

# The CARNABY

THE BEST OF QUEEN WEST



**A FAB  
NEW INTRO TO  
QUEEN STREET WEST:  
THE CARNABY**

**THE CARNABY LOFTS:  
MODERN AND  
BOLD WITH A VIBE AND  
COMMUNITY OF ITS OWN**

**STUNNING VIEWS  
ON THE HIP SIDE OF TOWN.  
IT'S WHERE YOU BELONG.**

**QUEEN WEST RULES!...  
AND HERE'S WHY**

**STREETCAR™**

RETHINKING. URBAN LIVING.

IN PARTNERSHIP WITH DUNCE REALTY CORPORATION



# THE CARNABY LOFTS MODERN AND BOLD, WITH A VIBE AND COMMUNITY OF ITS OWN

By including a laneway with a Soho-style buzz, The Carnaby goes beyond the norm to embrace the Queen West culture.

## THE BLOCK

The first thing to love about The Carnaby is the location. On one side of the street sits the gracefully restored 19th century Gladstone Hotel, across from the 2 Gladstone and 8 Gladstone lofts, and then, just a few steps north is the future home of The Carnaby. Tailored to the location, this new and ultimately inspiring residence adds the next cornerstone piece to this re-invigorated block, filling it with a vibe all its own.

## THE RESIDENCE

The Carnaby lofts enter the neighbourhood as a beacon to all that is new with tremendous character.

Anchored by an elegant charcoal podium, punched with large double height windows, the 20-storey tower will read as two distinct yet connected volumes. The southern portion is wrapped in textured precast concrete, detailed with strong visual lines which also form the balconies. Rising out of the podium, a natural outdoor terrace is created, elevated above the surrounding streets. The northern tower is a clean and crisp glass volume full of light, which slides past the podium, extending its strong lines down into the transparent and open lobby.

## THE LANE

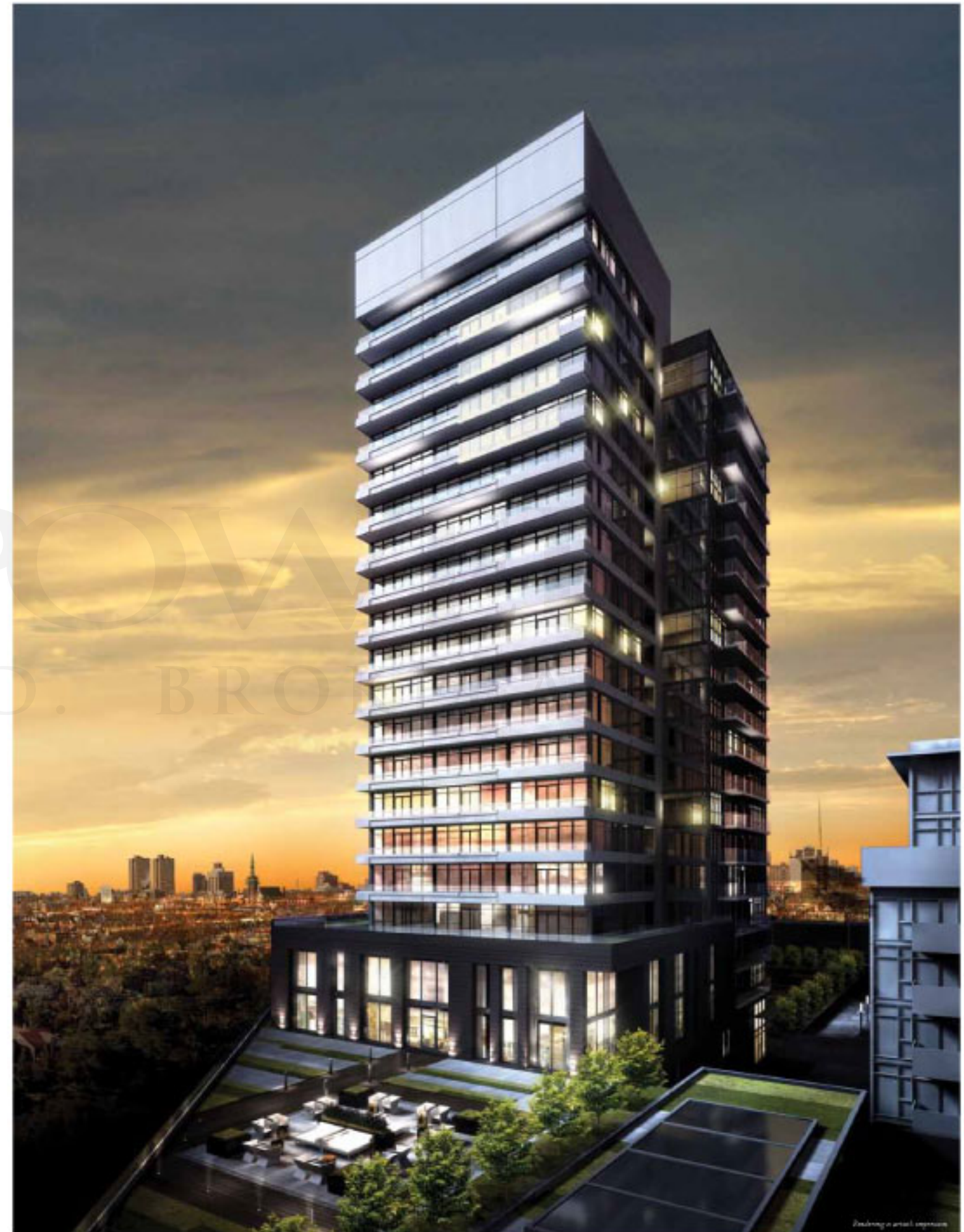
Continuing Queen West's avant-garde spirit while being sophisticated and stylish, The Carnaby will bring the Art and Design District's atmosphere to life with an engaging laneway

feature. Well groomed and pedestrian friendly, the new lane will wind its way from Gladstone Avenue through to Peel Avenue. In addition to the retail anchor on Gladstone, a Metro grocery store will open its doors to service the entire community, allowing this animated laneway to guide pedestrians and cyclists alike, to and from this convenient feature. A fabulous European-inspired compliment to the Queen West life, where a neighbourhood stroll and a coffee are a perfect way to start the day. A visionary contribution to the changing dynamics of the area, this pedestrian and bicycle friendly experience stands to become the heart of The Carnaby community.

## The Best of Queen West

### THE BEAVER

The best source for artisan Air Bakery Bread and your first cup of the day for coffee. Late night, catch some off-the-wall speakers playing their favorites on stage.





## STUNNING VIEWS ON THE HIP SIDE OF TOWN. IT'S WHERE YOU BELONG

A colourful, connected community offering a fun-filled lifestyle and work/play destinations.

It's the place you've spent your Saturday nights and Sunday brunches and now you want to live there. The Queen West strip is now Toronto's most compellingly irresistible residential neighbourhood for the young and young-at-heart. Living up to its art and design heritage, this is a street where individualism and style will always be revered, and fun days and nights out will always be a given. A street that adds colour to everyday life. Welcoming and surrounded by beautifully treed and walkable residential streets, it's a community joined together by its mutual love of the 'hood and the culture it has created. If you're into music,

art, fashion and modern culture, it's where you get connected to the scene. It's also a place where connections are made – literally. Moving around becomes a breeze when you live at The Carnaby. The 24-hour streetcar will take you to points east and west. Heading north to the subway – or the art-centric basement bars of Dundas West, a bus up Ossington will take you there. Work downtown in the Financial District, King West's booming fashion strip or the animation and high tech studios of Liberty Village? They're all just a short jaunt away from your home at The Carnaby.



### The Best of Queen West

#### THE DRAKE GENERAL STORE

A part of all for everything you could want. From Pendleton blankets to obscure bits of locally made Canadiana, it translates the idea of general rather well, while evoking the dry goods stores of the past. Most loved thing about it: its emphasis on vintage brands that still exist making the same quality goods. For unexpected treasures and domestic paraphernalia visit The Drake's thrifty-but-50/70 store.



# THE CARNABY FEATURES AND FINISHES



- BUILDING**
- + 9ft.-high exposed concrete ceilings, except in bathrooms and areas with bulkheads
  - + Exposed concrete columns, as per plan
  - + Energy efficient windows
  - + Engineered hardwood\* floors throughout, except in bathrooms as per plan
  - + Square edge baseboards throughout
  - + Walls and trim painted with flat VOC white latex paint
  - + Solid core wood veneer entry door with privacy viewer and contemporary hardware
  - + Frosted glass sliding doors to interior bedrooms, as per plan
  - + Hollow core interior doors and closet doors, as per plan
  - + Single or double sliding glass doors to balcony or terrace, as per plan
  - + White plastic coated wire shelving in all closets, as per plan
  - + Laundry closet with tiled floor and brand name, front-loading Energy Star™ stacked washer and dryer
  - + Individually controlled heating and air conditioning with energy efficient digital thermostats

- + Telephone outlet in living room, bedrooms and den, as per plan
- + Cable outlet in living room and bedrooms, as per plan
- + Capped light box in living/dining room and den, as per plan
- + Ceiling light fixture in foyer and walk-in closets, as per plan
- + “All-off” electrical switch near entry door
- + Balcony or terrace with one exterior light fixture, electrical outlet

## SOPHISTICATED KITCHEN

- + Laminate wood veneer cabinets with high gloss accents\* and metal hardware
- + Under cabinet valance lighting
- + Porcelain tiled backsplash\*
- + Quartz or granite countertop\*
- + Single, stainless steel undermount sink
- + Chrome, single lever low-flow faucet
- + Brand-name appliances, including: integrated refrigerator with bottom-mount freezer; stainless steel slide-in stove with ceran top, integrated hood fan; and dishwasher, as per plan

## DESIGNER BATHROOMS

- + Wood veneer cabinets\* with metal hardware
- + Quartz or granite countertop\*
- + Undermount sink
- + Chrome, single lever low-flow faucet
- + Vanity-width mirror with integrated back lighting
- + Porcelain tile\* floors
- + Soaker tub with acrylic apron and/or shower stall with glass wall and acrylic pan, as per plan
- + Porcelain tile\* full-height walls surrounding bathtub and/or shower stall, as per plan
- + White one-piece toilet
- + Pot light, as per plan
- + 8 ft.-high ceilings with exhaust fan vented to the outside

## SECURITY

- + Security concierge
- + Smoke and carbon monoxide detectors as required in each suite

*\*From Vendor's standard samples*

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.

1. The Purchaser acknowledges that only the items listed in this Schedule are included in the Purchase Price and that the model suite furnishings and appliances, decor and upgrades, artist renderings, scale models, improvements, mirrors, built-in cabinetry, window coverings, tracks and wall coverings, and light fixtures are not included in the Purchase Price unless specified in this Schedule.
2. Included in the window system are solid spandrel panels as required to satisfy the requirements of the Ontario Building Code, which will reduce ceiling height.
3. Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code, which will reduce ceiling height.
4. Exposed structural concrete columns may be round or square and may be concrete or drywall (floor plans show structural columns as round but the Vendor reserves the right to change as required by construction).
5. Any exposed concrete ceilings may have variation in colour and grain, and the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards.
6. Natural products (i.e. marble, granite, stone, wood, etc.) are subject to natural variations in shade, appearance, colour and grain from samples displayed. Porcelain tile, ceramic tile and broadloom are subject to pattern, shade and colour variations.
7. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least fifteen (15) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.
8. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
9. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
10. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order the purchase may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a whirlpool tub, etc.); if, as a result of building construction or site conditions within the Unit of the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligations to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects of this Agreement shall continue in full force and effect.
11. Floor and specific features will depend on the Vendor's package as selected.
12. All dimensions, if any, are approximate.
13. All specifications and materials are subject to change without notice. E. & O. E.



18TH FLOOR, SOUTH EAST VIEW

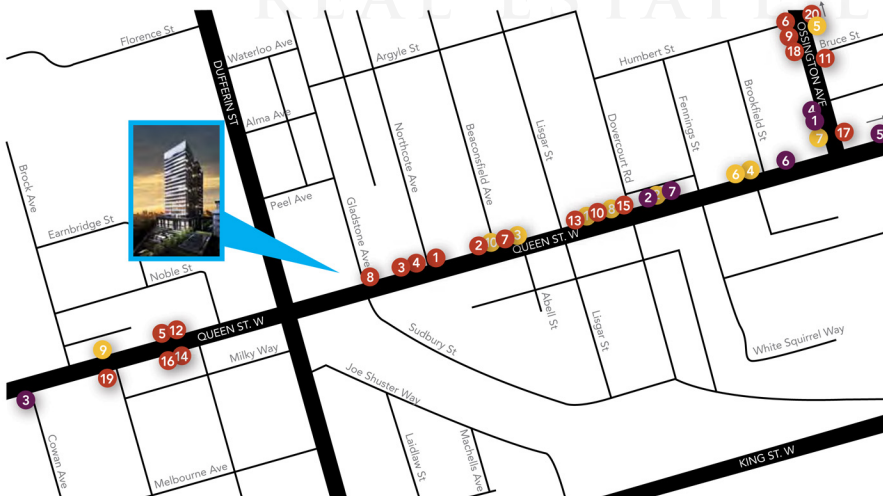
What you see is what you live for - a dynamic city that fuses centuries of architectural styles. From the red brick Victorians that define your local neighbourhood to the CN Tower. A stunning view to enjoy from the comfort of your home, and running right through it, a street that is sovereign in name and nature, Queen Street West.

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REAL ESTATE BROKERAGE



# THE QUEEN WEST SCENE

The domain of all those who worship hip urban Queen Street West offers venues for everything and everybody. Need convincing? Take a walk any day of the week and inhale the vibe of the street. The heritage buildings that define this legendary strip are being restored, their façades returned to their original glory, window displays gleam with everything from indie fashion to retro-collectibles and handcrafted artifacts. Bars beckon, clubs and cafés lure, fresh greens are found and other gourmet delights, too! Destined to stay the way it is, but paradoxically become even better, Queen Street West is forever destined to be The Best. Don't miss a minute.



## SHOPS + SERVICES

1. 69 Vintage
2. Chasse Gardée
3. The Drake General Store
4. JacFlash
5. Jonathon & Olivia
6. Knit Café
7. Parlour Salon
8. Poppies
9. Shop Girls Gallery Boutique
10. Inabstracto



## GALLERIES

1. Angell Gallery
2. David Kaye Gallery
3. Gallery 1313
4. Lennox Contemporary
5. Museum of Contemporary Canadian Art (MOCCA)
6. Stephen Bulger Gallery
7. Ten Eighty Gallery



## RESTAURANTS + BARS

1. Addis Ababa
2. The Beaconsfield
3. Beaver Café
4. Brooklyn Bar
5. Cadillac Lounge
6. Delux Restaurant
7. The Drake Hotel
8. Gladstone Hotel
9. Levack Block
10. Nyood
11. The Ossington
12. Parkdale Drink
13. Poutini's House of Poutine
14. Rhino Bar & Grill
15. Starbucks
16. Stones Place
17. Sweaty Betty's
18. Union
19. Wrong Bar
20. Pizzeria Libretto



# The CARNABY

## NEW SALES OPPORTUNITY

### PROCEDURE FOR BUYING

1. As a VIP of Streetcar and Baker Real Estate, you are being given the first opportunity to sell suites at the newly-released The Carnaby. Agents will be limited to the sale of three (3) suites each.
2. The attached worksheet and Choice of Suite form should be completed for your Purchaser, once a purchaser is in place. In order to avoid spelling or information errors, your Purchaser's photo ID must also be emailed or faxed with your worksheet. Only one name change will be permitted during the 10-day rescission period.
3. The completed worksheets, photo ID and Choice of Suite forms should be emailed to [thecarnaby@bakersales.info](mailto:thecarnaby@bakersales.info) or faxed to 416-792-8185, where they will be numbered in the order they are received.
4. **The email and fax line for worksheets will open Wednesday, March 21, 2012 at 4 pm.**
5. **All worksheets must be received by 11:59 PM on Wednesday, March 28, 2012.**
6. Each Purchaser may only buy one suite at The Carnaby.
7. You will be contacted by telephone with your suite assignment. An appointment will be arranged to meet with your clients for signing. All agreements must be signed before 5:00 PM on Sunday, April 1, 2012.
8. A deposit cheque from a financial institution in the amount of \$5,000 must be presented at time of purchase. Counter cheques will not be accepted. Cheques are payable to Fraser Milner Casgrain LLP in Trust.

Thank you for your co-operation,

Sasha Chan and Darlene Wronzberg  
Sales Representatives  
416-690-9009

\*see Sales Representative for details. 2% in 90 days, after 10% deposit and mortgage approval have been received by the Vendor. Valid for sales made on or before April 1, 2012 only.

## VIP AGENT PRICING

(subject to availability)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW PRICES STARTING FROM:	AGENT PRICES STARTING FROM:
<b>The Tweed</b>	1 Bedroom	4 to 20	491 sq. ft.	East / West	<del>\$239,900</del>	\$234,900
<b>The Twill</b>	1 Bedroom	12 to 19	582 sq. ft.	North	<del>\$294,900</del>	\$289,900
<b>The Mod</b>	1 Bedroom + Den	4 to 20	578 sq. ft.	South	<del>\$294,900</del>	\$286,900
<b>The Harris</b>	1 Bedroom + Den	4 to 20	610 sq. ft.	South-east/ South-west	<del>\$299,900</del>	\$294,900
<b>The Check</b>	1 Bedroom + Den	2 to 19	617 sq. ft.	East	<del>\$284,900</del>	\$279,900
<b>The Pinstripe</b>	1 Bedroom + Den	3 to 19	663 sq. ft.	West	<del>\$312,900</del>	\$307,900
<b>The Plaid</b>	2 Bedroom	12 to 19	700 sq. ft.	North-East	<del>\$363,900</del>	\$355,900
<b>The Cord</b>	2 Bedroom	3 to 19	710 sq. ft.	North-West	<del>\$341,900</del>	\$333,900
<b>The Houndstooth</b>	2 Bedroom	3 to 19	713 sq. ft.	West	<del>\$339,900</del>	\$331,900
<b>The Gingham</b>	2 Bedroom + Den	2 to 19	806 sq. ft.	East	<del>\$382,900</del>	\$374,900
<b>The Argyle</b>	2 Bedroom + Den	2 to 11	829 sq. ft.	North-East	<del>\$392,900</del>	\$384,900

Premiums apply to penthouses, terraces, balconies and views. Please speak to a Sales Representative for details.

### Building Features

The Carnaby, a 20-storey residence with approximately 207 lofts, is the new bookend to Toronto's famous Art & Design District in Queen West. It features energy efficient windows with individually controlled heating and air conditioning with energy efficient digital thermostats in each suite. Also featured is a cutting-edge fitness facility, indoor party and media room and an outdoor terrace.

### Suite Features

Engineered hardwood flooring throughout the suite except in bathrooms\*.  
**9 ft high exposed concrete ceilings\*\***

Luxurious bathrooms with porcelain tile floors\* and full-height walls surrounding bath tub and/or shower stall\*, soaker tub with acrylic apron and/or shower stall with glass wall and acrylic pan\*, wood veneer cabinets with metal hardware\*, quartz or granite countertops\* and chrome single lever low-flow faucet. Sophisticated kitchens with laminate wood veneer cabinets with high gloss accents and metal hardware\*, under cabinet valance lighting and quartz or granite countertops\*. Brand-name appliances including integrated refrigerator with bottom-mount freezer, stainless steel slide-in stove with ceran top, integrated hood fan and dishwasher\*. A brand name, front-loading Energy Star stacked washer and dryer completes the in-suite laundry closet.

<p><b>DEPOSIT STRUCTURE</b></p> <p>\$5000 on Signing, Balance of 5 % in 30 days 5% in 90 days 5% in 180 days 5% on Occupancy</p> <p><b>Occupancy Commencing:</b> November, 2014</p> <p><b>Parking: \$27,000</b></p> <p><b>Storage Locker: \$5,000</b></p> <p><b>Bicycle Locker: \$500</b> <b>May only be used to store a bicycle</b></p>	<p><b>MAINTENANCE</b></p> <p>Approximately \$ .51 per square foot (hydro separately metered)</p> <p>Parking Maintenance fee \$42.12/ month Storage Locker Maintenance fee – \$11.70/month Bicycle Locker Maintenance fee - \$3.90/month</p> <p><b>TAXES</b></p> <p>Estimated at approximately 1 % of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>
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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. Floor area measured in accordance with Taron Bulletin #22. Actual living area will vary from floor area stated. March 21, 2012. Please see a Sales Representative for details.

\*From Vendor's standard samples, as per plan. \*\*Dimensions are approximate and exclude areas with bulkheads, as required to accommodate architectural, structural and mechanical or OBC conditions and bathrooms

**Exclusive Listing:** Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

The Carnaby Presentation Centre: T. 416-690-9009 F. 416-792-8185 [www.carnabylofts.com](http://www.carnabylofts.com)  
[thecarnaby@bakersales.info](mailto:thecarnaby@bakersales.info)  
 1230 Queen Street West (at Gladstone)



# The Tweed

ONE BEDROOM

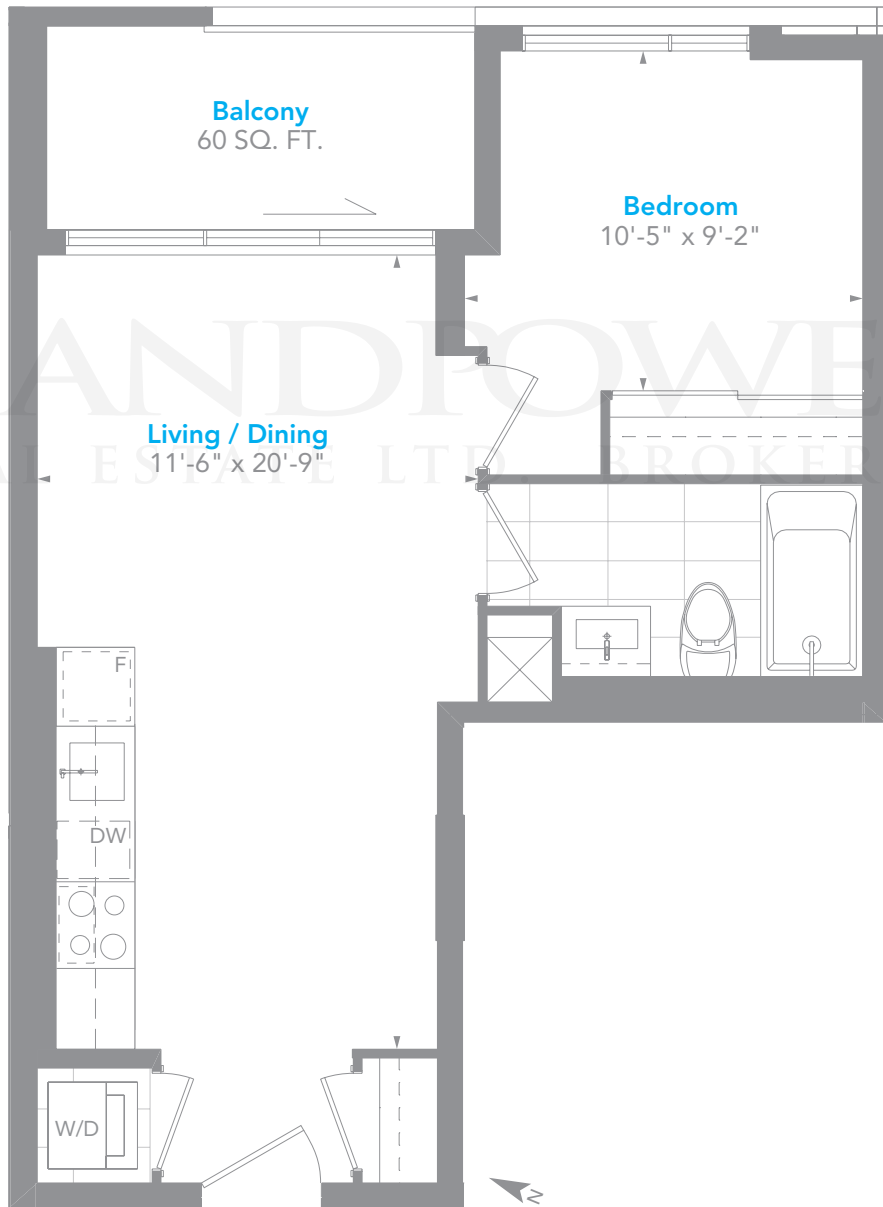
491 SQ. FT.

BALCONY 60 SQ. FT.

404 | 408 | 504 | 508 | 604 | 608 | 704 | 708 | 804 | 808 | 904 | 908 | 1004  
1008 | 1104 | 1108 | 1205 | 1209 | 1305 | 1309 | 1405 | 1409 | 1505 | 1509  
1605 | 1609 | 1705 | 1709 | 1805 | 1809 | 1905 | 1909 | 2002 | 2006

## The CARNABY

404 – 207 SQ. FT. TERRACE  
408 – 186 SQ. FT. TERRACE



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All sizes and specifications are subject to change without notice. E & O.E.





# The Mod

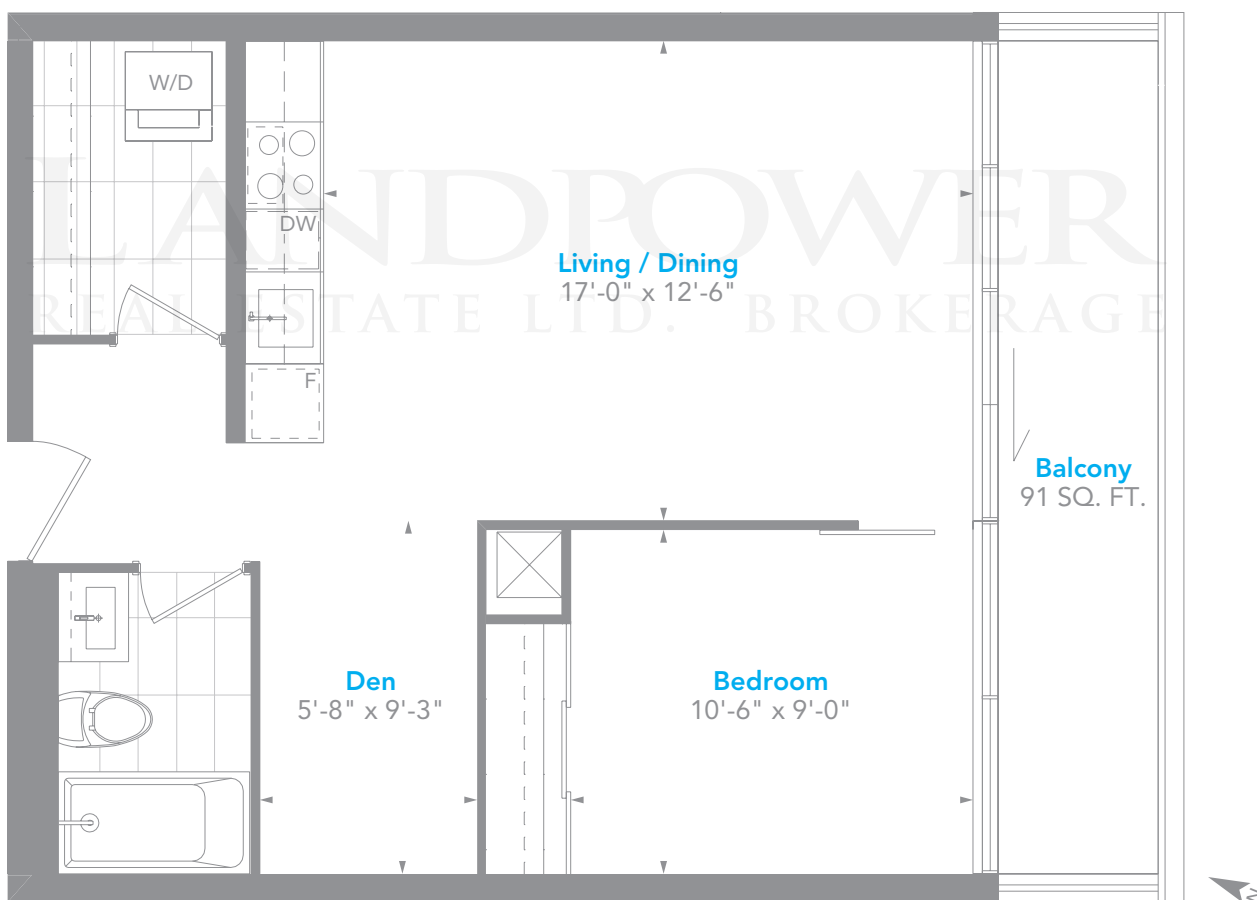
ONE BEDROOM + DEN

578 SQ. FT.

BALCONY 91 SQ. FT.

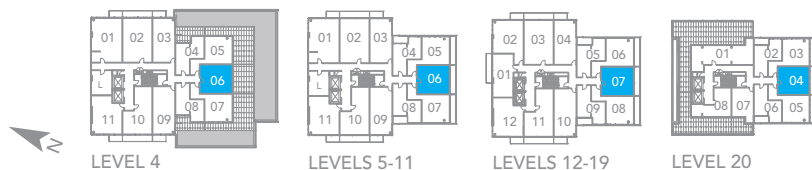
406 | 506 | 606 | 706 | 806 | 906 | 1006 | 1106 | 1207  
1307 | 1407 | 1507 | 1607 | 1707 | 1807 | 1907 | 2004

## The CARNABY



406 – 359 SQ. FT. TERRACE

All sizes and specifications are subject to change without notice. E & O.E.





# The Twill

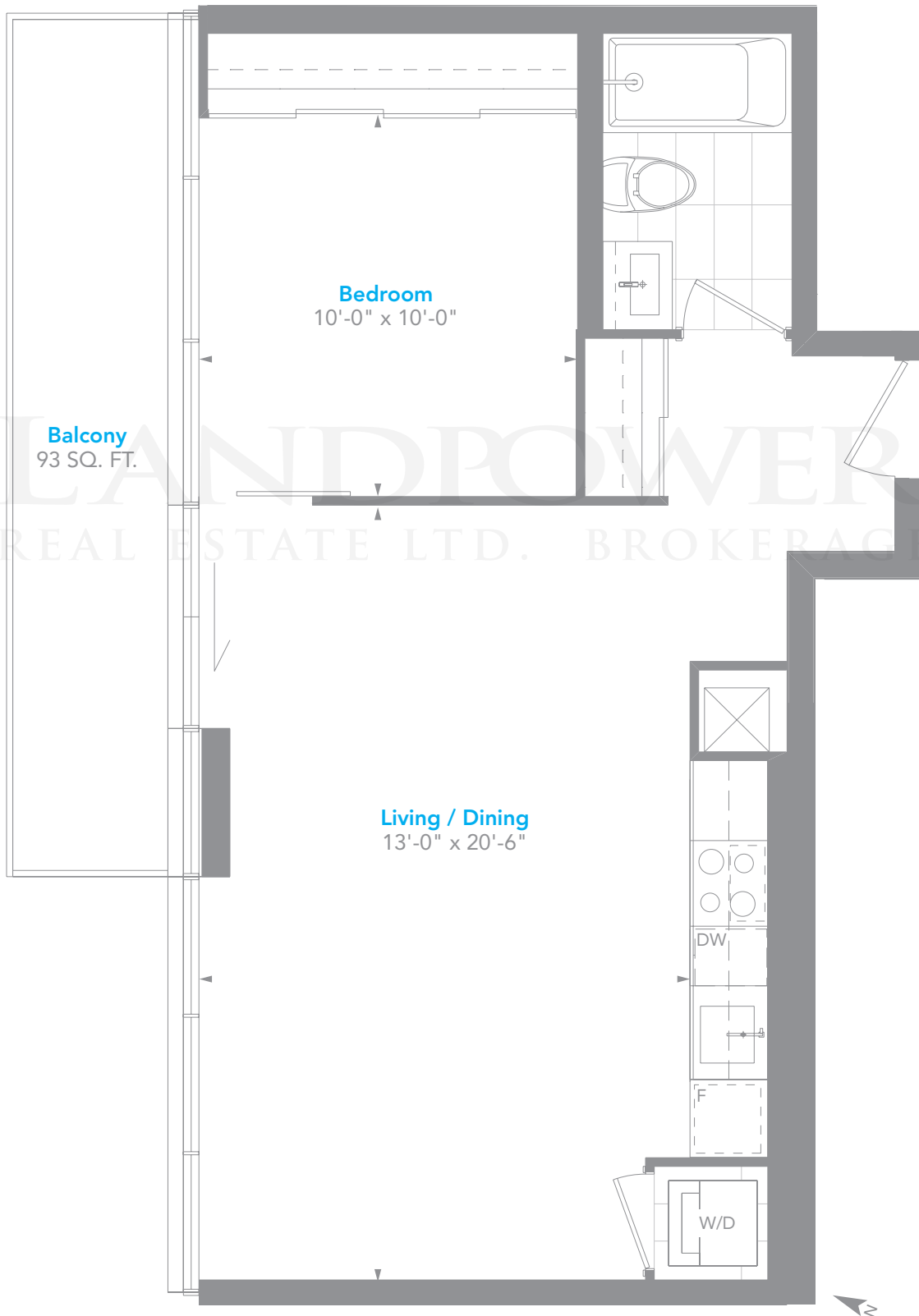
ONE BEDROOM

582 SQ. FT.

BALCONY 93 SQ. FT.

1201 | 1301 | 1401 | 1501 | 1601 | 1701 | 1801 | 1901

## The CARNABY



All sizes and specifications are subject to change without notice. E & O.E.



LEVELS 12-19



# The Harris

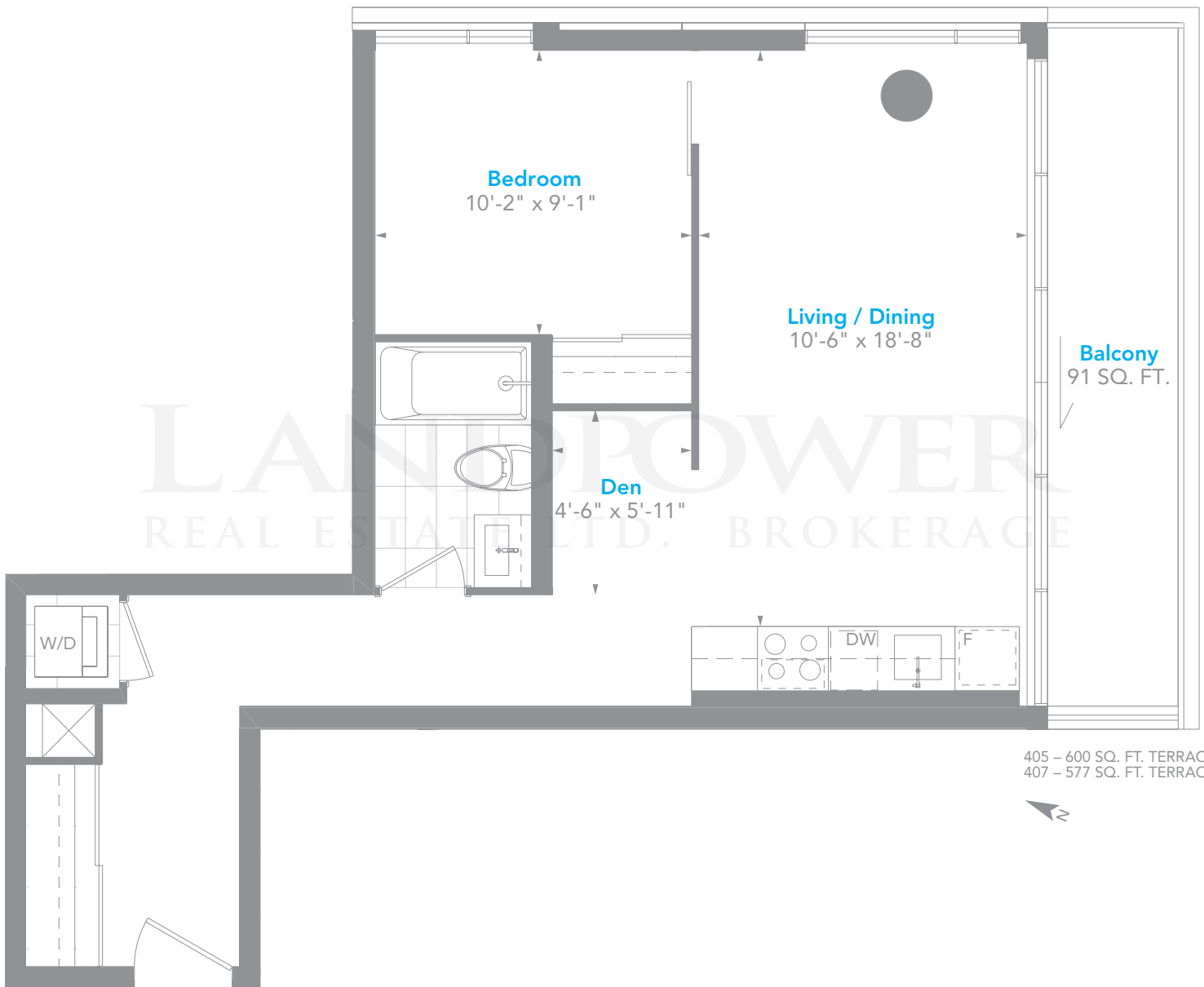
ONE BEDROOM + DEN

610 SQ. FT.

BALCONY 91 SQ. FT.

405 | 407 | 505 | 507 | 605 | 607 | 705 | 707 | 805 | 807 | 905 | 907 | 1005  
1007 | 1105 | 1107 | 1206 | 1208 | 1306 | 1308 | 1406 | 1408 | 1506 | 1508  
1606 | 1608 | 1706 | 1708 | 1806 | 1808 | 1906 | 1908 | 2003 | 2005

## The CARNABY



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# The Check

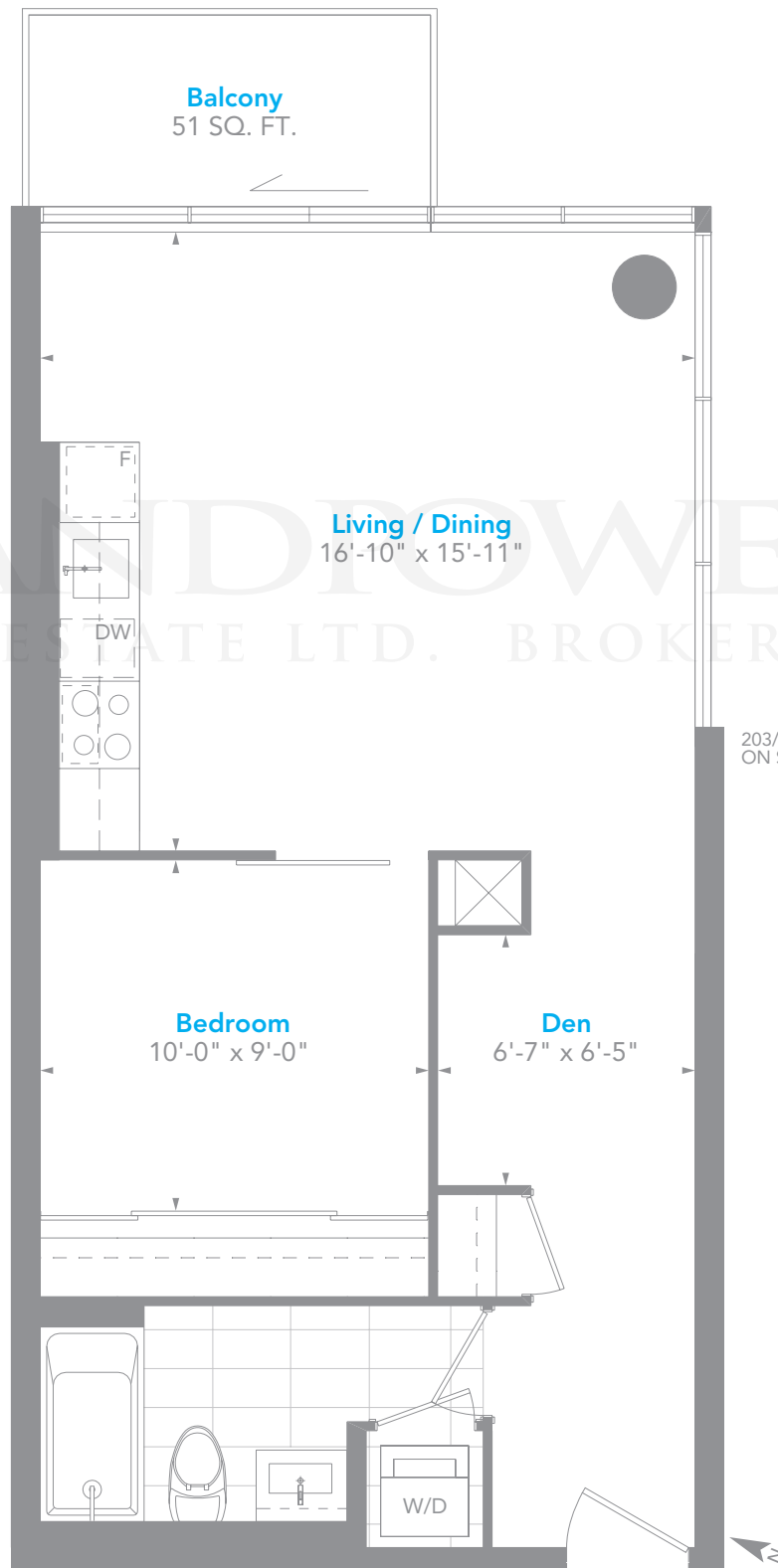
ONE BEDROOM + DEN

617 SQ. FT.

BALCONY 51 SQ. FT.

203 | 303 | 403 | 503 | 603 | 703 | 803 | 903 | 1003 | 1103  
1204 | 1304 | 1404 | 1504 | 1604 | 1704 | 1804 | 1904

## The CARNABY



203/303/ 403 – NO WINDOWS ON SOUTH WALL

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# The Pinstripe

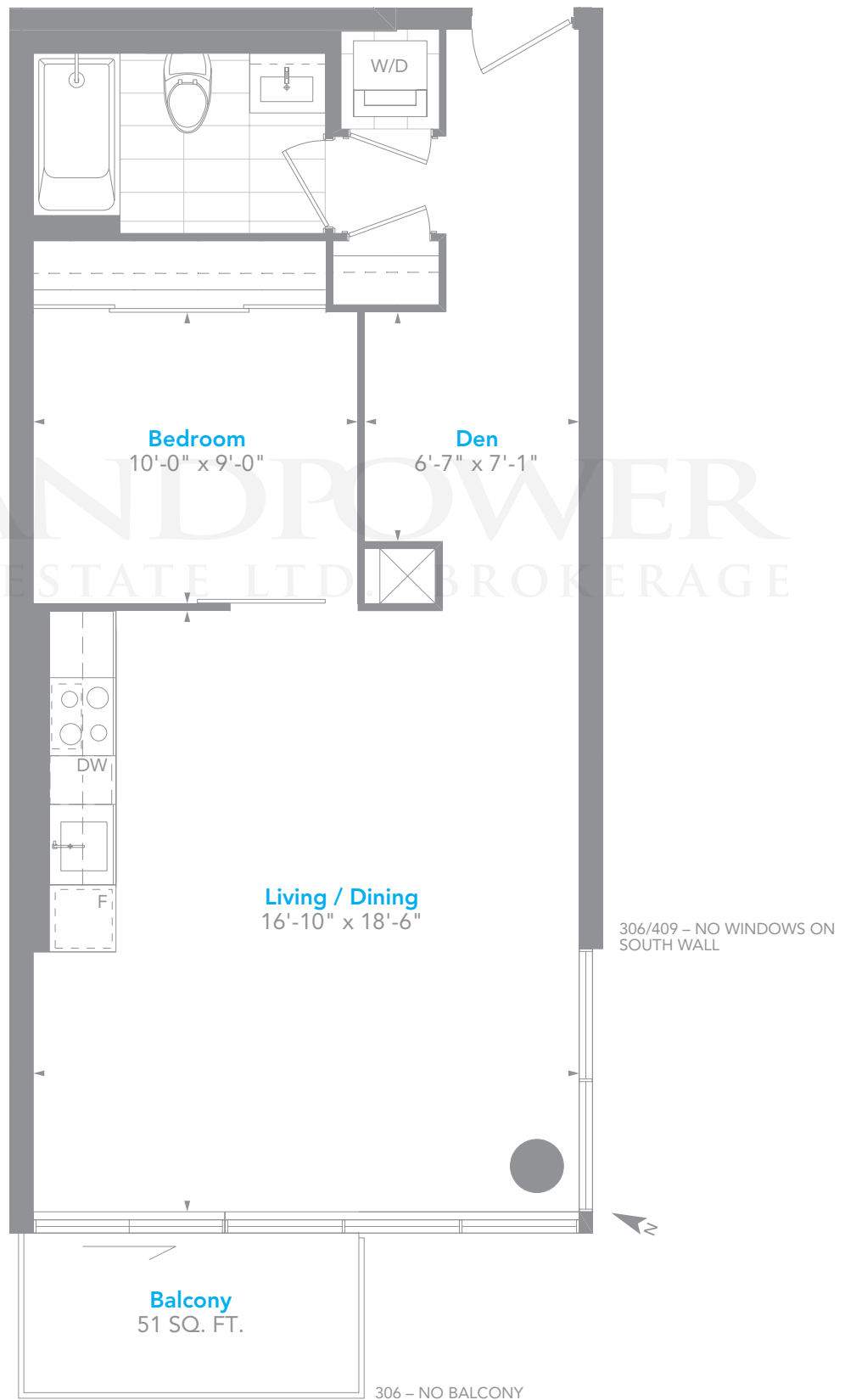
ONE BEDROOM + DEN

663 SQ. FT.

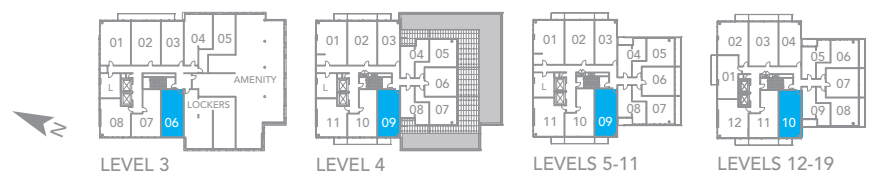
BALCONY 51 SQ. FT.

306 | 409 | 509 | 609 | 709 | 809 | 909 | 1009 | 1109  
1210 | 1310 | 1410 | 1510 | 1610 | 1710 | 1810 | 1910

## The CARNABY



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# The Plaid

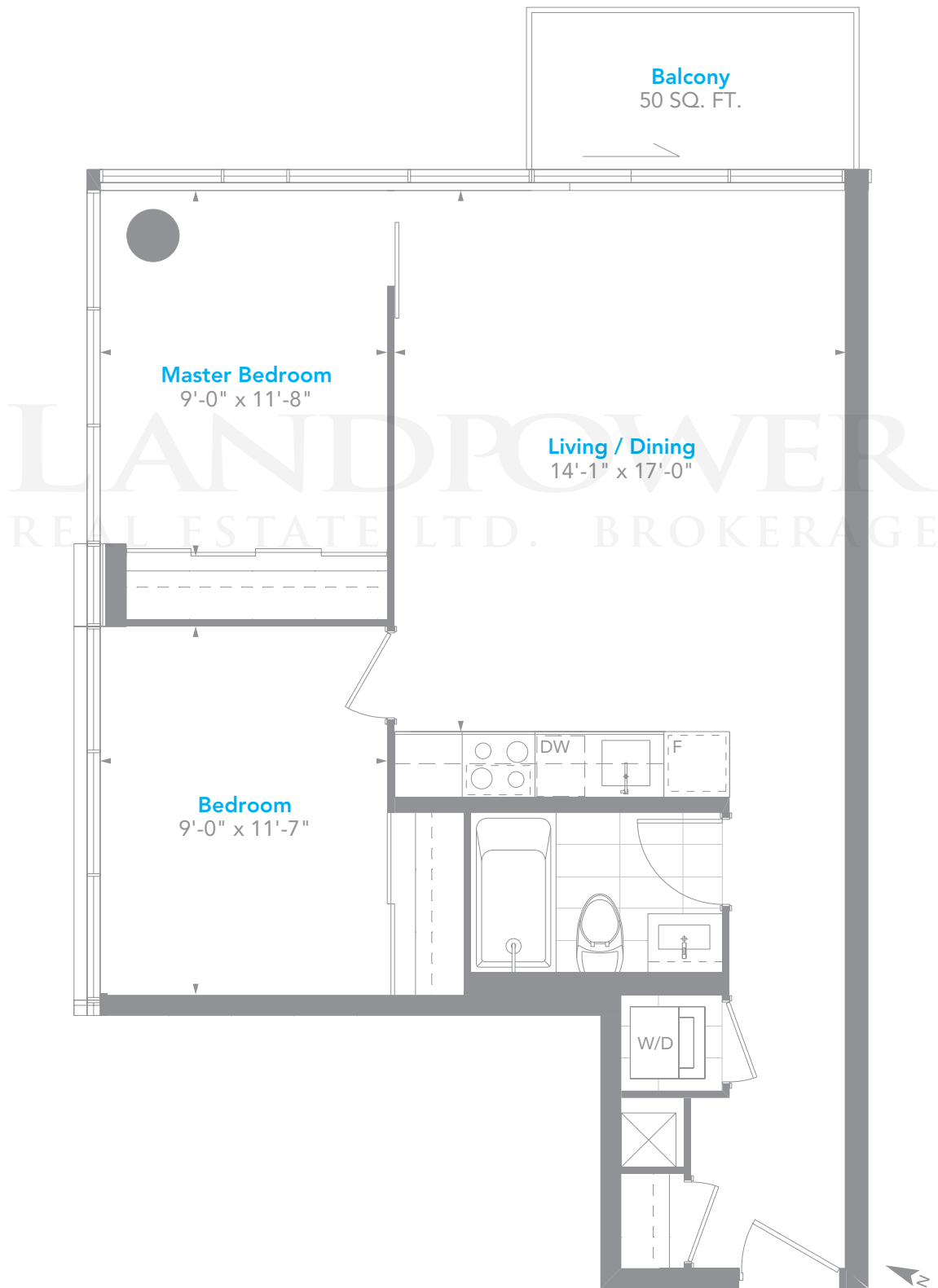
TWO BEDROOM

700 SQ. FT.

BALCONY 50 SQ. FT.

1202 | 1302 | 1402 | 1502 | 1602 | 1702 | 1802 | 1902

## The CARNABY



All sizes and specifications are subject to change without notice. E & O.E.



# The Cord

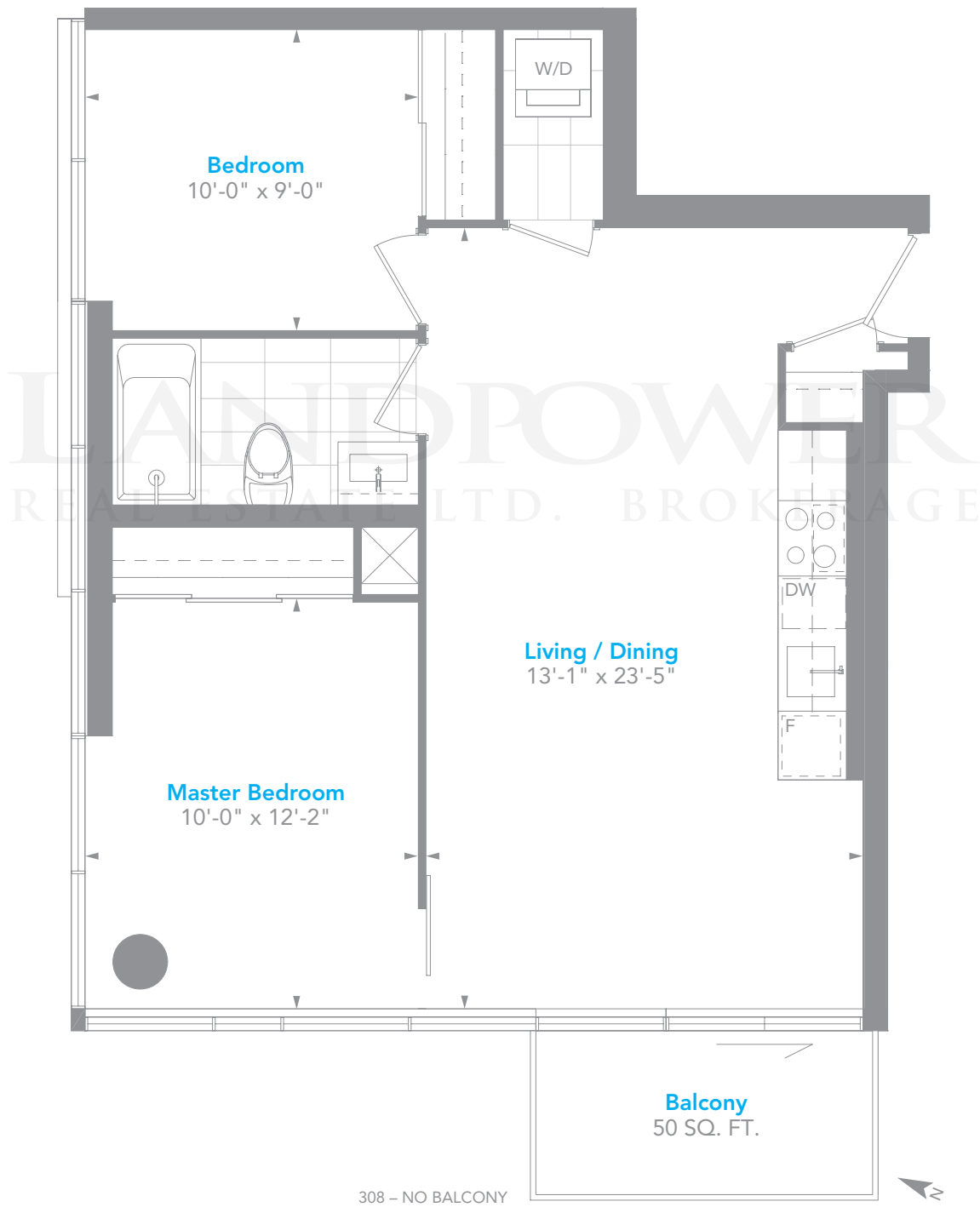
TWO BEDROOM

710 SQ. FT.

BALCONY 50 SQ. FT.

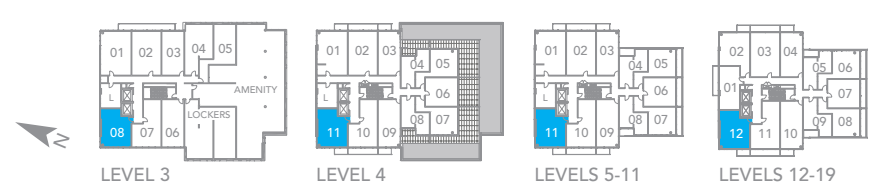
308 | 411 | 511 | 611 | 711 | 811 | 911 | 1011 | 1111  
1212 | 1312 | 1412 | 1512 | 1612 | 1712 | 1812 | 1912

## The CARNABY



308 - NO BALCONY

All sizes and specifications are subject to change without notice. E & O.E.





# The Houndstooth

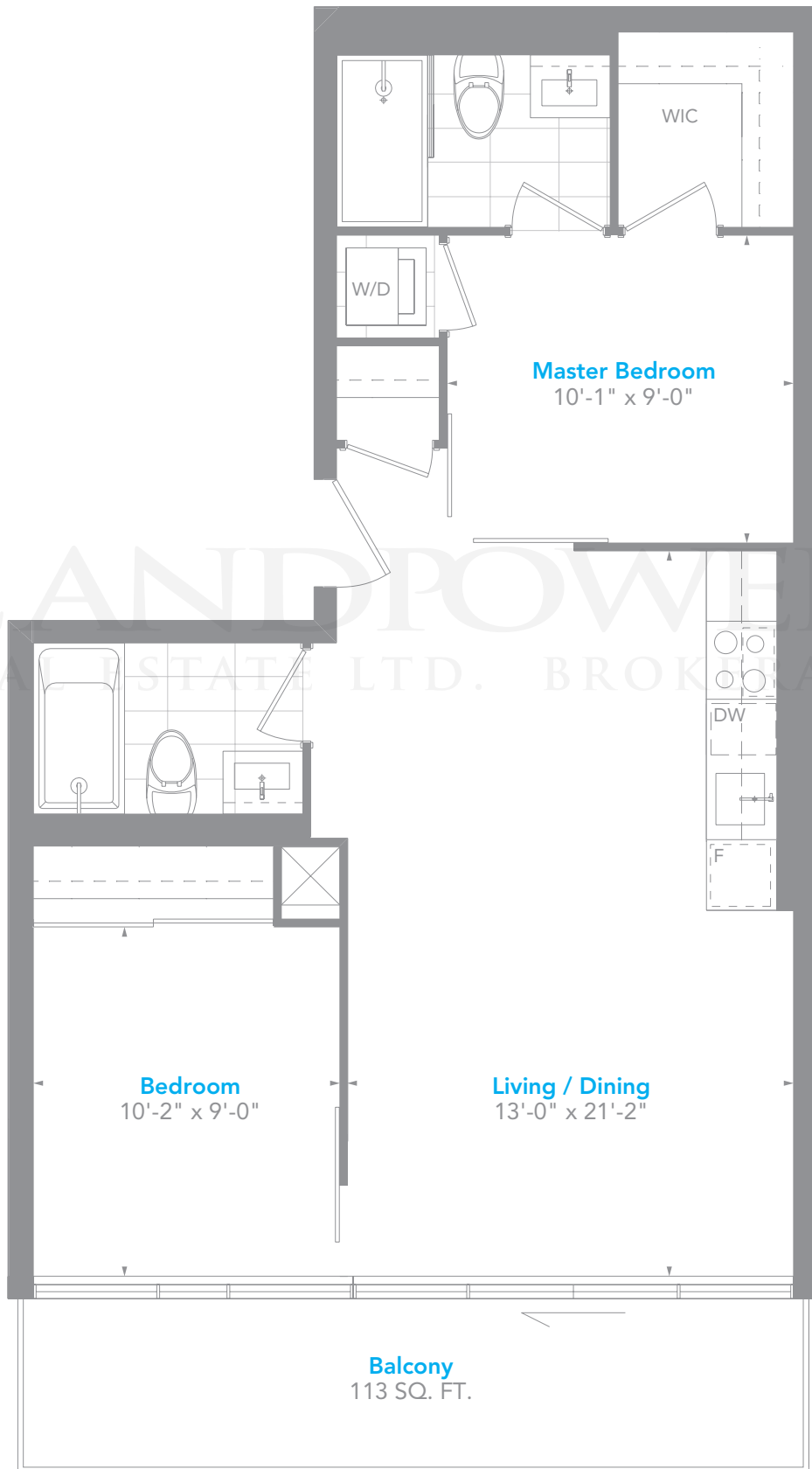
713 SQ. FT.

TWO BEDROOM

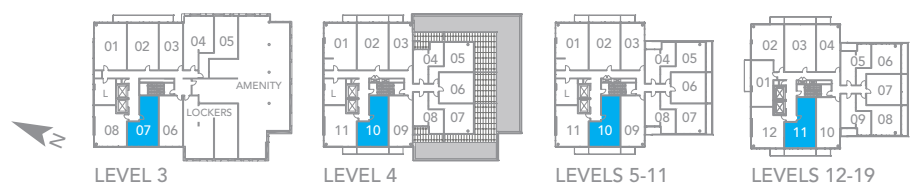
BALCONY 113 SQ. FT.

307 | 410 | 510 | 610 | 710 | 810 | 910 | 1010 | 1110 | 1211  
1311 | 1411 | 1511 | 1611 | 1711 | 1811 | 1911

## The CARNABY



All sizes and specifications are subject to change without notice. E & O.E.



# The Gingham

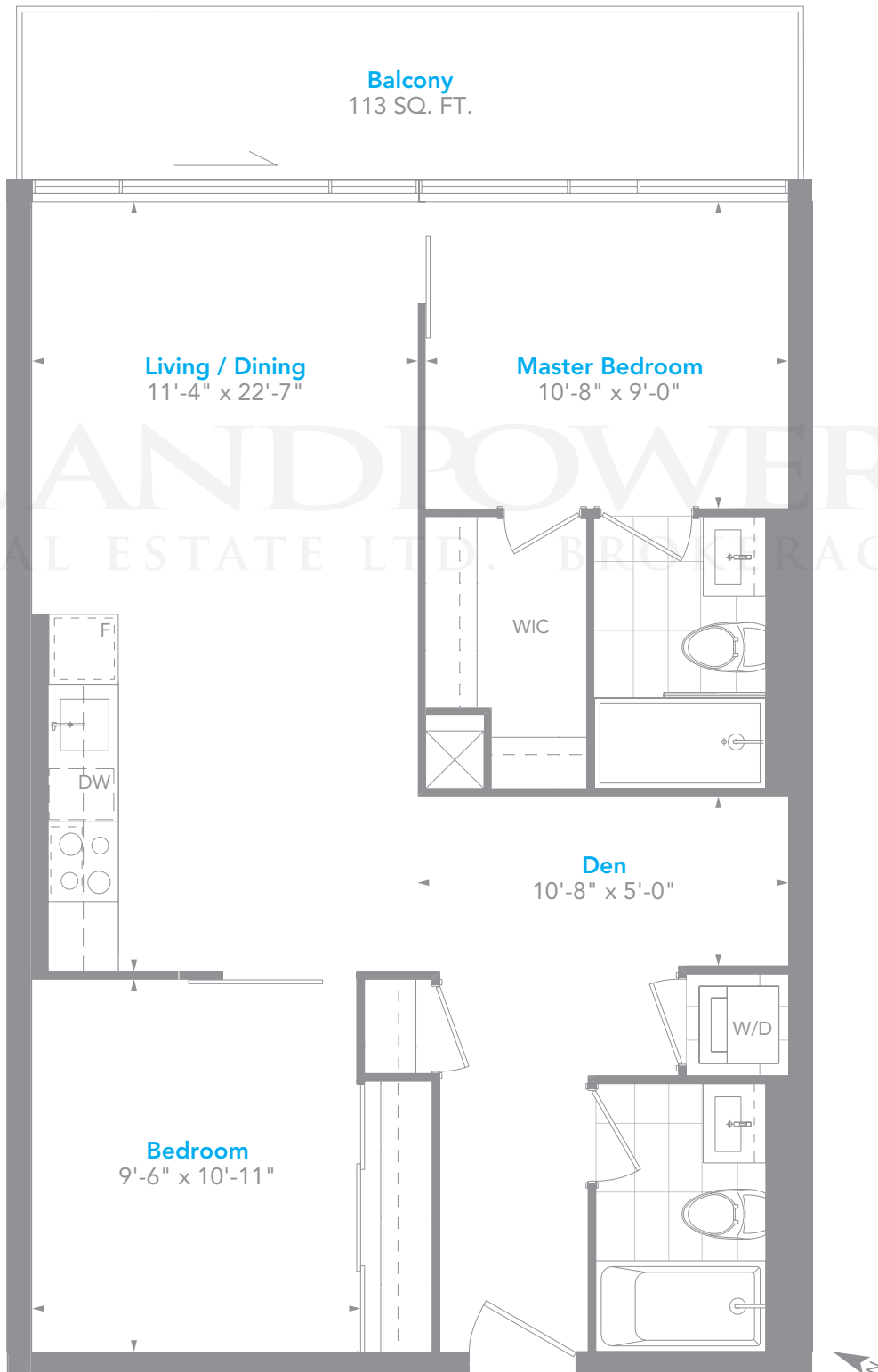
TWO BEDROOM + DEN

806 SQ. FT.

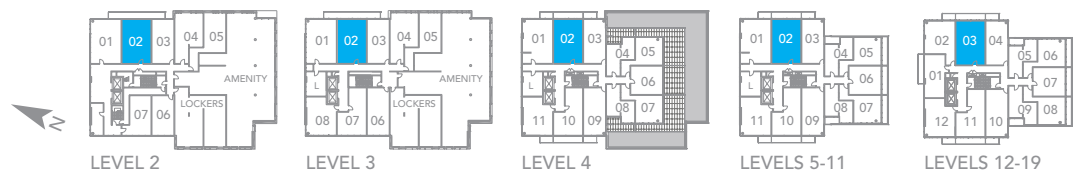
BALCONY 113 SQ. FT.

202 | 302 | 402 | 502 | 602 | 702 | 802 | 902 | 1002 | 1102  
1203 | 1303 | 1403 | 1503 | 1603 | 1703 | 1803 | 1903

## The CARNABY



All sizes and specifications are subject to change without notice. E & O.E.





# The Argyle

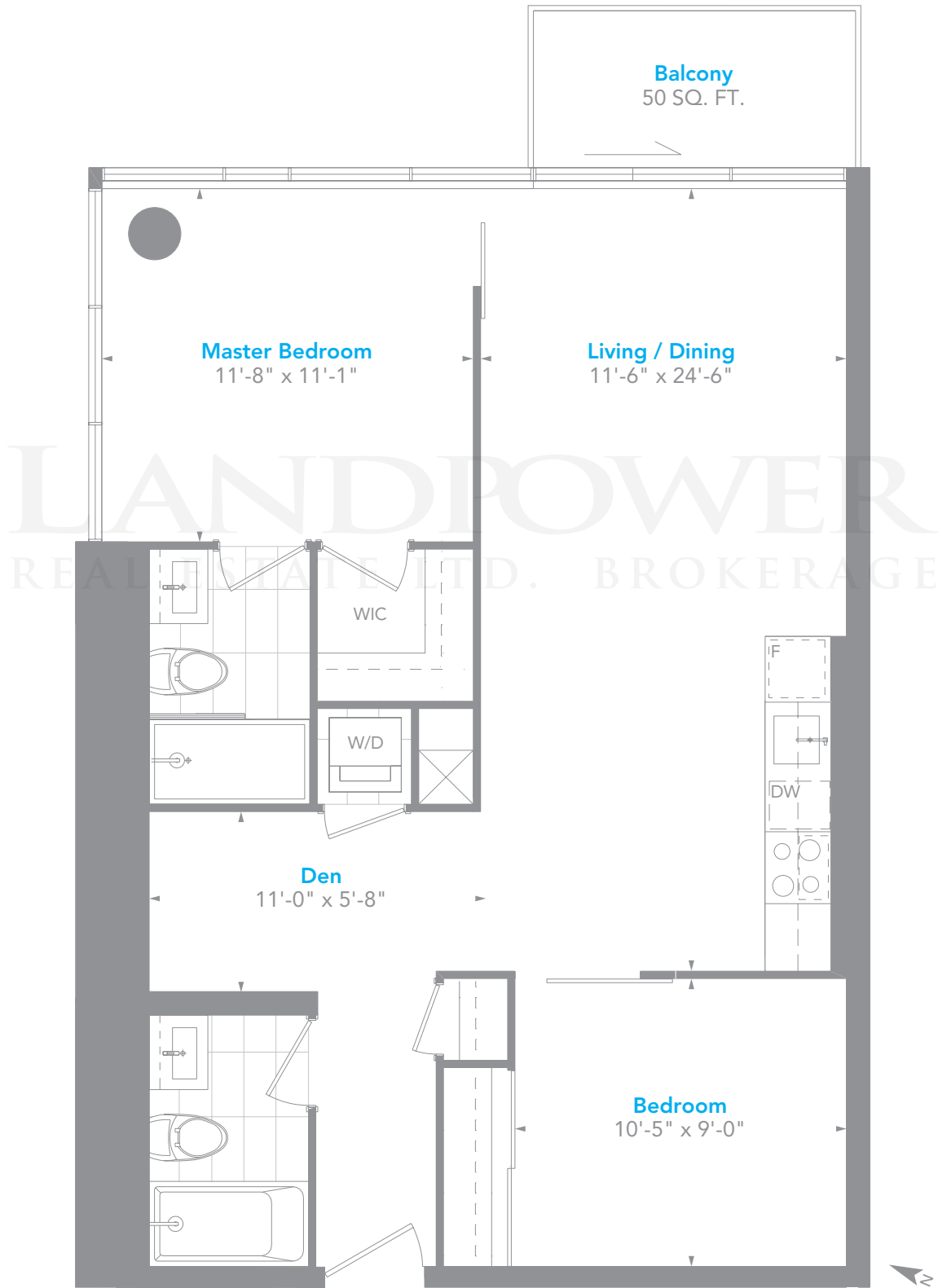
TWO BEDROOM + DEN

829 SQ. FT.

BALCONY 50 SQ. FT.

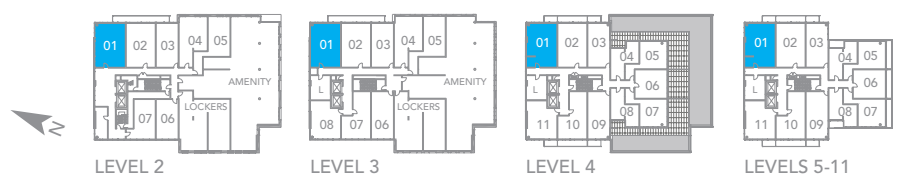
201 | 301 | 401 | 501 | 601 | 701 | 801 | 901 | 1001 | 1101

## The CARNABY



LANDPOWER REAL ESTATE LTD. BROKERAGE

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# The **CARNABY**

## WORK SHEET

FAX NUMBER: 416-792-8185, EMAIL: thecarnaby@bakersales.info

Company: \_\_\_\_\_ Sales Representative: \_\_\_\_\_

SUITE # \_\_\_\_\_ (the "Unit")                      MODEL: \_\_\_\_\_

BASE PURCHASE PRICE                      \$ \_\_\_\_\_

PARKING COST                                      \$ \_\_\_\_\_

LOCKER COST                                      \$ \_\_\_\_\_

**TOTAL PURCHASE PRICE**                      \$ \_\_\_\_\_

DOWNPAYMENT

20 %
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### PURCHASER INFORMATION:

Purchaser Name:	Purchaser Name:
Address:	Address:
Suite #	Suite #
City:                                      Province:	City                                      Province:
Postal Code:	Postal Code:
Residence Phone:	Residence Phone:
Business Phone:	Business Phone:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Drivers Licence #	Drivers Licence #
Expiry Date:	Expiry Date:
Email:	Email:

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)

Did you register through the web?
How did you hear about us?
Profession:                                      Marital Status:
How many dependents living with you?                      Their Ages:
End User or Investor?
<u>Additional Notes</u>



*The*  
**CARNABY**

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CHOICE OF SUITE

Name of Sales Representative: \_\_\_\_\_

Company Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Name of Purchaser: \_\_\_\_\_

	MODEL NAME	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		
CHOICE #6		
CHOICE #7		



*The*  
**CARNABY**

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