



LAND COVER  
REAL ESTATE BROKERAGE

**AURA** 

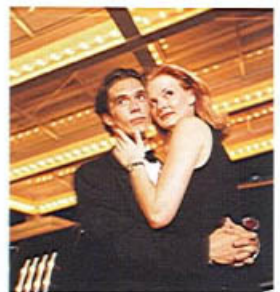
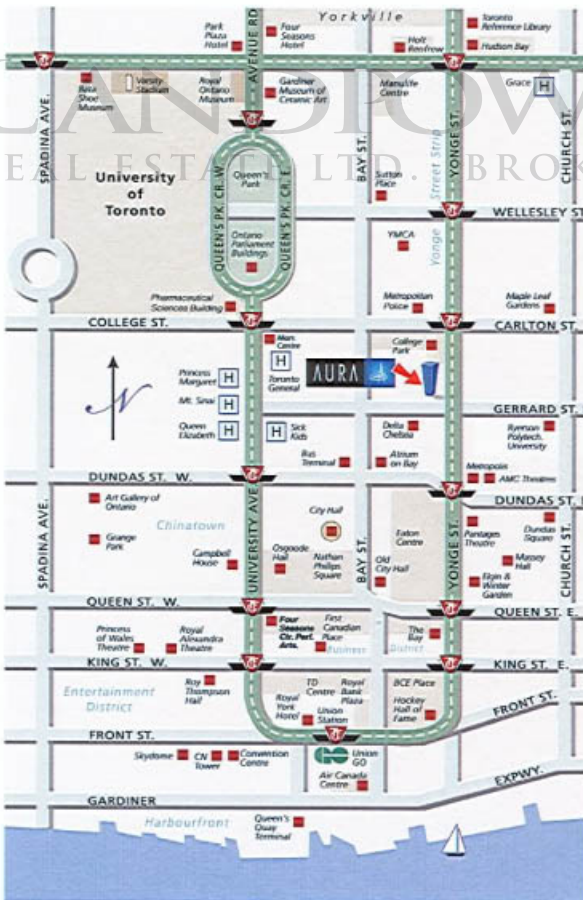
AT COLLEGE PARK

EXPERIENCE THE SKY LIFE  
ON YONGE STREET AT COLLEGE PARK

# the city life

## AREA AMENITIES DISCOVER YOURSELF

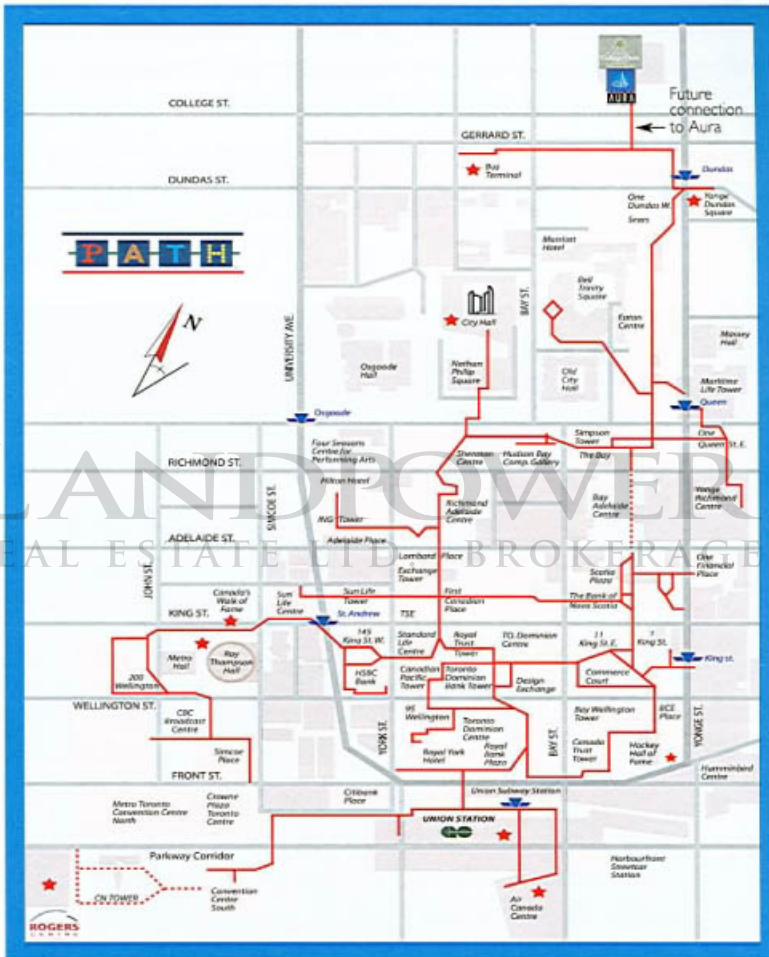
Yonge and Gerrard is at the heart of the city, and in the centre of it all stands Aura. Here the streets are alive and vibrant 24-hours-a-day, and in every direction every possible amenity is a short walk or cab ride away. Shopping, restaurants, and entertainment. Toronto's extensive subway system lies just below your feet, as is your own connection to the PATH Network, offering complete underground access to the entire downtown, financial core and Eaton Centre with its exclusive shops. Steps from Aura will be the exclusive Bloor/Yorkville shopping area as well as luxury hotels including the Four Seasons, and the Windsor Arms. Not far from this world class address is AMC Theatres, Metropolis, Roy Thomson Hall and the Four Seasons Centre for the Performing Arts. This stately address will also feature a retail podium encompassing 180,000 square feet of prime retail shopping, right at your fingertips without having to go outside, as well as a shopping mall just below.





# the path

## FROM YOUR DOOR TO WHEREVER YOU WANT TO GO- ALL UNDERGROUND



Just one of the many conveniences of living at Aura will be the residents' access to Toronto's downtown walkway PATH. Without ever having to go outside, you will be linked to an impressive, virtual underground shopping mecca, connecting you to the Dominion grocery store, Eaton Centre, plus many exclusive shops, and the financial district. Simply catch the subway under College Park and take it one stop from College to Dundas and you're on the PATH. In the future, the city in collaboration with Canderel Stoneridge is planning to expand the PATH so that it includes a direct access to Aura.



# features & finishes

## TORONTO'S ARCHITECTURAL LANDMARK

- Canada's tallest condominium offers unparalleled panoramic views of the entire city
- Beautifully designed and appointed, the stunning lobby overlooks a 3 acre park
- 24-hour concierge and security service controlling building access and surveillance of the building
- Elegant finishing details in corridors and in entrance doorways to each suite
- Individually controlled in-suite heat pump system offering on-demand central heating and air conditioning
- Individual suite metering for hydro consumption ( subject to Hydro protocols )
- Architecturally designed, expansive double-glazed windows throughout exterior and pre-finished aluminum window frames
- Inviting landscaped entrance and welcoming arrival area
- Bicycle storage room with convenient air pump
- Three beautifully appointed suites for your out-of-town guests
- Lush, landscaped roof top garden over the podium
- State-of-the-art, high speed elevators
- Controlled elevator access to individual floors where applicable
- World class recreational centre with state-of-the-art equipment

• Sprinkler system in building to be one of the first in Ontario

## EXTRAORDINARY LIVING SPACE FLOORS 5 - 55

- Private balconies and terraces with breathtaking views as per plan
- All ceilings to be white stippled, except in kitchen, bathrooms and laundry/storage area (where applicable)
- Kitchen, laundry area and bathroom ceilings are to be smooth, painted flat white
- Interior walls painted white in quality latex paint in all rooms, woodwork and trim in semi-gloss
- Sculpted 4" baseboards and 2" matching trim throughout
- Contemporary style swing interior doors with metal lever hardware
- Personally encoded in-suite intrusion alarm monitored by concierge
- In-suite smoke and heat detector and emergency button with intrusion alarm
- Decora switches and receptacles
- Capped ceiling outlet in living room, dining room and den

## FOYER FEATURES

- Solid core suite entry door with elegant brushed metal lever hardware
- Mirrored sliding closet door or wood swing closet door as per plan



# features & finishes

## DREAM KITCHENS FLOORS 5 - 55

- Contemporary design highlights these unique gourmet kitchens
- Choose from sophisticated cabinetry packages, in a range of appealing colours from builder's samples
- Sleek, stainless steel refrigerator with tempered glass front panel, stainless steel self cleaning oven, dishwasher and space-maker microwave
- Countertops and backsplash are a precision crafted, durable solid surface selected from an expressive grouping of samples and colours
- Halogen track lighting
- Durable stainless steel sink complemented by a single lever chrome faucet and integrated drain board

## LUXURIOUS BATHROOMS FLOORS 5 - 55

- Contemporary lines accent the unique vanity design for the main or ensuite bathroom. The builders package includes a range of fashionable vanity colours to choose from.
- Relaxing deep soaker tub in ensuite or main bathroom (as per plan)
- Overmount sink in main or ensuite bathroom
- Fashionable single lever faucets on all vanity sinks
- Full height porcelain and ceramic tiles create a gracious look on bathtub walls in main or ensuite bathroom. Builder's packages include exciting samples and colour choices.
- Porcelain tile bathtub skirt in main or ensuite bathroom. Fashionable samples and colours from builder's packages
- Porcelain tile flooring in main or ensuite bathroom. Contemporary colours and samples from builder's packages
- Ceramic tile flooring in second bathroom. Builder's packages provide a selection of samples and colour choices
- Separate shower stall features frameless glass door as per plan
- Exterior vented exhaust fan in all bathrooms
- Privacy locks on all bathroom doors
- Pressure balanced tub and shower faucets provide total temperature control
- Designer bathroom fixtures complete the look
- Dual flush toilet in main or ensuite bathroom

## BEDROOM RETREATS FLOORS 5 - 55

- Mirrored sliding closet doors, or wood swing closet doors as per plan
- Easy sliding, glass panel, bedroom doors for a more spacious, open concept layout as per plan



# features & finishes

## SOPHISTICATED FLOOR COVERINGS FLOORS 5 - 55

- Engineered wood flooring in all rooms except bathroom and laundry rooms. The builder's package includes enough samples and colours to express your lifestyle

## LAUNDRY FLOORS 5 - 55

- Easy care, white ceramic tile flooring in laundry closet
- Convenient front loading stacked washer and dryer combination

## SAFE AND SEURE PARKING GARAGE

- Residents' underground parking accessed via a secure garage door operated by personal remote control
- The garage is painted white and brightly lit for convenience and security
- The garage is well ventilated and protected by fire sprinklers for added safety and protection
- Strategically located parabolic mirrors provide visibility to assist traffic flow
- Closed circuit cameras with two-way voice communication monitored by 24-hour concierge are provided in the garage for surveillance and access monitoring

## VIGILANT ACCESS CONTROL

- Uniformed concierge and security stationed in the main lobby and on duty lobby 24/7
- On site management
- State-of-the-art interphone system in the lobby vestibule allows visitors to contact residents directly to gain admittance complete with in-suite monitoring facility through TV cable
- Personally encoded suite security access system monitored by the 24-hour concierge
- Hand held personal emergency alert device to activate alarm
- Exterior doors from common areas and amenities monitored at concierge desk
- Underground security system complete with security keyfob

## ELECTRICAL FEATURES AND INTERCONNECTIVITY

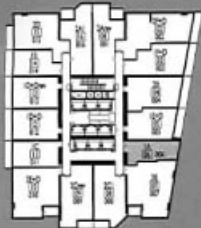
- 100 amp electrical service with circuit breakers and copper wiring throughout suite (110/208 volt)
- Pre-wired cable TV outlets in living/dining, kitchen, bedrooms and den if applicable
- Pre-wired telephone jacks in living/dining, kitchen, bedrooms and den if applicable
- Wiring for high speed Internet
- All balconies and terraces to have electrical outlets.

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided. Floor and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. All floor numbers listed above are designated as marketing description.



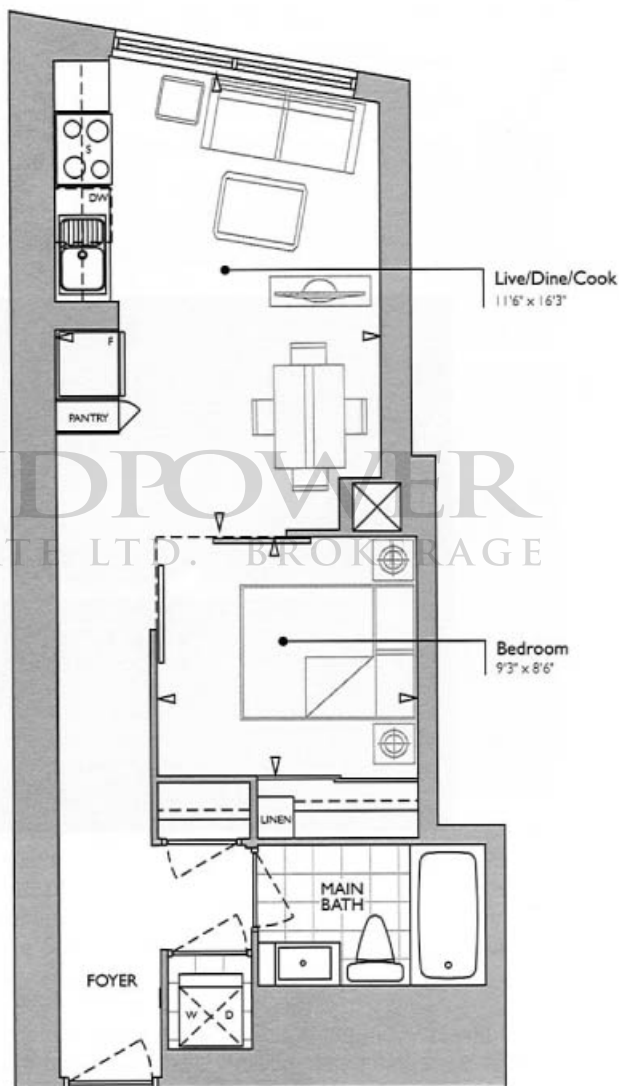
# suite 1a

## onebedroom



15-31st floors

Also available on floors 32nd to 53rd.



Suite: 518 sf  
Total: 518 sf

518 sq. ft.  
FLOORS 15 - 53

 CANDEREL  
STONERIDGE

PAGE 19

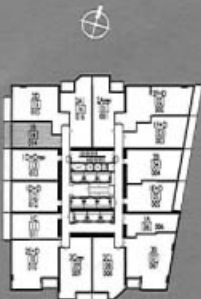
AURA



Plans and specifications are approximate and are subject to change without notice.  
Actual usable floor space may vary from the stated floor area. E.&O.E.

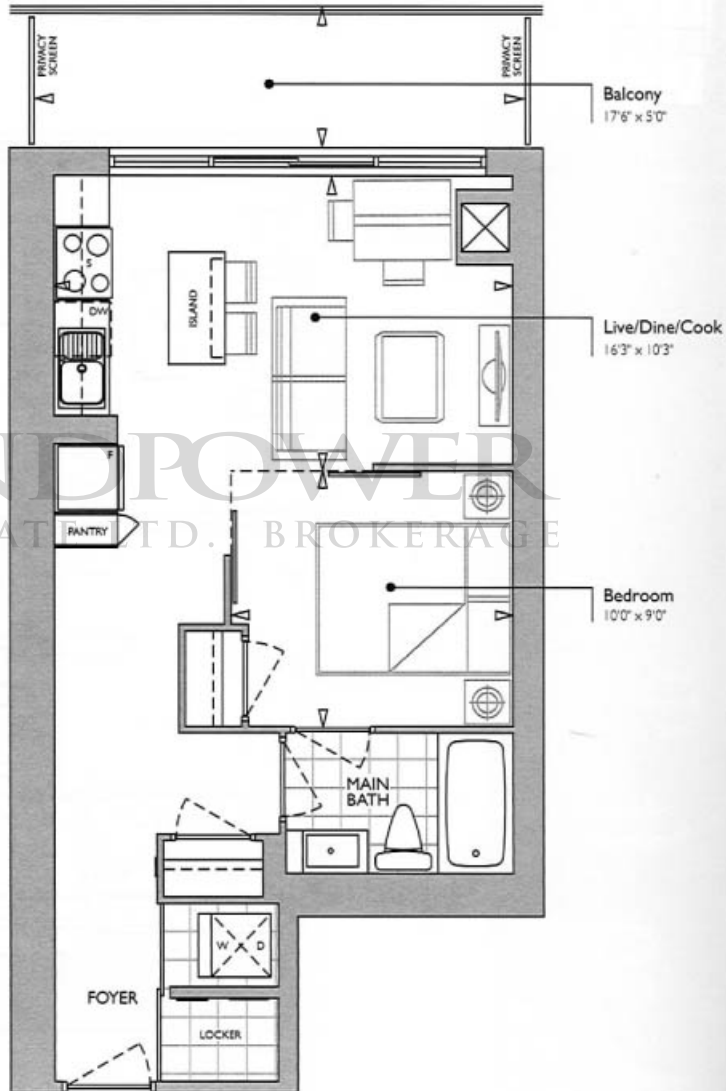
# suite 1b

one bedroom



15-31st floors

Also available on floors 32nd to 42nd.



Suite: 532 sf  
Balcony: 85 sf  
Total: 617 sf

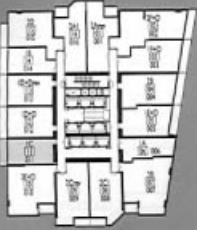
532 sq. ft.  
FLOORS 15 - 42





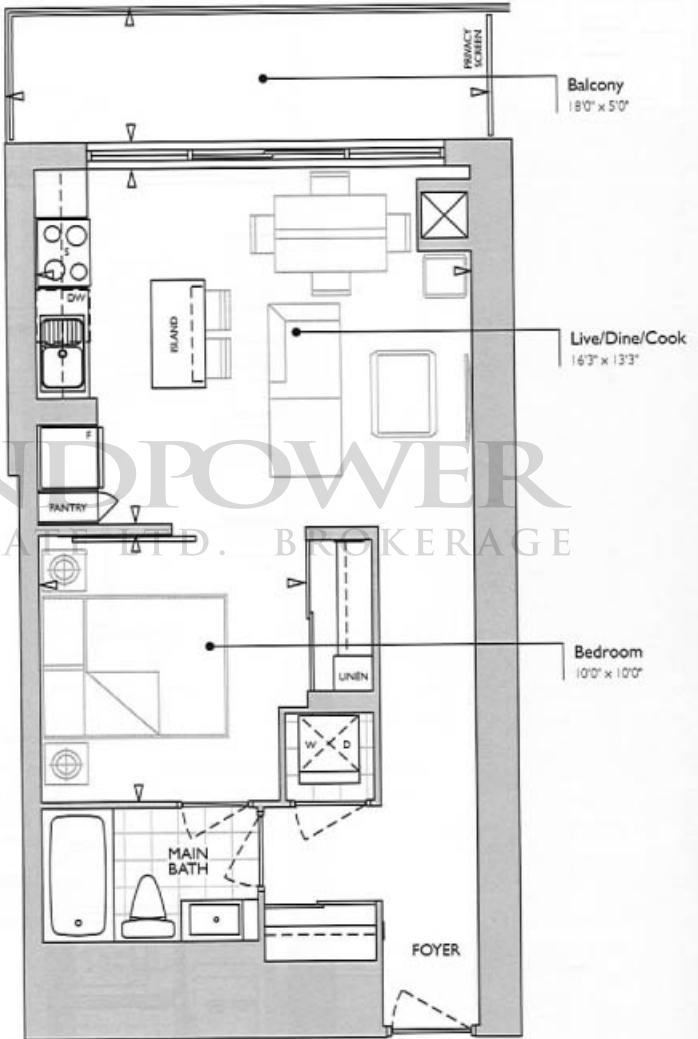
# suite 1c

onebedroom



15-31st floors

Also available on floors 32nd to 42nd.



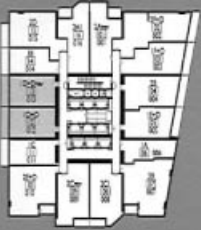
Suite: 584 sf  
Balcony: 85 sf  
Total: 669 sf

584 sq. ft.  
FLOORS 15 - 42



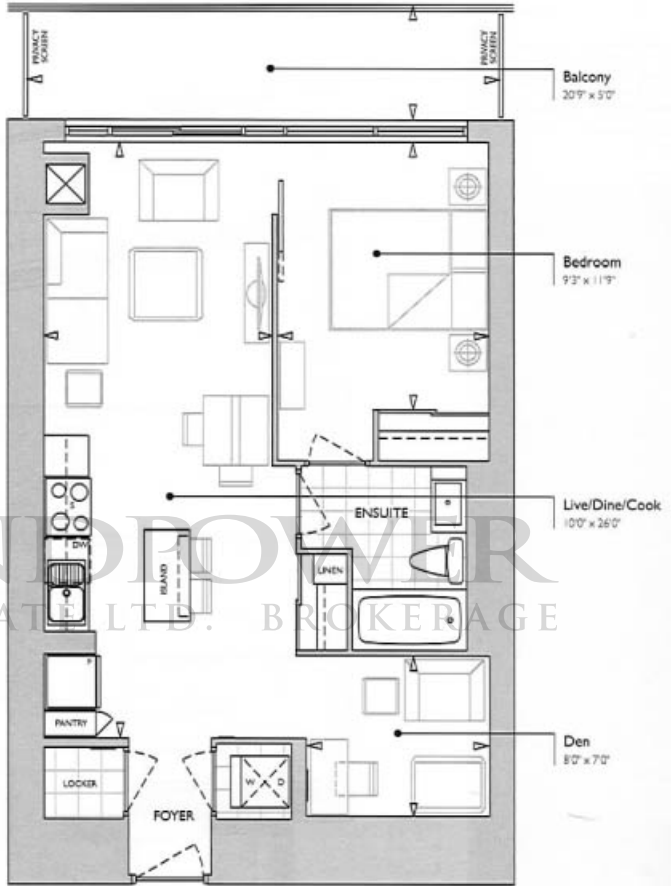
# suite 1d+d

## one bedroom + den



15-31st floors

Also available on floors 32nd to 42nd.



1d+d



1d+d rev

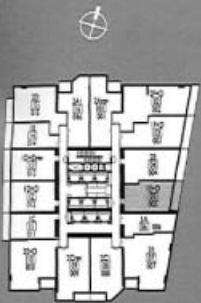
Suite: 696 sf  
Balcony: 100 sf  
Total: 796 sf

696 sq. ft.  
FLOORS 15 - 42

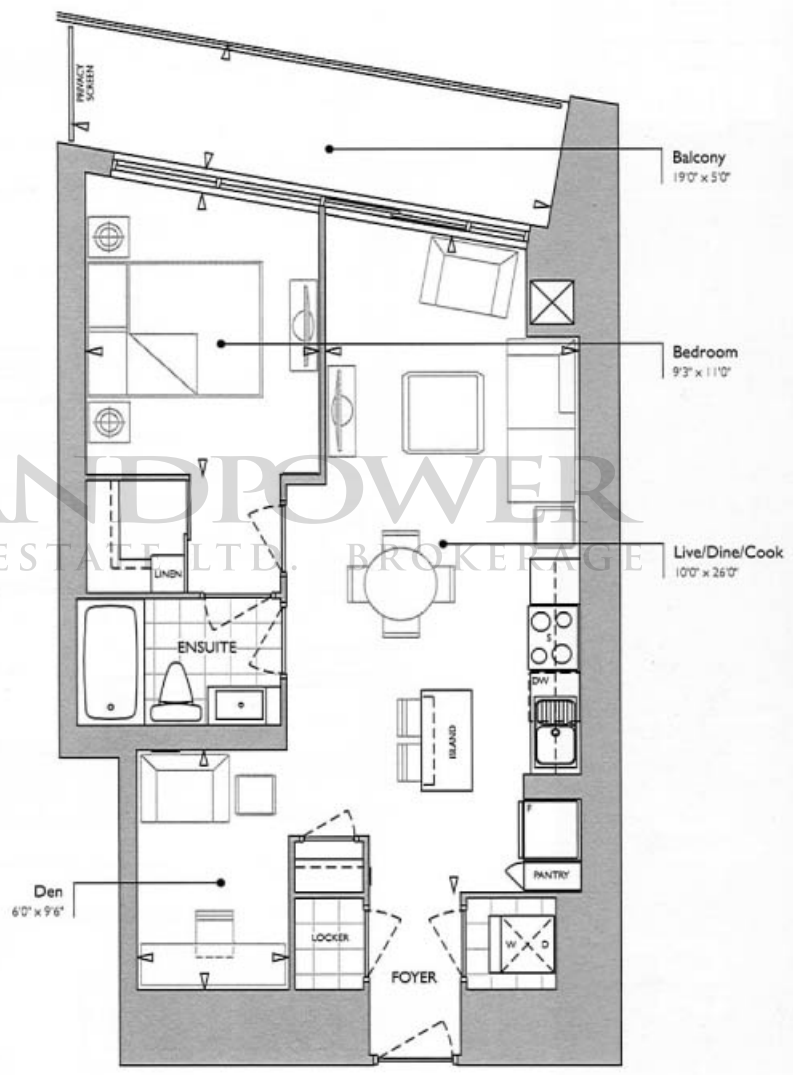


# suite 1e+d

one bedroom + den



15-31st floors  
Also available on floors 32nd to 51st.



Suite: 702 sf  
Balcony: 90 sf  
Total: 792 sf

702 sq. ft.  
FLOORS 15 - 51

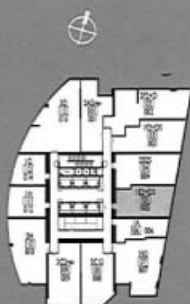
LANDPOWER  
REAL ESTATE LTD. BROKERAGE



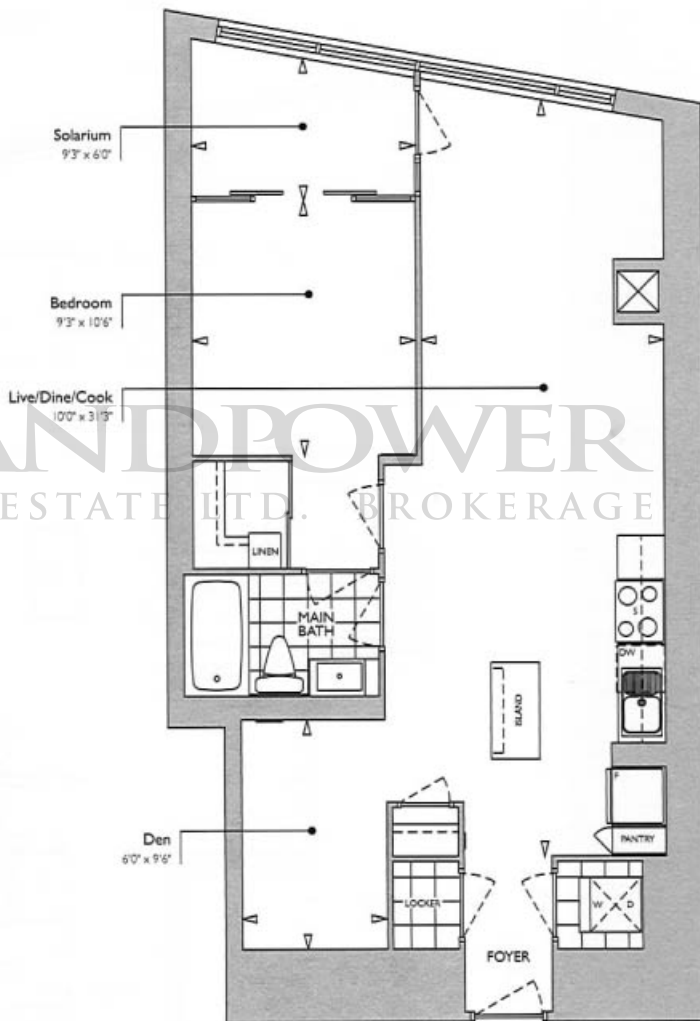
Plans and specifications are approximate and are subject to change without notice. Actual usable floor space may vary from the stated floor area. E.&O.E.

# suite 1e2+ds

one bedroom + den + solarium



52nd-53rd floors



Suite: 804 sf  
Total: 804 sf

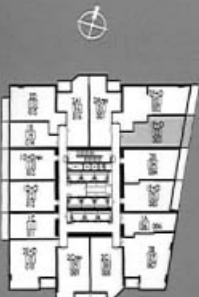
**804 sq. ft.**  
FLOORS 52 - 53





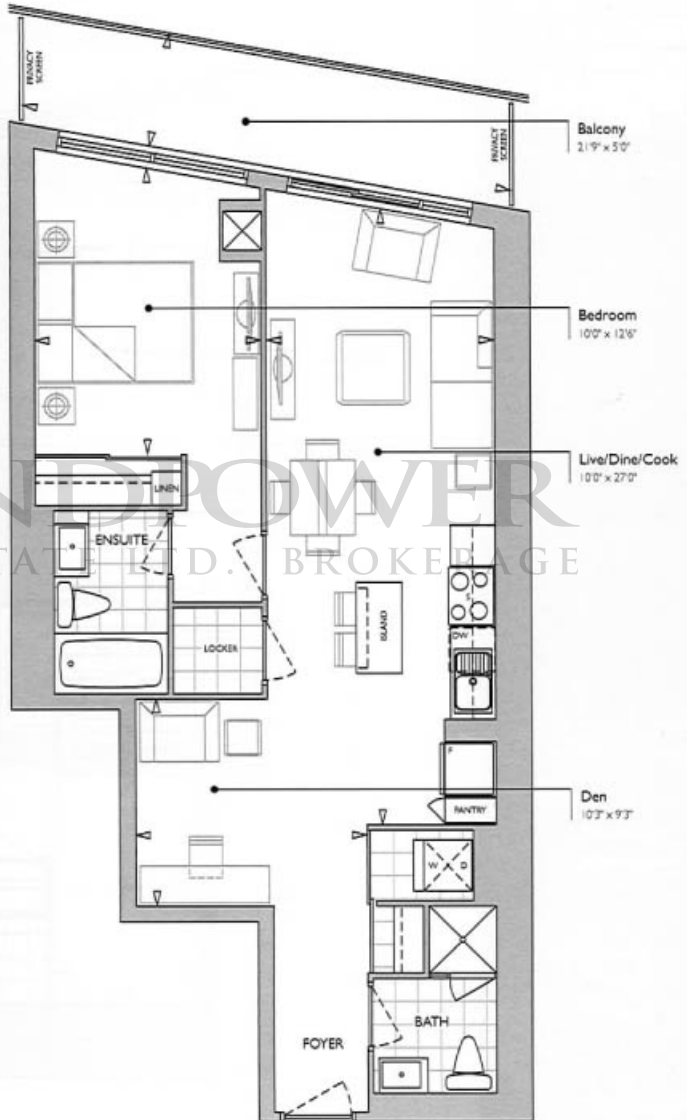
# suite | f+d

## one bedroom + den



15-31st floors

Also available on floors 32nd to 51st.



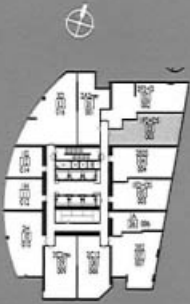
Suite: 763 sf  
Balcony: 105 sf  
Total: 868 sf

763 sq. ft.  
FLOORS 15 - 51

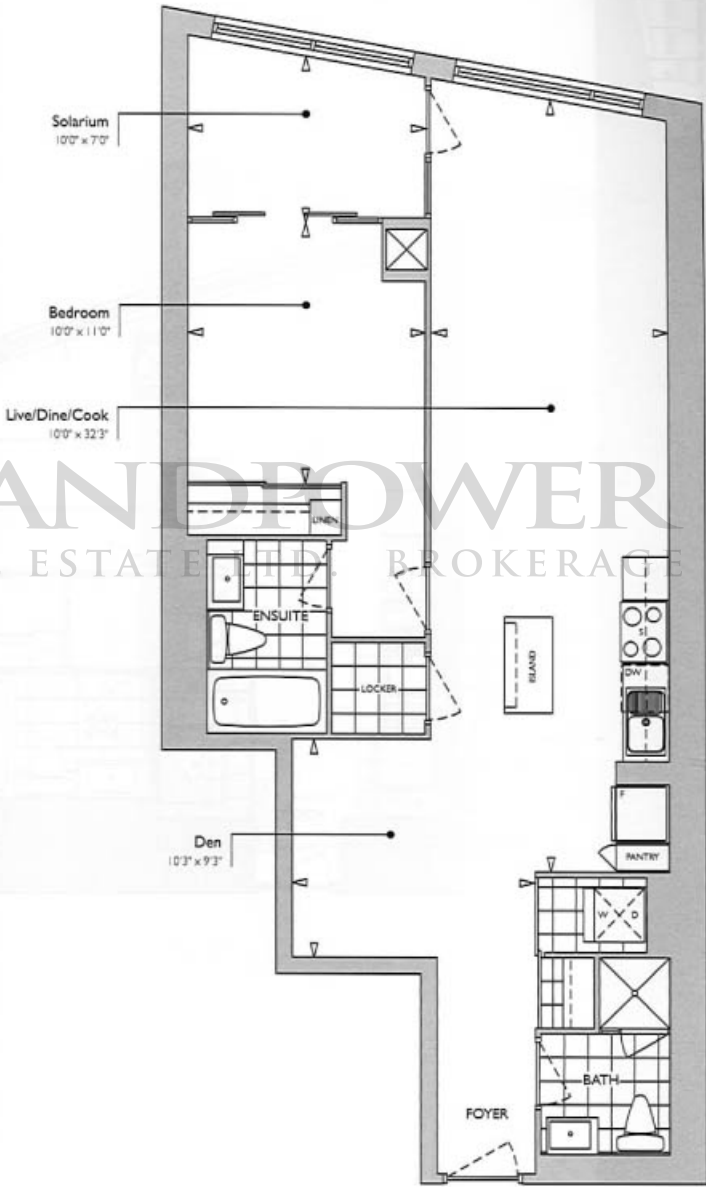


# suite lf2+ds

one bedroom + den + solarium



52nd-53rd floors



LANDPOWER  
REAL ESTATE LTD. BROKERAGE

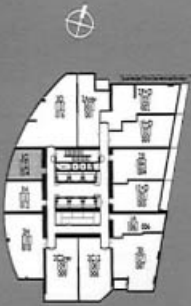
Suite: 877 sf  
Total: 877 sf

877 sq. ft.  
FLOORS 52 - 53



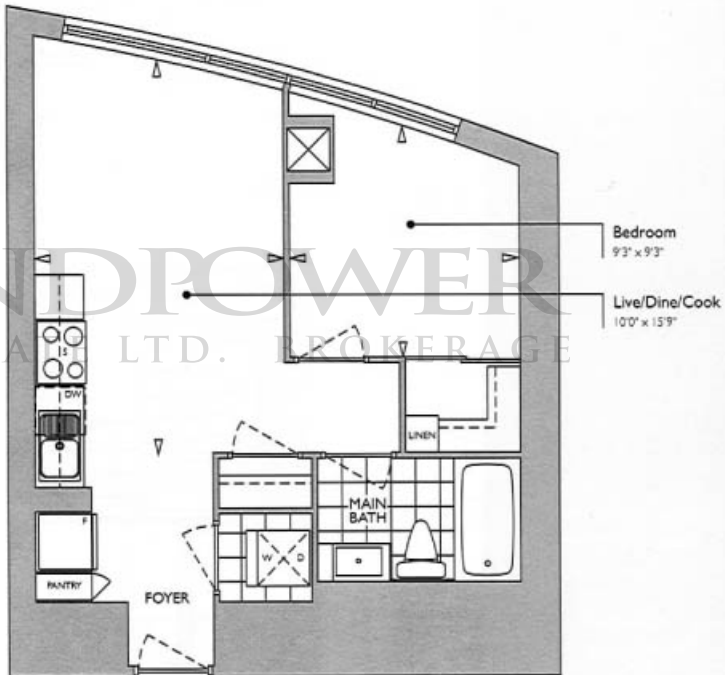
# suite 1g

one bedroom



47th-51st floors

Also available on floors 52nd to 53rd.



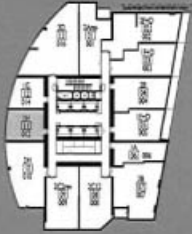
Suite: 504 sf  
Total: 504 sf

504 sq. ft.  
FLOORS 47 - 53

 CANDEREL  
STONERIDGE

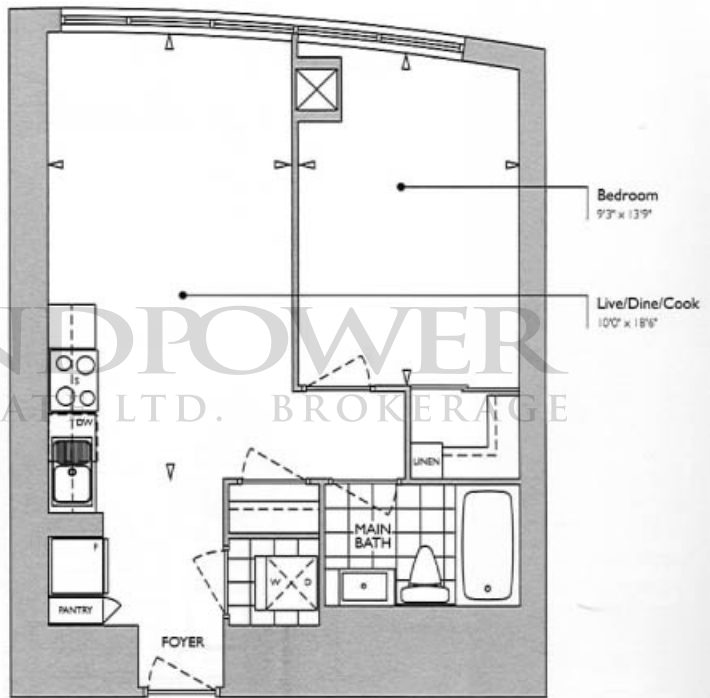
# suite 1h

onebedroom



47th-51st floors

Also available on floors 52nd to 53rd.



Suite: 586 sf  
Total: 586 sf

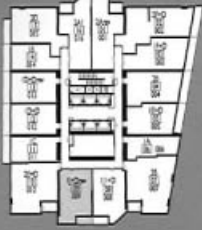
586 sq. ft.  
FLOORS 47 - 53





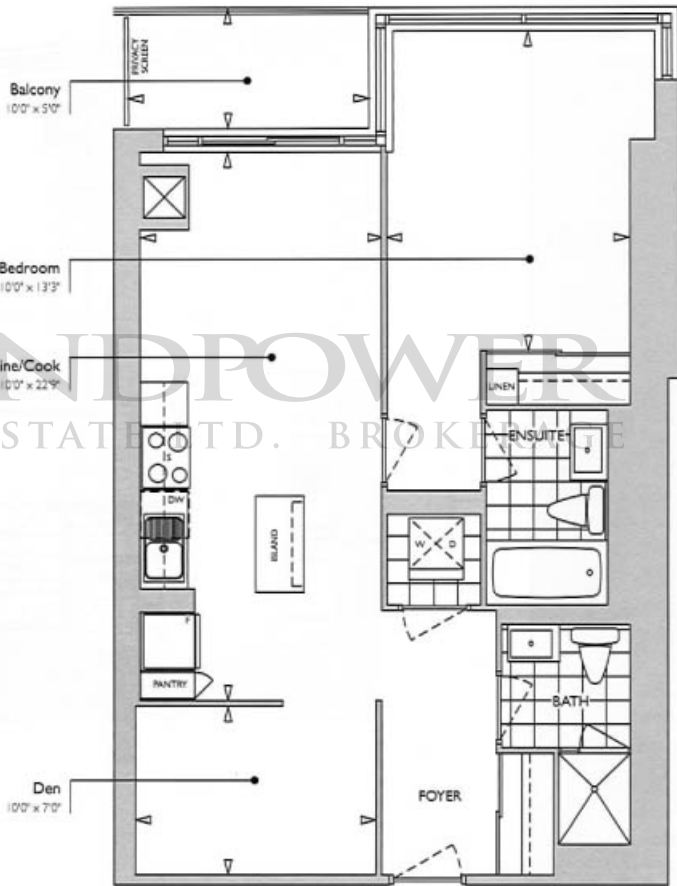
# suite lj+d rev

onebedroom+den



32nd floor

Also available on floor 33.



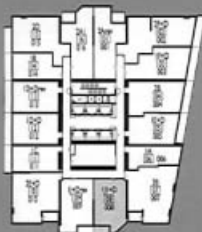
Suite: 748 sf  
 Balcony: 45 sf  
 Total: 793 sf

**748 sq. ft.**  
 FLOORS 32 - 33

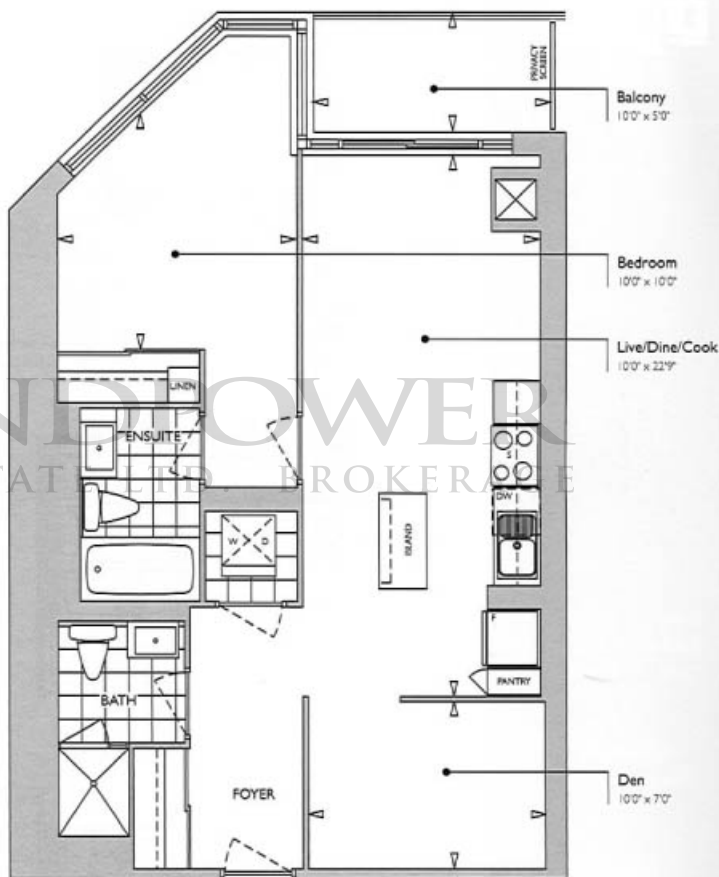


# suite 1j1+d

one bedroom + den



32nd floor  
Also available on floor 33.



LANDFLOWER  
REAL ESTATE BROKERAGE

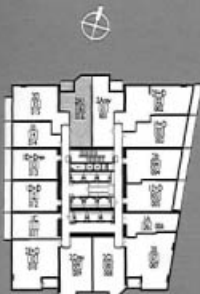
Suite: 713 sf  
Balcony: 45 sf  
Total: 758 sf

713 sq. ft.  
FLOORS 32 - 33



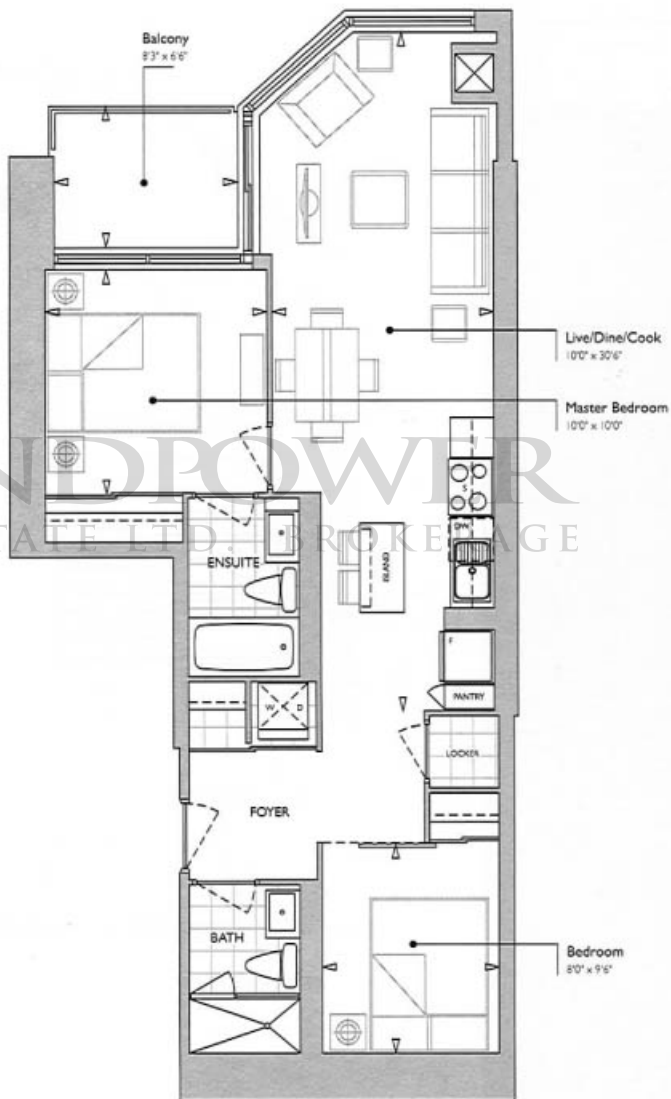
# suite 2a1

twobedroom



15-31st floors

Also available on floors 32nd to 41st.



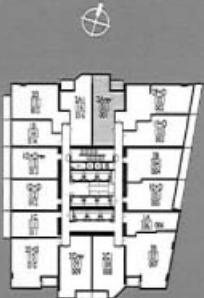
Suite: 776 sf  
 Balcony: 50 sf  
 Total: 826 sf

776 sq. ft.  
 FLOORS 15 - 41



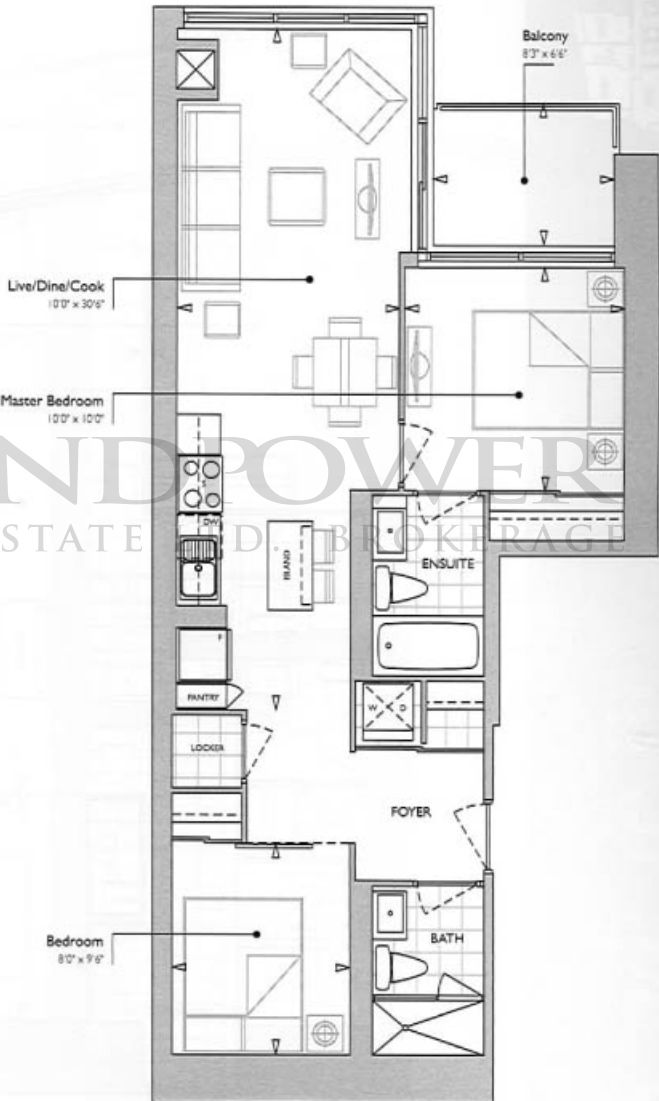
# suite 2a rev

twobedroom



15-31st floors

Also available on floors 32nd to 51st.



LANDPOWER  
REAL ESTATE & BROKERAGE

Suite: 786 sf  
Balcony: 50 sf  
Total: 836 sf

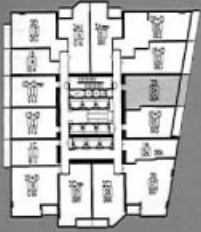
786 sq. ft.  
FLOORS 15 - 51





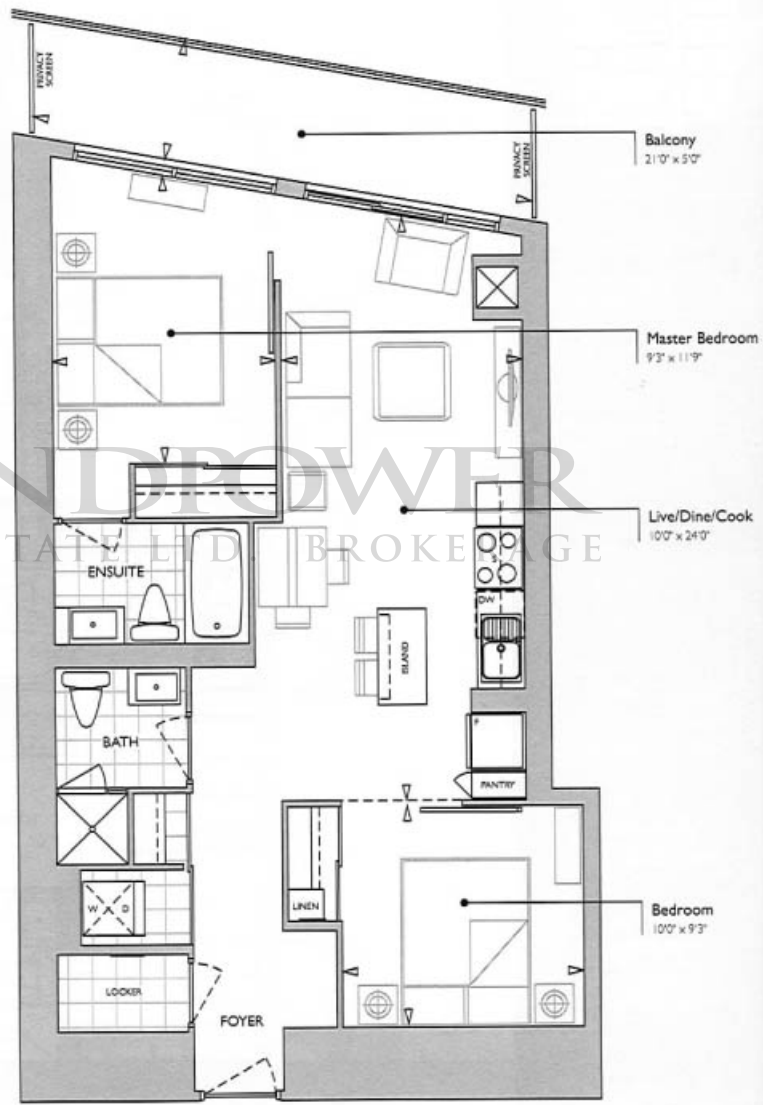
# suite 2b

twobedroom



15-31st floors

Also available on floors 32nd to 51st.



Suite: 820 sf  
 Balcony: 100 sf  
 Total: 920 sf

820 sq. ft.  
 FLOORS 15 - 51

LANDPOWER  
 REAL ESTATE LTD. BROKERAGE



Plans and specifications are approximate and are subject to change without notice. Actual usable floor space may vary from the stated floor area. E&OE.

# suite 2b2s

## twobedroom+solarium

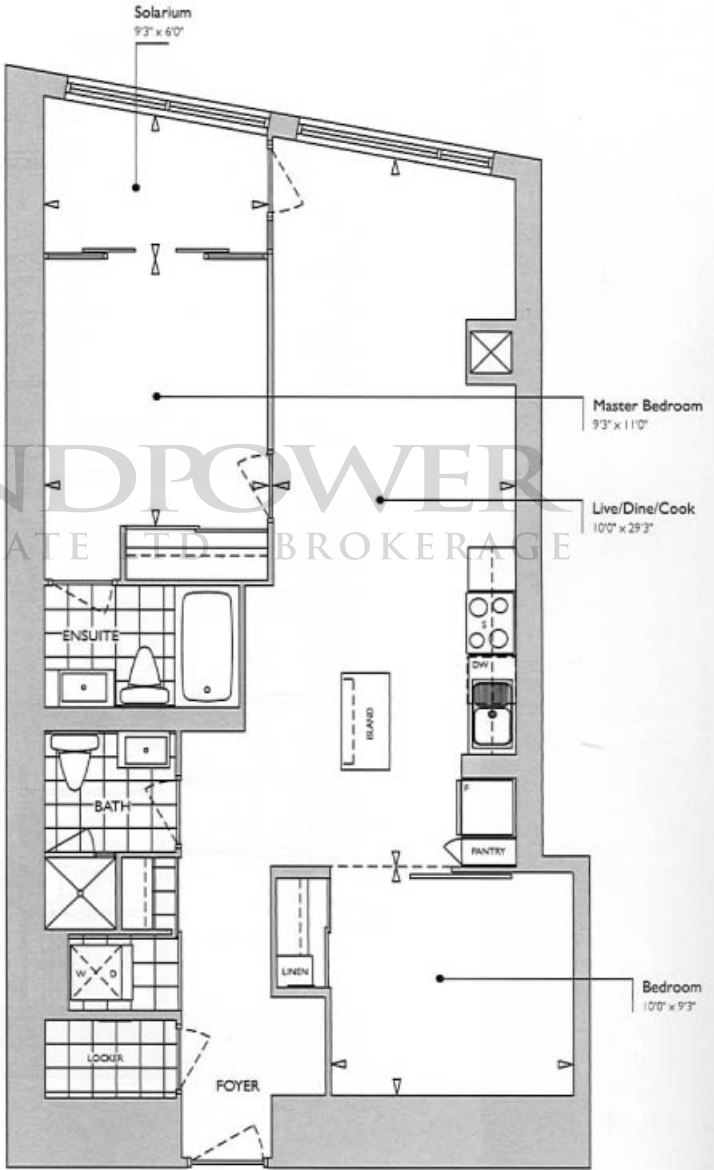


52nd-53rd floors

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

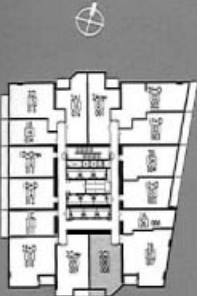
Suite: 931 sf  
Total: 931 sf

931 sq. ft.  
FLOORS 52 - 53



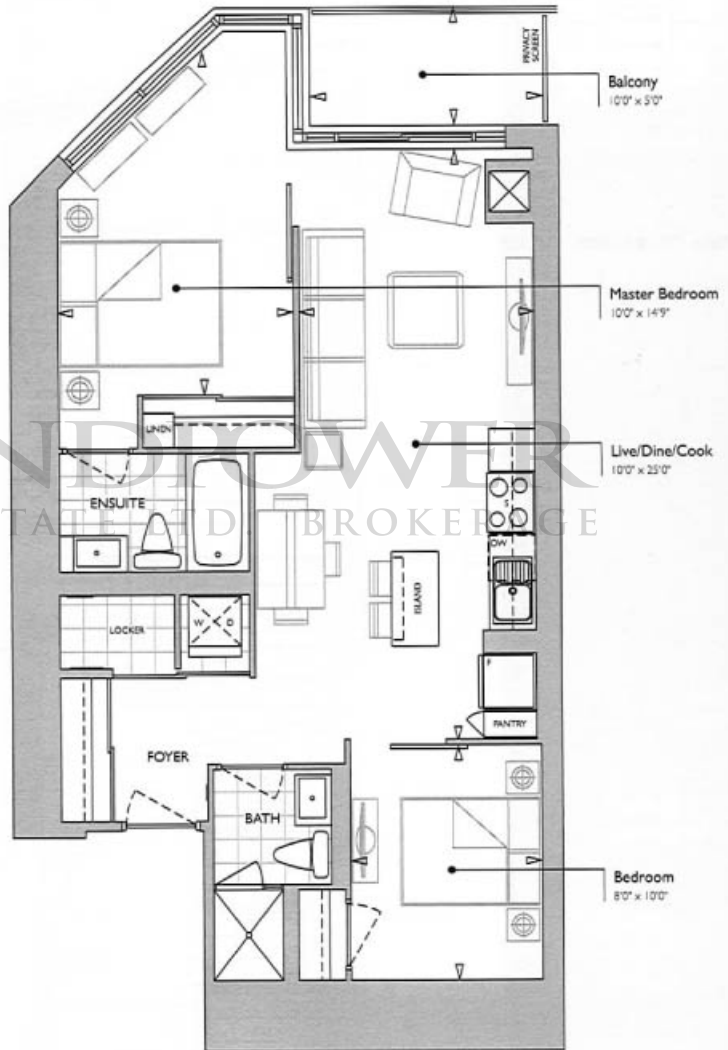
# suite 2c1

twobedroom



15-31st floors

Also available on floors 34th to 45th.



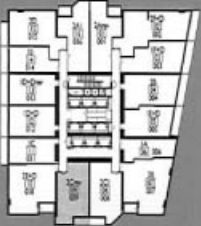
Suite: 823 sf  
 Balcony: 45 sf  
 Total: 868 sf

823 sq. ft.  
 FLOORS 15 - 31 & 34 - 45



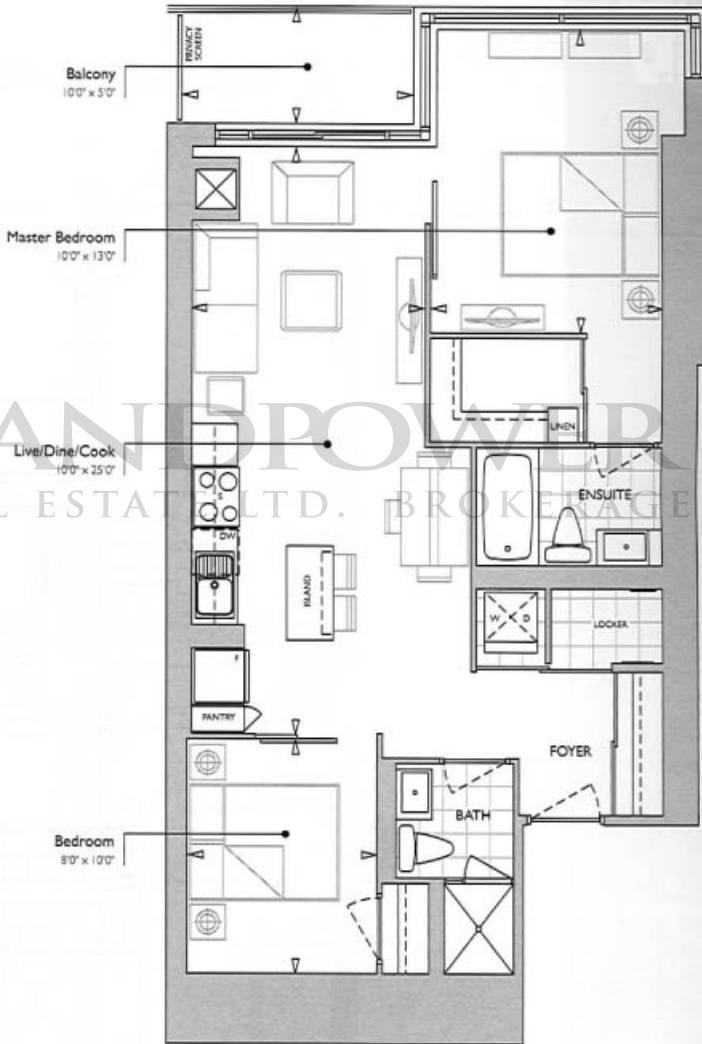
# suite 2c rev

twobedroom



15-31st floors

also available on floors 34th to 45th.



LANDPOWER REAL ESTATE LTD. BROKERAGE

Suite: 859 sf  
Balcony: 45 sf  
Total: 904 sf

859 sq. ft.  
FLOORS 15 - 31 & 34 - 45



# suite 2c2 rev

twobedroom



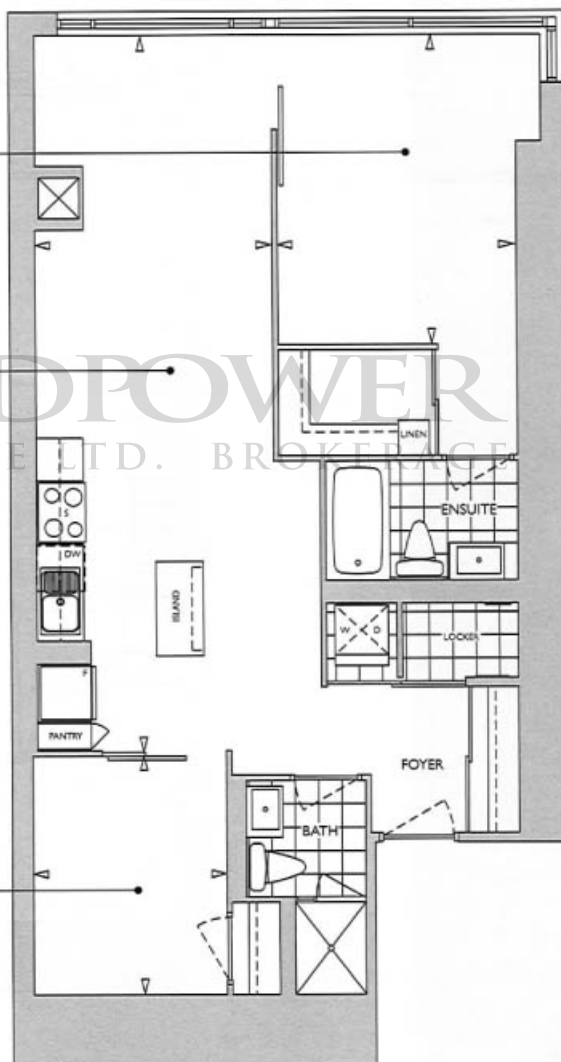
46th floor

Also available on floors 47th to 53rd.

Master Bedroom  
10'0" x 13'0"

Live/Dine/Cook  
10'0" x 30'7"

Bedroom  
8'0" x 10'0"



Suite: 909 sf  
Total: 909 sf

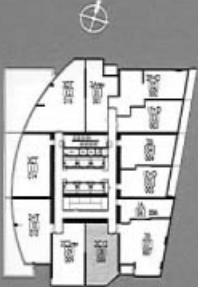
909 sq. ft.  
FLOORS 46 - 53

**CANDEREL**  
STONERIDGE



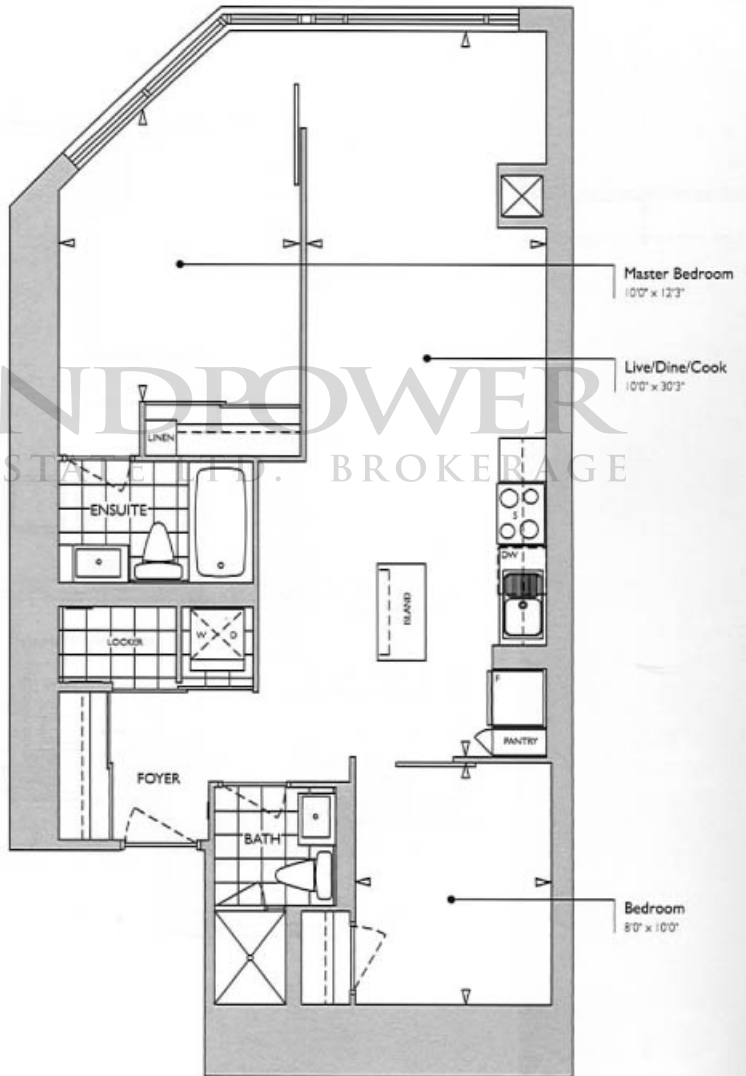
# suite 2c12

twobedroom



46th floor

Also available on floors 47th to 53rd.



LANDPOWER  
REAL ESTATE BROKERAGE

Suite: 873 sf  
Total: 873 sf

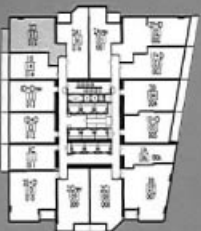
873 sq. ft.  
FLOORS 46 - 53





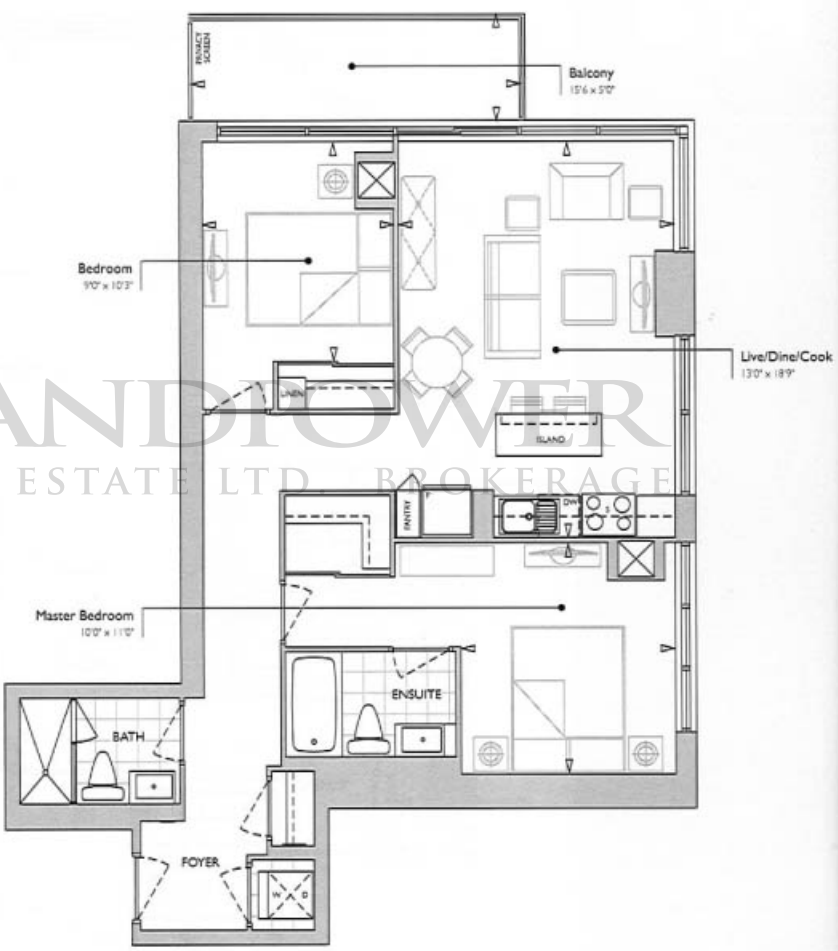
# suite 2d

twobedroom



15-31st floors

Also available on floors 32nd to 42nd.



LANDFLOWER  
REAL ESTATE LTD. BROKERAGE

Suite: 870 sf  
Balcony: 75 sf  
Total: 945 sf

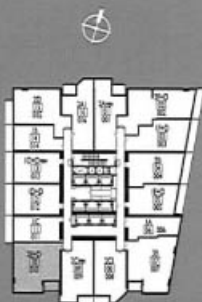
870 sq. ft.  
FLOORS 15 - 42



Pans and specifications are approximate and are subject to change without notice. Actual usable floor space may vary from the stated floor area. E&O.E.

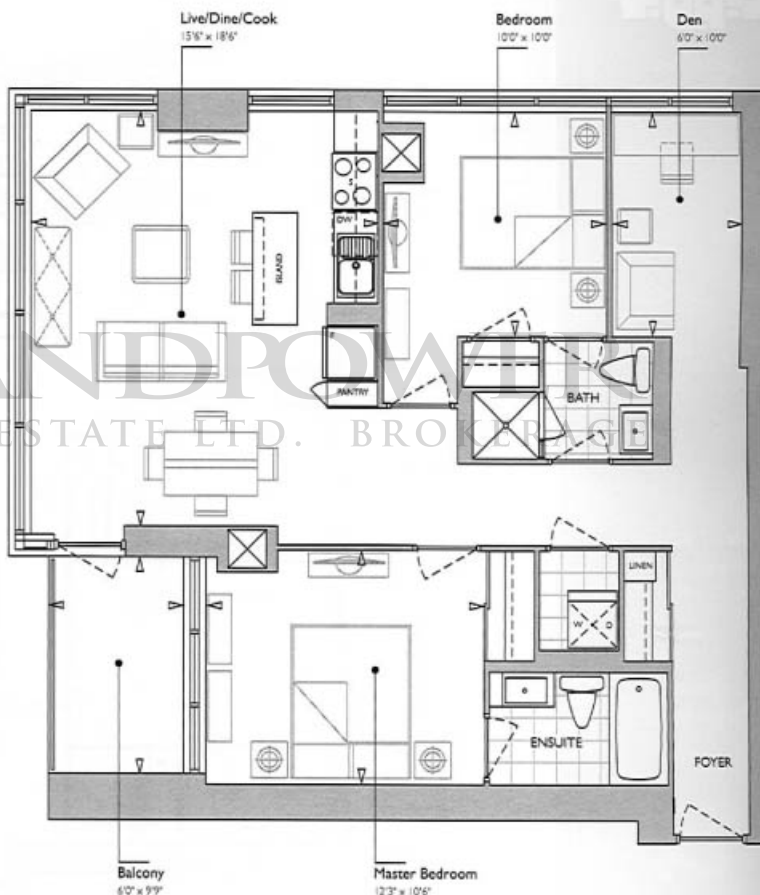
# suite 2e+d

## twobedroom+den



15-31st floors

Also available on floors 32nd to 41st.



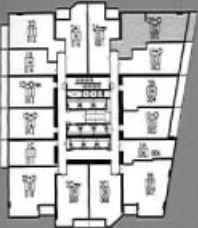
Suite: 986 sf  
Balcony: 55 sf  
Total: 1041 sf

986 sq. ft.  
FLOORS 15 - 41



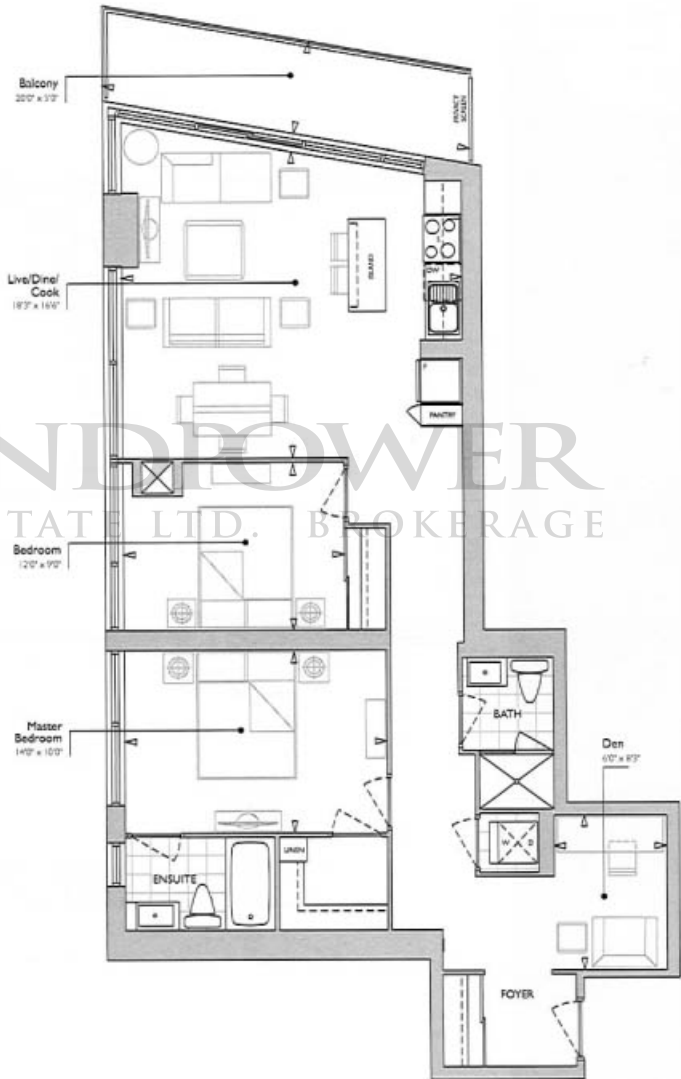
# suite 2f+d

twobedroom+den



15-31st floors

Also available on floors 32nd to 51st.



Suite: 1056 sf  
 Balcony: 95 sf  
 Total: 1151 sf

1056 sq. ft.  
 FLOORS 15 - 51

LANDPOWER  
 REAL ESTATE LTD. BROKERAGE

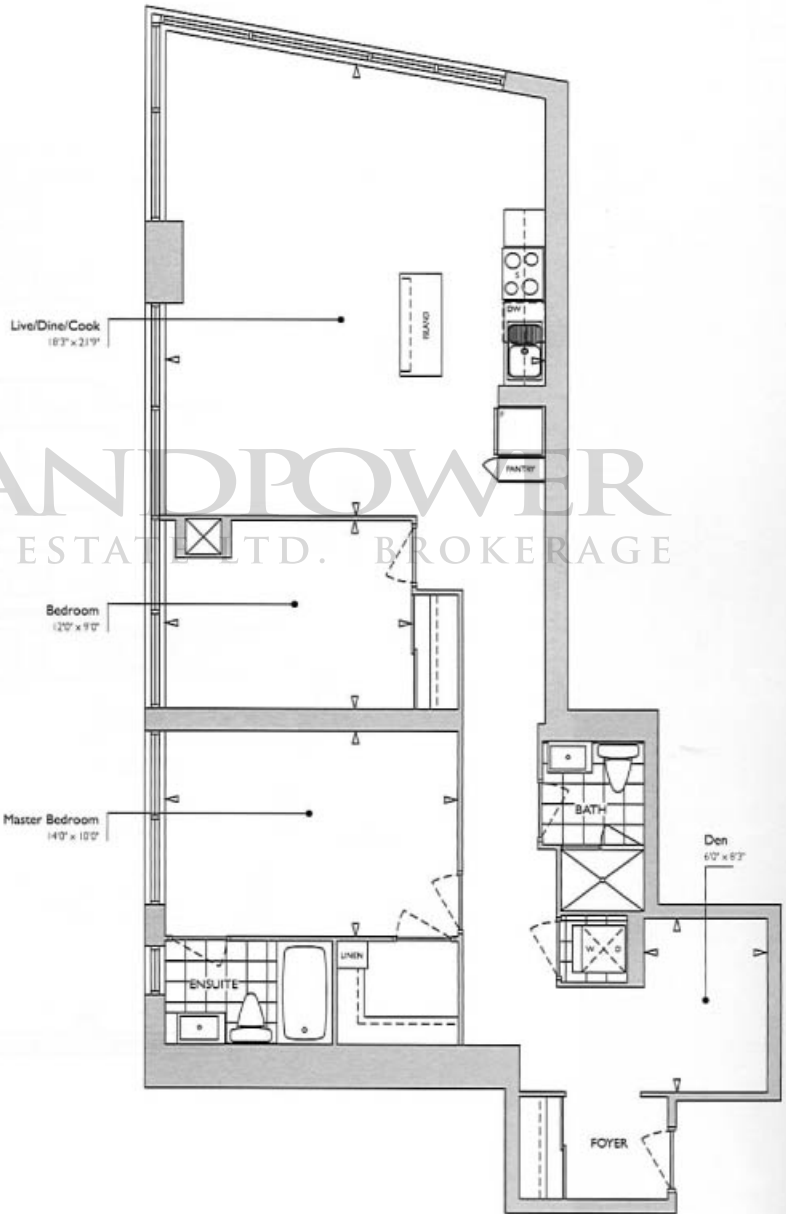


# suite 2f2+d

twobedroom+den



52nd-53rd floors



LANDPOWER  
REAL ESTATE LTD. BROKERAGE

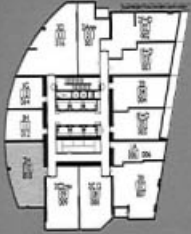
Suite: 1162 sf  
Total: 1162 sf

1162 sq. ft.  
FLOORS 52 - 53



# suite 2h

twobedroom



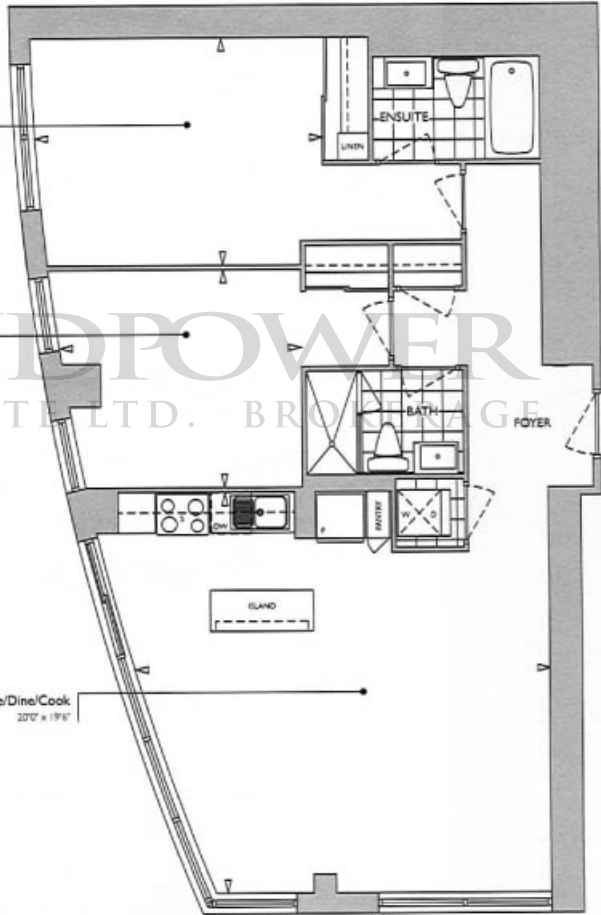
47th-51st floors

Also available on floors 52nd to 53rd.

Master Bedroom  
14'0" x 11'0"

Bedroom  
11'7" x 10'6"

Live/Dine/Cook  
20'2" x 19'1"



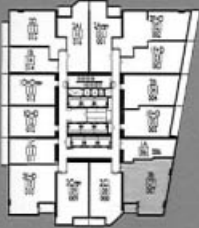
Suite: 1057 sf  
Total: 1057 sf

1057 sq. ft.  
FLOORS 47 - 53



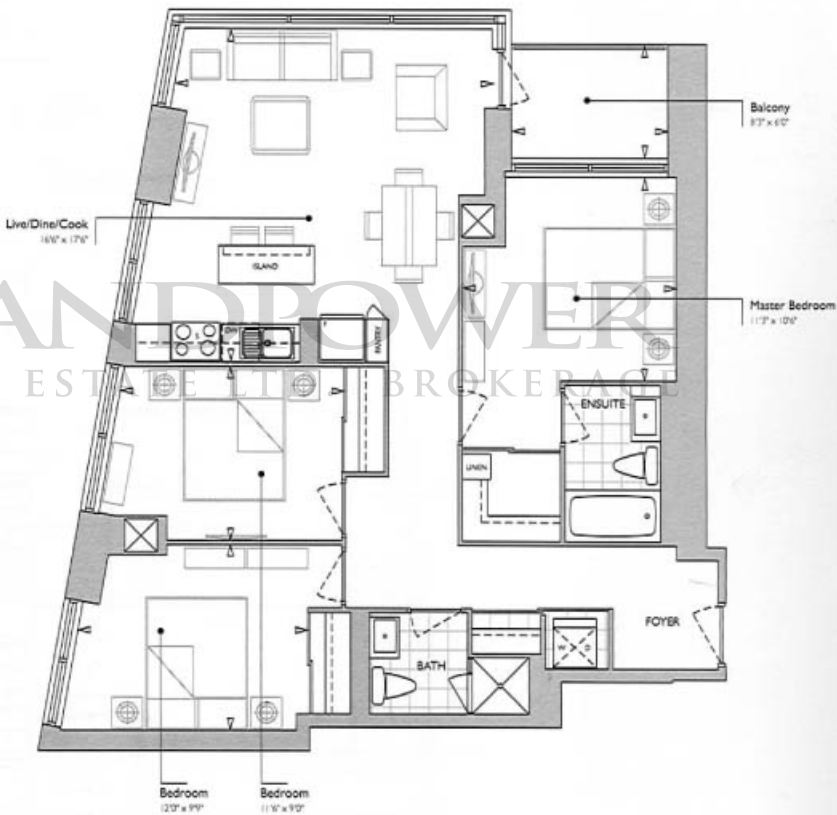
# suite 3b

threebedroom



15-31st floors

Also available on floors 32nd to 51st.



Suite: 1068 sf  
Balcony: 45 sf  
Total: 1113 sf

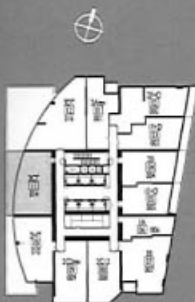
1068 sq. ft.  
FLOORS 15 - 51



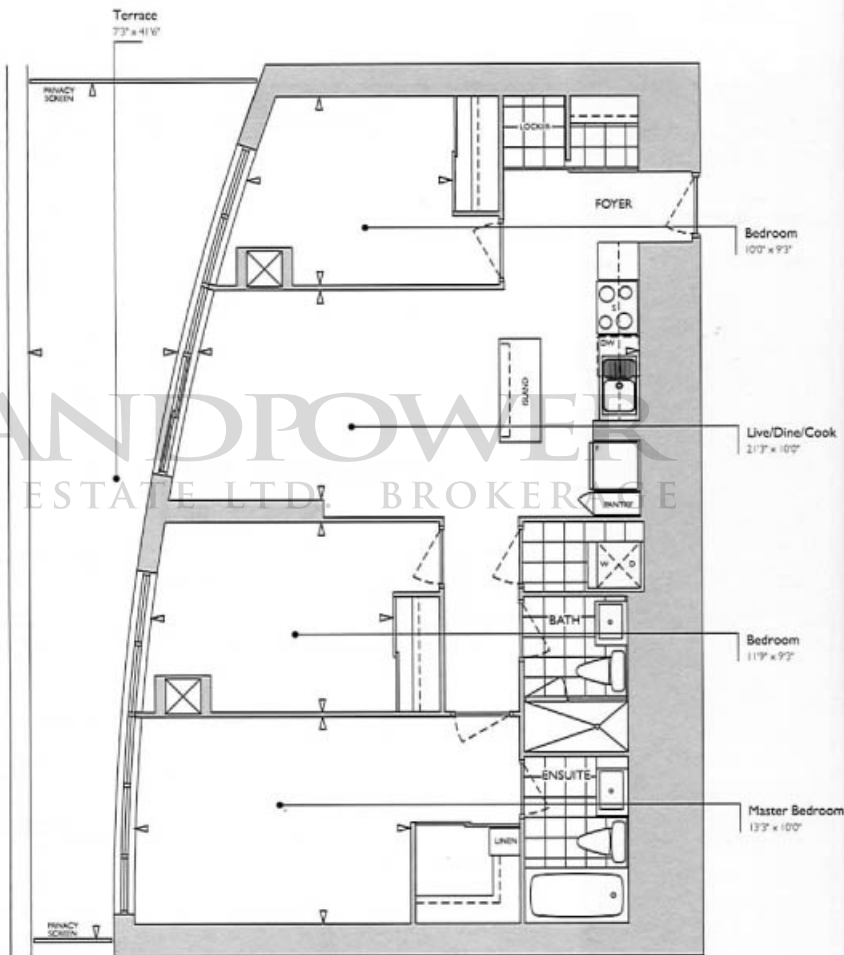


# suite 3ct

threebedroom



46th floor



Suite: 1090 sf  
 Terrace: 255 sf  
 Total: 1345 sf

1090 sq. ft.  
 FLOOR 46

LANDPOWER  
 REAL ESTATE LTD. BROKER



# suite 3d

threebedroom



47th-51st floors

Also available on floors 52nd to 53rd.



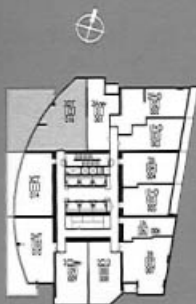
Suite: 1319 sf  
Total: 1319 sf

1319 sq. ft.  
FLOORS 47 - 53

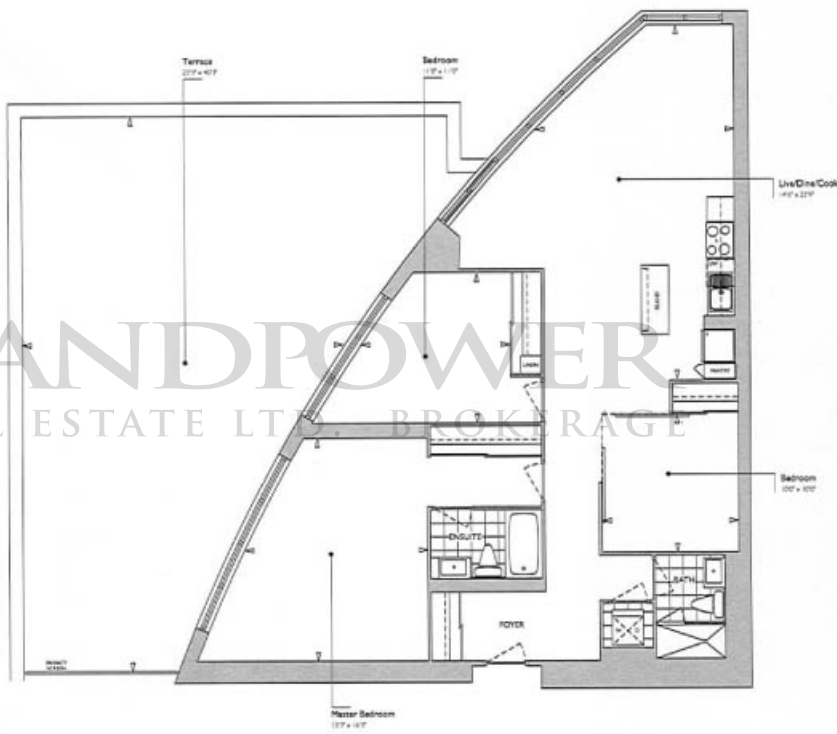


# suite 3dt

## threebedroom



46th floor



Suite: 1319 sf  
Terrace: 870 sf  
Total: 2189 sf

1319 sq. ft.  
FLOORS 46



# LANDPOWER

REAL ESTATE LTD. BROKERAGE

717 BAY STREET • 416.962.8688  
WWW.COLLEGE PARK CONDOS.COM



RENDERINGS ARE ARTIST'S CONCEPT. PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E. & O. E.

Designed by G. Ryan Design Inc.