

# AQUA

ON QUEEN'S QUAY

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

LIVING ON THE EDGE

MONARCH 





ARTIST'S CONCEPT

PATTERSON '99



# AQUA

ON QUEEN'S QUAY

<u>Suite Type</u>	<u>Size Range</u>	<u>Monthly Maintenance Fees From*</u>	<u>Price Range</u>
One Bedroom – <i>Aqua</i>	562 – 774 sf	\$208.39	\$137,900 - \$199,900
One Bdrm+Den – <i>Nautica</i>	696 – 840 sf	\$242.54	\$159,900 - \$221,900
Two Bedroom – <i>Mediterra</i>	842 – 975 sf	\$293.42	\$193,900 - \$299,900
Two Bdrm+Den – <i>Oceana</i>	1173 – 1293 sf	\$408.77	\$330,900 - \$359,900
9' Ceiling PH's – <i>Riviera</i>	500 – 1383 sf	\$174.24	\$199,000 - \$599,000

**Premiums:** Vary. Please see sales representative for details.

**Prices Include:** G.S.T.\*\*\*, 6 appliances.

**Parking:** Please see Sales Representative for details.

**Maintenance Fees:** \*Includes heat, hydro and water.

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

**Occupancy Date:** October 30, 2001

**Deposit Structure:** 5% with Agreement, 5% in 60 days, 5% in 180 days, 5% in 365 days.

**Suite Features:** Marble, limestone, porcelain or slate flooring in ensuite bathroom, kitchen and foyer, ceramic or mirror backsplash in kitchen, Corian countertop with integrated custom-designed "Aqua" basin in bathroom(s); 10' ceilings on 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors; European-style cabinetry; cultured marble window sills; individually controlled heating/air conditioning.

**Penthouse Features** – Parking included, 9' ceilings in living room, dining room and bedroom areas as per plan, hardwood veneer flooring in living room and dining room areas, granite countertops in kitchen.

**Building Features:** 24-hour concierge security; resort-style rooftop lounge; steam room; sauna; whirlpool; change rooms; equipped exercise room; with a bar and walkout to sundeck; main floor party room with kitchen and outdoor patio; two guest suites; underground visitor parking.

**Sales Office Hours:** Monday to Thursday: 12pm to 7pm.  
Friday, Saturday, Sunday and Holidays: 12pm to 6pm.

**Sales Consultants:** Shawn Richardson and Aldona Gibbons

## PMA BRETHOUR REAL ESTATE CORPORATION: EXCLUSIVE BROKER

Brokers protected with personal introduction.

\*Estimated maintenance fees based on Proposed First Year Operating Budget.

\*\*Prices and availability subject to change without notice. E&OE.

\*\*\*As set out in the Agreement of Purchase and Sale.

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February 15, 2000

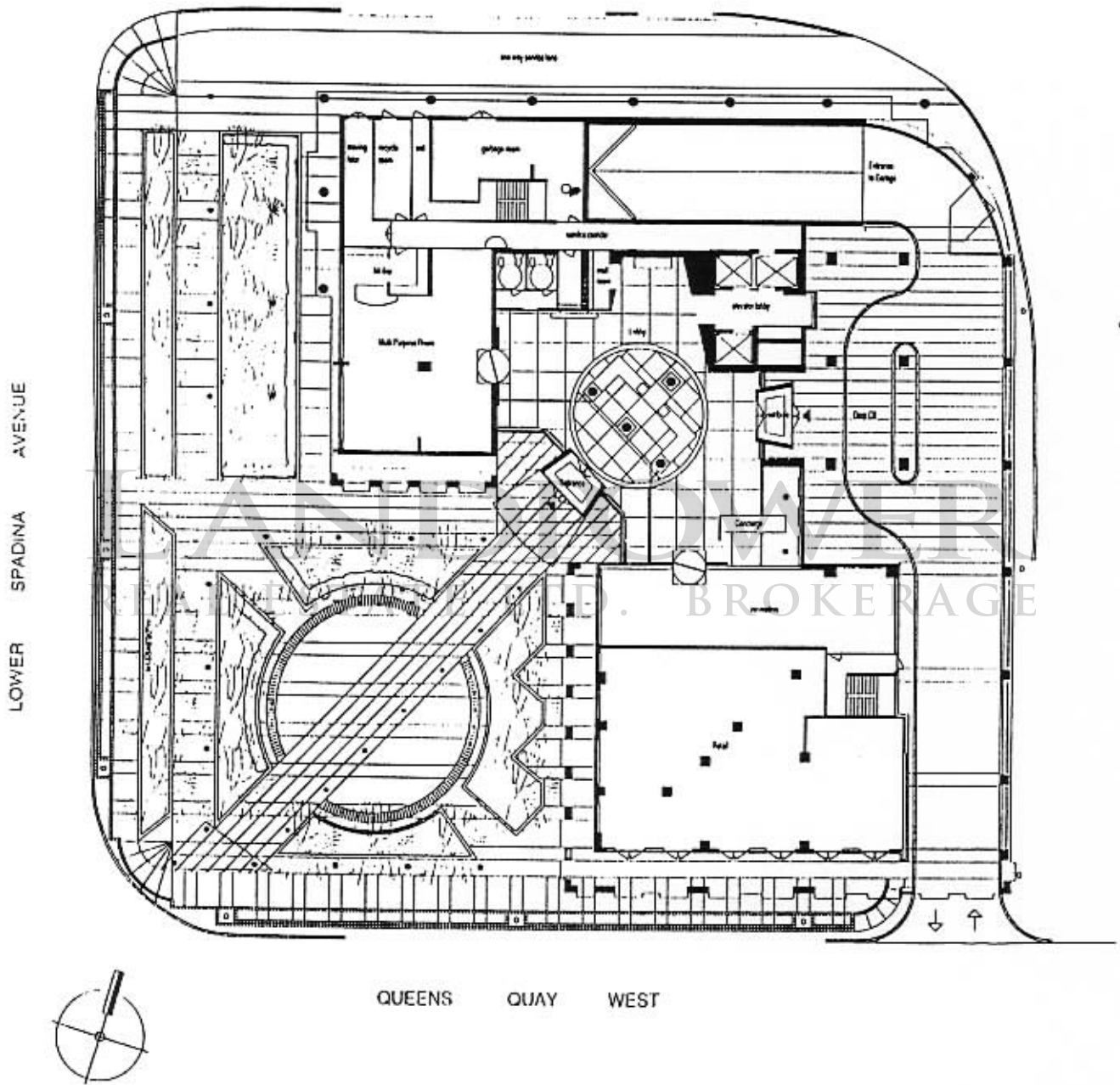
410 QUEEN'S QUAY WEST — 6TH FLOOR, TORONTO M5V 2Z3 306.0600

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# AQUA

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## Ground Floor



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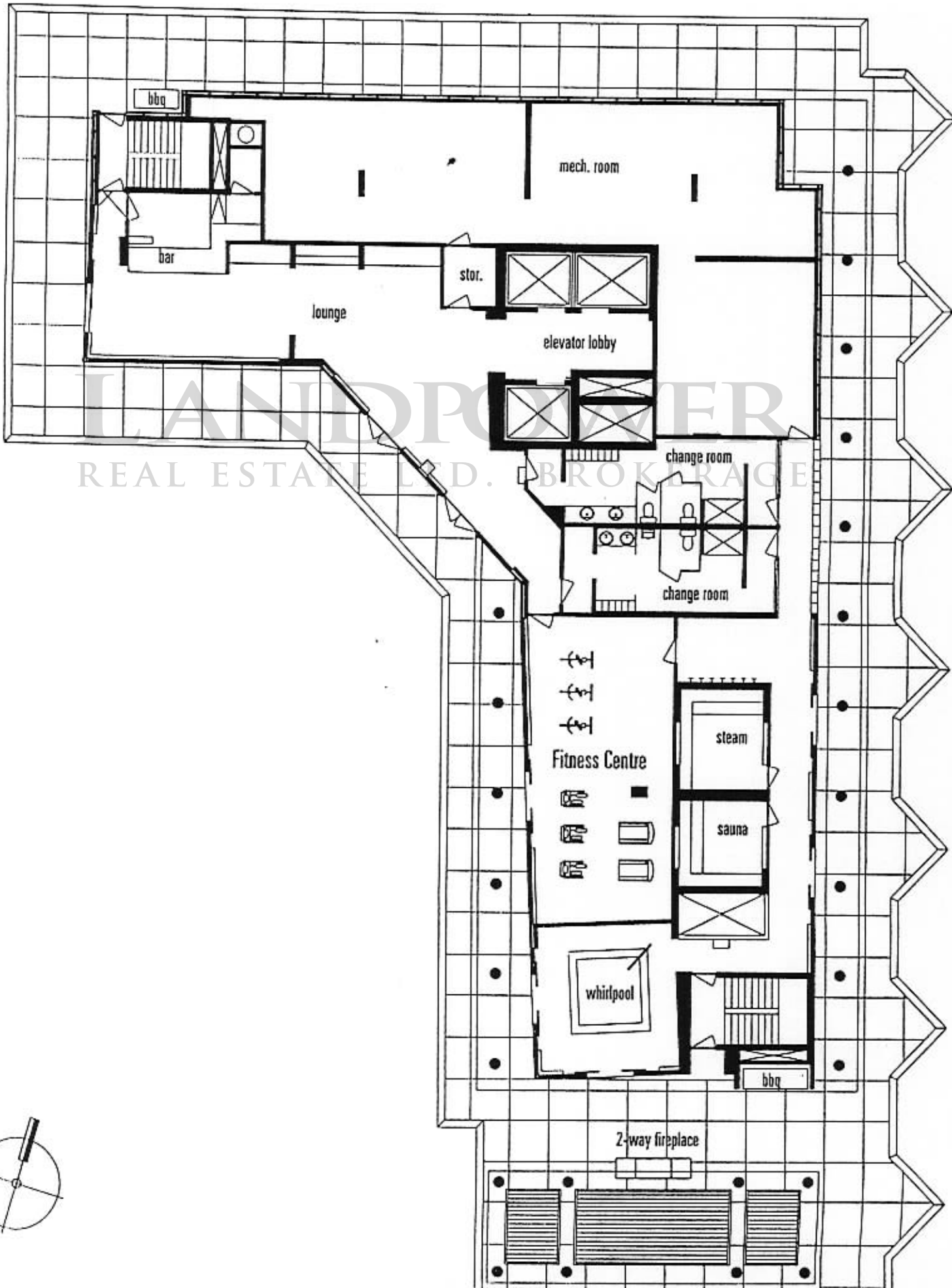


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# AQUA

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## "Aqua" Lounge Rooftop



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## QUALITY FEATURES

### BUILDING FEATURES

- Grand lobby with custom designed water feature
- 24-hour concierge/security
- Multi-purpose room complete with kitchen facilities and walkout to outdoor patio
- Resort-style rooftop lounge with spectacular water and cityscape views
- Rooftop lounge includes sundeck, whirlpool, change rooms, sauna, steam room, equipped fitness room, BBQ areas and outdoor patio sitting areas
- Three high-speed passenger elevators
- Underground visitor parking
- Two designer appointed guest suites

### KITCHEN FEATURES

- Choice of limestone, marble, porcelain, or slate flooring, from Vendor's samples
- Open concept kitchen as per plan
- Selection of finely crafted Euro-kitchen cabinetry including two glass inserts in upper cabinets
- Double stainless steel sink as per plan
- Single lever faucet with integrated water filter
- Ceiling mounted light fixture
- Designer pantry with open shelving as per plan
- Brand name appliance package available in black or white including: 18 cu. ft. frost free refrigerator, self clean range, built-in dishwasher, and microwave hood fan with vent exhausted to exterior
- Choice of designer ceramic or mirror backsplash, from Vendor's samples

### BATHROOM FEATURES

- Choice of marble, limestone, porcelain or slate flooring in ensuite bathroom, from Vendor's samples, as per plan
- Choice of ceramic tile flooring in main bathroom, from Vendor's samples
- Designer sink/bowl vanity
- Finely crafted Euro-style cabinetry
- Full width vanity mirror in main bathroom and ensuite as per plan
- Two pot lights over vanity mirror
- Ceramic tile tub surround
- Innovative shower/tub combination with ceramic tile tub skirt as per plan
- Ceiling light in shower stall as per plan
- White bathroom fixtures
- Pressure balanced mixing valve for tub/shower controls
- 5 foot soaker tubs
- Exterior vented exhaust fan in each bathroom
- Privacy locks on all bathroom doors

### FOYER FEATURES

- Solid core entry door with distinctive brushed metal finish hardware
- Choice of marble, limestone, porcelain or slate, from Vendor's samples, in foyer as per plan
- Double swing closet doors in foyer as per plan

### GENERAL FEATURES

- Choice of sisal, berber or plush broadloom, in living room, dining room, hallways and dens as per plan
- Central heating and air conditioning
- Slab interior doors with brush chrome finish hardware
- Wood casings around all doors
- Sliding wood panels to bedrooms as per plan
- Wire shelving in all closets, including linen shelves as per plan
- Sliding doors to balconies, solariums and terraces as per plan
- All trim painted in white semi-gloss paint\*
- Flat latex throughout except semi-gloss off white paint in kitchen, laundry room, powder room and bathroom
- Walk-in closet in master bedroom as per plan
- Thermal aluminum windows
- All operating windows to be provided with screens
- White decora style electrical receptacles and switches
- Cultured marble window sills
- 9' ceilings on upper and lower penthouse floors in living room, dining room and bedroom(s) as per plan
- 10' ceilings on floors 2, 3 and 4 in living room, dining room and bedroom(s) as per plan

### LAUNDRY AREA

- Conveniently located laundry room with stacked washer/dryer vented to exterior
- White ceramic tile flooring as per plan\*

### ELECTRICAL FEATURES

- Service panel with circuit breakers and copper suite wiring
- Pre-wired for cable TV outlets in master bedroom, living room and den as per plan
- Smoke detector
- Telephone outlets pre-wired in living room, kitchen, master bedroom and den
- Ceiling light fixture in foyer and hallway walk-in closet as per plan

### SECURITY FEATURES

- Remote to activate access to underground parking garage
- Card access from underground parking to elevator lobby
- Enterphone system at main entrance, visitor lobby, and complete with in-suite monitoring facility
- Monitored security system complete with surveillance cameras
- Coded suite intrusion alarm system monitored at concierge desk
- Personal security transmitter connected to security system in underground parking

### PENTHOUSE FEATURES

- 9' ceilings for lower and upper Penthouses, in living and dining room, and bedroom(s) as per plan
- 50 oz. carpet or hardwood flooring\*\* in living and dining room
- Granite countertops in kitchen\*

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Specifications subject to availability and may be changed without notice. E.&E.O.

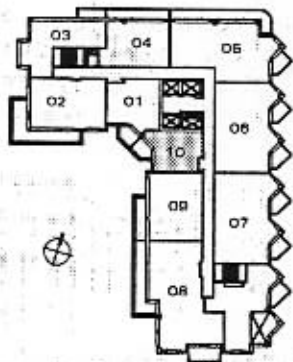
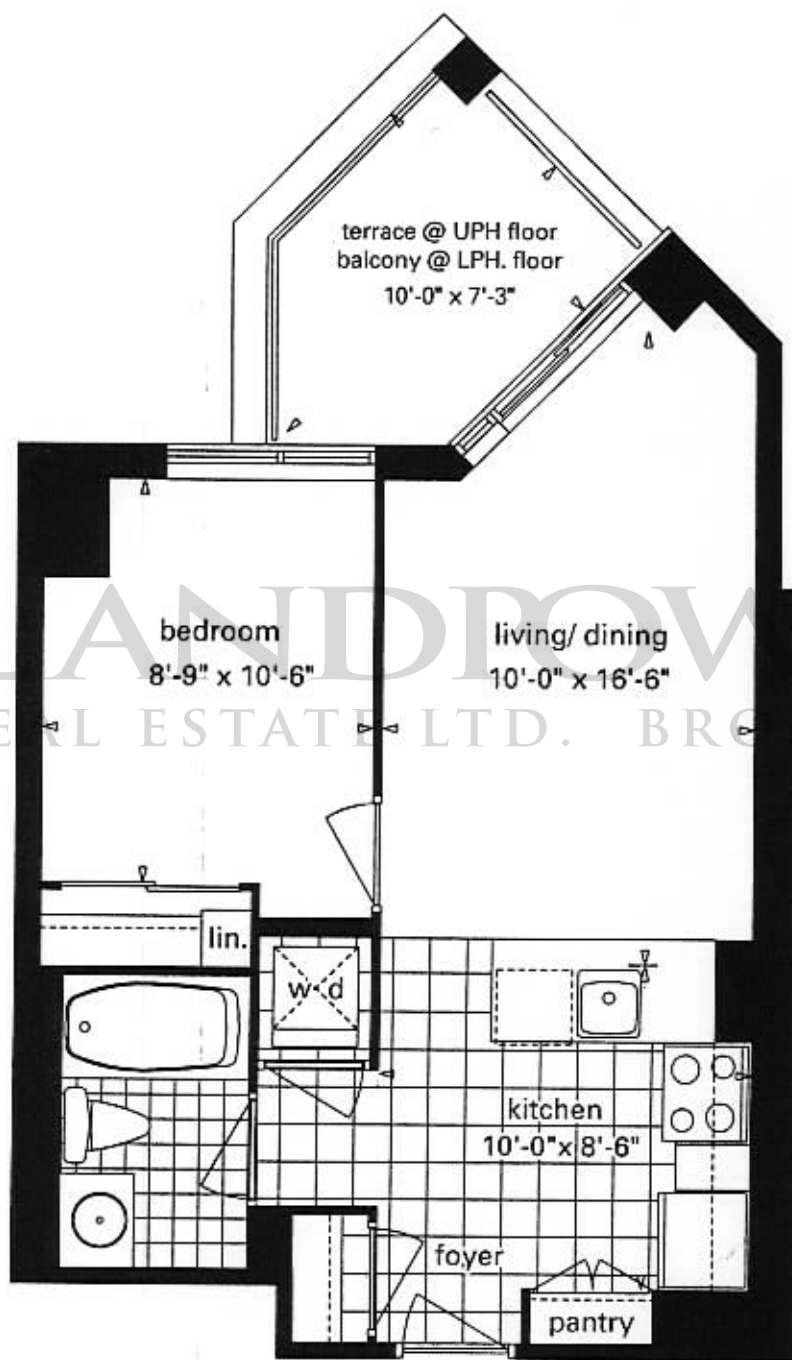
\*As selected by Vendor \*\*From Vendor's samples of hardwood veneer flooring

# AQUA

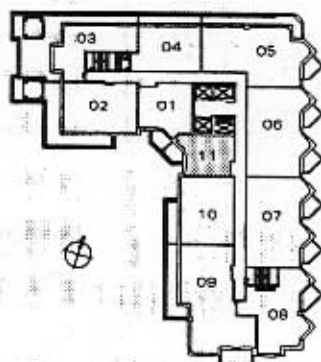
ON QUEEN'S QUAY

## The Riviera Series L

500 SQ. FT.



Upper Penthouse



Lower Penthouse

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## The Aqua Series 1D

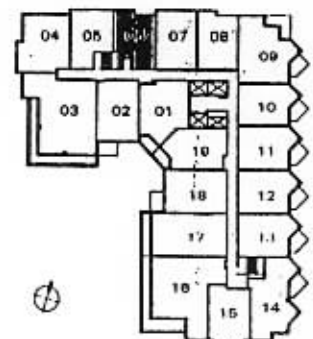
541 SQ. FT.



1. 10th floor - unit area: 559 sq.ft. ☐
2. 9th floor - unit area: 556 sq.ft. ☐
3. 8th floor - unit area: 552 sq.ft. ☐
4. 7th floor - unit area: 548 sq.ft. ☐
5. 6th floor - unit area: 545 sq.ft. ☐

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6th to 10th Floors

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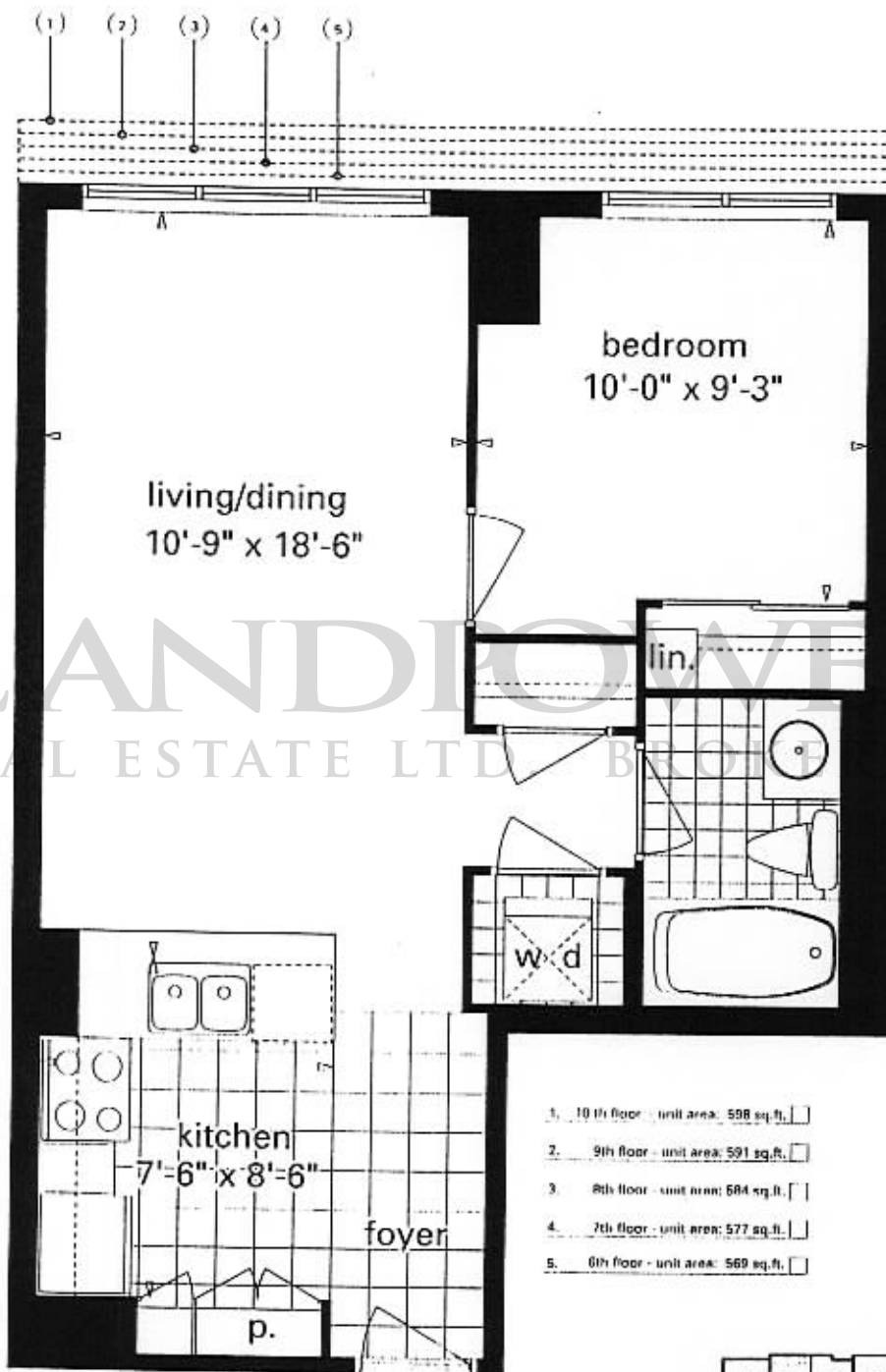


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## The Aqua Series 1E

562 SQ. FT.



- 1. 10th floor - unit area: 598 sq. ft. ☐
- 2. 9th floor - unit area: 591 sq. ft. ☐
- 3. 8th floor - unit area: 584 sq. ft. ☐
- 4. 7th floor - unit area: 577 sq. ft. ☐
- 5. 6th floor - unit area: 569 sq. ft. ☐



5th to 10th Floors

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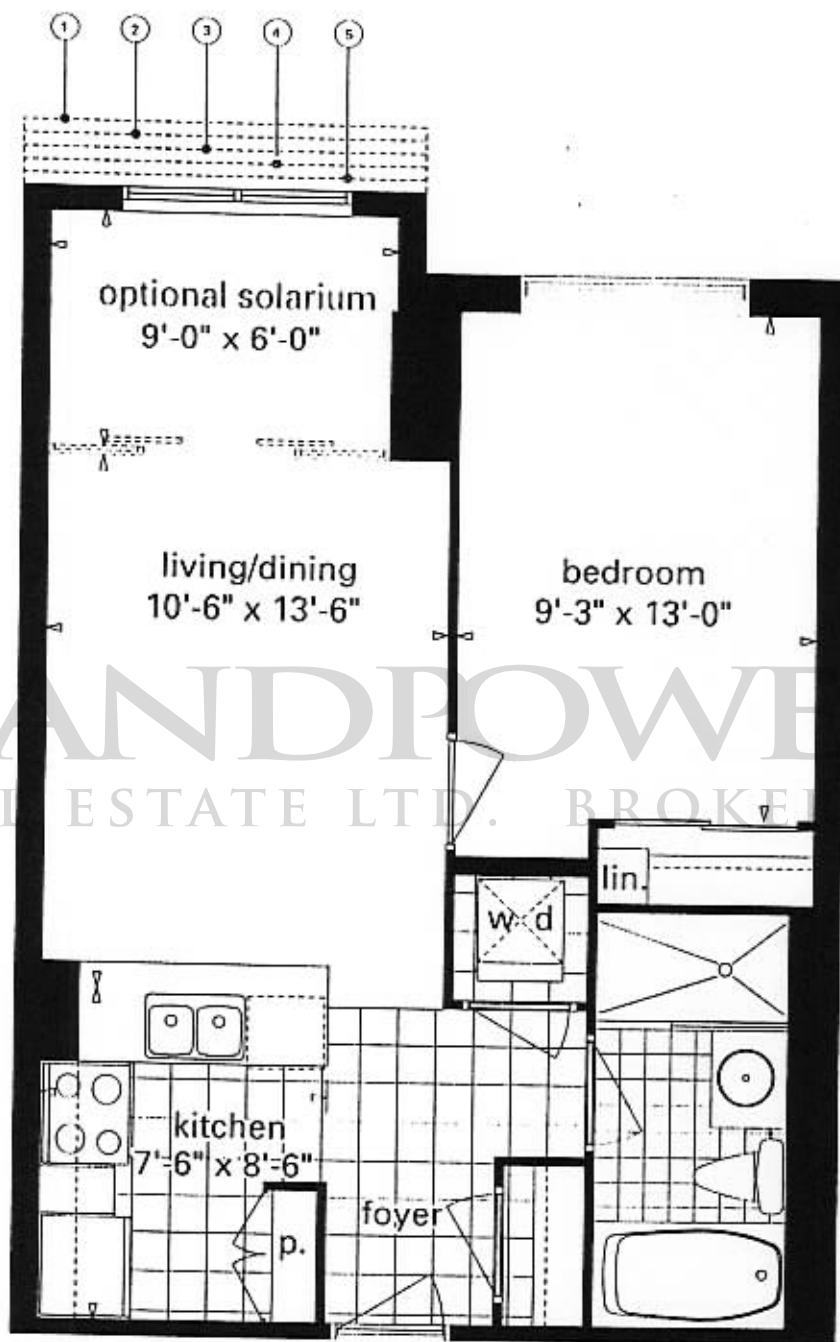
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# AQUA

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## The Aqua Series 1H

591 SQ. FT.



- 1. 10th floor - unit area: 608 sq. ft. |
- 2. 9th floor - unit area: 605 sq. ft. |
- 3. 8th floor - unit area: 611 sq. ft. |
- 4. 7th floor - unit area: 598 sq. ft. |
- 5. 6th floor - unit area: 595 sq. ft. |

LIVING ON THE EDGE



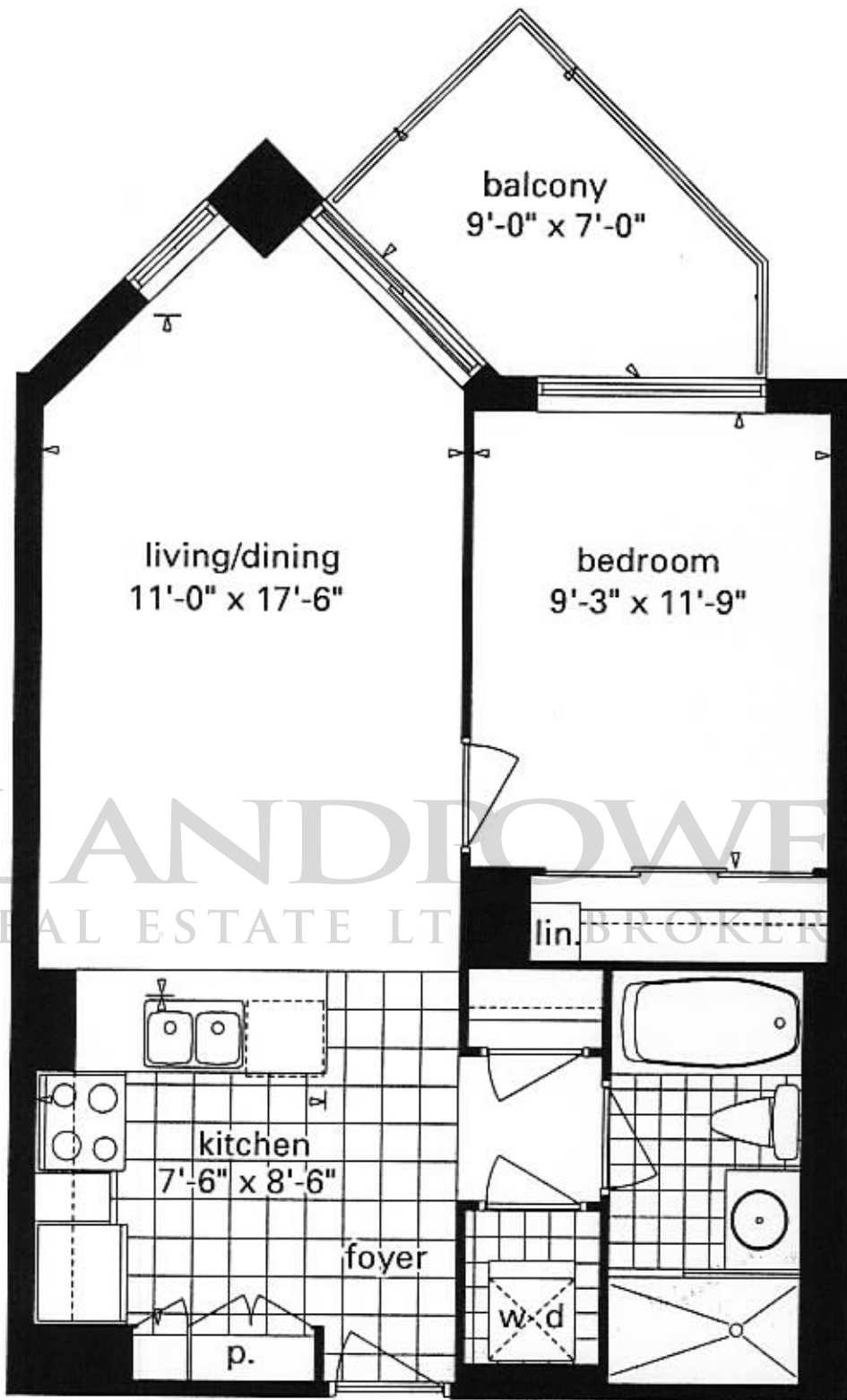
5th to 10th Floors

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# The Aqua Series 1K

600 SQ. FT.



11th to 15th Floors

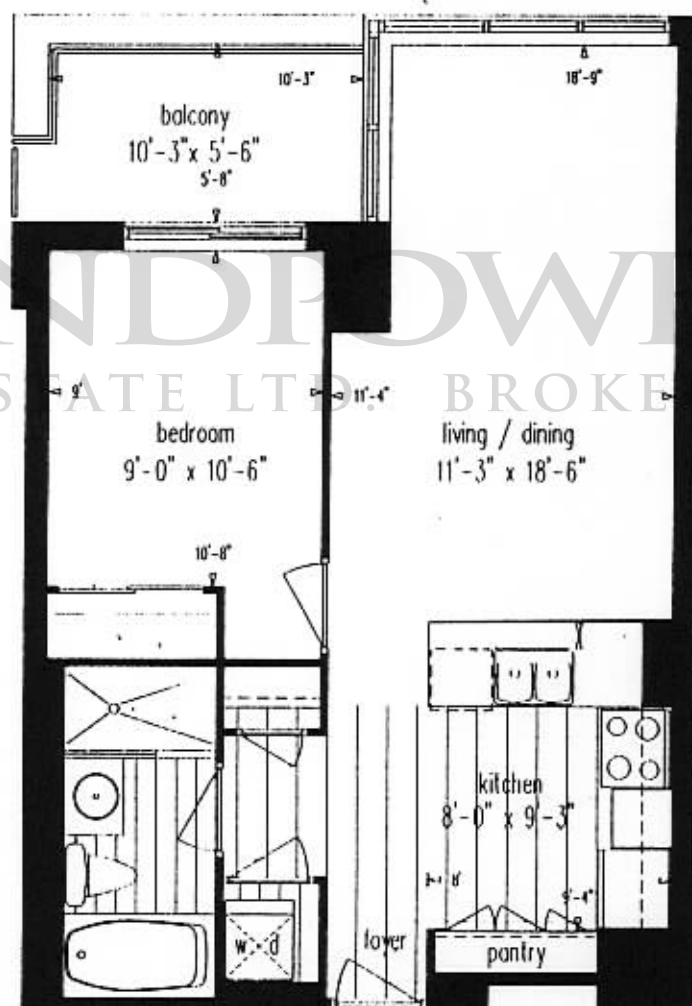


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## The Aqua Series 1AF

### 603sf



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11th to 15th Floors



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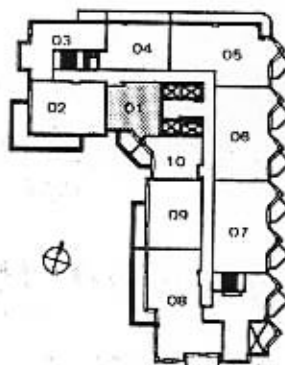
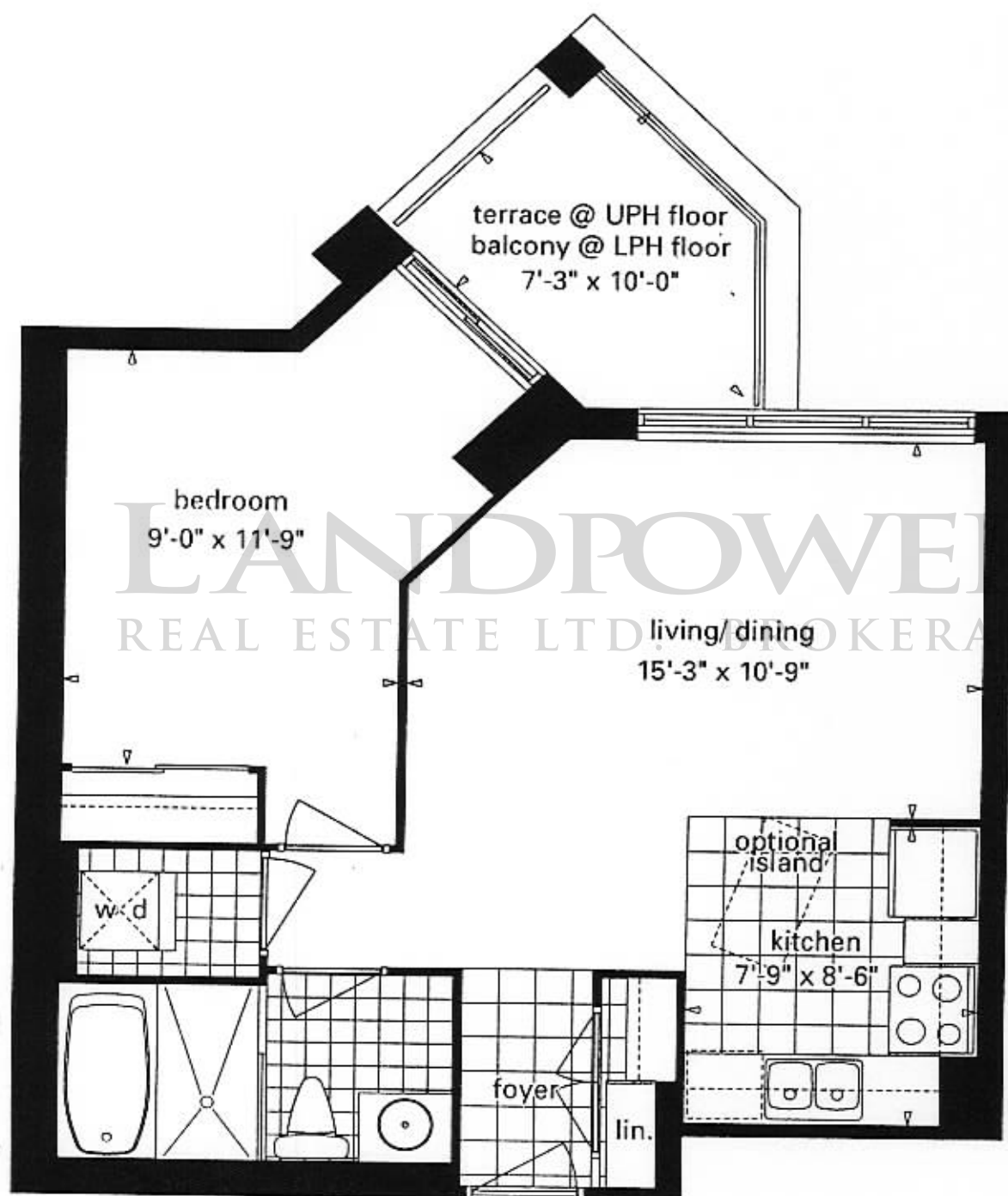


# AQUA

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## The Riviera Series A

615 SQ. FT.



Upper Penthouse



Lower Penthouse

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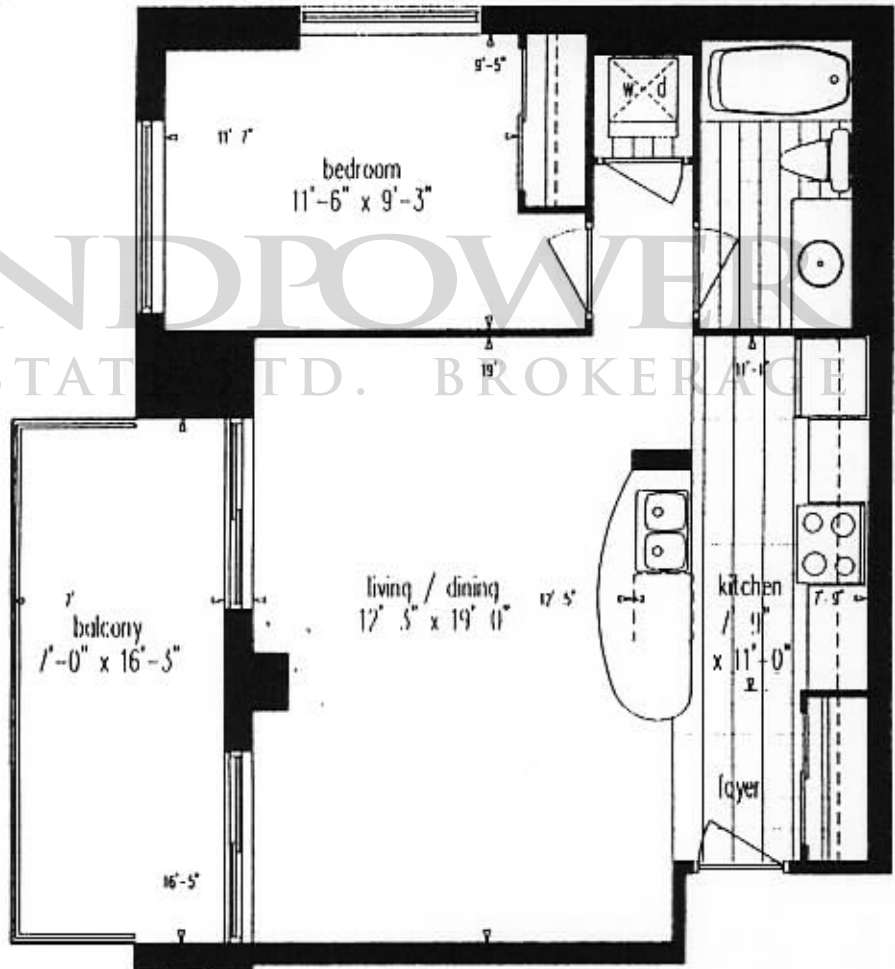
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# AQUA

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## The Aqua Series 1AG

### 655sf



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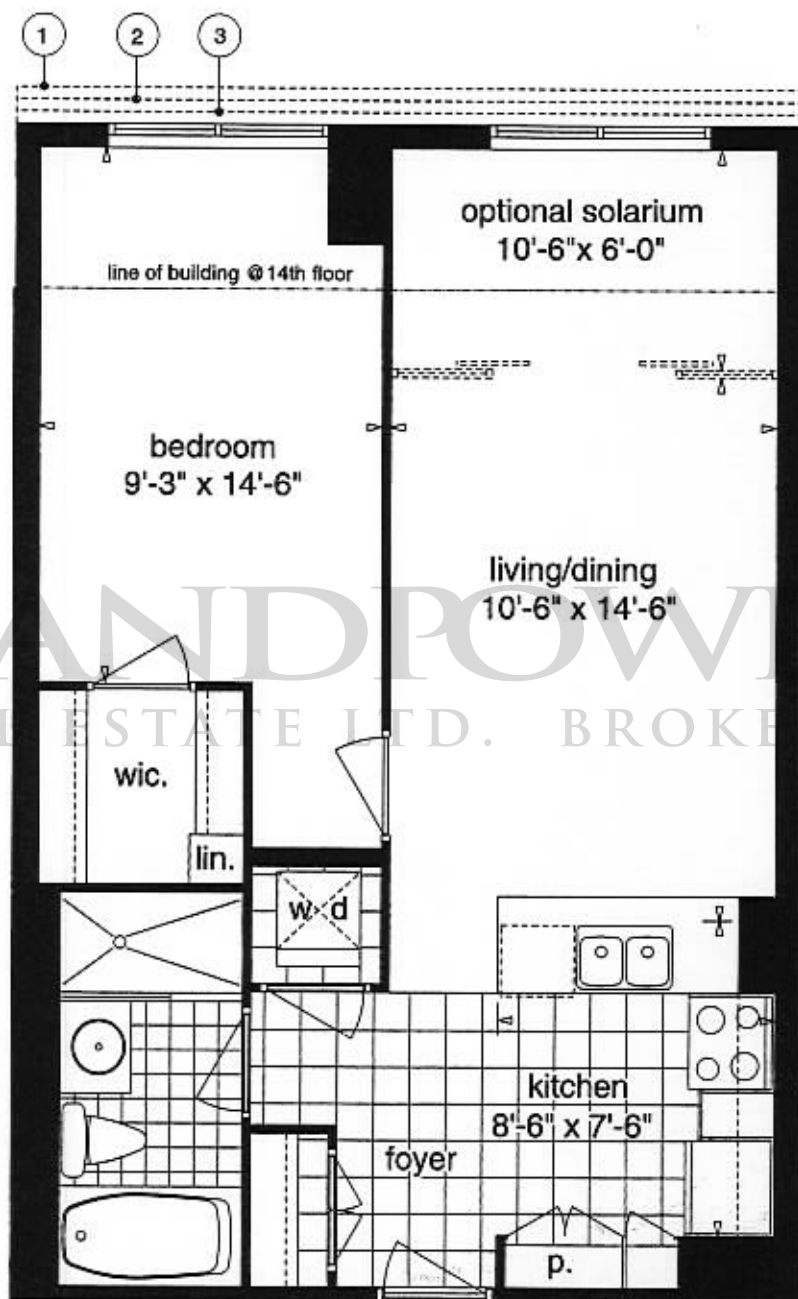


# AQUA

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## The Aqua Series 1X

665 SQ. FT.



1. 15th floor - unit area: 570 sq.ft. ☐ (with terrace)

2. 14th floor - unit area: 679 sq.ft. ☐

3. 12th floor - unit area: 672 sq.ft. ☐

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11th to 15th Floors

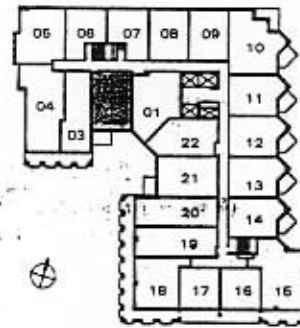
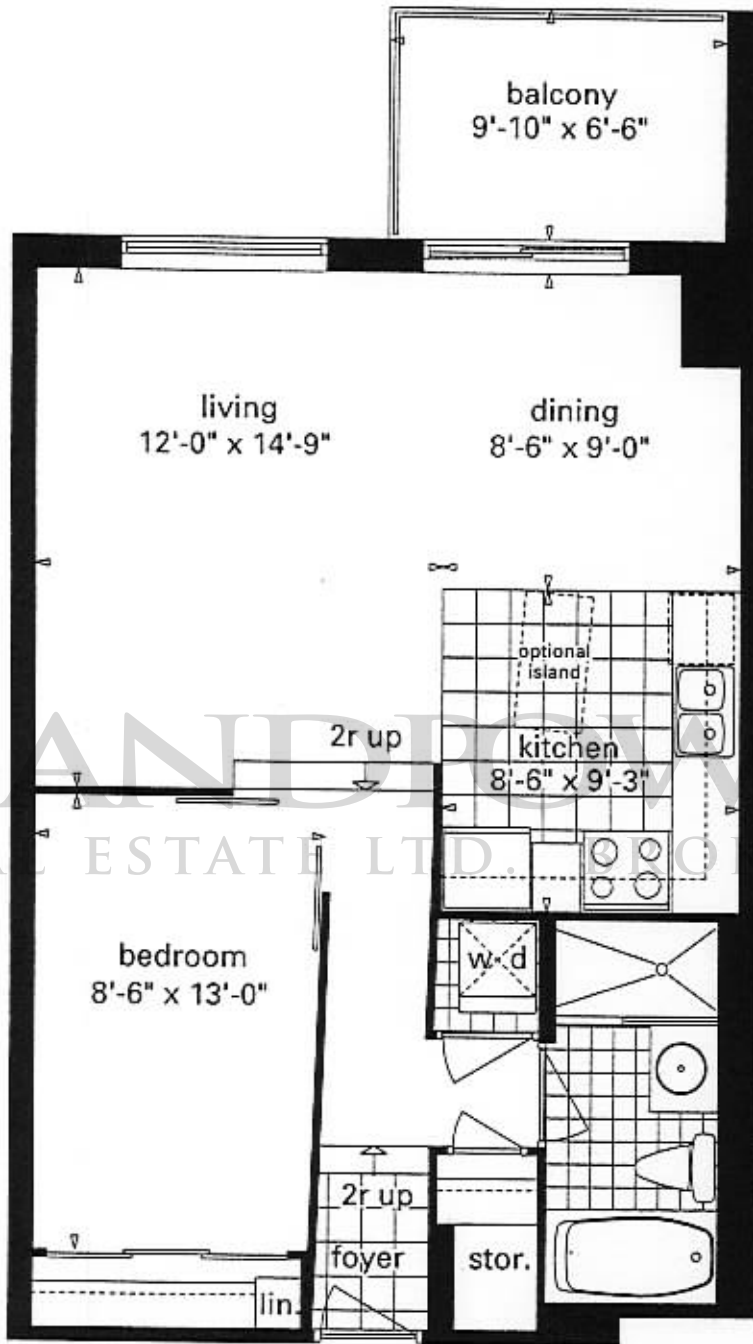
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## The Aqua Series 1Y

672 SQ. FT.



3rd and 4th Floors

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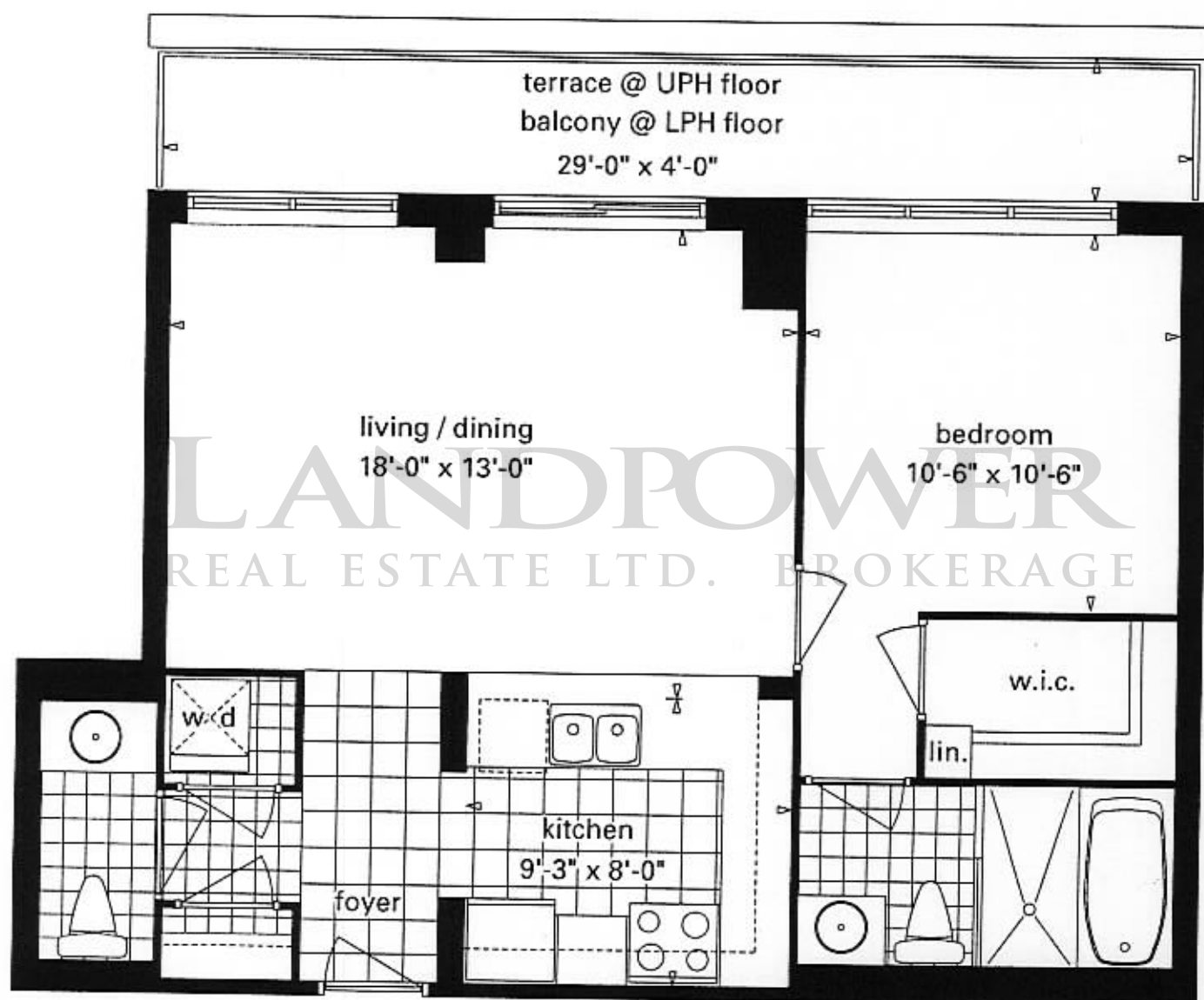
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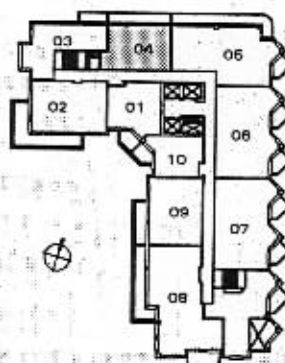
## The Riviera Series D

695 SQ. FT.



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Upper Penthouse



Lower Penthouse

Sizes and specifications are approximate and subject to change without notice. E. & O. E.

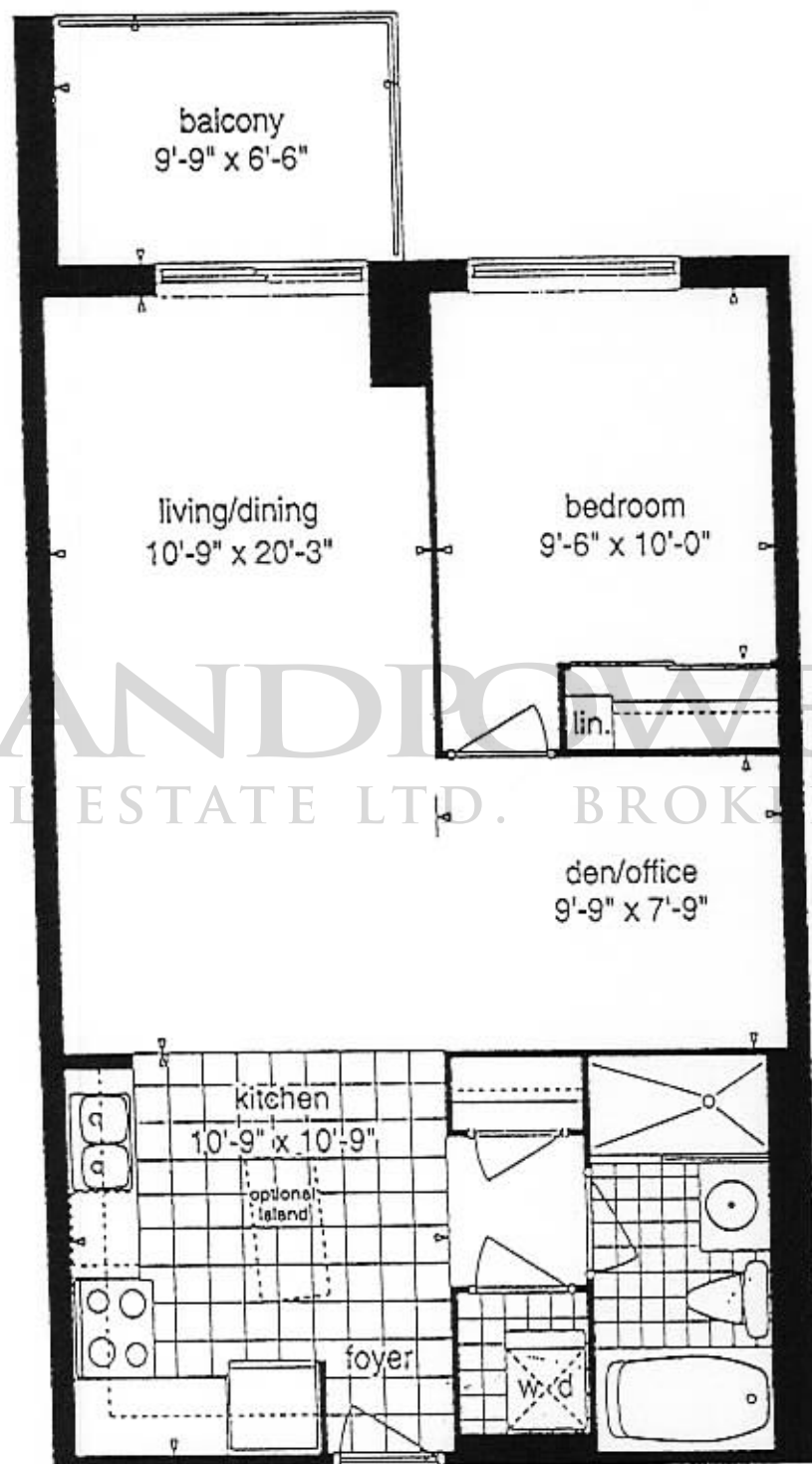


# AQUA

ON QUEEN'S QUAY

## The Nautica Series 1dB

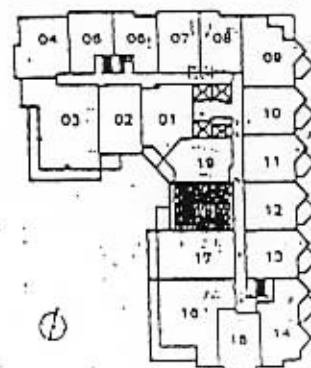
698 SQ. FT.



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5th to 10th Floors

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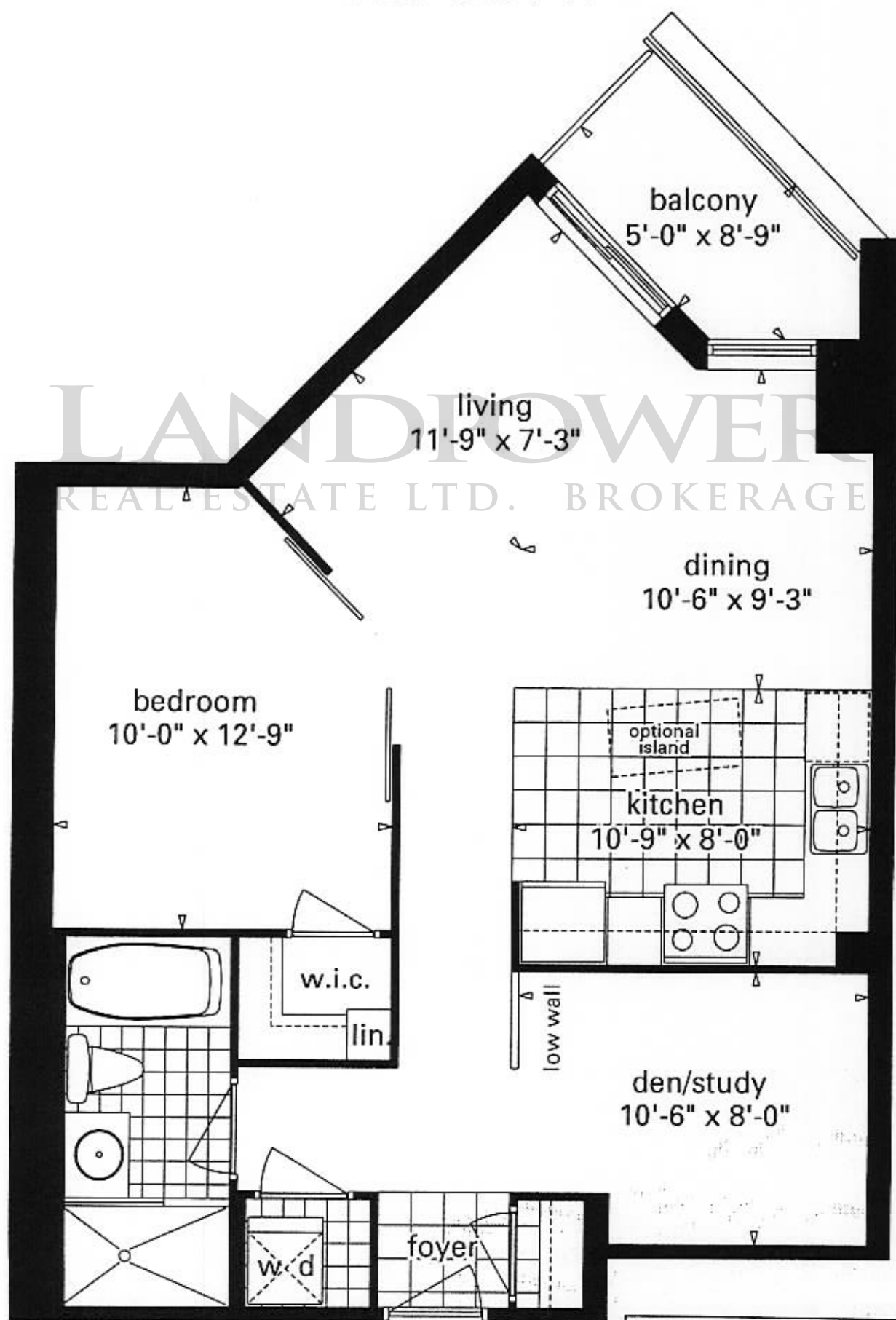
# AQUA

5th to 10th Floors

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## The Nautica Series 1dC

725 SQ. FT.



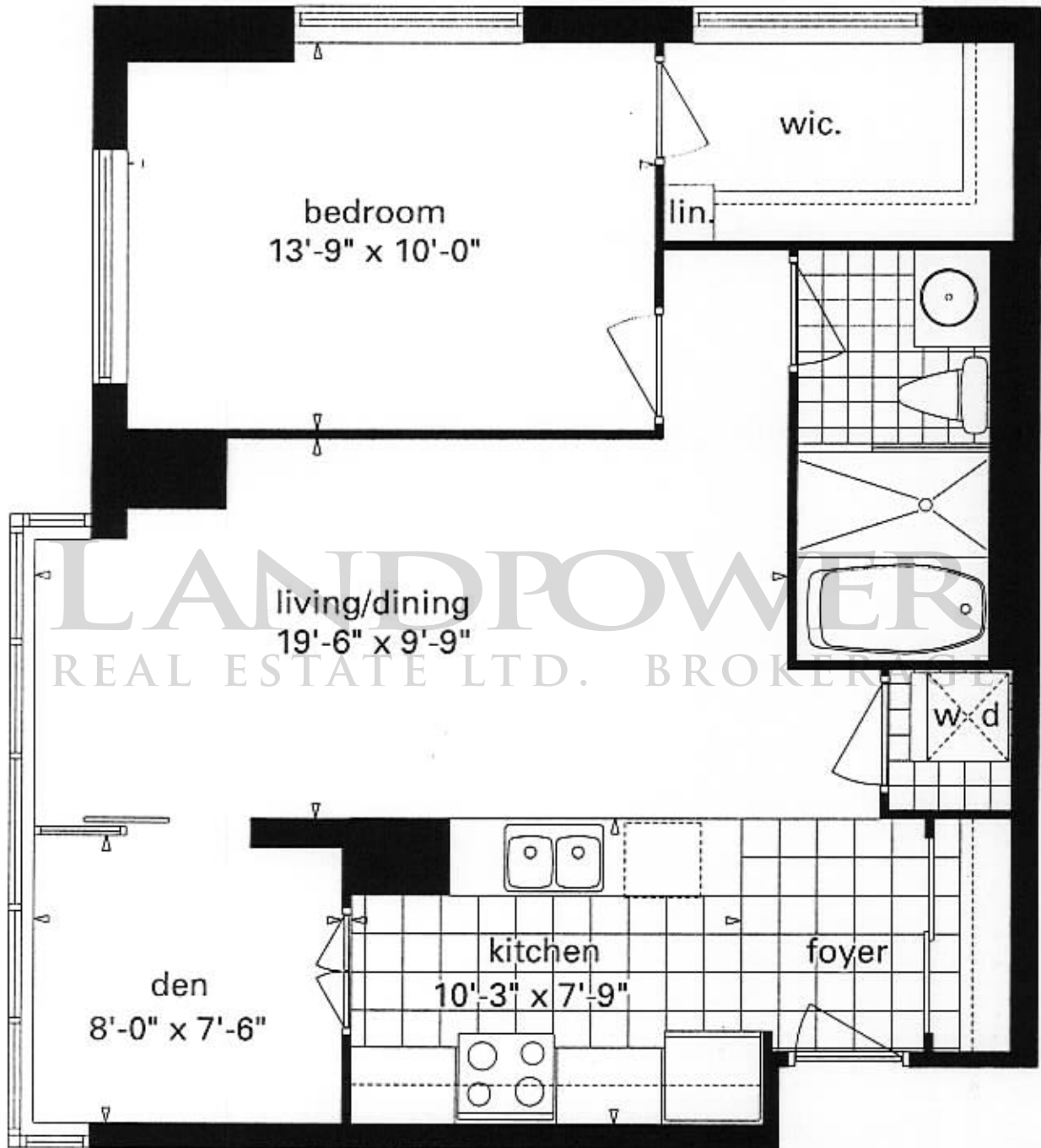
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# AQUA

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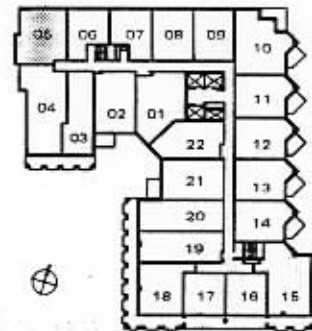
## The Nautica Series 1dE

737 SQ. FT.



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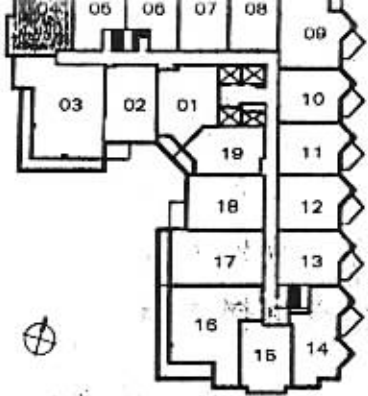
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3rd and 4th Floors

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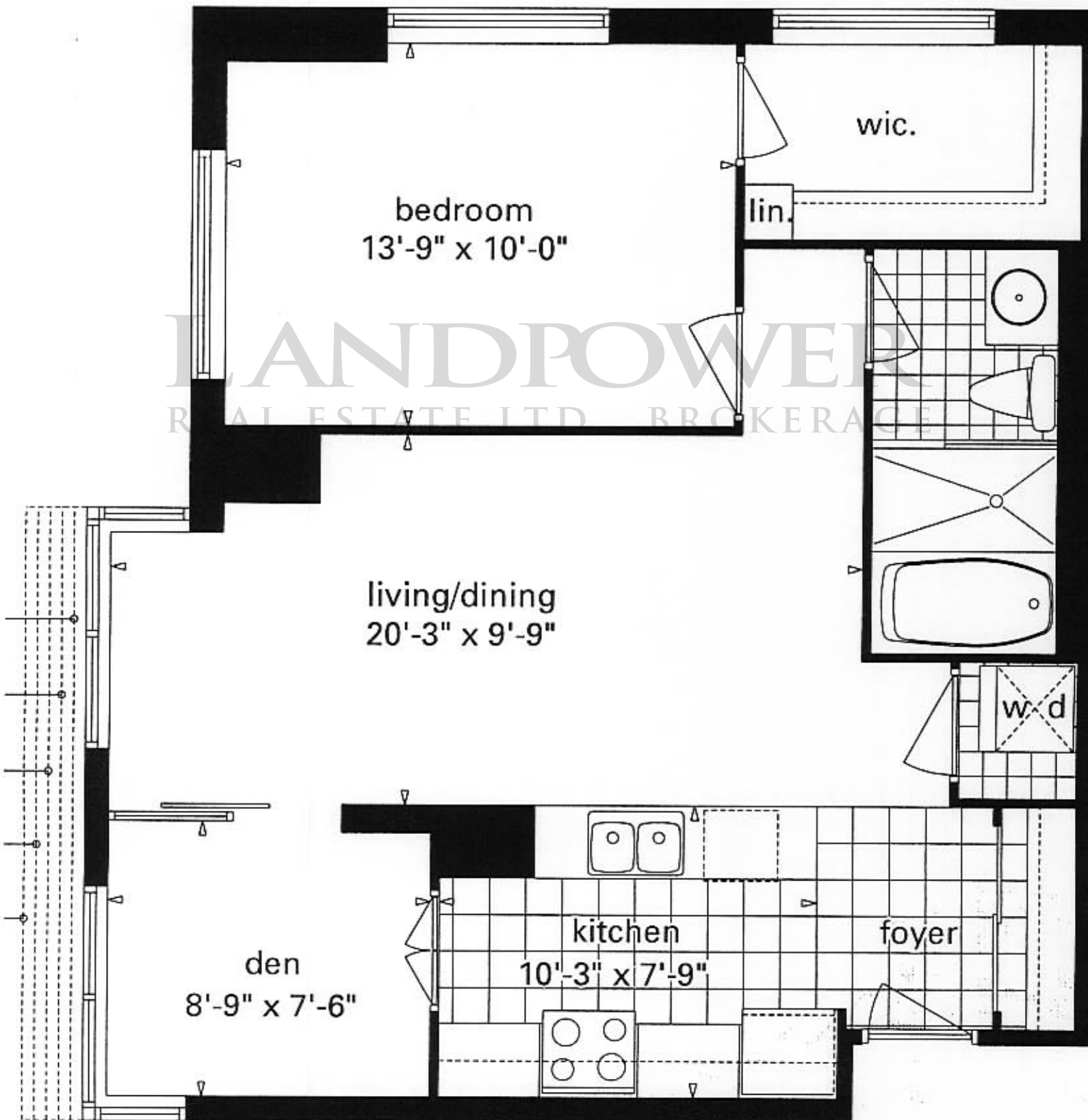
5th to 10th Floors

# AQUA

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## The Nautica Series 1dF

748 SQ FT.



1. 6th floor - unit area: 754 sq.ft. ☐
2. 7th floor - unit area: 759 sq.ft. ☐
3. 8th floor - unit area: 764 sq.ft. ☐
4. 9th floor - unit area: 770 sq.ft. ☐

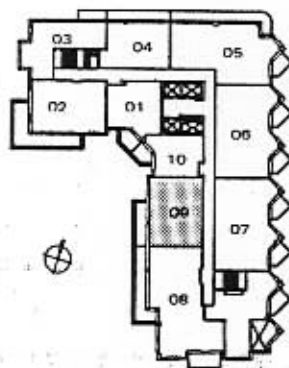
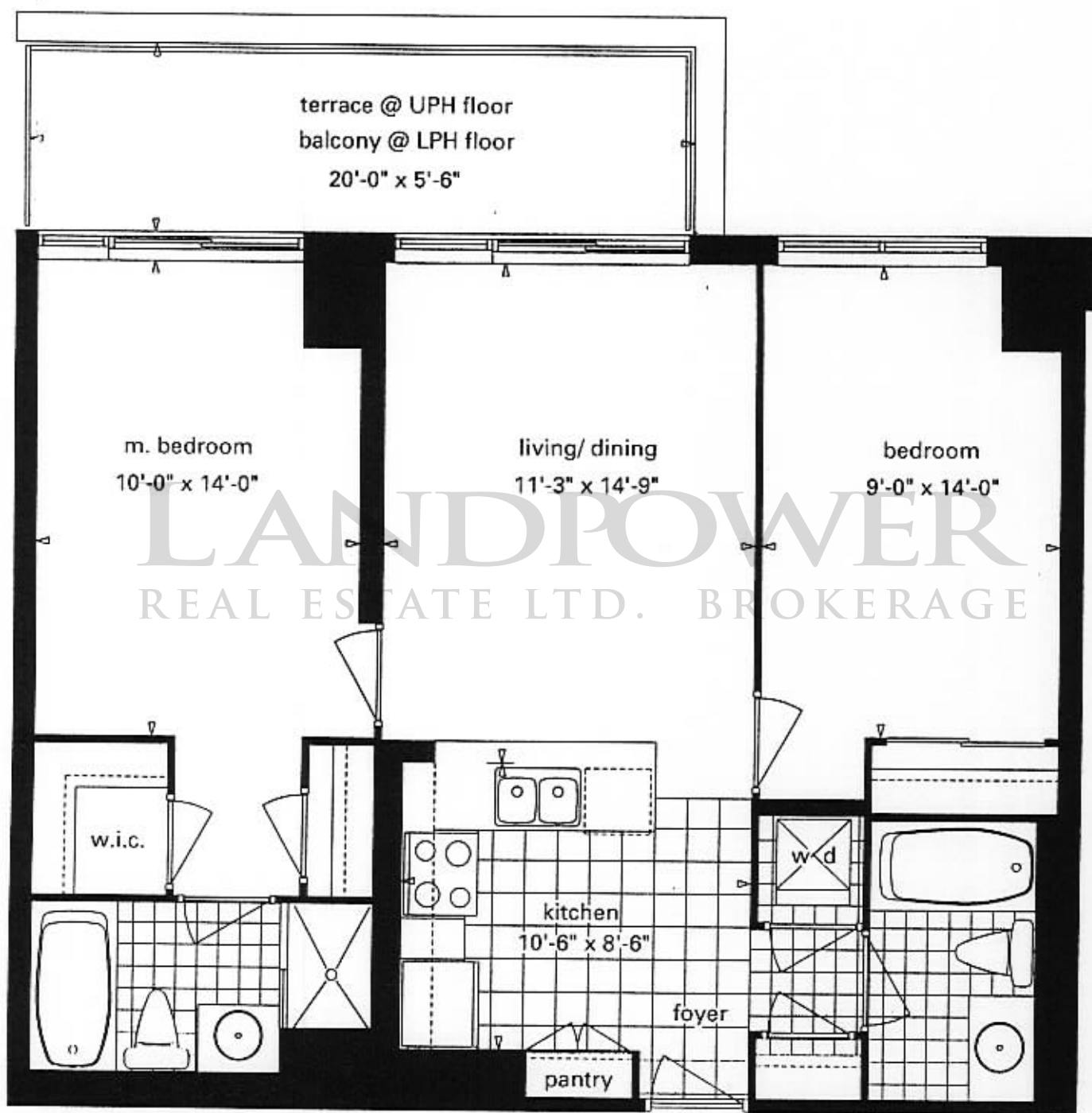
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# AQUA

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## The Riviera Series K

835 SQ. FT.



Upper Penthouse



Lower Penthouse

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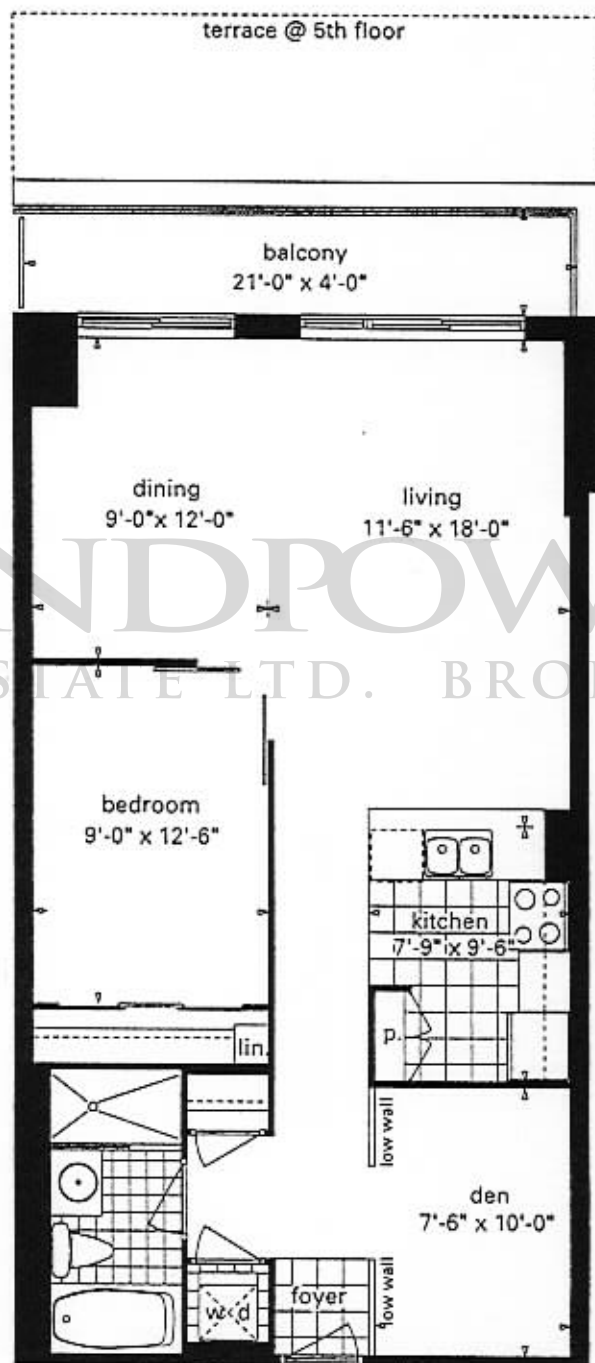
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# AQUA

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## The Nautica Series 1dJ

840 SQ. FT.



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5th to 10th Floors

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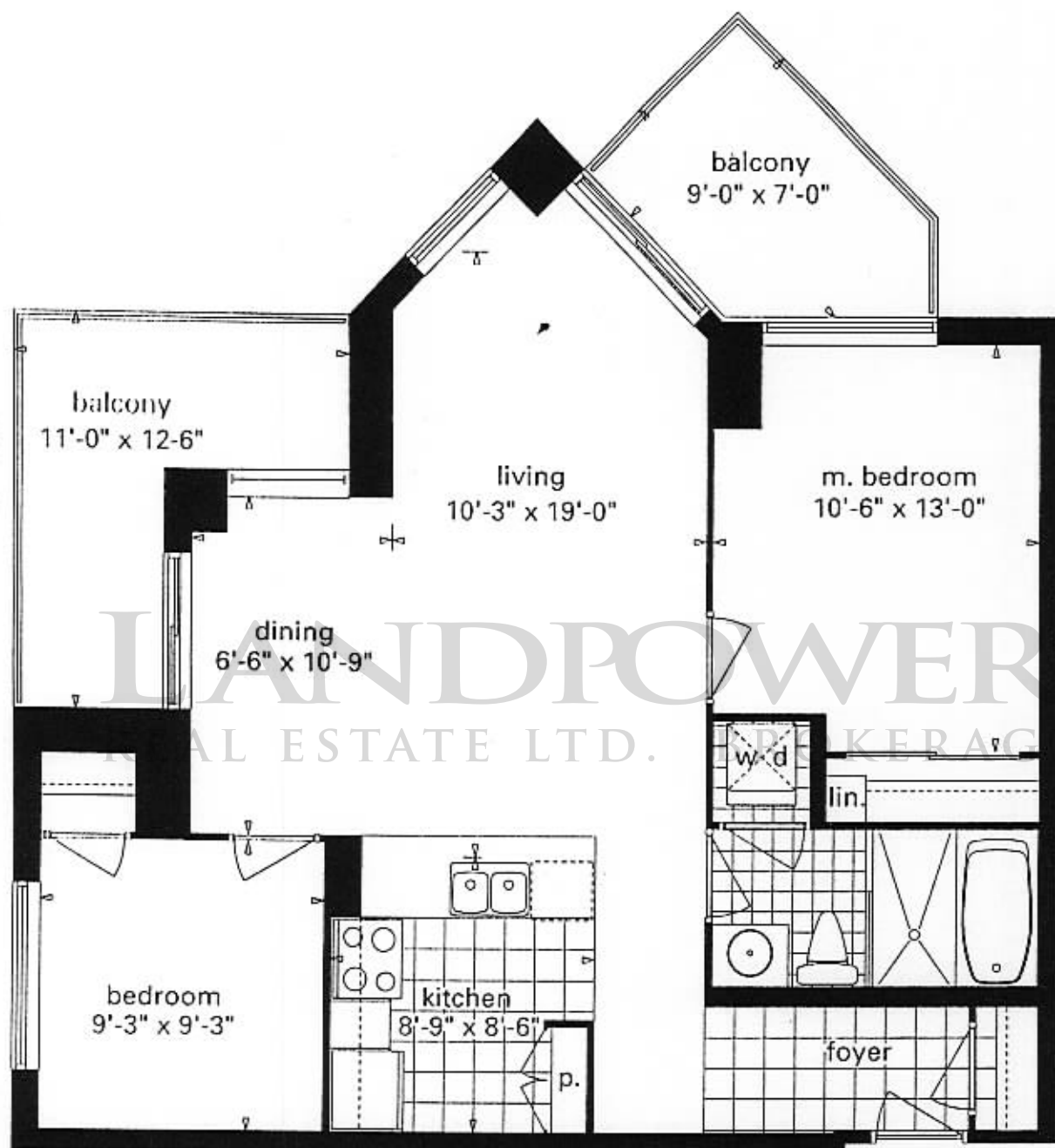


# AQUA

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## The Mediterra Series 2A

842 SQ. FT.



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11th to 15th Floors

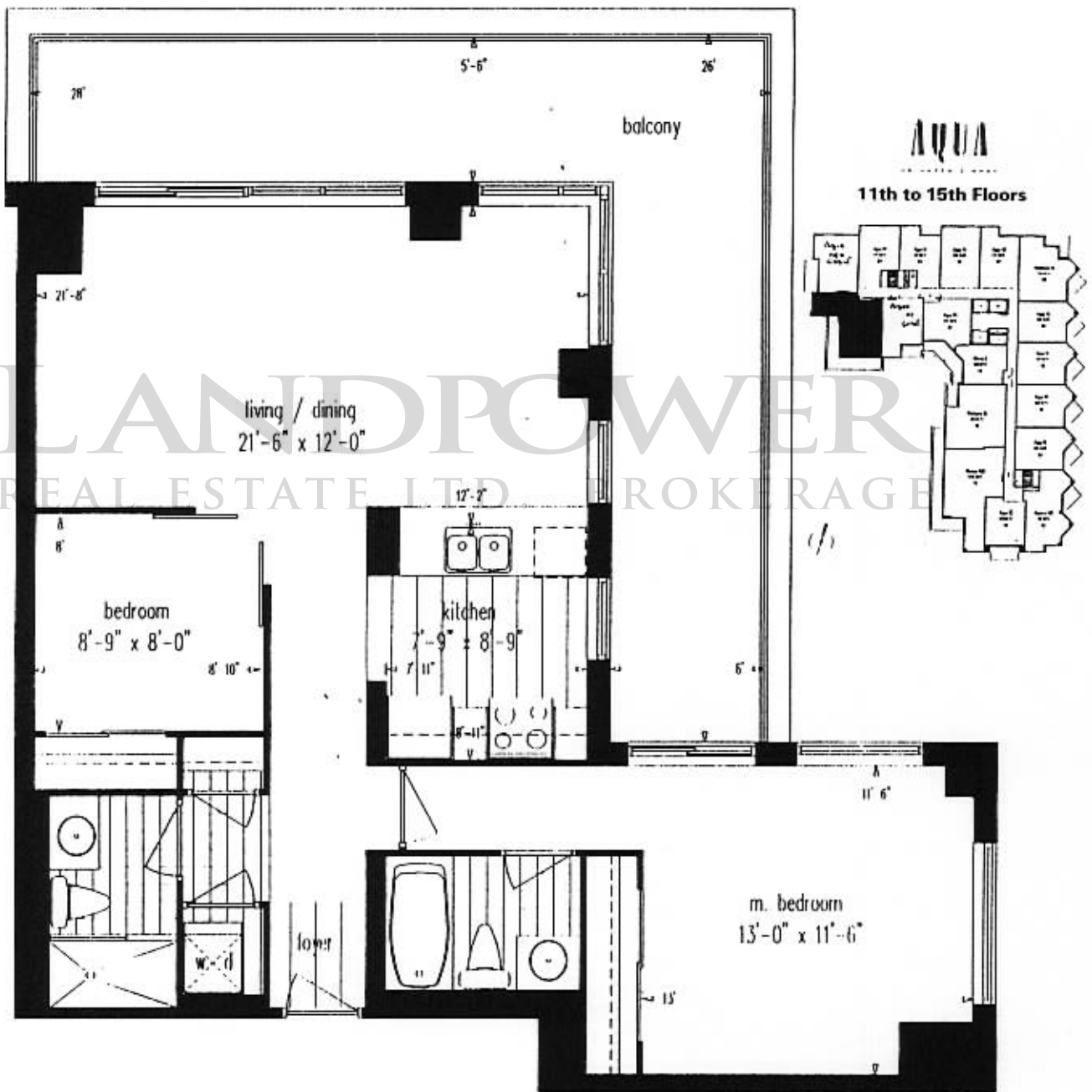
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# AQUA

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## The Mediterra Series 2G

### 929sf



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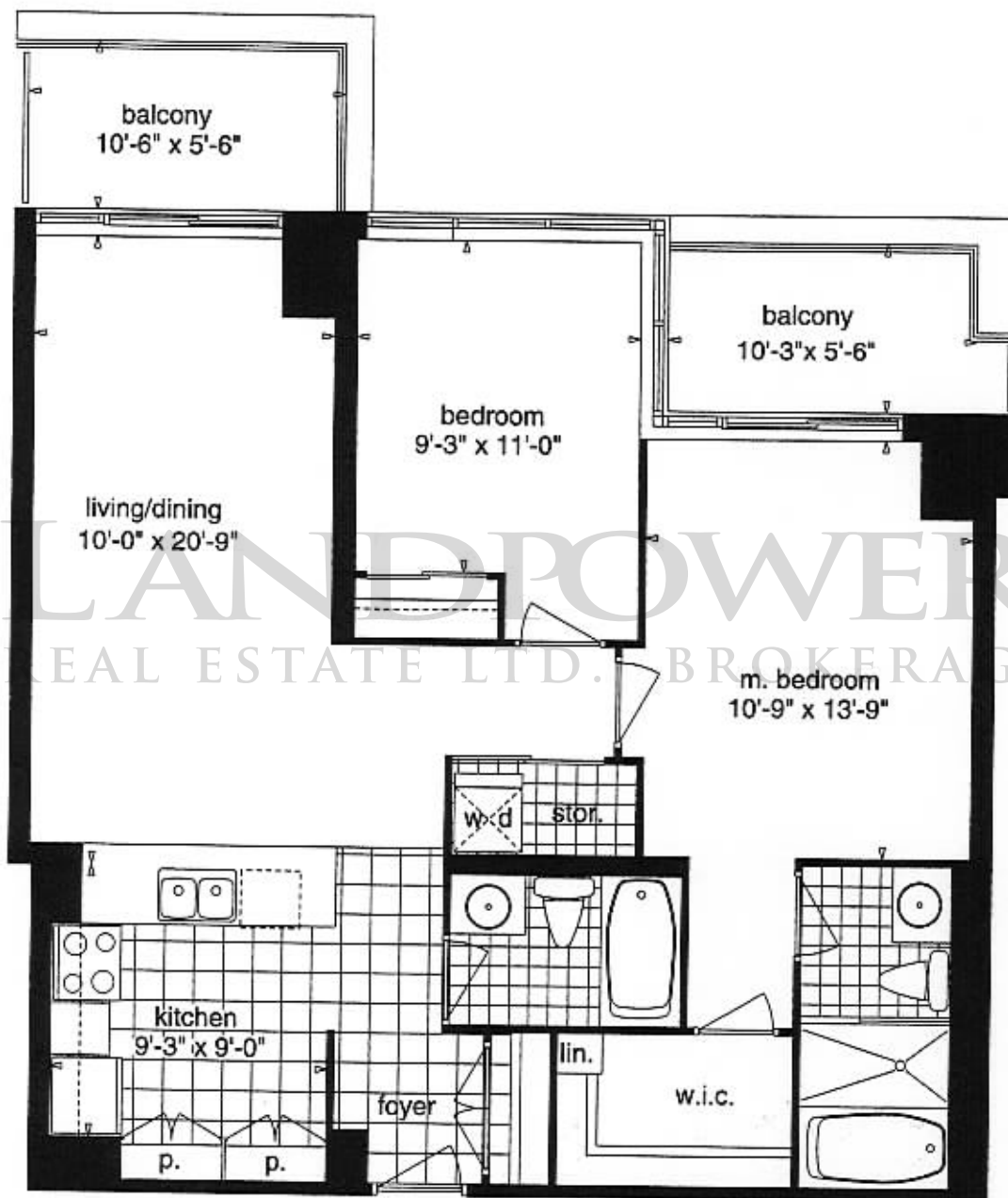
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# AQUA

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## The Mediterra Series 2D

975 SQ. FT.



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11th to 15th Floors

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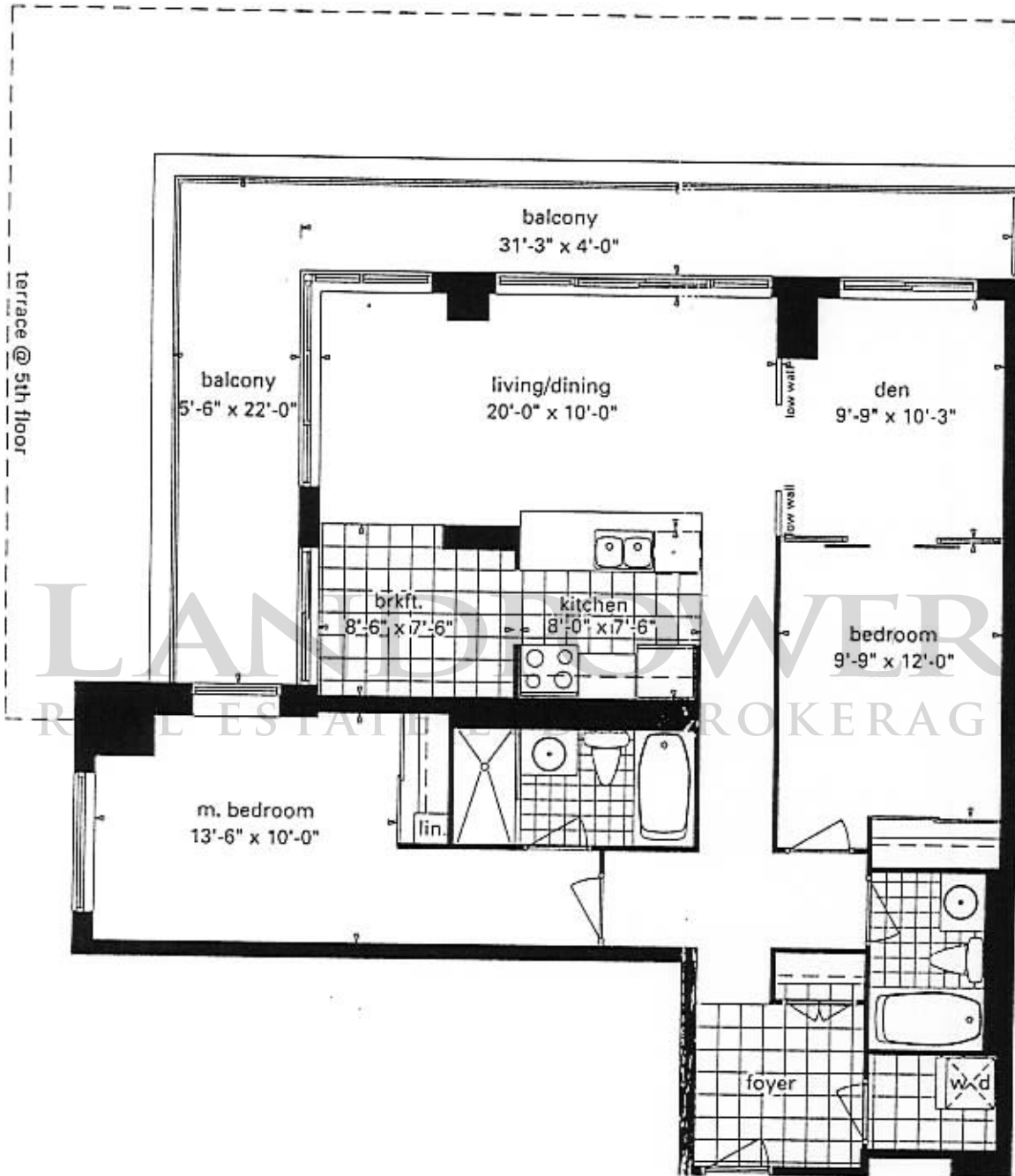


# AQUA

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## The Oceana Series 2dA

1173 SQ. FT.



5th to 10th Floors

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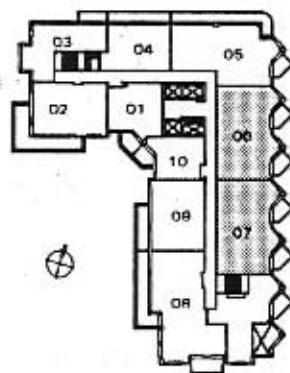
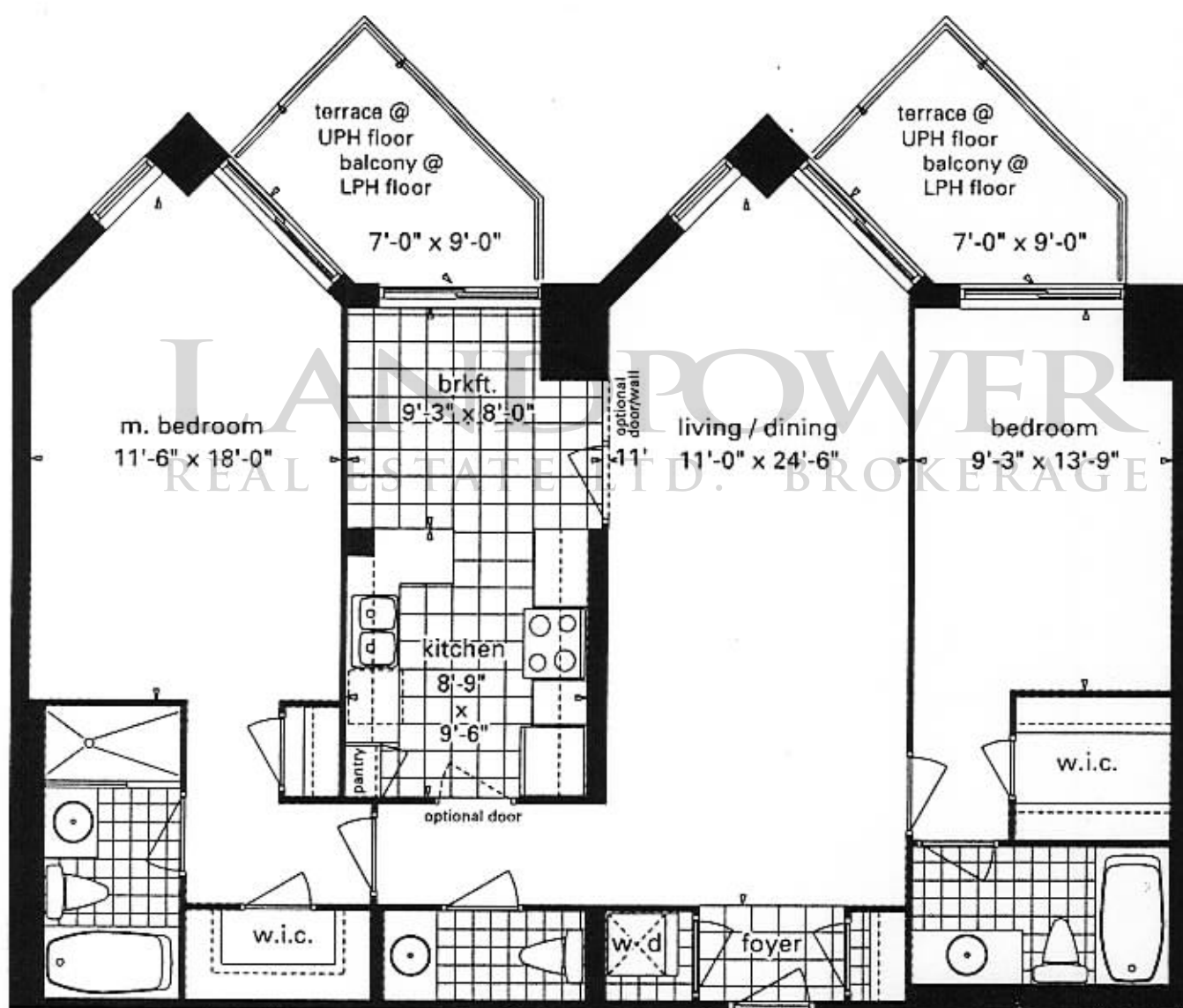
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## The Riviera Series F

1200 SQ. FT.



Upper Penthouse



Lower Penthouse

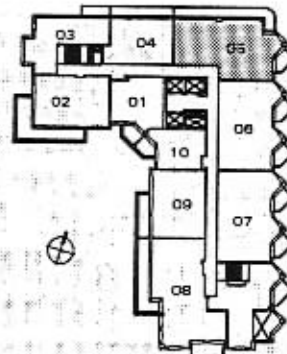
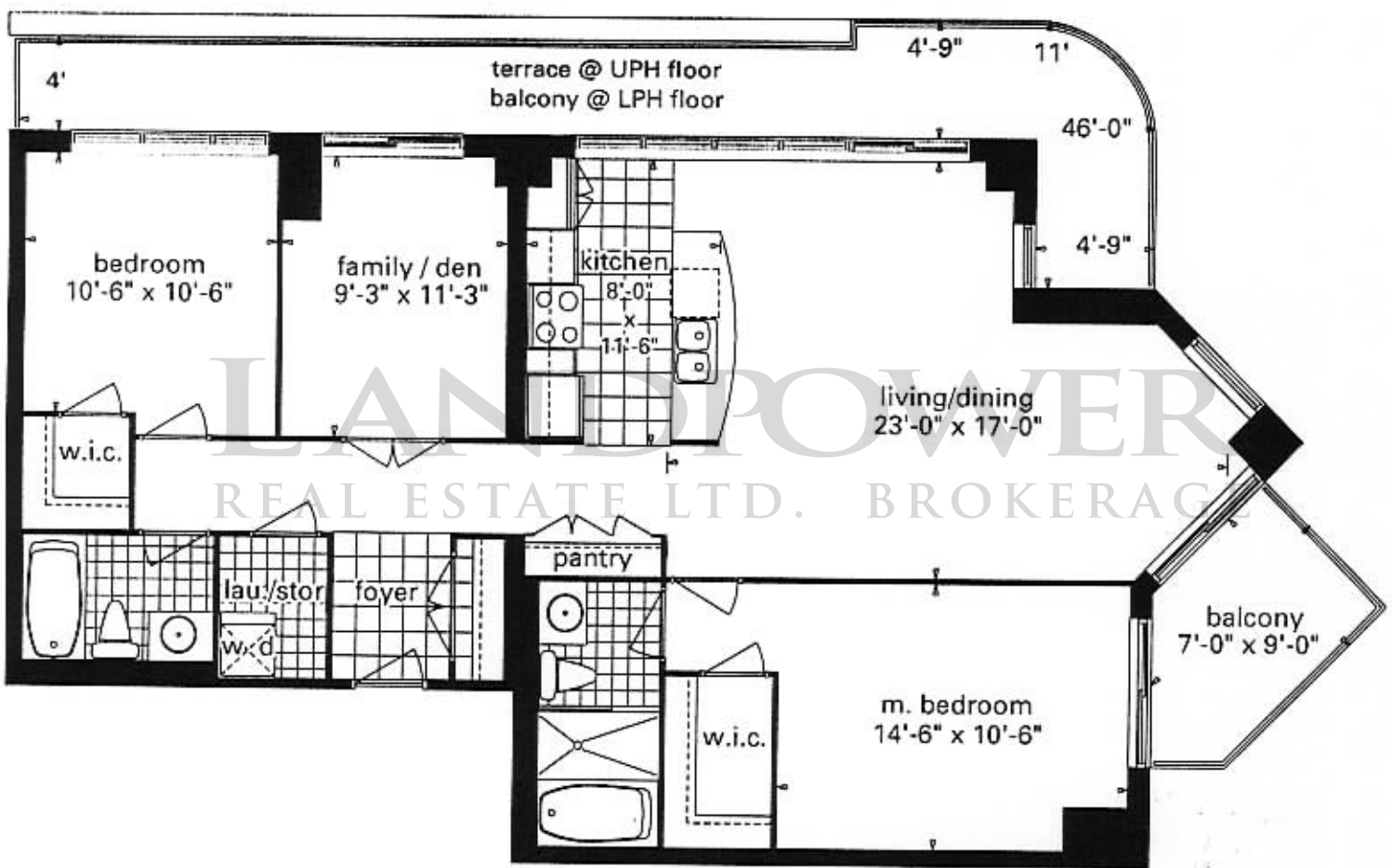


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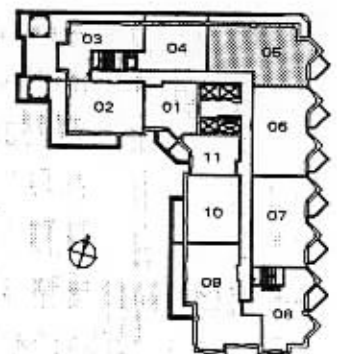
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## The Riviera Series E

1242 SQ. FT.



Upper Penthouse



Lower Penthouse

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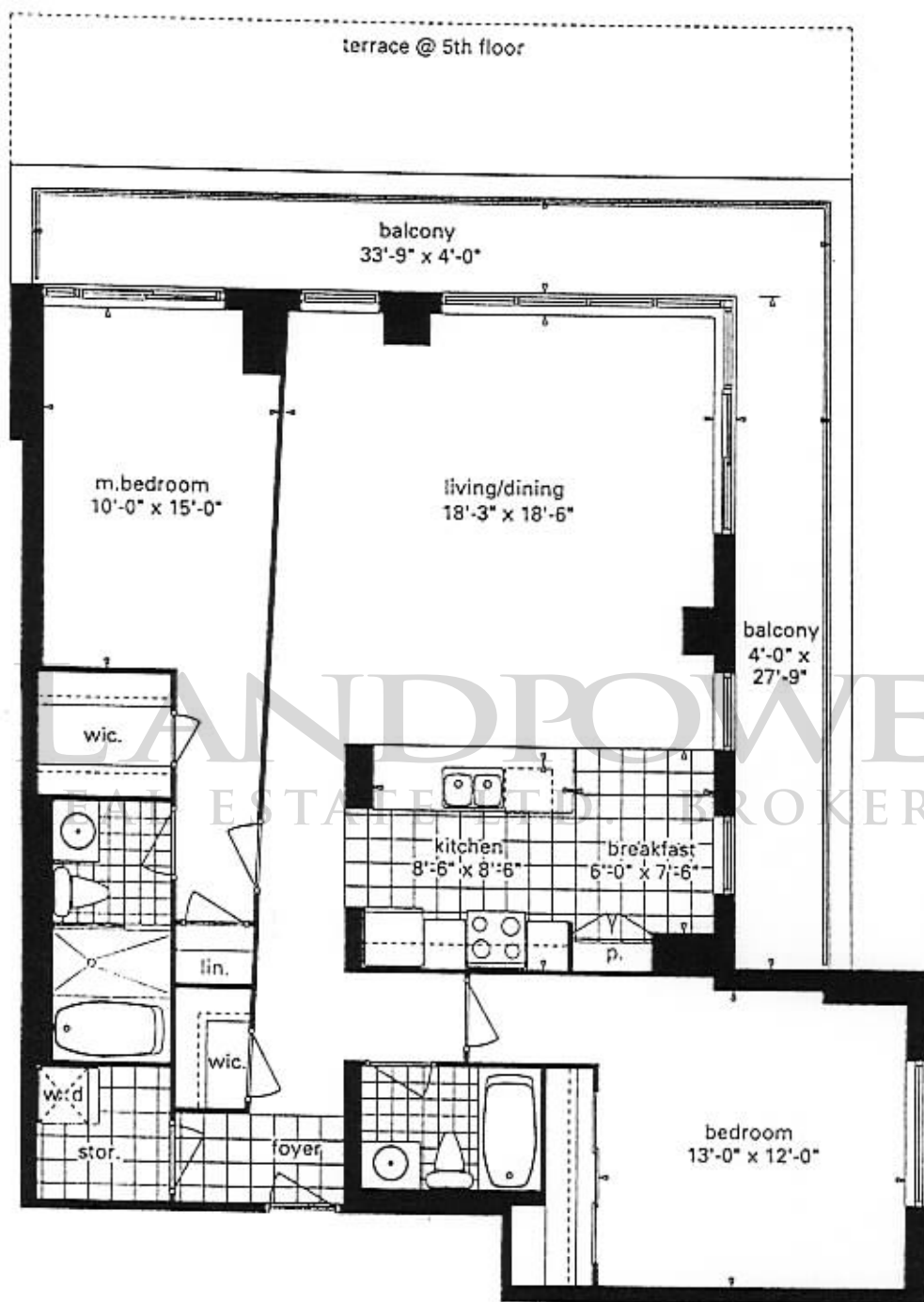
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# AQUA

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## The Mediterra Series 2F

1293 SQ. FT.



5th to 10th Floors

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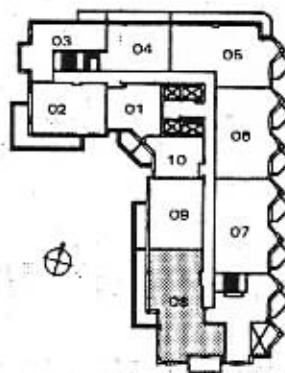
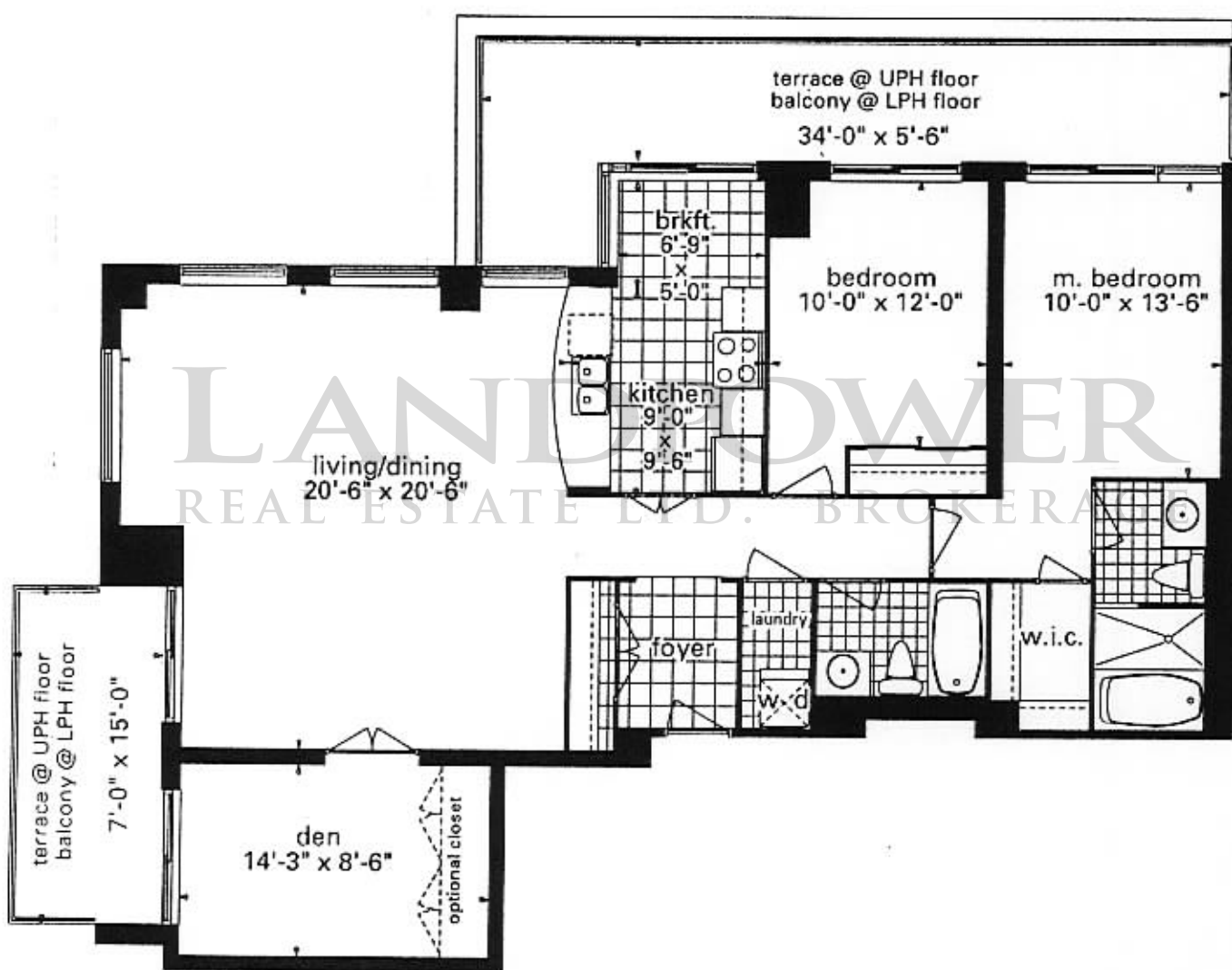


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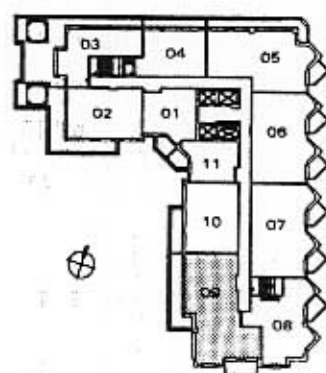
ON QUEEN'S QUAY

## The Riviera Series J

1383 SQ. FT.



Upper Penthouse



Lower Penthouse

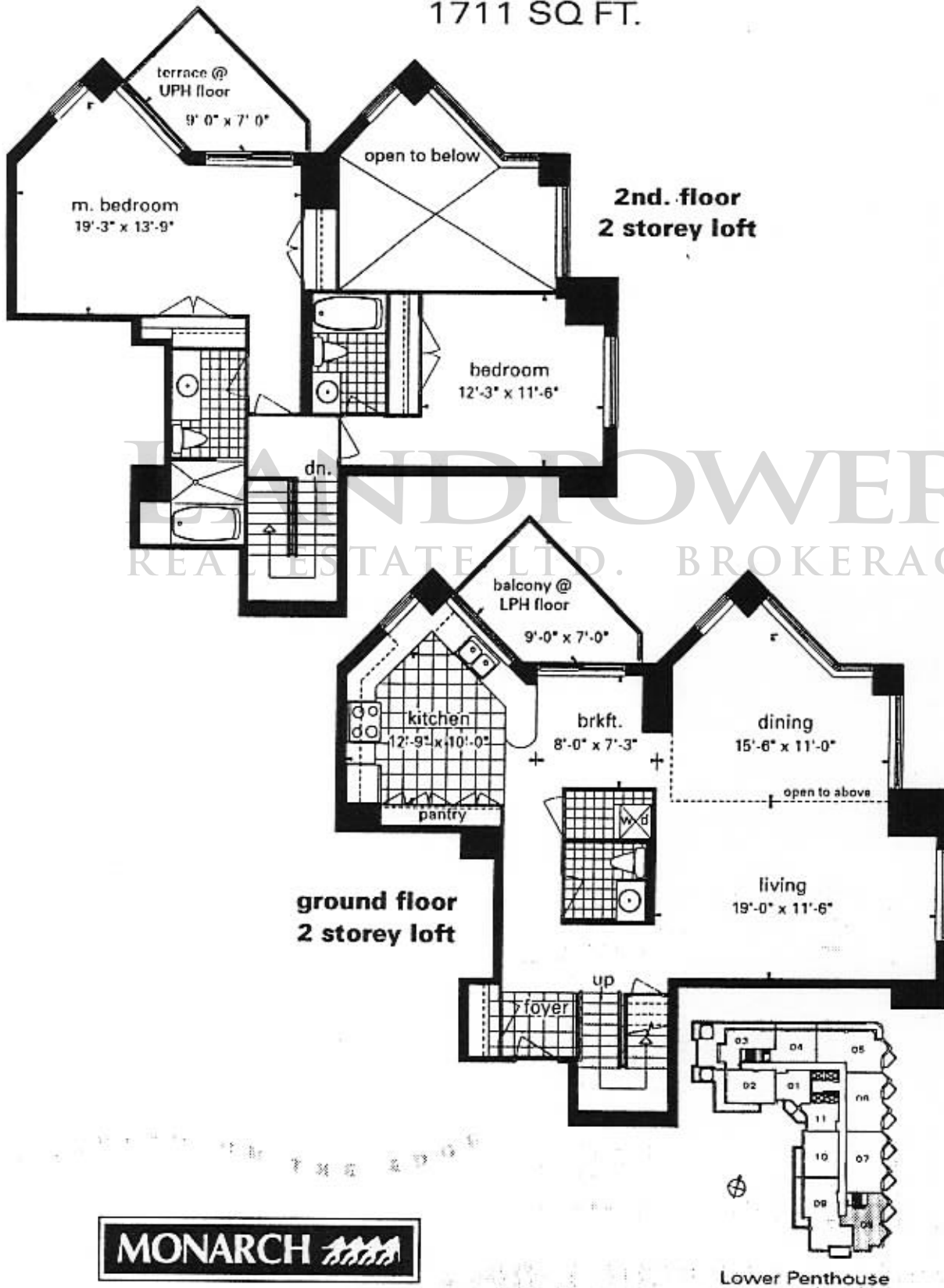
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# AQUA

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## The Riviera Series H

1711 SQ. FT.



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