

ALTO

AT ATRIA

TRIDEL®
BUILT FOR LIFE

DORSAY

elevate your senses



LANDPRO
REAL ESTATE LTD. BROKER

living well reaches new heights

For those who dream with a passion for the extraordinary, Tridel Dorsay's new master planned condominium community on Sheppard Avenue just east of Hwy 404, will not disappoint. Introducing ALTO at Atria: a gleaming modern 43 storey glass tower nestled in a park setting, accessed along a tree-lined street leading to a private courtyard entry. As a Tridel **Built Green. Built For Life.**® community, ALTO at Atria will offer high performing interior spaces using less energy while offering superior comfort, coupled with spectacular amenities designed to elevate the senses.

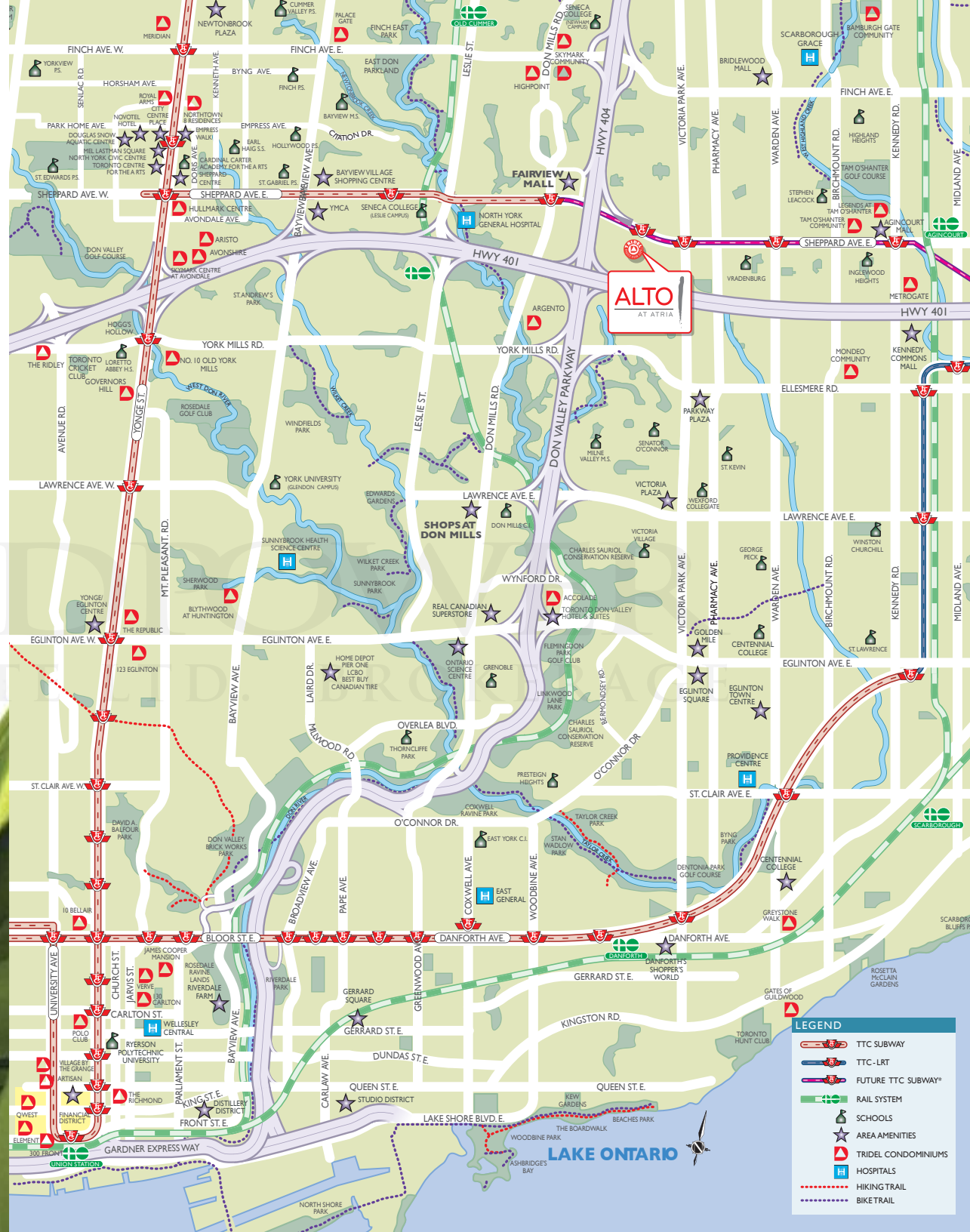
raise your point of view.



feel the vibe
of what surrounds you

When a location is this ideally situated, everything becomes possible. Fairview Mall is just moments away, offering a host of restaurants, entertainment and fashion-forward shopping options. Don Mills subway station is nearby, as are the everyday conveniences running east and west along Sheppard Avenue. Downtown and out of town are also easily accessible, with ALTO at Atria's proximity to TTC, DVP and Hwy 401.

*Source: The City of Toronto Official Plan and the Agincourt Secondary Plan, a future bus and subway terminal or other transit related uses are proposed for this site. Illustrations are artist's concept. Map not to scale. E. & O. E. October 2011



discover an oasis, masterfully planned

Certainly location is everything, but then again so is what immediately surrounds you. That's why the ALTO at Atria community is surrounded by lush parkland with trees and open green spaces. Strategic planning has these condominium residences accessed from a new tree-lined street running off Atria Boulevard. A variety of retail conveniences will front the property off Sheppard Avenue East.

LAND
REAL ESTATE



Park and any retail uses will not be complete or available for use at the time of occupancy.
Land south of dotted property line is not part of the ALTO at Atria community. Illustrations are artist's concept.
Specifications and landscape design subject to change without notice. E. & O.E. October 2011

Atria office complex property

LAURENCE
REAL ESTATE LTD. BROKER

modern design, a step above

Simply put, ALTO at Atria makes a striking statement against the North York skyline. Above the central courtyard, the soaring tower's glass balconies play off modern pre-cast lines creating a design language all their own, while the adjacent Parkside at Atria residence echoes the same sleek aesthetic sensibilities.





rooftop terrace



ground floor lobby & club ALTO

the lobby & club ALTO

The central Lobby, guest suites and the sumptuous offerings of Club ALTO are located on the ground floor for easy access by residents and guests.

Alto At Atria

[DOWNLOAD FLOORPLANS](#)

SUITE TYPE	PRICED FROM*	SQUARE FOOTAGE (APPROXIMATE*)	MAINTENANCE (MONTHLY ESTIMATED*)	PROPERTY TAX (MONTHLY ESTIMATED*)
1A	SOLD OUT	-	-	-
1B	SOLD OUT	-	-	-
1C+D	SOLD OUT	-	-	-
1F+D	\$322,250	630	\$290	\$213
1F+DR	\$318,500	630	\$290	\$210
2A	\$398,000	736	\$339	\$263
2B	\$373,000	740	\$340	\$246
2C	\$380,000	754	\$347	\$251
2D+DR	\$382,250	749	\$345	\$253

Tentative Occupancy Early 2015

ALTO

AT ATRIA

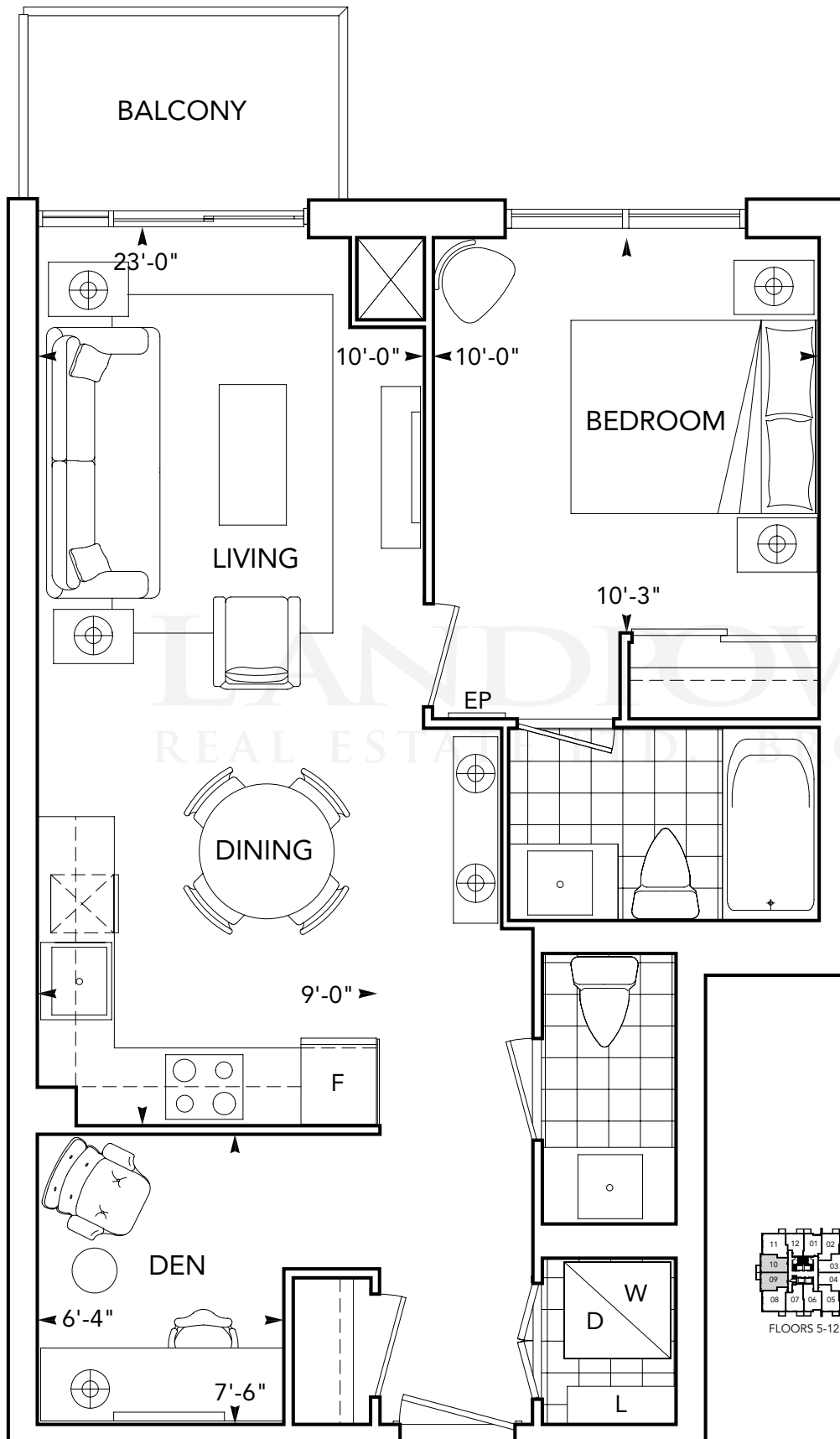
1F+D

1 Bedroom + Den

Starting from \$322,250* ~ 630 sq.ft.*

Tentative Occupancy Early 2015*

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Tridel, for the fourth consecutive year, has been ranked number one in the 2009 J.D. Power and Associates New Condominium Builder Customer Satisfaction Study in the GTA.



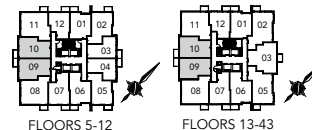
2010 Ontario High-Rise Builder of the Year by Taron.



2010 High-Rise Green Builder of the Year by BILD.



2009 Home Builder of the Year by the Ontario Home Builders' Association.



Some features may vary by suite design. *Prices and specifications subject to change without notice. Illustrations are artists' concepts. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. See sales representative for details. Tridel®, and Tridel Built Green. Built for Life.® are registered trademarks of Tridel and used under license agreement. ©Tridel 2012. All rights reserved. E. & O.E. May 2, 2012.

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ALTO

AT ATRIA

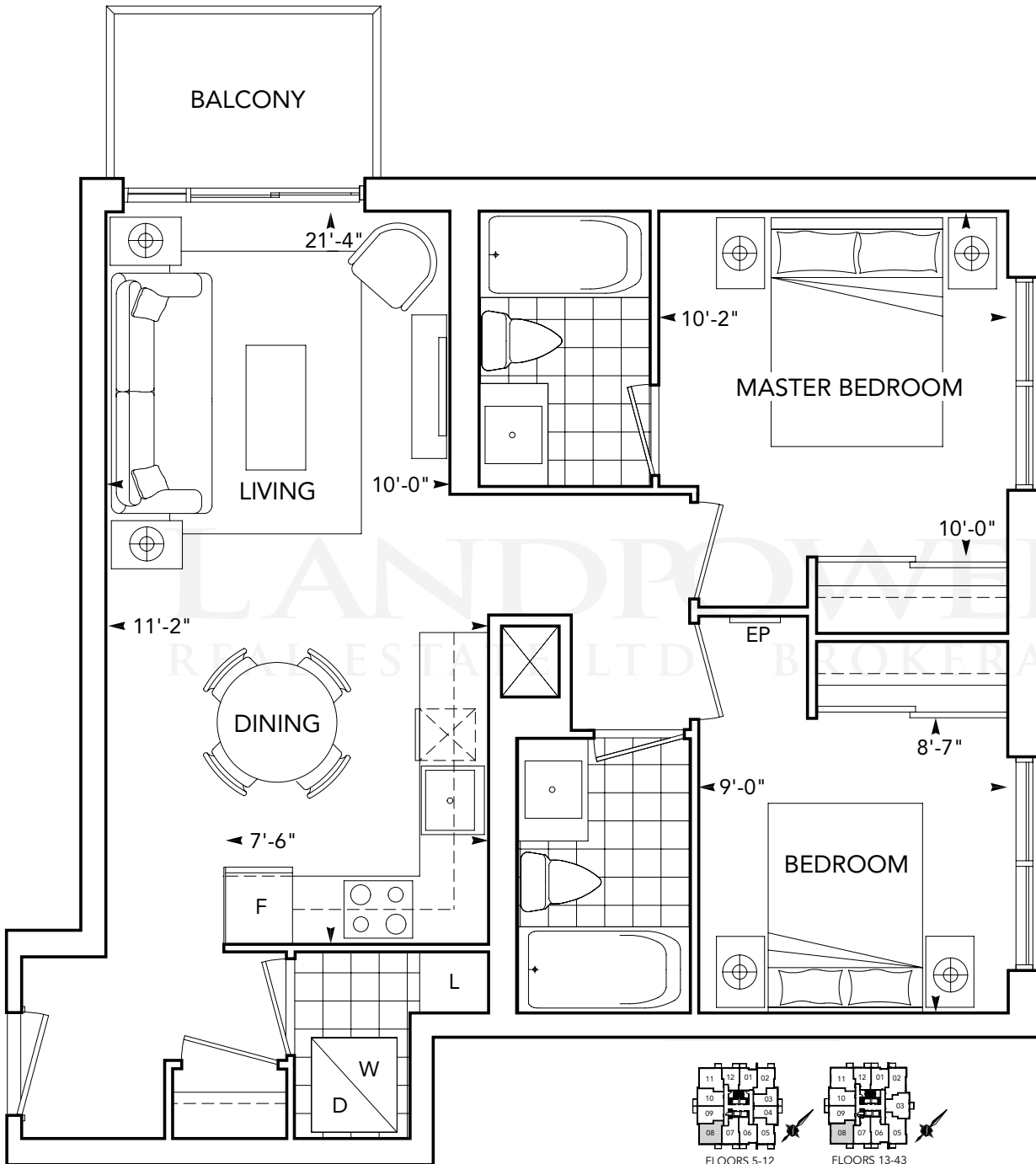
2A

2 Bedrooms

Starting from \$398,000* ~ 736 sq.ft.*

Tentative Occupancy Early 2015*

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Tridel, for the fourth consecutive year, has been ranked number one in the 2009 J.D. Power and Associates New Condominium Builder Customer Satisfaction Study in the GTA.



2010 Ontario High-Rise Builder of the Year by Tarion.



2010 High-Rise Green Builder of the Year by BILD.

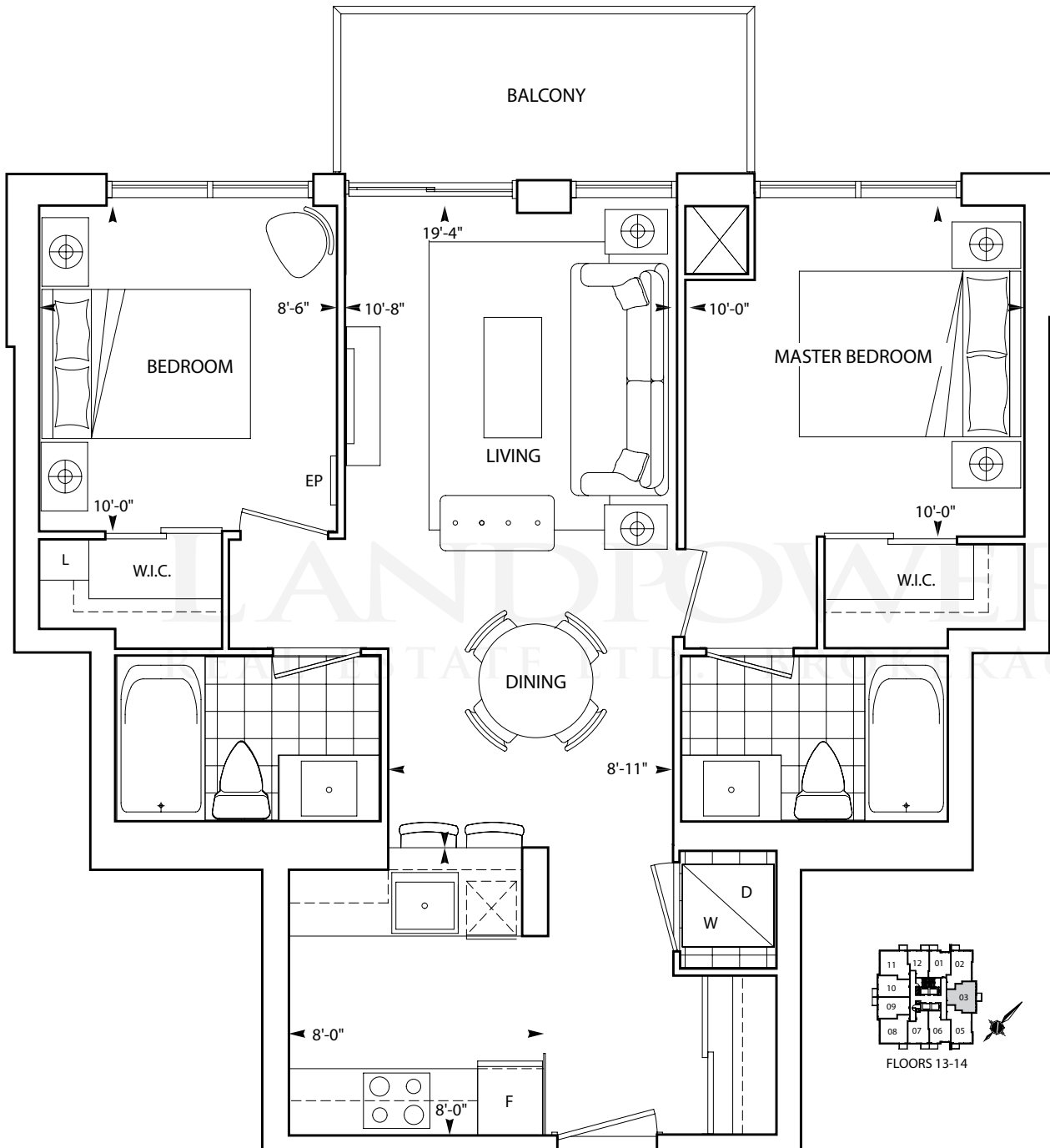


2009 Home Builder of the Year by the Ontario Home Builders' Association.



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ALTO

AT ATRIA

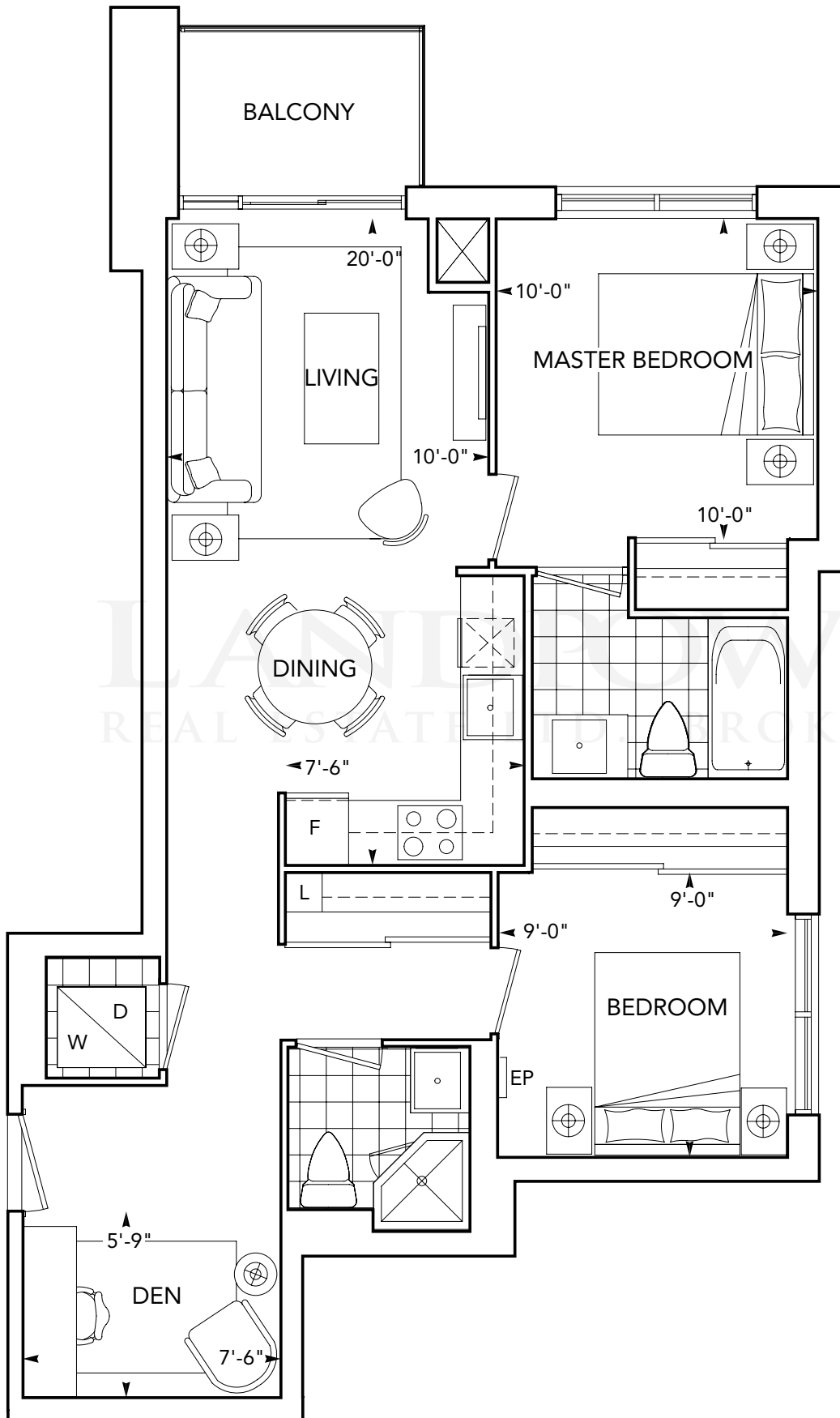
2D+DR

2 Bedroom + Den

Starting from \$382,250* ~ 749 sq.ft.*

Tentative Occupancy Early 2015*

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Price List

Suite	Approximate Square Feet	Design Type	View	Starting Price* (From lowest floor available)	Estimated Property Tax per month**
1 BEDROOM					
1A (12)	499	1 Bedroom	N	\$306,500	\$203
1 BEDROOM + DEN					
1C+D (01)	545	1 Bedroom + Den	N	\$288,250	\$190
1F+D (10)	630	1 Bedroom + Den (1.5 Bath)	W	\$320,250	\$212
1F+DR (09)	630	1 Bedroom + Den (1.5 Bath)	W	\$317,250	\$210
2 BEDROOMS					
2A (08)	736	2 Bedrooms	SW	\$395,000	\$261
2B1 (03)	740	2 Bedrooms	E	\$385,750	\$255
2C (11)	754	2 Bedrooms	NW	\$377,000	\$249
2 BEDROOMS + DEN					
2D+D (05)	754	2 Bedrooms + Den	SE	\$399,000	\$264
2D+DR (02)	749	2 Bedrooms + Den	NE	\$379,250	\$251

- * \$750 Floor Increment
- * 9' Ceilings from the 1st - 11th floors, 13th - 20th floors and from the 22nd - 42nd floors
- * 10' Ceilings on the 12th, 21st floor Premium: \$5,000 for 1 Bedroom and \$7,500 for 2 Bedrooms
- * 10' Ceilings on the PH floor Premium: \$25,000 for 1 Bedroom and \$30,000 for 2 Bedrooms
- * Large Balcony: \$5,000

PARKING

ONE Parking (\$35,000 Value) included in the Purchase Price

DEPOSIT STRUCTURE

- 5% due on signing
- 5% due 90 days after signing
- 5% due 180 days after signing
- 5% due 270 days after signing

MAINTENANCE FEES

\$0.46 per sq.ft.
(excluding parking and locker maintenance)
Individual metering of electricity, heating, cooling and hot water.

PRESENTATION CENTRE

2255 Sheppard Ave. E., Suite 120
North York, Ontario M2J 4Y1
Tel: 416.645.8866
Fax: 416.410.8686
Email: atria@tridel.com
Website: www.tridel.com/alto

HOURS

Monday to Friday: 11a.m. – 7p.m.
Saturday, Sunday & Holidays: 12 Noon – 6p.m.

SALES REPRESENTATIVES

Nasim Radkhoshnoud Tiffani Tsoi
Email: nradkhoshnoud@tridel.com Email: ttsoi@tridel.com

TENTATIVE OCCUPANCY DATE: LATE 2014

*Prices and Specifications subject to change without notice, E. & O.E. January 19th, 2012
** Based on 2010 Property Tax Rates by the City of Toronto



Relax, it's a Tridel.

"Highest in Customer Satisfaction" for a Fourth Consecutive Year by J.D. Power and Associates.



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PRICE LIST

Suite	Approximate Square Feet	Design Type	View	Starting Floor	Starting Prices*	Property Tax** (Monthly Estimate)
1 Bedroom						
1A (12)	499	1 Bedroom	N	5	\$243,000	\$161
1A1 (12)	499	1 Bedroom (Large Balcony)	N	26	\$263,750	\$174
1B (03)	522	1 Bedroom	E	4	\$247,000	\$163
1BR (04)	527	1 Bedroom	E	4	\$249,000	\$165
1 Bedroom + Den						
1C+D (01)	545	1 Bedroom + Den	N	5	\$264,000	\$174
1C2+D (01)	545	1 Bedroom + Den (Large Balcony)	N	29	\$287,000	\$190
1D+D (06)	601	1 Bedroom + Den	S	4	\$293,250	\$194
1D2+D (06)	601	1 Bedroom + Den (Large Balcony)	S	29	\$317,000	\$209
1D+DR (07)	589	1 Bedroom + Den	S	4	\$289,250	\$191
1D1+DR (07)	589	1 Bedroom + Den (Large Balcony)	S	26	\$310,750	\$205
1E+D (02)	630	1 Bedroom + Den	NE	5	\$299,750	\$198
1E+DR (05)	630	1 Bedroom + Den	SE	4	\$299,000	\$198
1F+D (10)	630	1 Bedroom + Den (1.5 Bath)	W	4	\$310,250	\$205
1F+DR (09)	630	1 Bedroom + Den (1.5 Bath)	W	4	\$307,250	\$203
2 Bedroom						
2A (08)	736	2 Bedroom	SW	4	\$370,250	\$245
2B, 2B1 (03)	740	2 Bedroom	E	13	\$370,000	\$245
2C (11)	754	2 Bedroom	NW	5	\$371,000	\$245
2 Bedroom + Den						
2D+D (05)	754	2 Bedroom + Den	SE	13	\$384,000	\$254
2D+DR (02)	749	2 Bedroom + Den	NE	13	\$374,000	\$247

- \$750 Floor Increment
- 9' Ceilings from the 4th-20th floors and from the 22nd-42nd floors
- 10' Ceilings on the 21st and PH floor
- ONE Parking (\$35,000 Value) included in the Purchase Price

PH Premium

- \$25,000 for 1 Bedrooms
- \$30,000 for 2 Bedrooms

DEPOSIT STRUCTURE

- 5% due on signing
- 5% due 90 days after signing
- 5% due 180 days after signing
- 5% due 270 days after signing

TENTATIVE OCCUPANCY DATE: EARLY 2015

Individual metering of electricity, heating, cooling and hot water.

PRESENTATION CENTRE

4800 Dufferin Street - Entrance A
North York, Ontario
Tel: 416-645-8866
Fax: 416-410-8686
Email: atria@tridel.com
Website: www.tridel.com/alto

HOURS

Monday to Friday:
11am – 7pm
Saturday, Sunday & Holidays:
12 Noon – 6pm

SALES REPRESENTATIVES

Nasim Radkhoshnoud
Sales Representative
E: nradkhoshnoud@tridel.com

Tiffani Tsoi
Sales Representative
ttsoi@tridel.com



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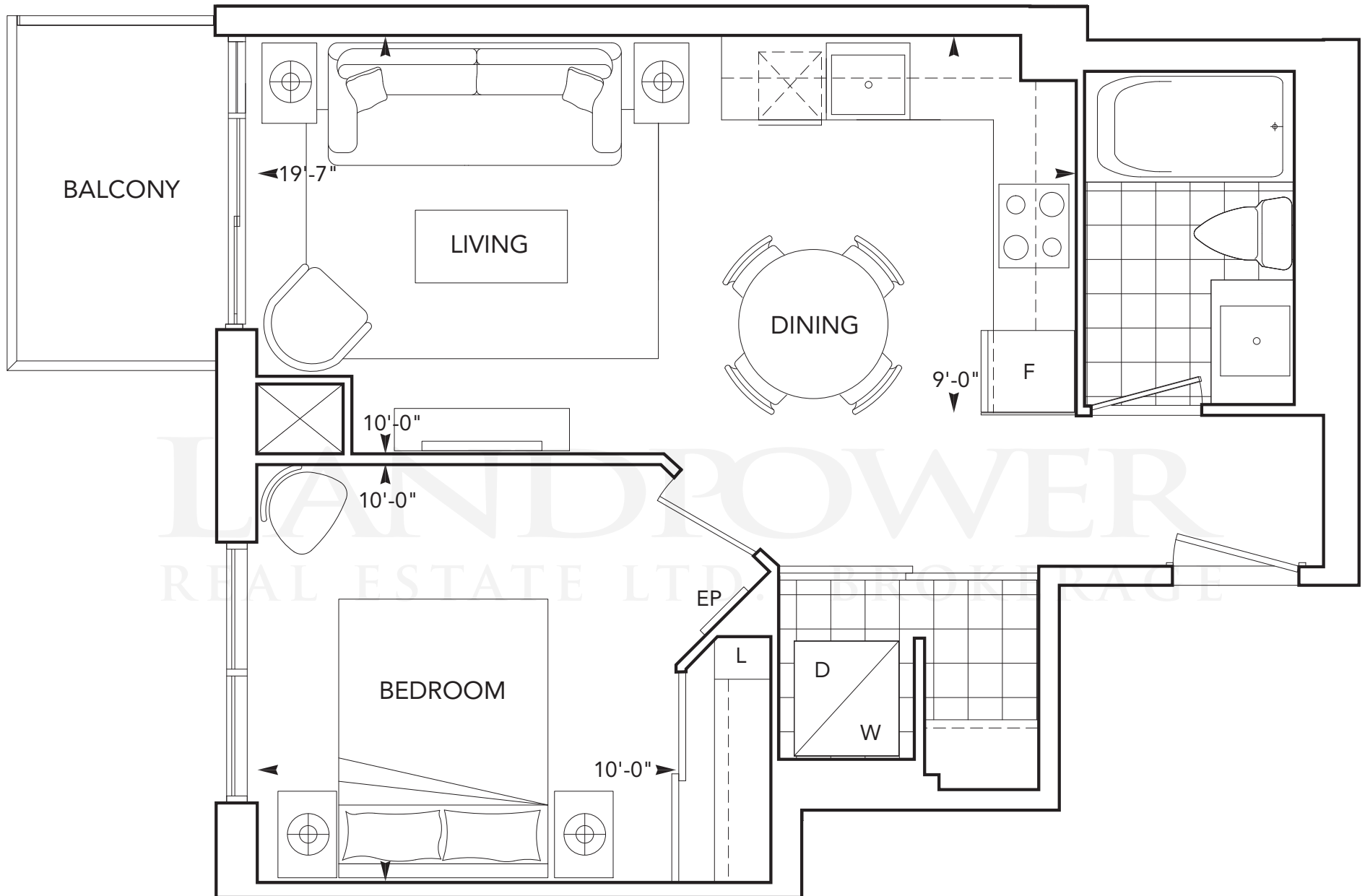
"Highest in Customer Satisfaction" for a Fourth Consecutive Year by J.D. Power and Associates



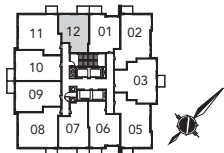
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*Prices and Specifications subject to change without notice, E. & O. E. October 18, 2011

**Based on 2010 Property Tax Rates by the City of Toronto



FLOORS 5-12

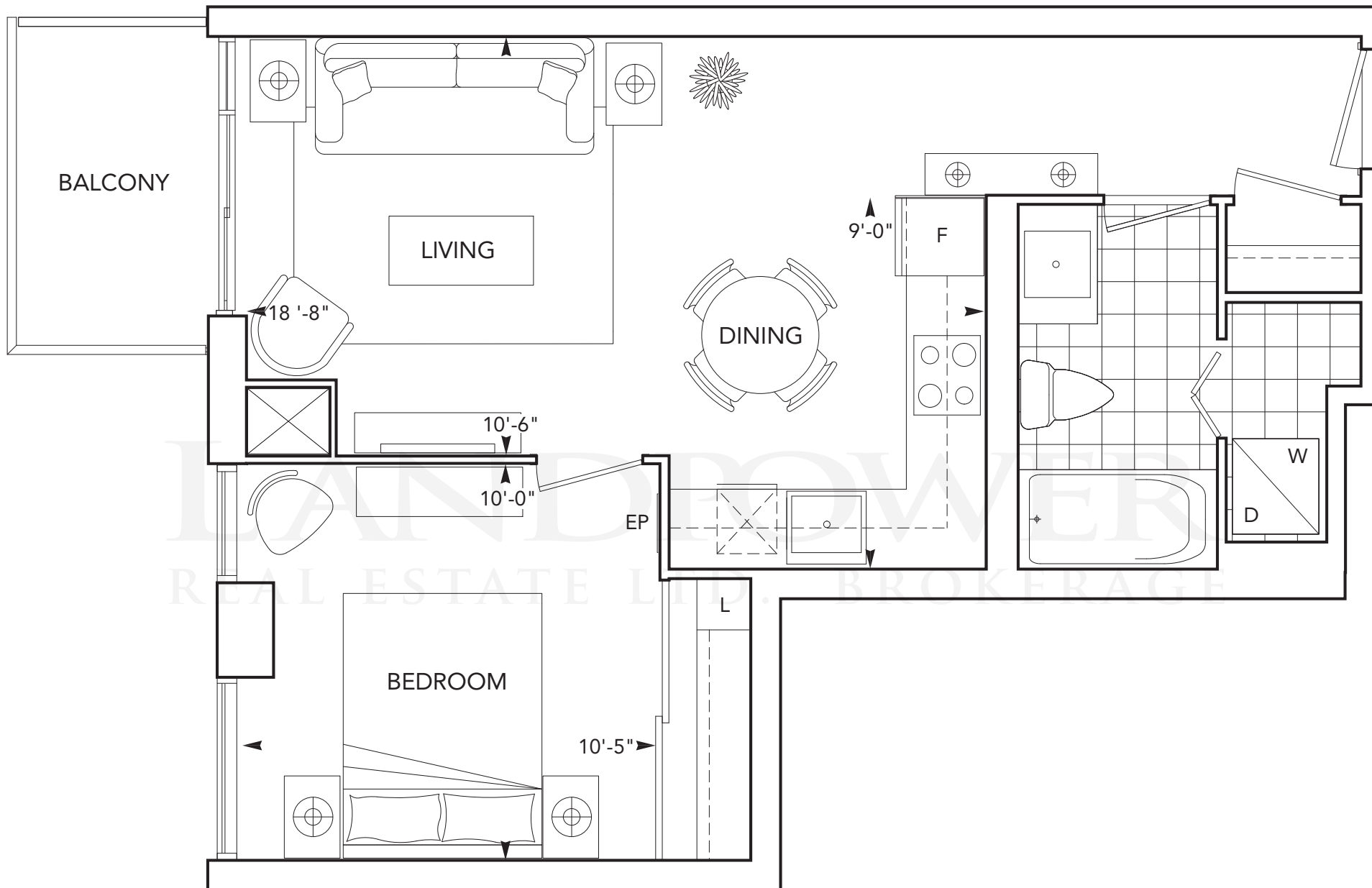


FLOORS 13-43

residence 1A, 1A1 (12)

1 bedroom, living/dining room plus balcony

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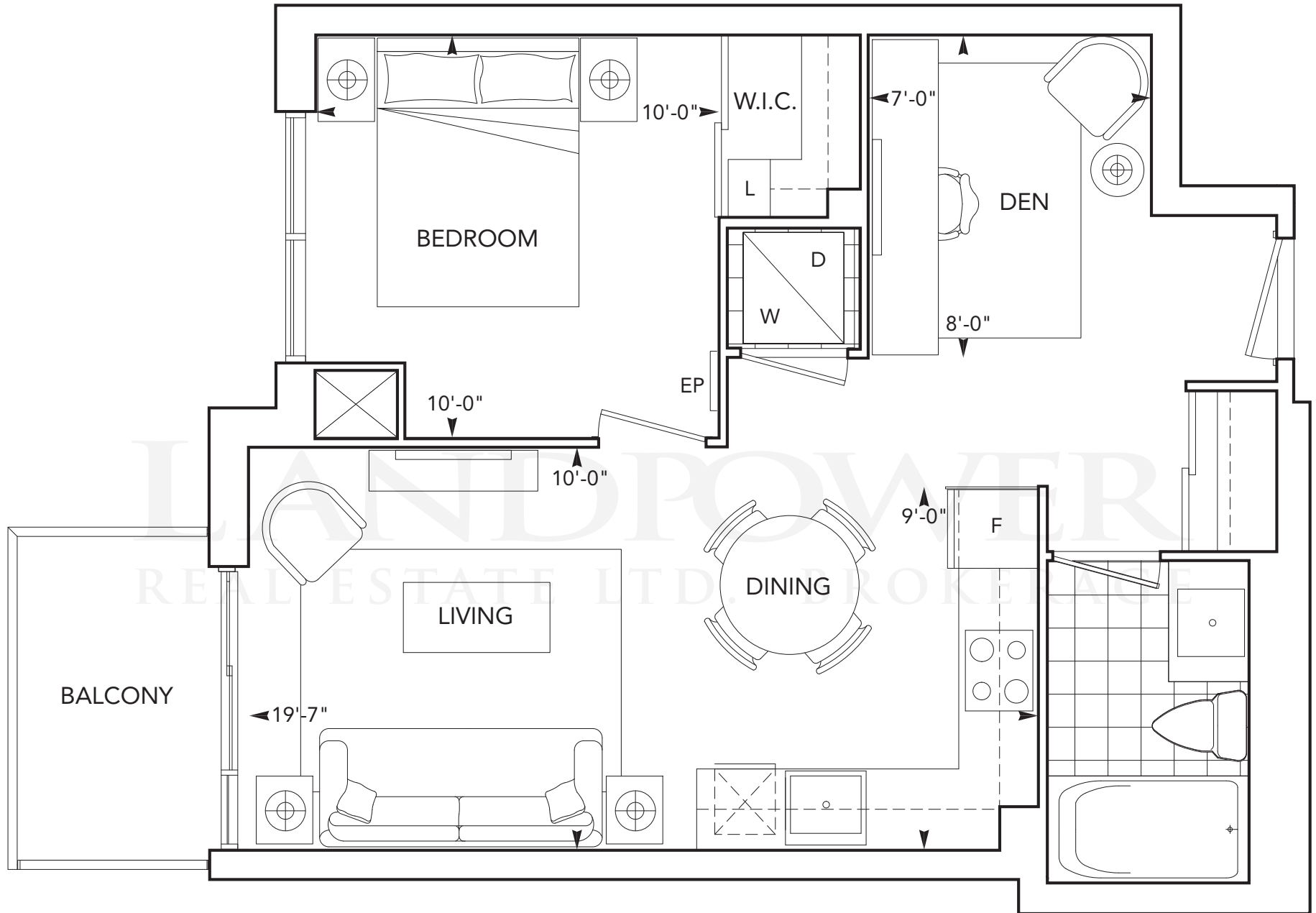
residence 1B (03), 1BR (04)

1 bedroom, living/dining room plus balcony



FLOORS 5-12

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FLOORS 5-12

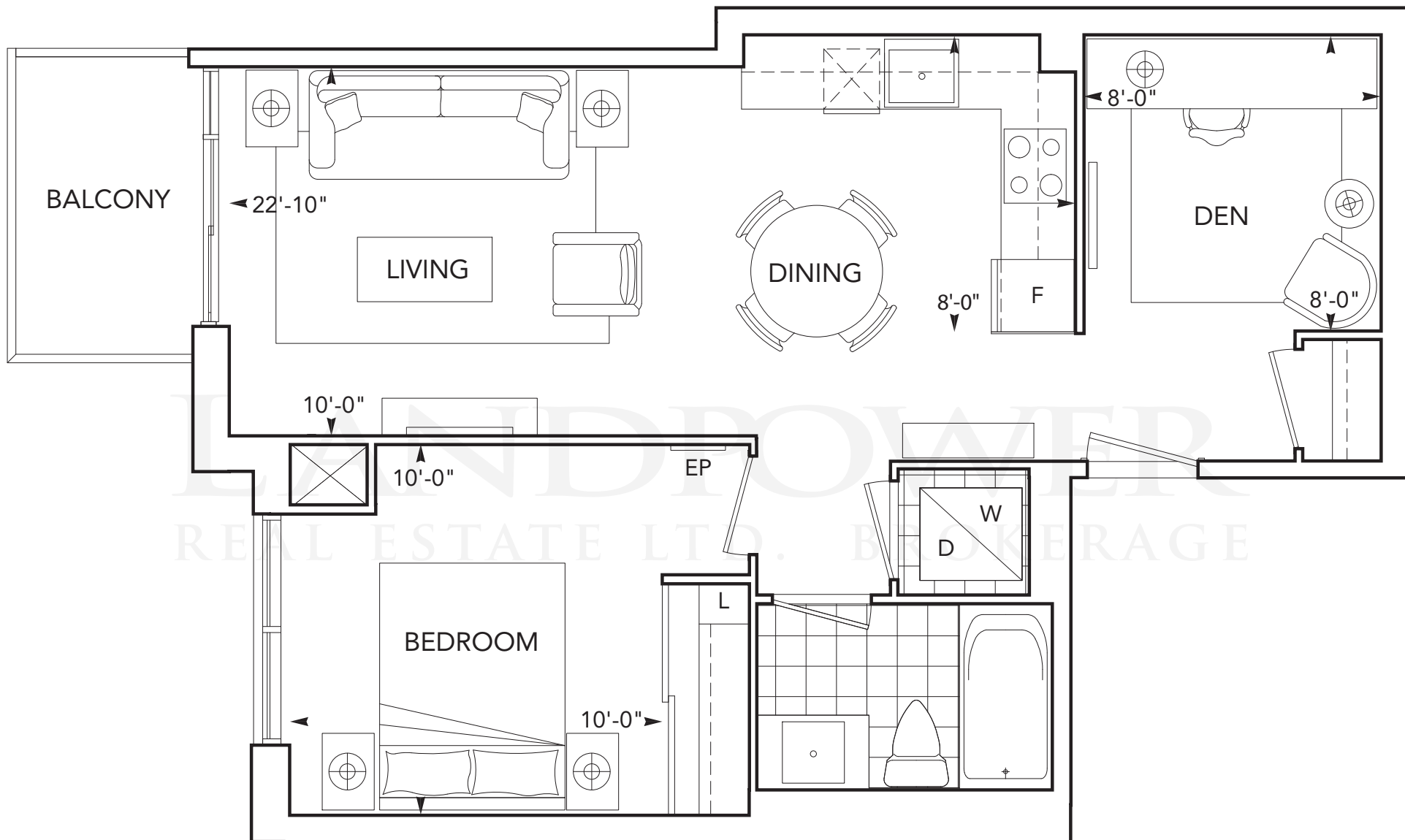


FLOORS 13-43

residence 1C+D, 1C2+D (01)

1 bedroom, living/dining room, den plus balcony

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FLOORS 5-12

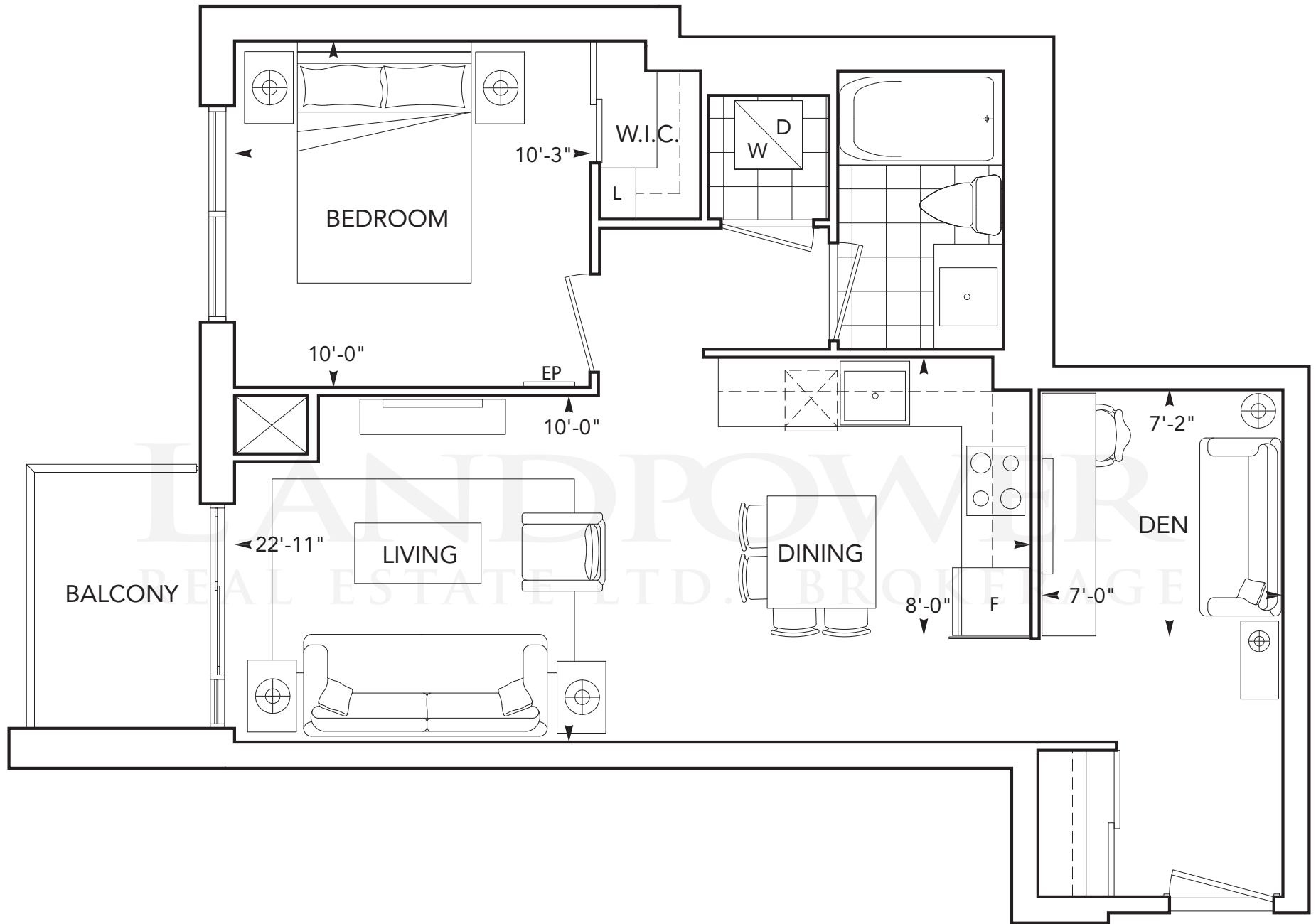


FLOORS 13-43

residence 1D+D, 1D2+D (06)

1 bedroom, living/dining room, den plus balcony

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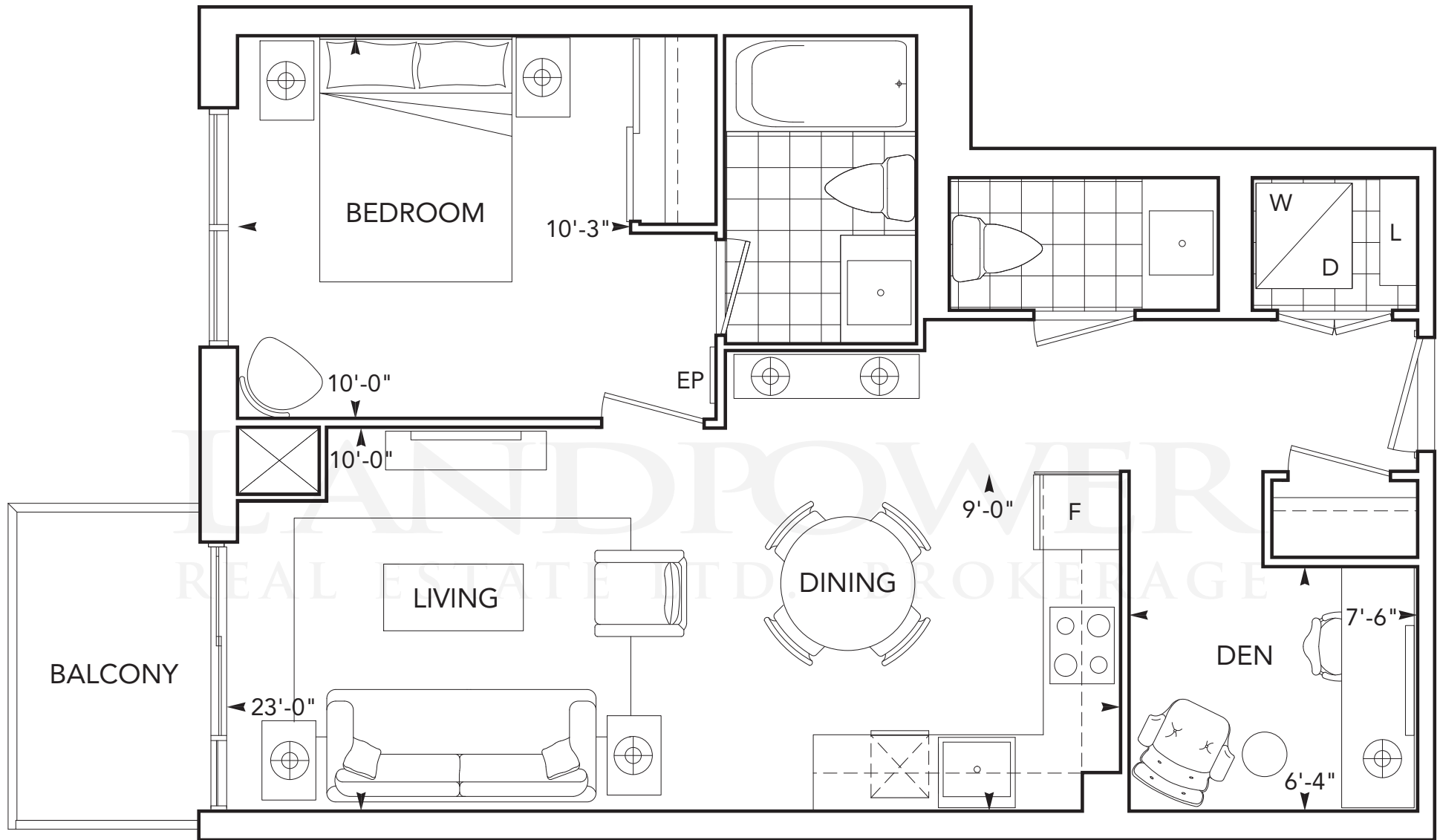
residence 1E+D (02), 1E+DR (05)

1 bedroom, living/dining room, den plus balcony



FLOORS 5-12

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FLOORS 5-12

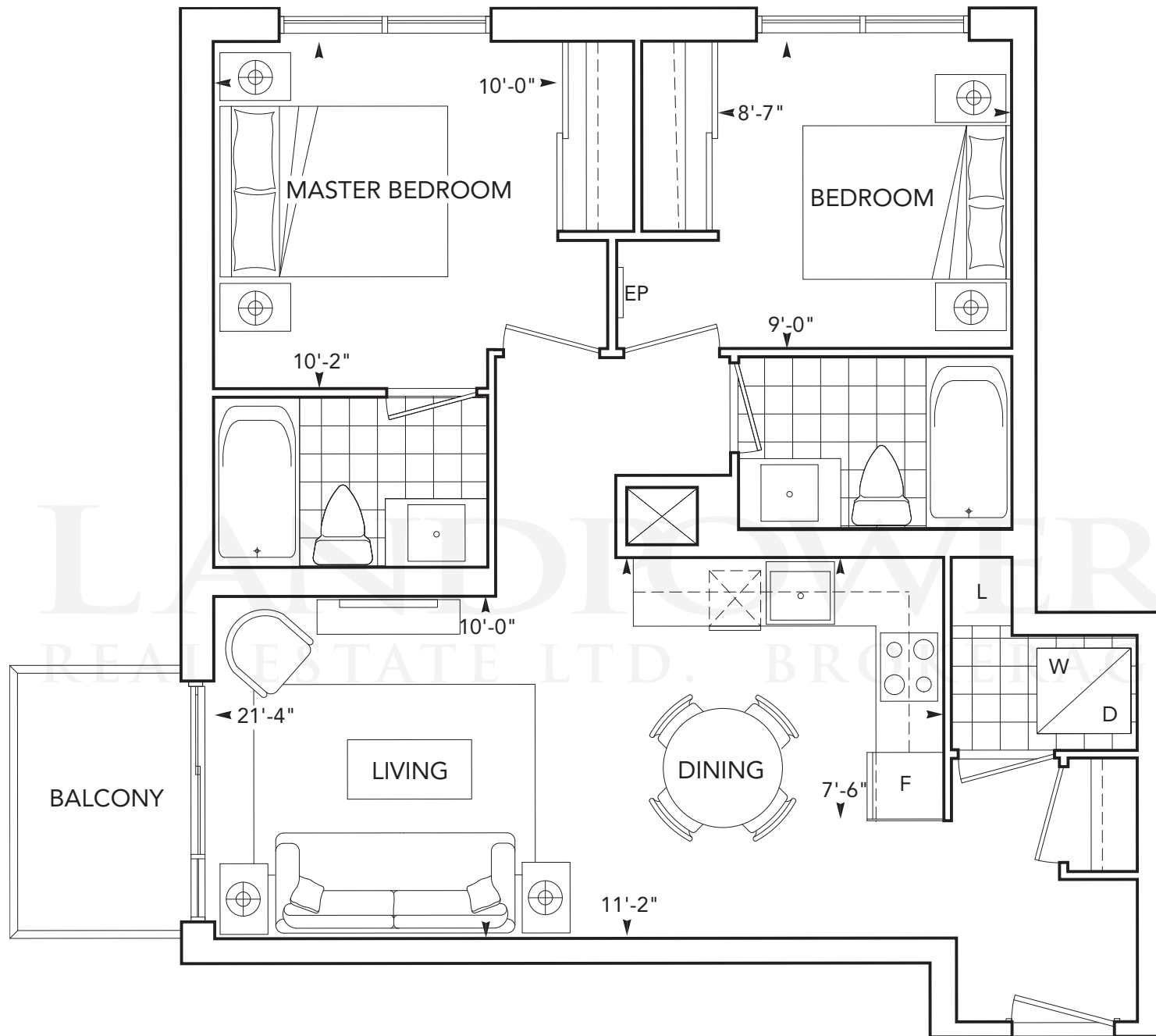


FLOORS 13-43

residence 1F+D (10), 1F+DR (09)

1 bedroom, living/dining room, den plus balcony

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residence 2A (08)

2 bedroom, living/dining room plus balcony

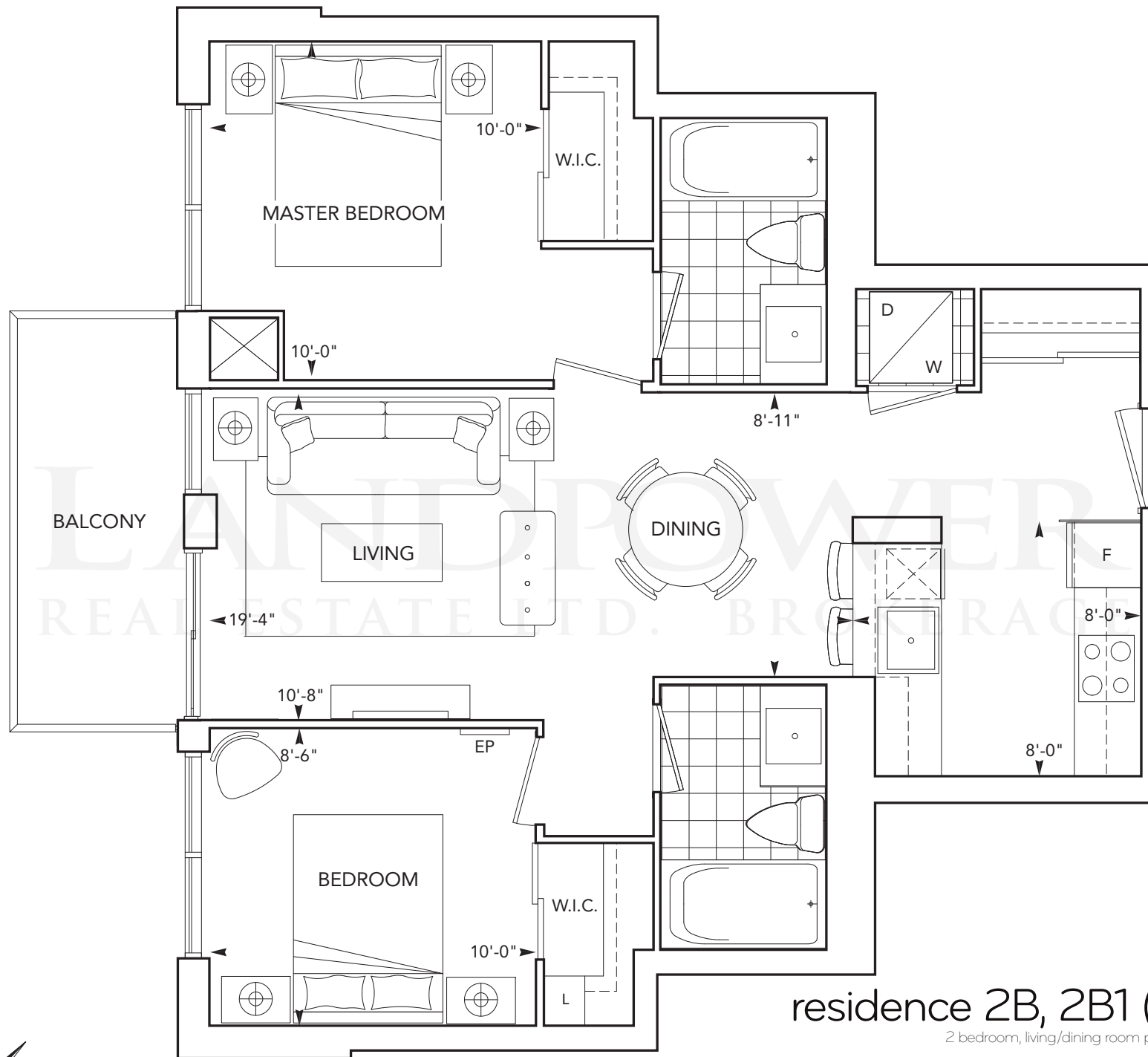


FLOORS 5-12



FLOORS 13-43

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residence 2B, 2B1 (03)
2 bedroom, living/dining room plus balcony

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LANTRON
REAL ESTATE LTD. BROKERAGE



residence 2C (11)
2 bedroom, living/dining room plus balcony

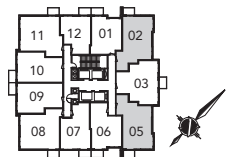
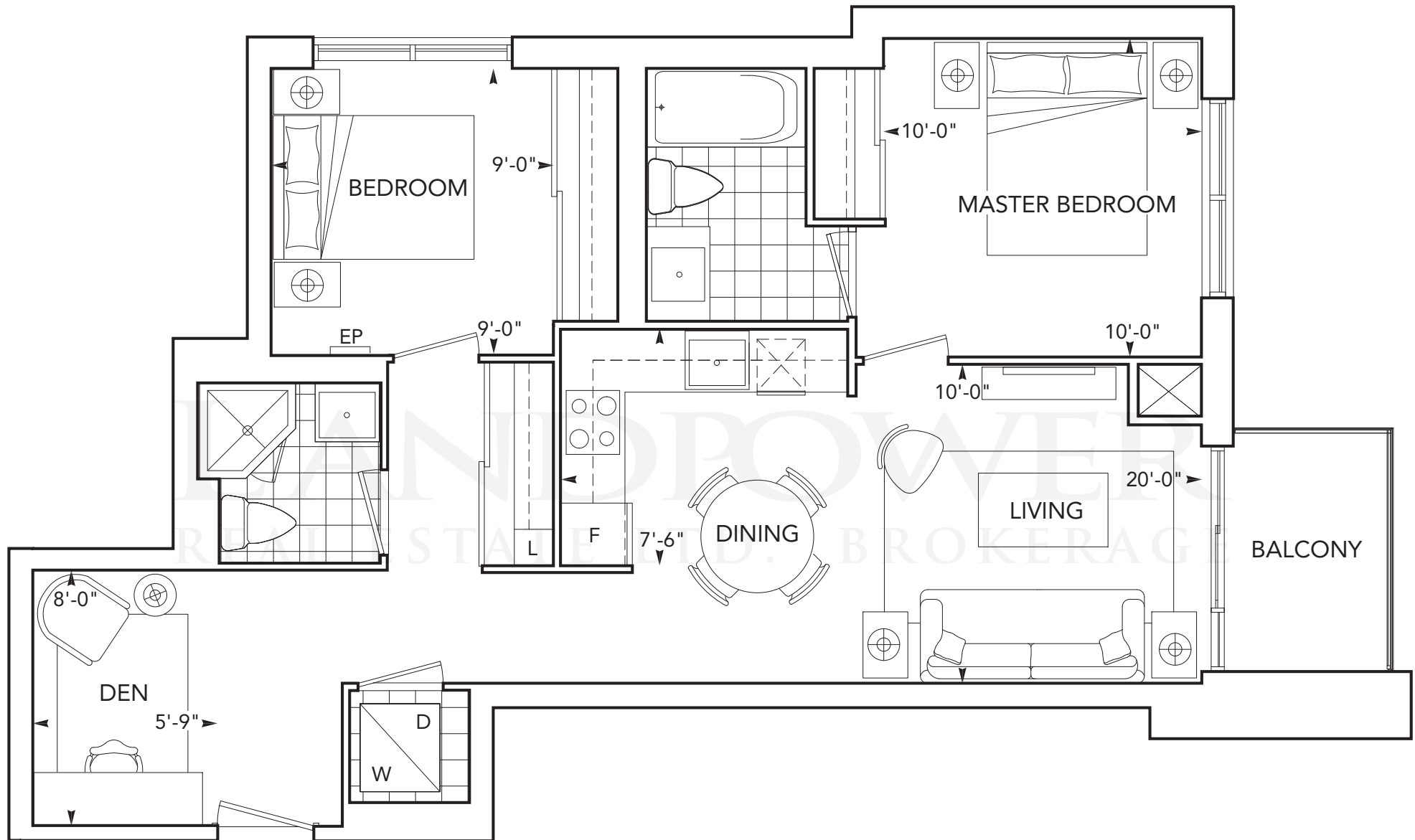


FLOORS 5-12



FLOORS 13-43

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FLOORS 13-43

residence 2D+D (05), 2D+DR (02)

2 bedroom, living/dining room, den plus balcony

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live for the details

Each suite delivers design forward features and finishes in Tridel's signature style:

- › Plank Laminate floating floor in kitchen, living room, dining room, den*, hallways*, foyer and bedroom(s)
- › Kitchen cabinetry with deep upper cabinet above fridge
- › Granite kitchen countertop with polished square edge and drop-in stainless steel sink
- › Space saving, ENERGY STAR® high efficiency dishwasher in Stainless Steel finish
- › Counter-depth, ENERGY STAR® high efficiency bottom mount refrigerator in Stainless Steel finish
- › Exhaust hood fan in Stainless Steel finish
- › 24 inch built-in Oven with Stainless Steel finish
- › 24 inch built-in cooktop with ceran top
- › 5' soaker tub
- › Stacked front loading dryer and ENERGY STAR® high efficiency front loading washer in white
- › Central building water filtration system

*denotes availability determined by suite design. All features and finishes subject to change without notice. E. & O.E. October 2011

Award Winning Communities.

It's where you belong.

TRIDEL®
BUILT FOR LIFE



Of all the Things We've Built,
Your Trust is Valued the Most.

2009 Highest in Customer Satisfaction by J.D. Power and Associates.

Four consecutive years of offering the "Highest in Customer Satisfaction" demonstrates our tradition of offering the most responsive and caring customer service experience.

2010 Ontario High-Rise Builder of the Year by Tarion.

An exceptional achievement in after-sales service, the Tarion Award of Excellence acknowledges Tridel's ongoing commitment to your satisfaction long after you have taken possession of your new home.

2011 High-Rise Green Builder of the Year by Building Industry and Land Development Association (BILD).

As Canada's largest builder of sustainable communities, Tridel builds condominiums which provide you with energy-efficient and healthy living environments that help preserve our planet for future generations. This is the fourth time that Tridel has been recognized for this prestigious award.

2009 Home Builder of the Year by the Ontario Home Builders' Association.

Recognition by our peers, the voice of the residential building industry in Ontario, a Tridel Built for Life® community means your assurance of quality, value and service.

Relax, it's a Tridel

Canada's leader in sustainable condominium living
with over 20 communities pursuing LEED® designation.

Tridel ranked "Highest in Customer Satisfaction With New Condominium Builders in the Greater Toronto Area (GTA) Four Consecutive Years" by J.D. Power and Associates 2009 Canadian New-Condominium Builder Customer Satisfaction StudySM. Tridel received the highest numerical score in the Greater Toronto Area (GTA) in the proprietary J.D. Power and Associates 2006-2009 Canadian New Condominium Builder Customer Satisfaction StudiesSM. 2009 study based on 745 responses from new condominium owners in the GTA, measuring 8 builders and measures opinions of owners who registered their new condominium in January-December 2008. Proprietary study results are based on experiences and perceptions of consumers surveyed in March-May 2009. Your experiences may vary. Visit jdpower.com. Tridel®, Tridel Built For Life® and Tridel Built Green. Built For Life® are registered trademarks of Tridel and used under license. ©Tridel 2011. All Rights Reserved. Illustrations are artist's concept only. E.&O.E. October 2011.



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