



TRIDEL®  
BUILT FOR LIFE

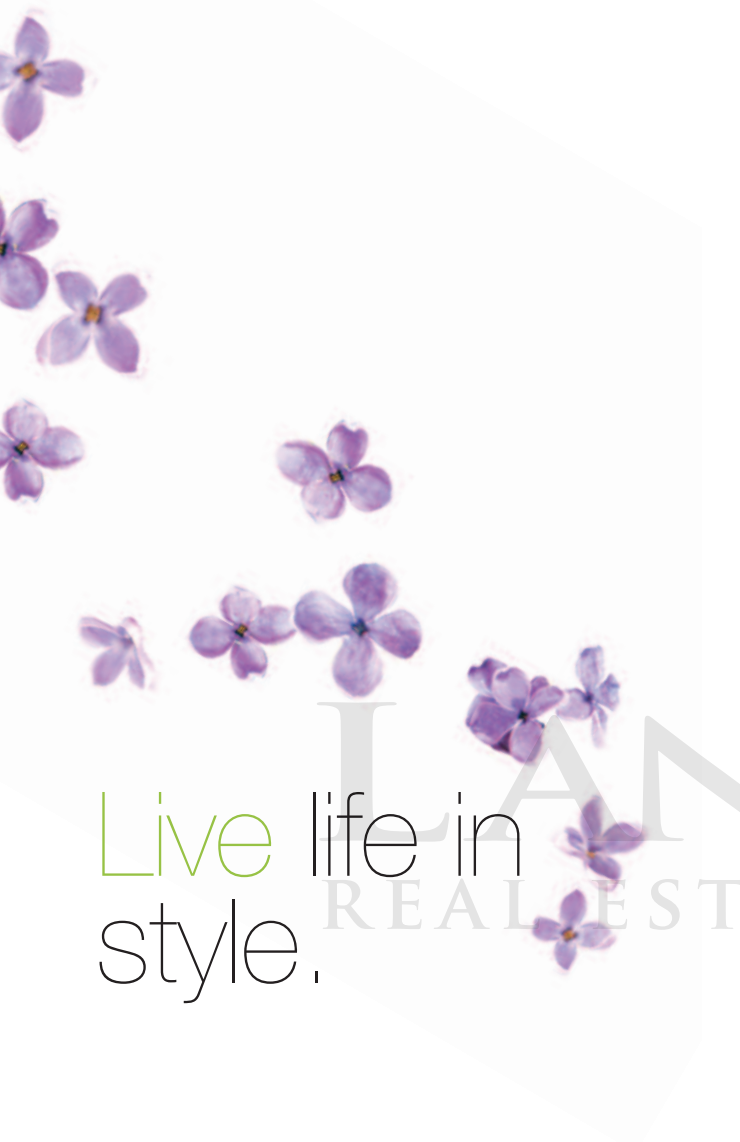
LANDPOWER

REAL ESTATE LTD. BROKERAGE

**AVANI**

AT METROGATE

Live life beautifully.



Live life in style.

Situated adjacent to Metrogate's lush central park, the modern Avani towers create striking silhouettes of glass and pre-cast detailing.



Illustration is artist's concept

Live life surrounded by  
green-inspired design.



FUTURE  
PHASE

AVANI

VENTUS  
TWO

VENTUS  
ONE

SOLARIS  
TWO

SOLARIS  
ONE

METROGATE  
PARK

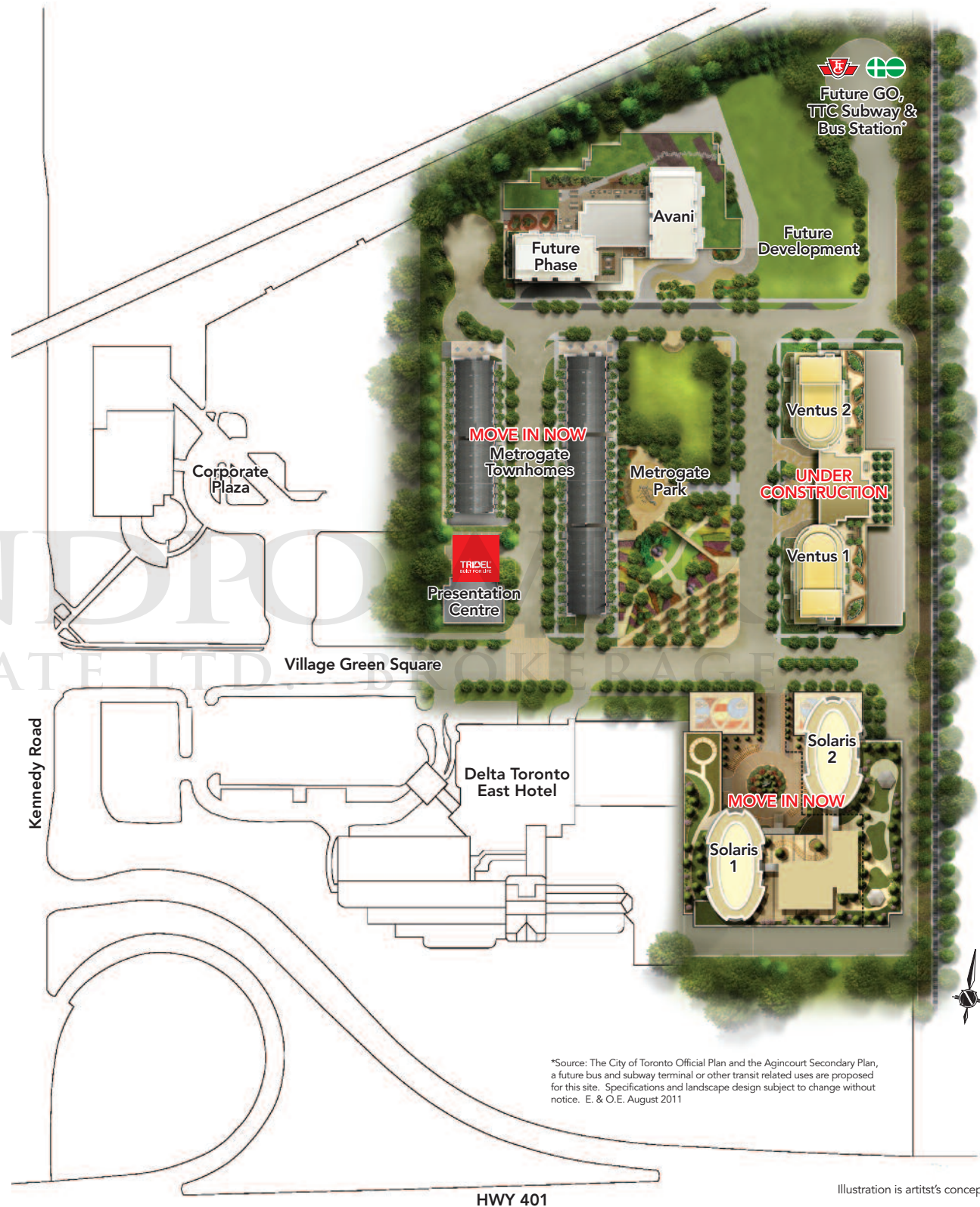
METROGATE  
TOWNHOMES

Illustration is artist's concept

What began with Solaris and Ventus, now evolves beautifully with Avani, as this new address continues to break ground in green-inspired thinking. Residents in this Tridel **Built Green. Built for Life.®** community can enjoy the eco-friendly central park with gardens, trees, pathways and open green areas that lie at the centre of the Metrogate community. Live better and healthier, thanks to the newest breakthroughs in planet-friendly materials, features and finishes, both inside the suites and throughout the remarkable shared spaces.

# Live life connected to what really matters.

At Avani, city living unfolds effortlessly because everything is well within reach. Avani is a part of this brilliant masterplanned Metrogate community that includes townhomes, high-rise residences, retail and an on-site day care centre – all situated around the magnificent central park. Here the living has been designed to flow easily from morning into evening and beyond.



\*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. Specifications and landscape design subject to change without notice. E. & O.E. August 2011

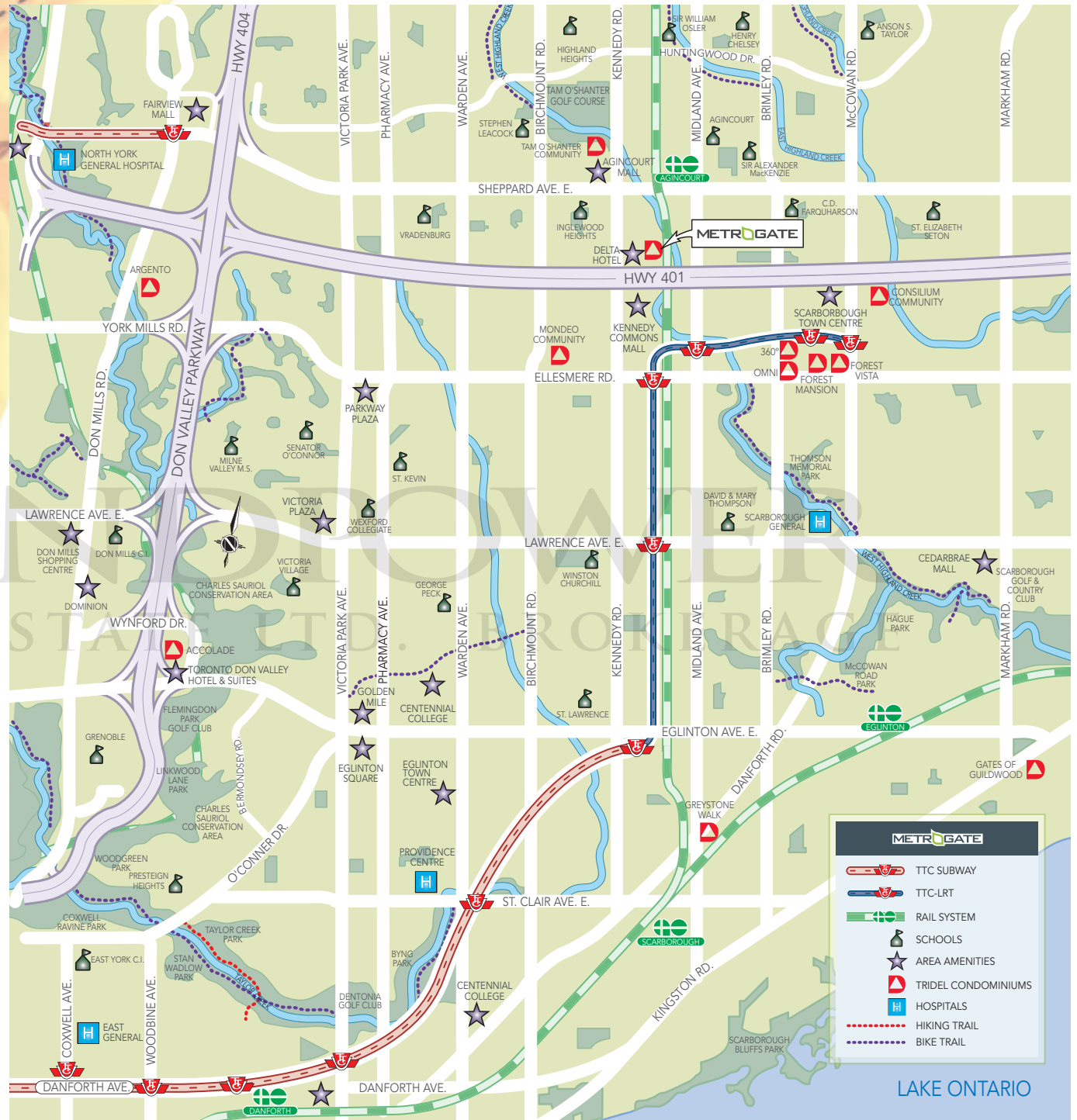
Illustration is artist's concept



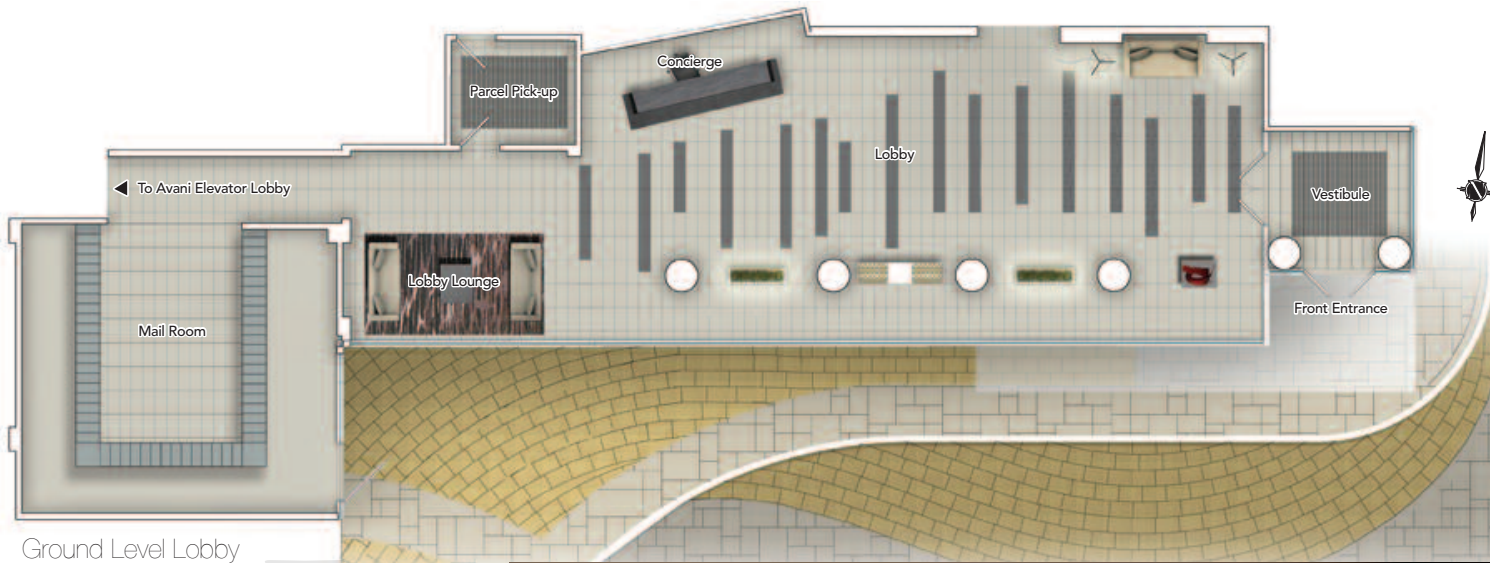


# Live life within minutes of everything.

Avani residents can spend more time doing what they love, thanks to the Kennedy Road and Hwy. 401 location. Movie theatres, eateries and great shopping are just a short car ride away at Scarborough Town Centre and Kennedy Commons. Venturing downtown or out of town are simple when the TTC, LRT, Go Train and Don Valley Parkway are just minutes away, Walking, biking and hiking trails are nearby at Scarborough Bluffs, the Guild Inn and Rouge Park. Golfers will love that the Tam O-Shanter Golf Club is just minutes north of Metrogate.



LAKE ONTARIO



Light infuses the glass-enclosed central Lobby. Serving as the main entrance into Avani, the ultra modern Lobby showcases a sleek seating lounge offset by abstract art pieces.

LANDPO  
REAL ESTATE LTD

Live  
remarkably.





LAND  
REAL ESTATE



## Life in Club Avani.

Downtime can be savoured in the state-of-the-art Fitness Centre, zen-like Yoga Studio, or his and her Steam Rooms. Entertaining can be enjoyed in the Bar, Fireplace and Party Room Lounges, private Dining Room with catering kitchen, Billiards Lounge or Theatre. Outdoor Terraces provide barbeques, outdoor dining tables and landscaped seating areas for summer entertaining or personal enjoyment. Every detail in Club Avani has been considered so that life unfolds as it should.

Third Level Avani Club

Future Phase | Phase 1

Illustration is artist's concept. The following amenity spaces will not be complete or available for use at the time of Phase 1 occupancy: Fitness Studio, Theatre, Fireplace Lounge, Outdoor Seating Lounge/Terrace. They will be completed in conjunction with the future phase development.



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Live for the details.

Illustration is artist's concept

**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 refrigerator.
- › Granite kitchen countertop with polished square edge and double bowl drop-in stainless steel sinks.
- › 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&OE August 2011

## AVANI PRICE LIST

May 22, 2013

### New Floor Plans

Suite	Approx. Square Footage	View	Design Type	Starting Price*	Starting Floor	Estimated Maintenance Fees**	Estimated Property Tax per month***
<b>1 Bedroom</b>							
1W*	515	E	1 Bedroom with 1 Bath	\$226,000	13 <sup>th</sup>	\$252	\$145
<b>1 Bedroom + Den</b>							
1B2+D	600	E	1 Bedroom with Den, 1 Bath	\$249,000	13 <sup>th</sup> – 14 <sup>th</sup>	\$294	\$160
1D1+DR	645	W	1 Bedroom with Den, 2 Bath	\$292,000	9 <sup>th</sup> – 18 <sup>th</sup>	\$316	\$188
1E+D	690	W	1 Bedroom with Den, 2 Bath	\$289,000	7 <sup>th</sup> – 19 <sup>th</sup>	\$338	\$185
<b>2 Bedrooms</b>							
2C	770	SW	2 Bedroom with 2 Bath	\$334,500	7 <sup>th</sup> – 20 <sup>th</sup>	\$377	\$215
2D1*	802	E	2 Bedroom with 2 Bath	\$334,500	7 <sup>th</sup>	\$393	\$215
2E*	790	SE	2 Bedroom with 2 Bath	\$366,000	9 <sup>th</sup>	\$387	\$234
<b>2 Bedrooms + Den</b>							
2D+D	802	W	2 Bedroom plus 1 Den with 2 Bath	\$329,500	7 <sup>th</sup> – 19 <sup>th</sup>	\$390	\$211

**DEPOSIT STRUCTURE:**

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

**METERING:**

Units are individually metered for electricity, heating, cooling and hot water.

**TENTATIVE OCCUPANCY DATE:** Early 2015

**PARKING:**

One included in purchase price valued at \$28,000

**FLOOR INCREMENT:**

\*\$750 per floor, excluding floors with 9ft ceiling and PH

**PRESENTATION CENTRE LOCATION:**

52 Village Green Square, Scarborough, ON  
 Tel: 416-293-5535  
 Fax: 416-293-5755  
 Email: [Metrogate@tridel.com](mailto:Metrogate@tridel.com)

**HOURS:**

Monday – Thurs: 11 a.m. – 7 p.m.  
 Saturday, Sunday & Holidays: 12 noon – 6 p.m.

**SALES REPRESENTATIVES:**

May Tsui  
 Broker  
[mtsui@tridel.com](mailto:mtsui@tridel.com)

Nicholas Hao Lin  
 Sales Representative  
[nlin@tridel.com](mailto:nlin@tridel.com)

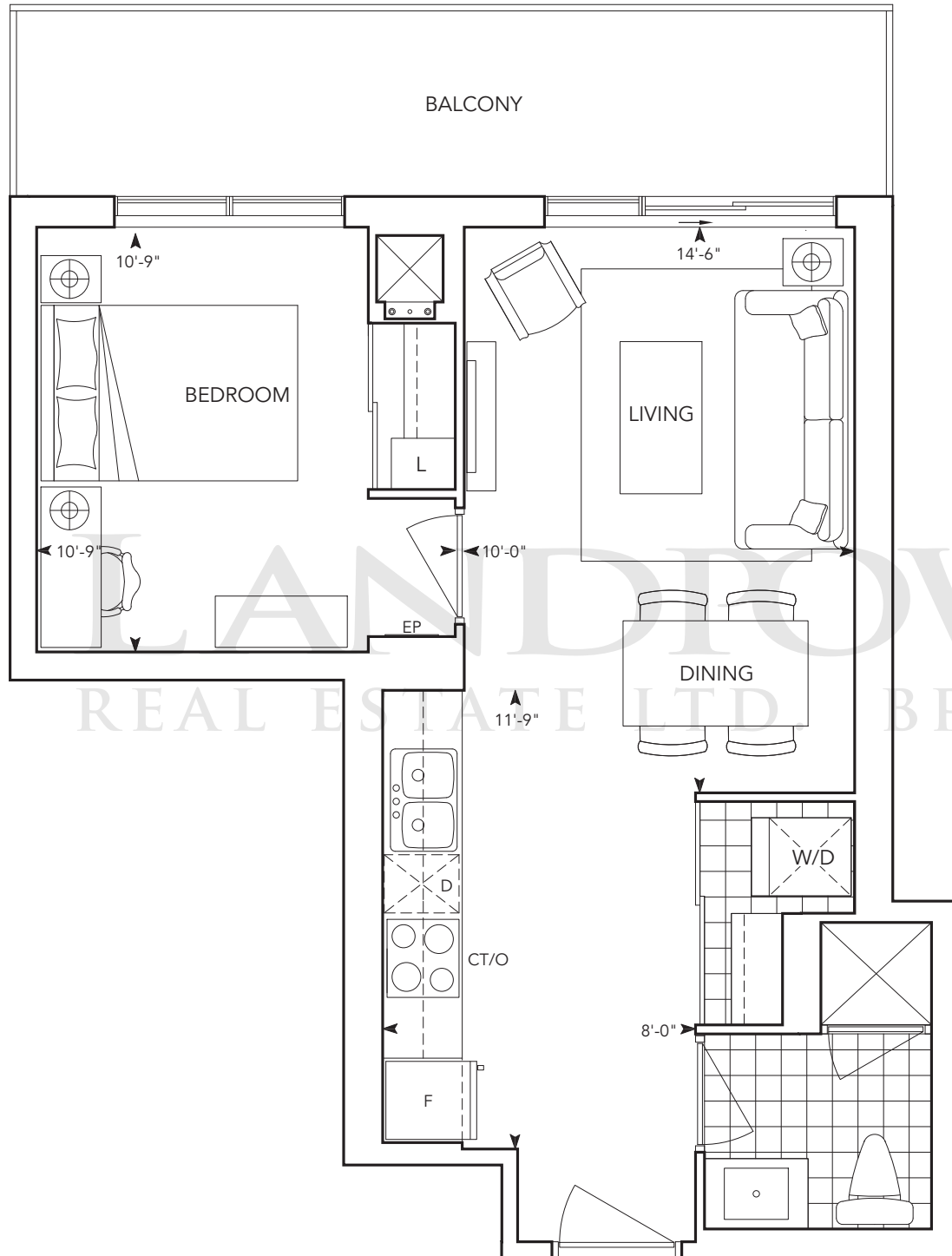
\*Prices and Specifications subject to change without notice, E. & O. E. April 15, 2013

\*\*Excluding parking and locker maintenance, telephone and cable, \*\*\*based on 2012 Property Tax Rates by the City of Toronto

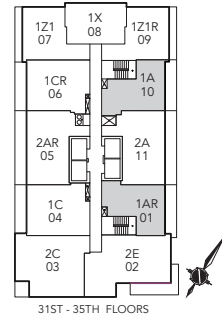


# 1A (10), 1AR (01)

1 Bedroom, Living/Dining Room Plus Balcony



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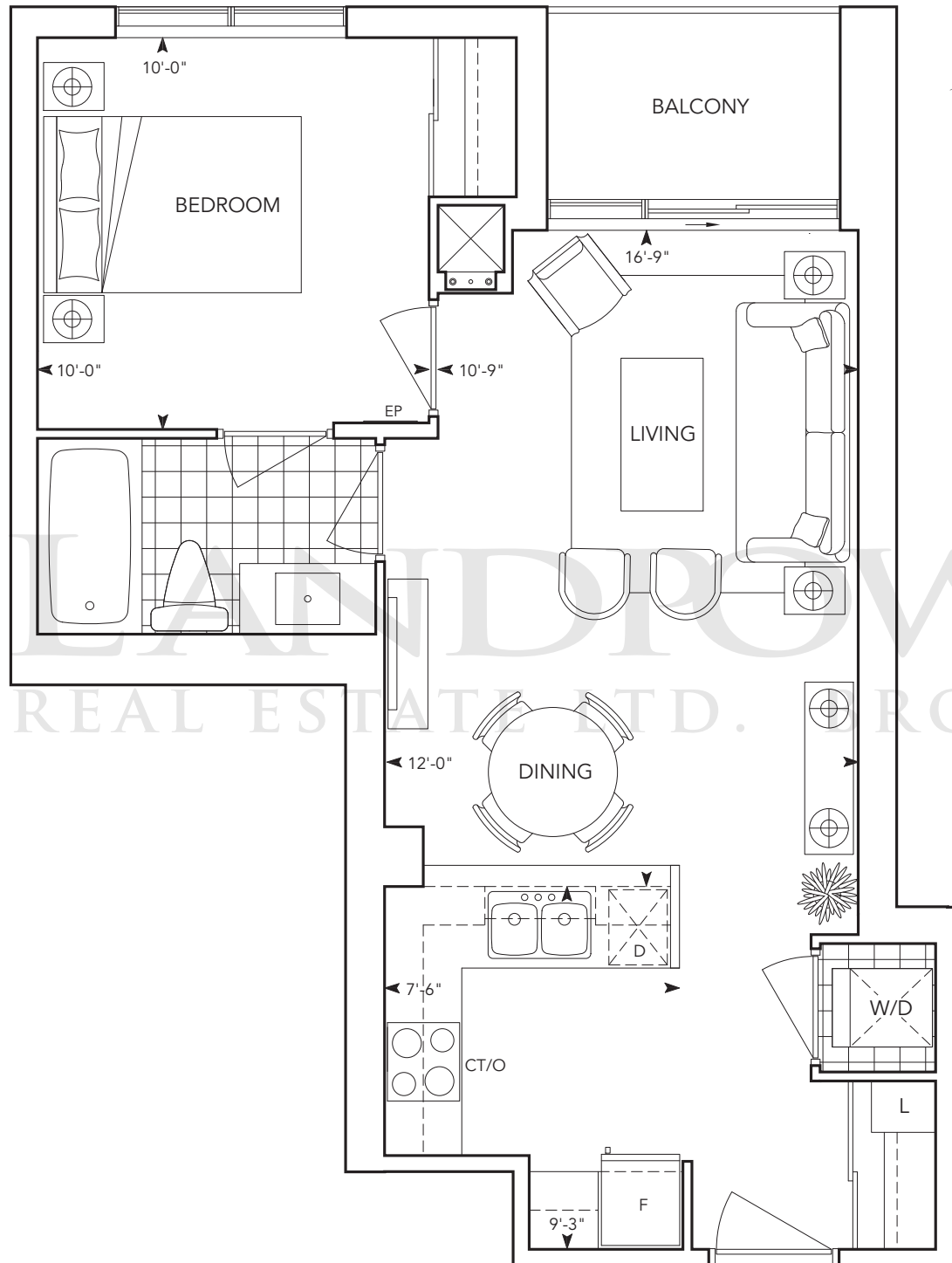


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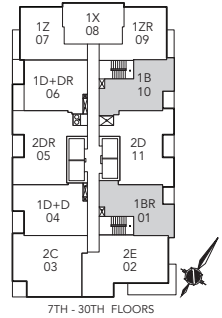


# 1B (10), 1BR (01)

1 Bedroom, Living/Dining Room Plus Balcony



LEANDER POWER  
REAL ESTATE LTD. BROKERAGE



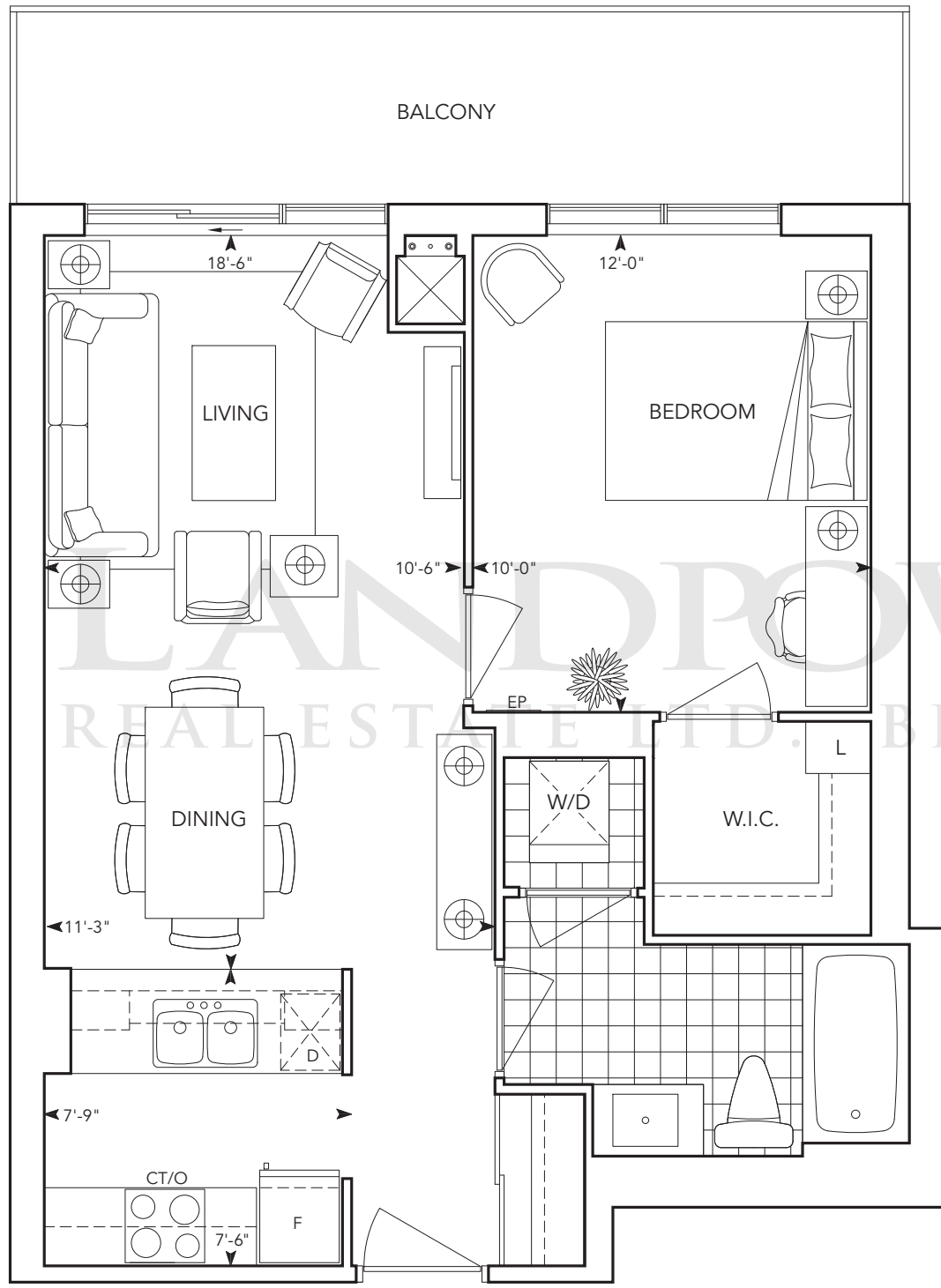
7TH - 30TH FLOORS

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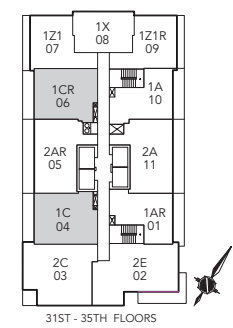


# 1C (04), 1CR (06)

1 Bedroom, Living/Dining Room Plus Balcony



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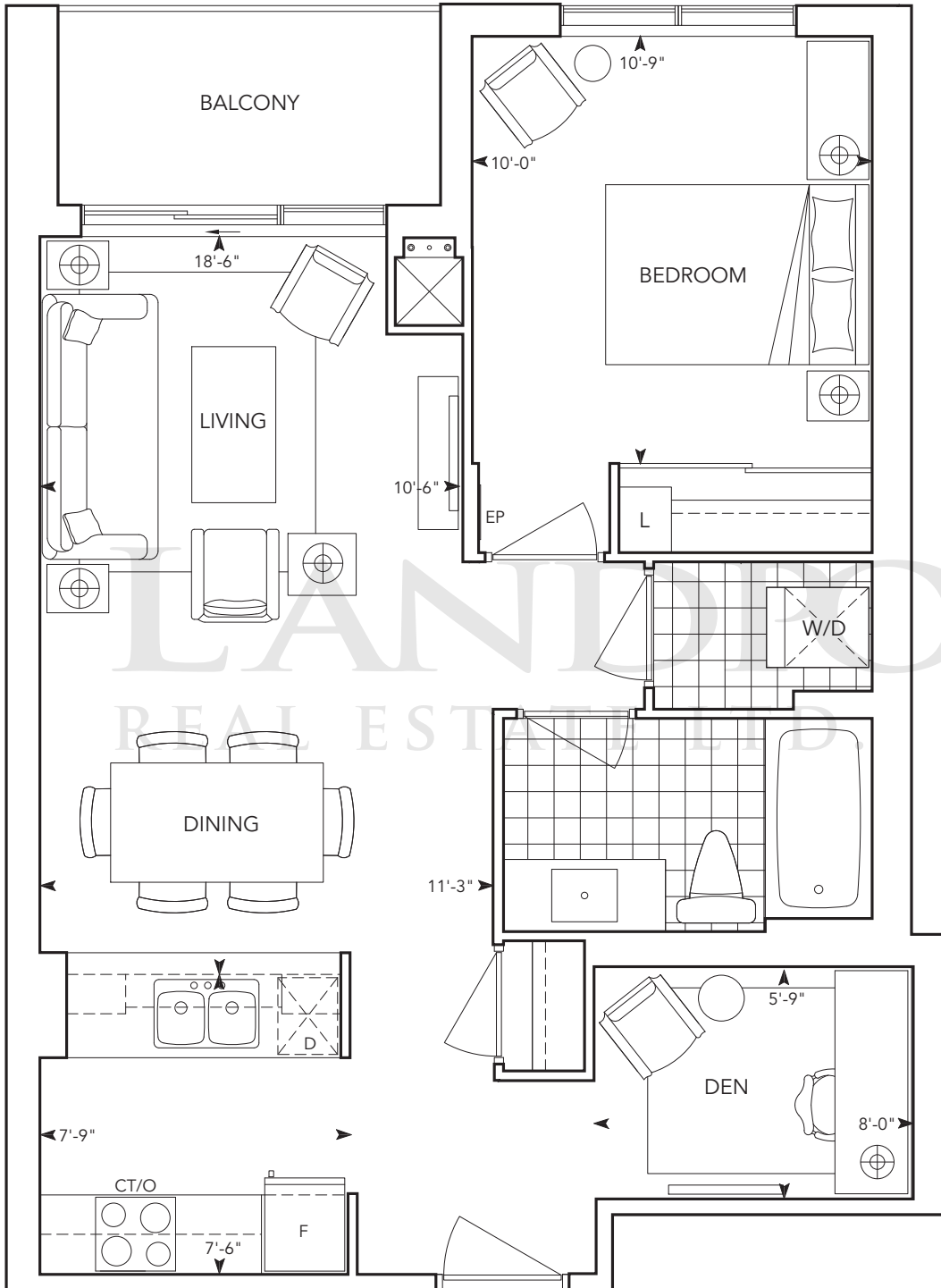


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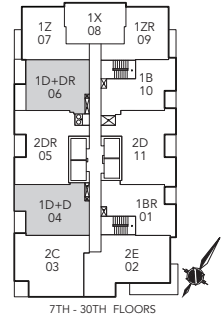


# 1D+D (04), 1D+DR (06)

1 Bedroom, Living/Dining Room, Den Plus Balcony



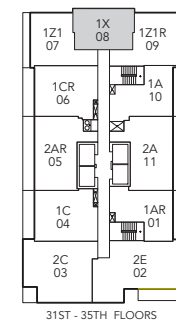
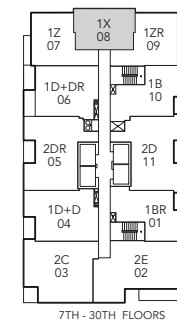
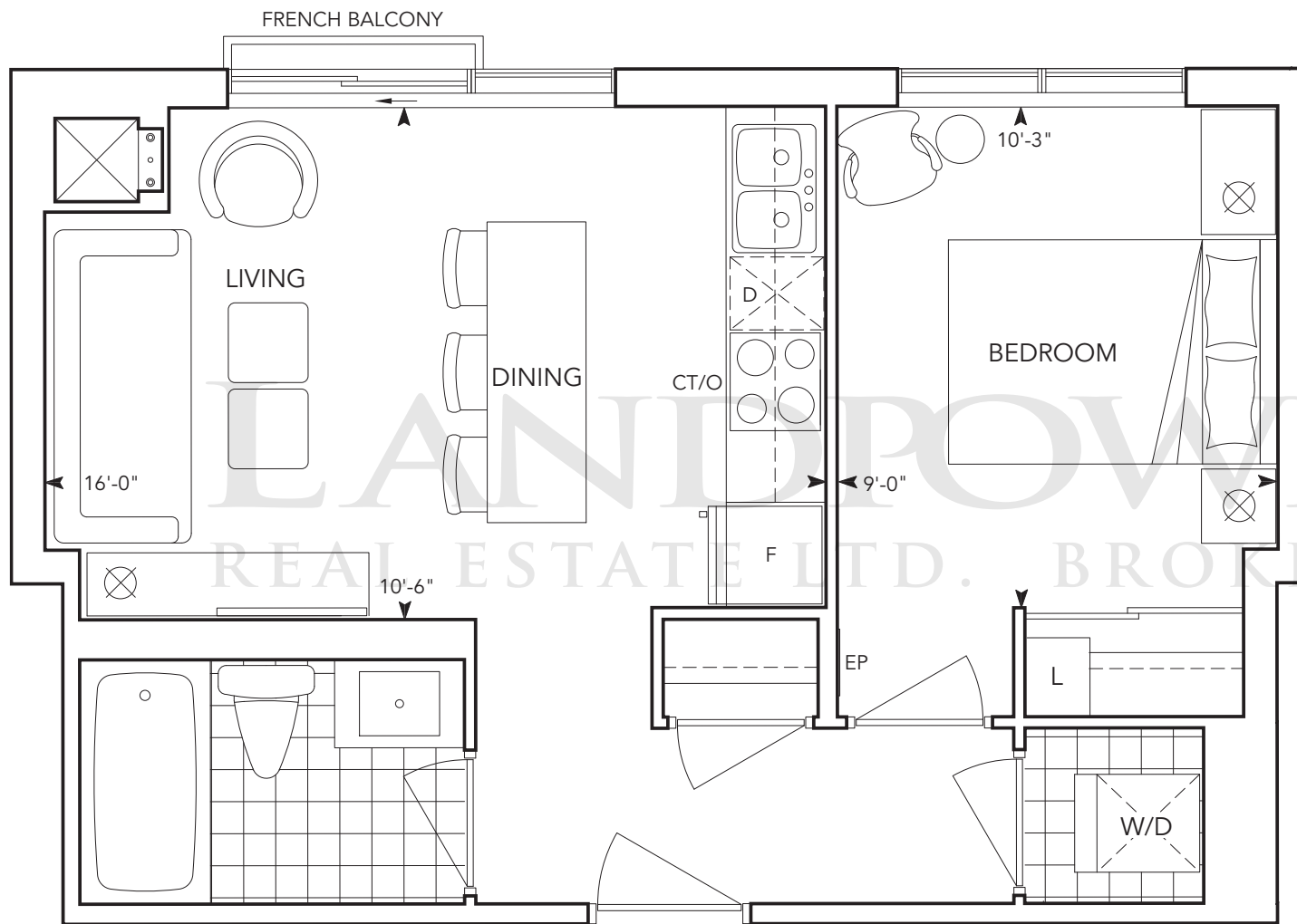
LANDMARK POWER REAL ESTATE LTD. BROKERAGE



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# 1X (08)

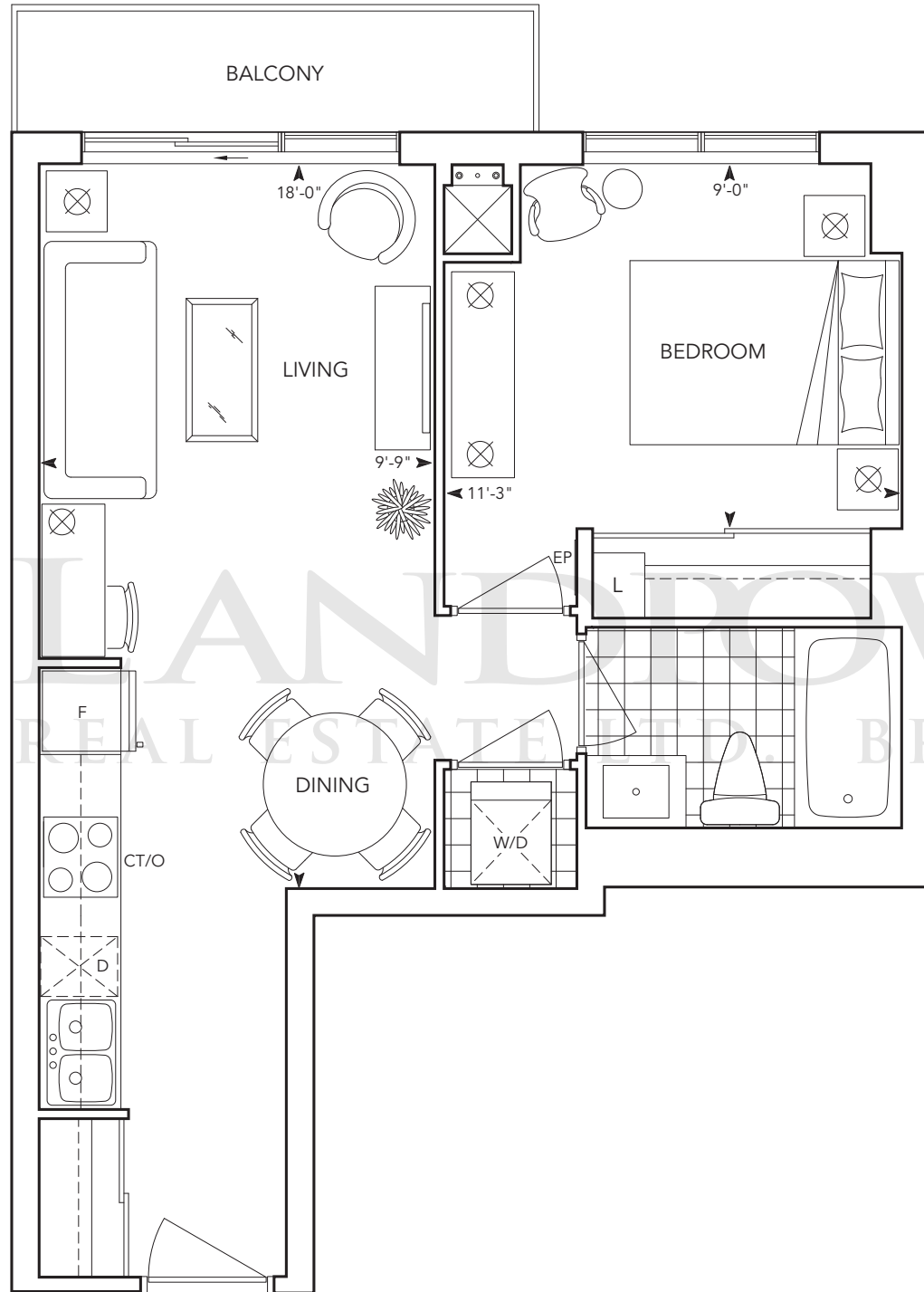
1 Bedroom, Living/Dining Room Plus French Balcony



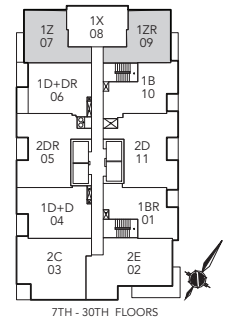


# 1Z (07), 1ZR (09)

1 Bedroom, Living/Dining Room Plus Balcony



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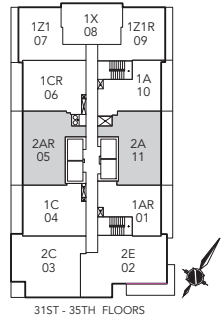
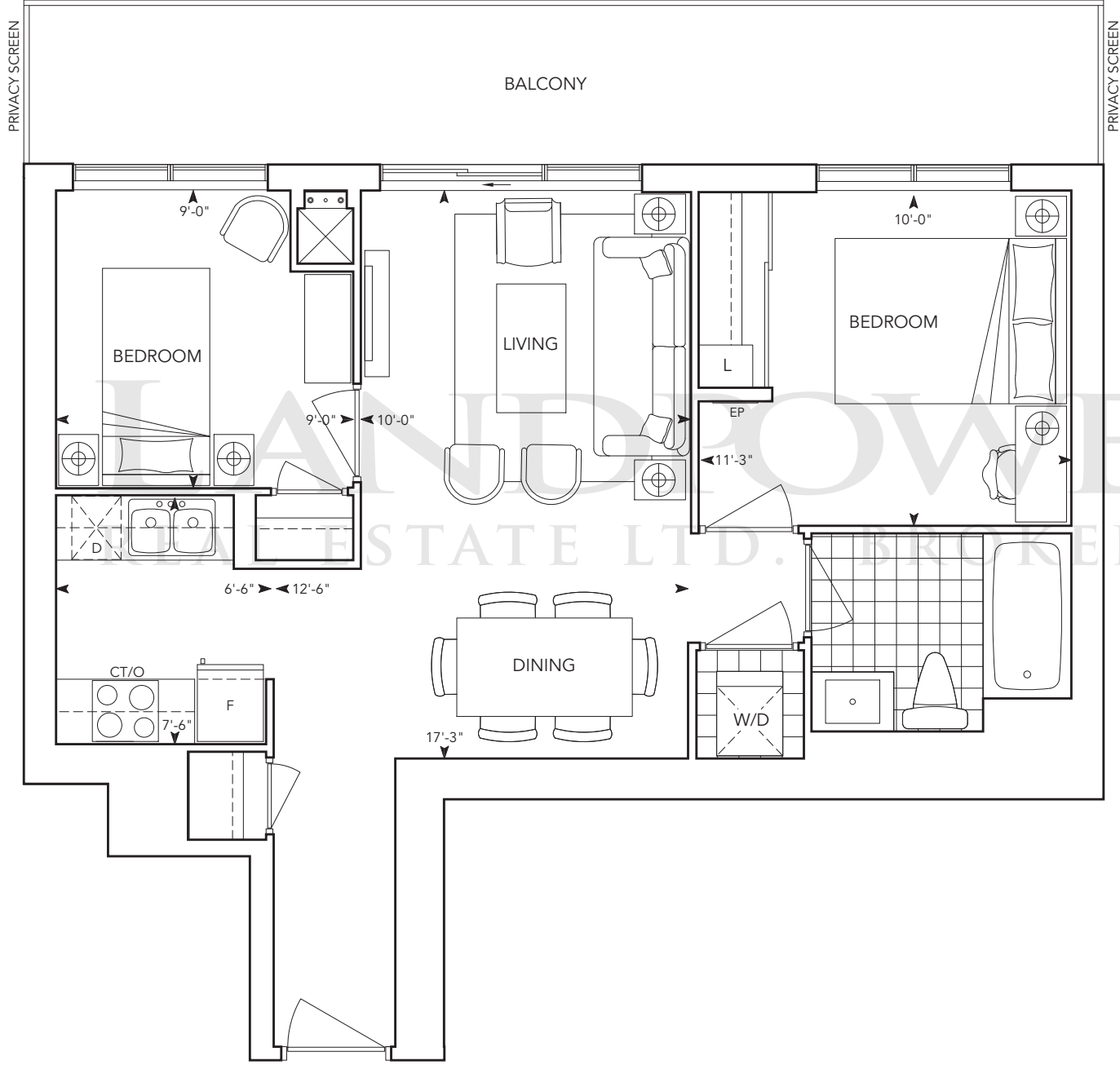


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# 2A (11), 2AR (05)

2 Bedrooms, Living/Dining Room Plus Balcony

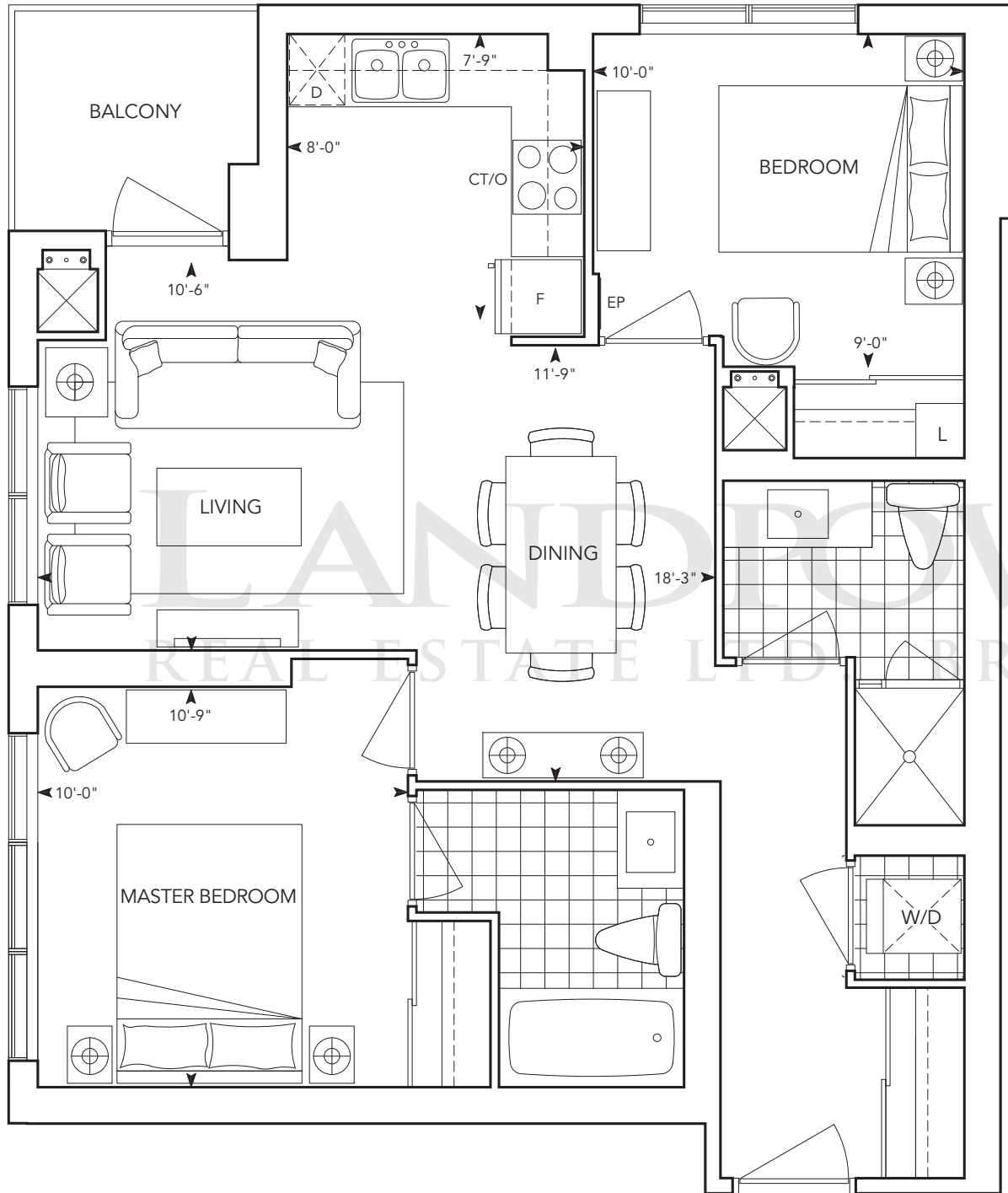


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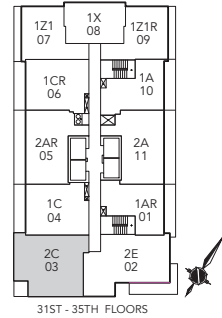
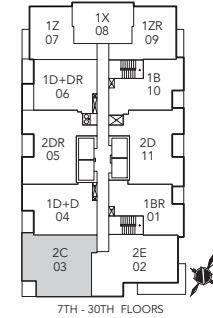


# 2C (03)

2 Bedrooms, Living/Dining Room Plus Balcony



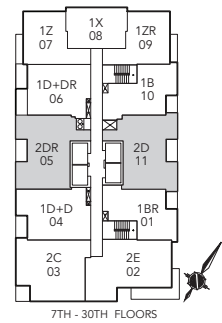
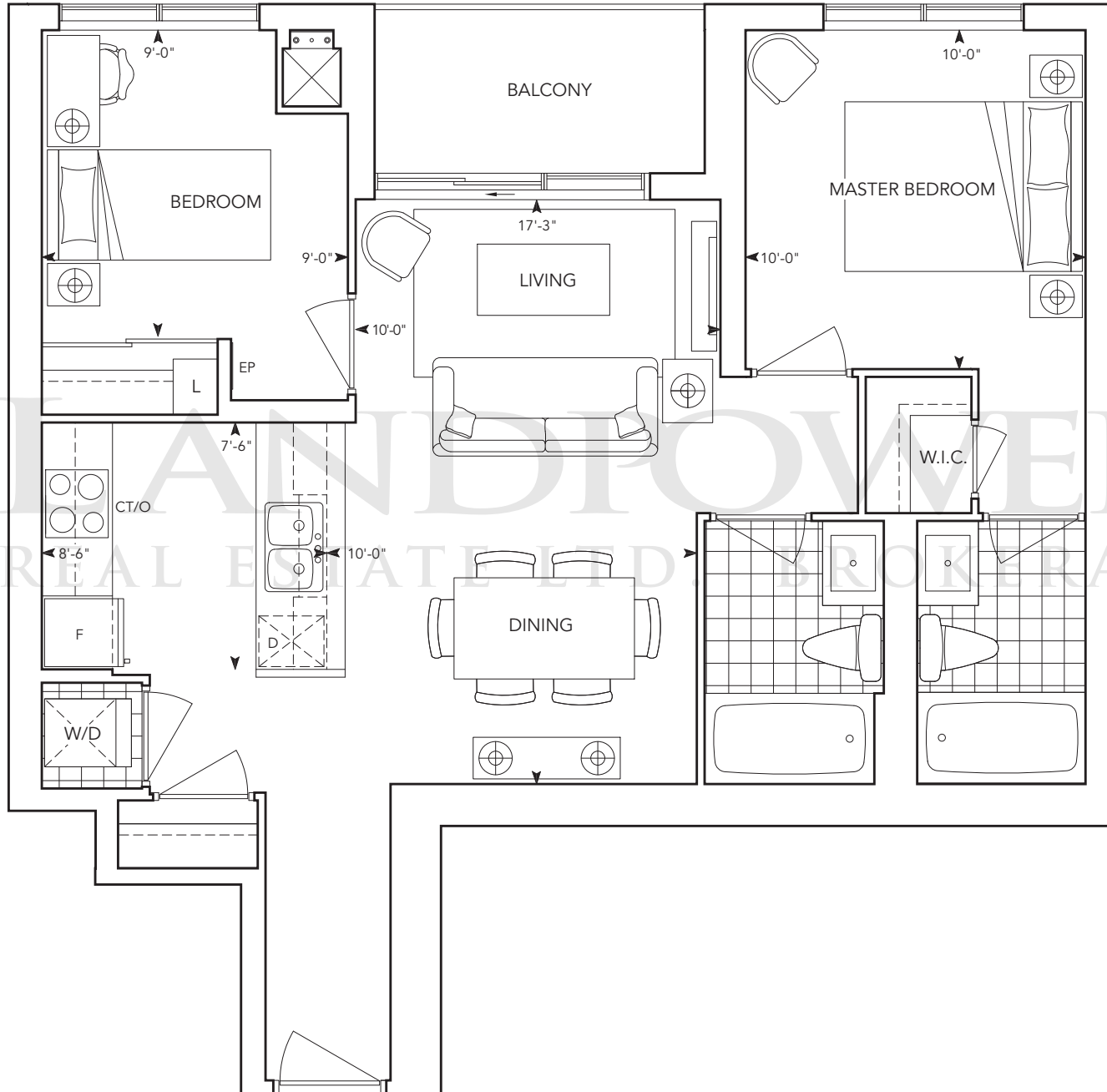
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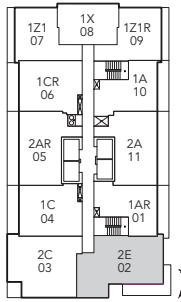
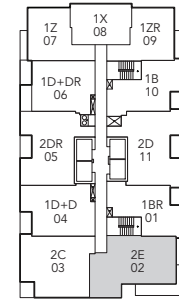
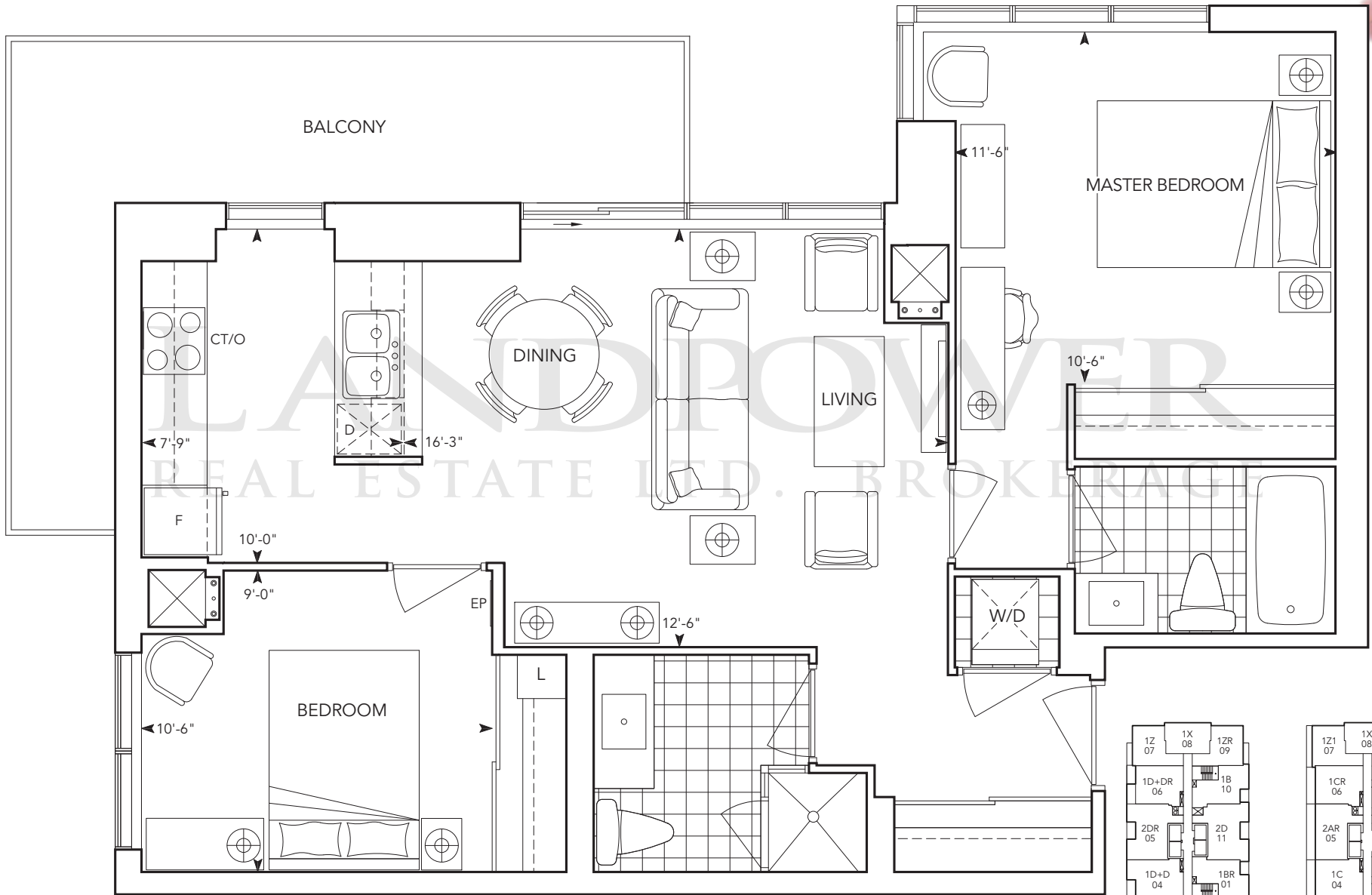
# 2D (11), 2DR (05)

2 Bedrooms, Living/Dining Room Plus Balcony



# 2E (02)

2 Bedrooms, Living/Dining Room Plus Balcony





Deadline For Worksheets  
Wednesday, Sept. 7th, 2011  
Email: avani@tridel.com



**PURCHASERS INFORMATION**

PLEASE PRINT

Name:  Mr.  Mrs.  Ms.  Miss  Dr.

First Middle (no initials allowed) Last

Email: \_\_\_\_\_

Address: \_\_\_\_\_ Suite/Apt.: \_\_\_\_\_

City Province Postal Code

Occupation: \_\_\_\_\_

Type of ID Provided:  SIN Card  Birth Certificate  Driver's License  
 Passport  Other Government Issued (Please specify) \_\_\_\_\_

*To be shredded*

SIN# \_\_\_\_\_  
(No Dashes in TEAM)

Date of Birth \_\_\_\_\_  
DD/MM/YY

(H) \_\_\_\_\_  
(B) \_\_\_\_\_  
(M) \_\_\_\_\_

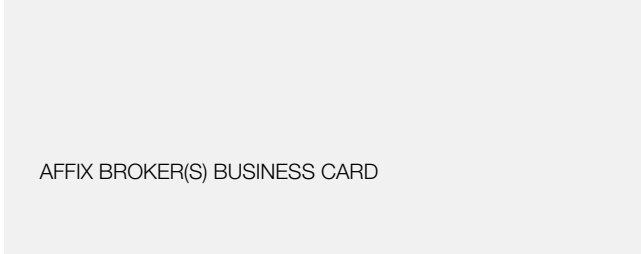
**SUITE PREFERENCE**

Floorplan Design \*Note: We cannot guarantee the availability of your choices.  
\*\*Only successful assignments will be notified.

Choice # 1 \_\_\_\_\_  Higher Floor  
Choice # 2 \_\_\_\_\_  Middle Floor  
Choice # 3 \_\_\_\_\_  Lower Floor

**REALTOR INFORMATION**

Realtor Name: \_\_\_\_\_  
Brokerage Firm: \_\_\_\_\_  
Realtor Cell Phone: \_\_\_\_\_  
RECO Number: \_\_\_\_\_



**SELECTION & PRICE - FOR OFFICE USE ONLY**

Suite: \_\_\_\_\_ Suite Price: \_\_\_\_\_  
Design: \_\_\_\_\_ Discount Price: \_\_\_\_\_  
Total Price: \_\_\_\_\_

**Sign-Off Area**

Sales Rep Sign: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Admin Sign: \_\_\_\_\_  
Print Name: \_\_\_\_\_

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 Study<sup>SM</sup>. 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 Studies<sup>SM</sup>. 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](http://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. Materials, specifications and floorplans are subject to change without notice. E.&O.E. August 2011.



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