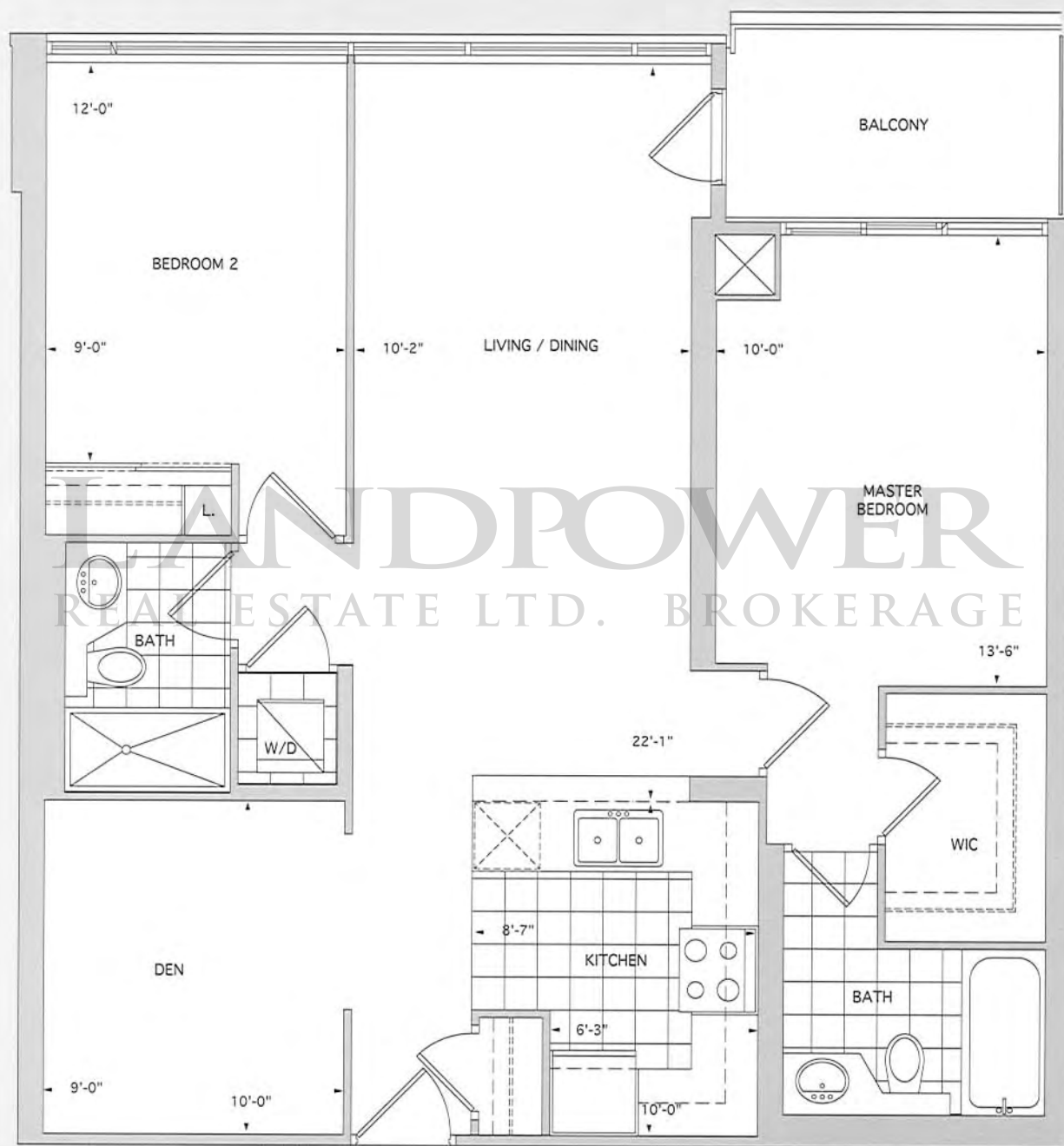
one bedroom 901 sq. ft.



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the Carnevale

two bedroom + den 974 sq. ft.



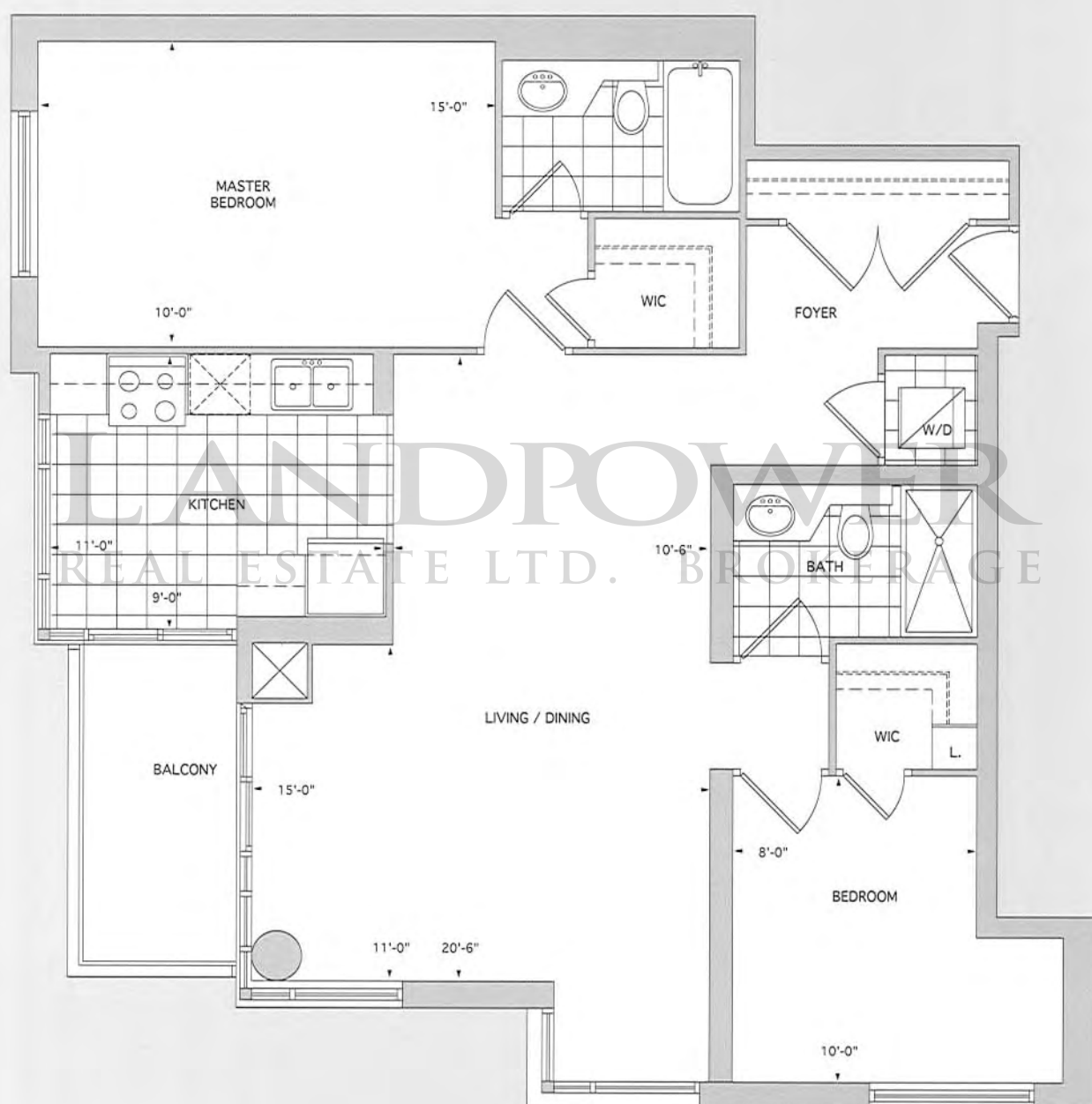
THE 8 ON BROADWAY



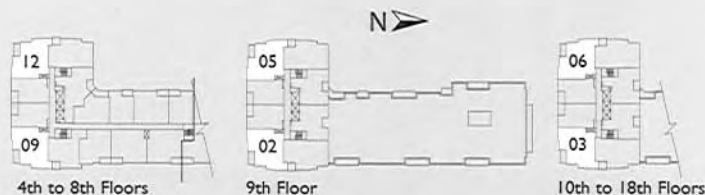
All dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from the stated floor plan.

the Latazza

two bedroom 977 sq. ft.



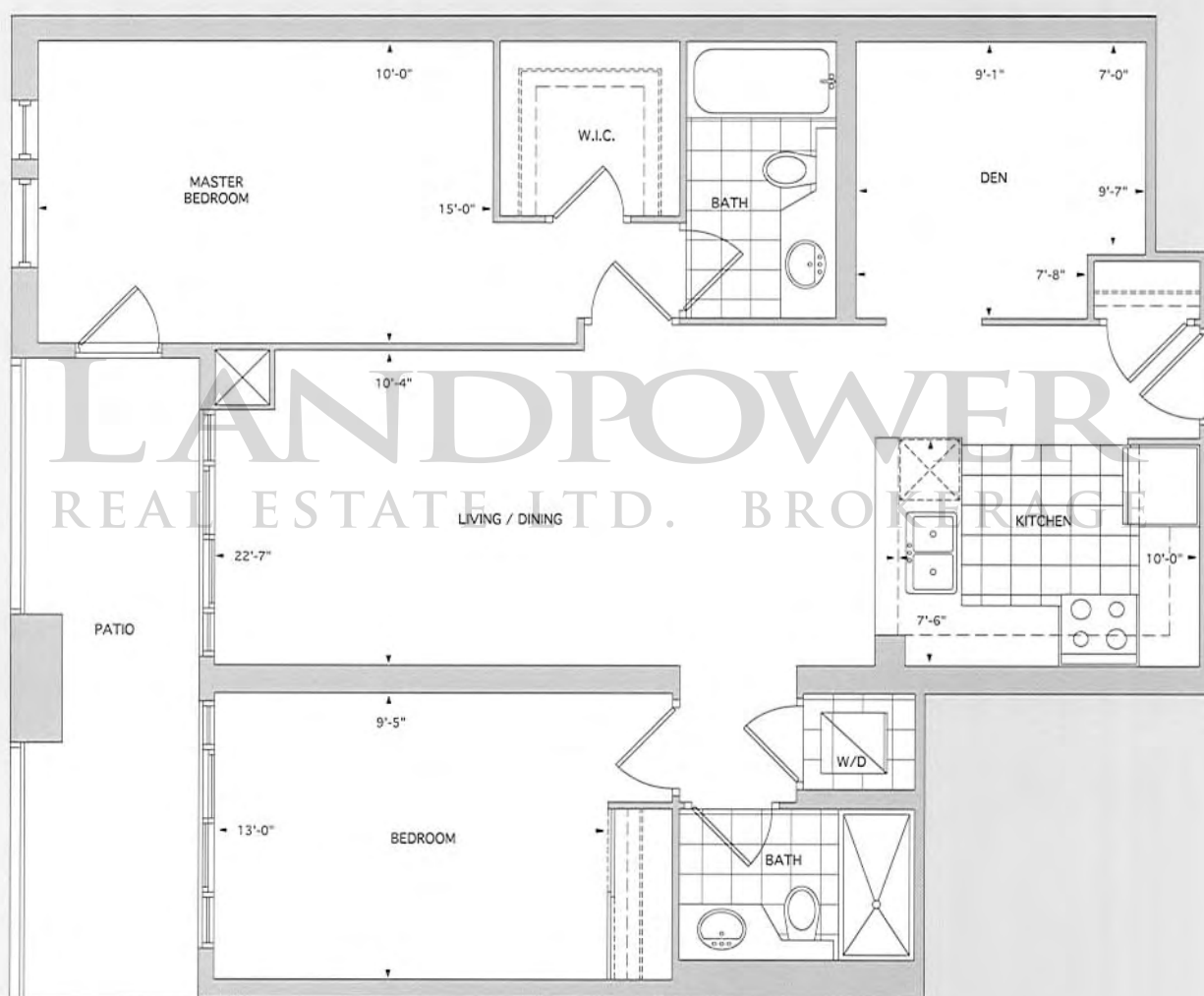
THE 8 ON BROADWAY



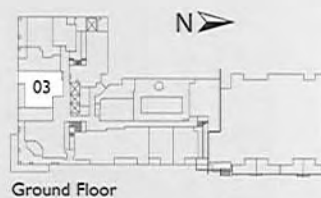
All dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from the stated floor plan.

the Rosedale

two bedroom + den 1033 sq. ft.



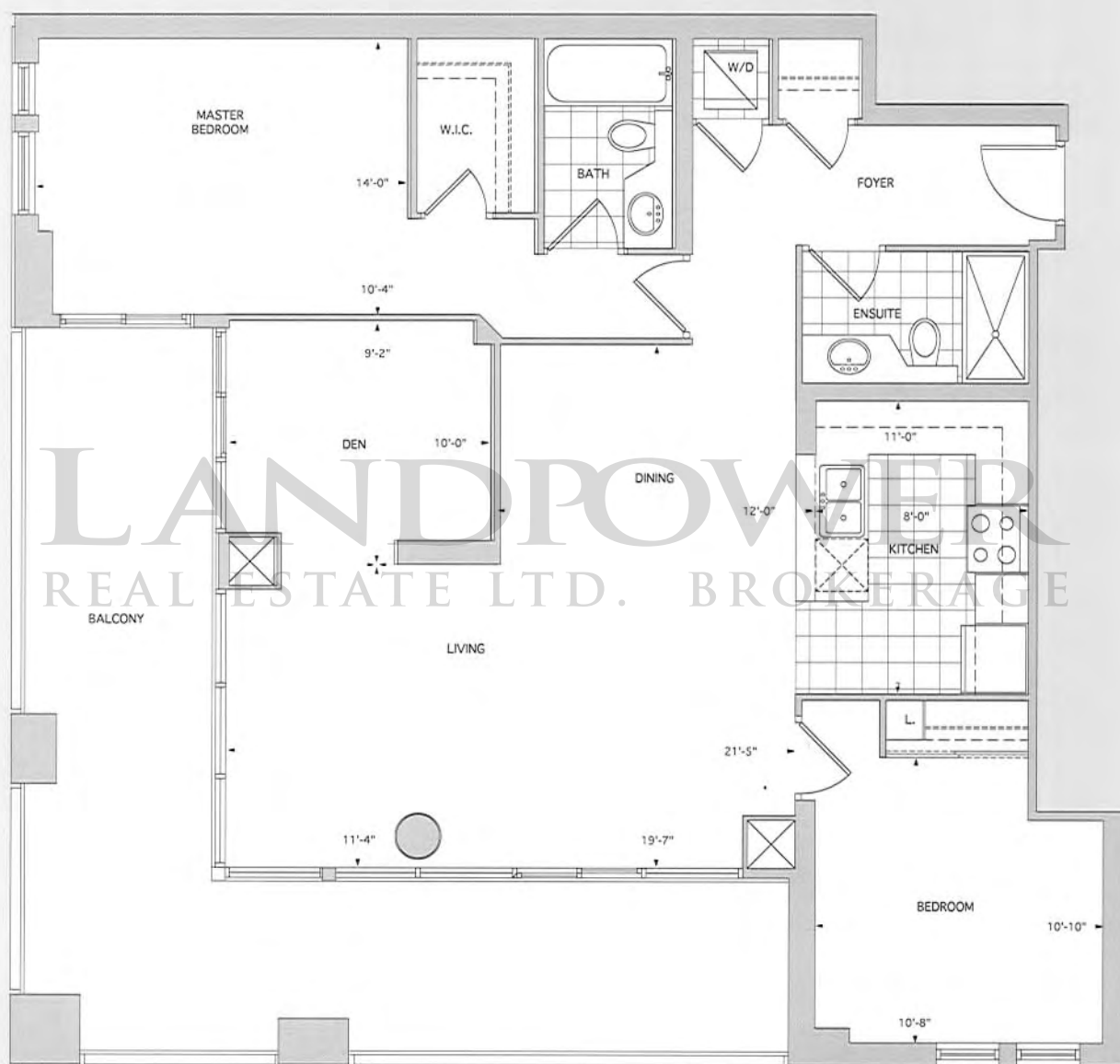
THE 8 ON BROADWAY



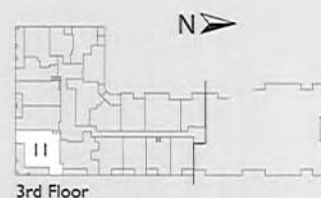
All dimensions and drawings are approximate. Information subject to change without notice. Actual square footage may vary from the stated floor plan.

the Sheridan

two bedroom + den 1162 sq. ft.



THE 8 ON BROADWAY



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