

CONDOS AT WELLINGTON WEST

# DOWNTOWN



# DOWNTOWN

470 Wellington Street West, Toronto, Ontario, M5V 1E3  
 Tel: 416-598-5088 Fax: 416-598-5089 Email: info@thisisdowntown.ca

## Welcome to Downtown Condominiums

### Building Features

- 11 Storey luxury boutique building consists of only 89 suites, Penthouse and Townhomes
- Contemporary Architectural and Interiors by award-winning Sweeny, Sterling, Finlayson & CO Architect Inc.
- Central King West location on historic Wellington Street West, overlooking Victoria Memorial Park.
- Well-appointed lobby Highlighted with contemporary flooring, lighting, feature wall, concierge desk and seating area
- Seek second floor party room boasts cocktail bar, dining area and lounge with flat screen TV
- Party room connects to a large landscaped terrace that hosts gas BBQ, lounge furniture, dining area and umbrellas
- Dedicated theatre room with lounge seating and audio/visual equipment
- Each suite and Penthouse includes a Juliette balcony, Balcony or Terrace
- Building and suites designed to facilitate flexible suite renovation and combining / dividing suites
- Zoning allows for Live/Work / Commercial uses
- Indoor visitor bicycle storage
- Acoustically engineered demising party walls

### Suite Features\*

- 9' ceiling in principal living areas on 3<sup>rd</sup> through 10<sup>th</sup> floors
- 10' ceiling in principal living areas on 11<sup>th</sup> floors
- 12' ceiling on ground floor and 10' ceiling on second floor of Townhomes' principal living areas
- Bi-Level suites step down into sunken principal living areas
- Expansive floor to ceiling windows in principal living areas
- High-performance wide-plank laminate flooring with acoustic underlay
- Contemporary custom designed kitchen cabinetry
- Corian solid surfacing countertop (or equivalent) or optional Granite countertop
- Stainless steel under-mount single bowl sink
- Deck-mount single lever polished kitchen
- 24" or 30" integrated refrigerator
- 18" stainless steel or 24" integrated dishwasher
- 24" or 30" built-in cook top
- 24" or 30" wall oven
- Integrated Corian (or equivalent) bathroom sink
- Contemporary custom designed bathroom cabinetry
- Oversized tiles for floors, surrounding tub and shower, extending to ceiling
- Wall-mounted polished faucet
- Contemporary dual flush toilets
- Complementary one year TTC Metropass

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### SUITES PRICED FROM

Type	Size		Priced From	
Junior 1 Bedroom	436	✓	\$255,900	587
Junior 1 Bedroom	442	✓	\$255,900	579
Junior 1 Bedroom	506	S	\$297,900	589
Junior 1 Bedroom	540	✓	\$316,900	587
Junior 1 Bedroom	556	S	\$324,900	584
1 Bedroom	646	✓	\$363,900	563
1 Bedroom + Den	783	S	\$429,900	
2 Bedroom + Den	1058	S	\$624,900	
Town Homes	1454 - 1603	S	\$869,900 - \$929,900	
Penthouse	990 - 1663	S	\$749,900 - 1,122,900	

<p><b>Deposit Structure:</b></p> <p>\$3,000 on signing                  balance to 5% in 30 days                  5% in 90 days                  5% in 240 days                  5% in 365 days                  5% on Occupancy</p>	<p><b>Occupancy Date:</b>                  Estimated Jan 2013</p> <p><b>Parking</b>                  \$29,900** selected suites ONLY</p> <p><b>Locker</b>                  \$2,000 - \$4,500** selected                  suites ONLY</p>	<p><b>Maintenance Fees:</b>                  Estimated \$0.498/psf</p> <p><b>Taxes</b>                  The current City of Toronto Tax Rate is                  approximately 1%</p>
<p>Included In Purchase Price: HST** &amp; Six Appliances</p>		

\*As per plan from Vendor's Standard Samples. Please see a Sales Representative for details E. & O.E. November 6, 2010  
 † Please see a Sales Representative for a full list of standard features \*\*As provided in Agreement of Purchase and Sale.



**Jr. 1 Bedroom**

# JR. ONE BEDROOM 421 SQ. FT.



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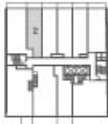
**DOWNTOWN**



□ DENOTES SUNKEN LIVING AREA  
SIZES & SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE, E. & O. E.

# JR. ONE BEDROOM 421 SQ. FT.

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FLOORS 3-8

FLOOR 2

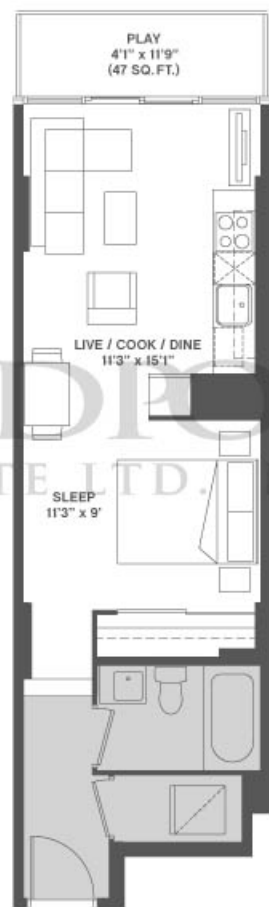
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CONDOS AT WELLINGTON WEST  
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# JR. ONE BEDROOM 436 SQ. FT.

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# JR. ONE BEDROOM 442 SQ. FT.



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CONDOS AT WELLINGTON WEST  
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# JR. ONE BEDROOM 442 SQ. FT.

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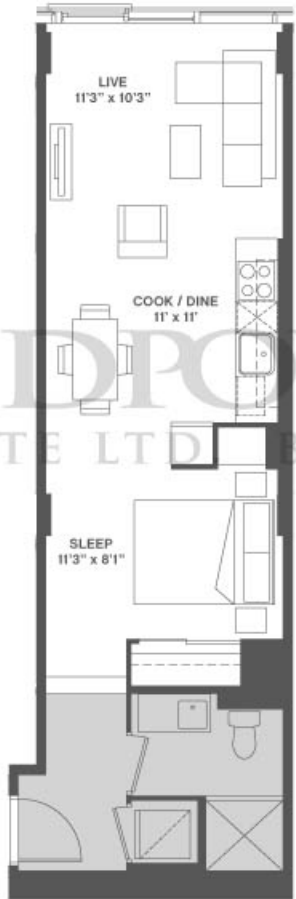
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# JR. ONE BEDROOM 506 SQ. FT.

JULIETTE LOCATION VARIES



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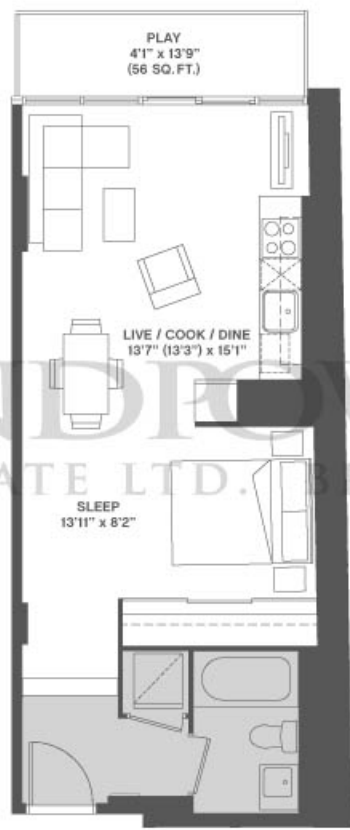


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CONDOS AT WELLINGTON WEST  
**DOWNTOWN**

# JR. ONE BEDROOM 540 SQ. FT.

LANDPOWER  
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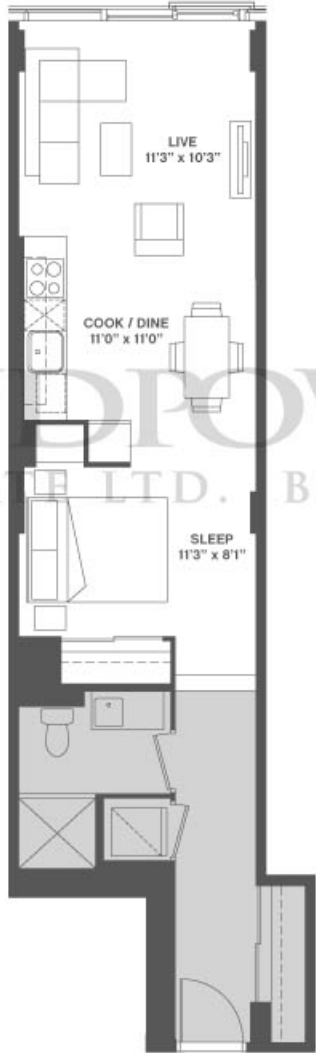


CONDOS AT WELLINGTON WEST  
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# JR. ONE BEDROOM 556 SQ. FT.

JULIETTE LOCATION VARIES



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CONDOS AT WELLINGTON WEST  
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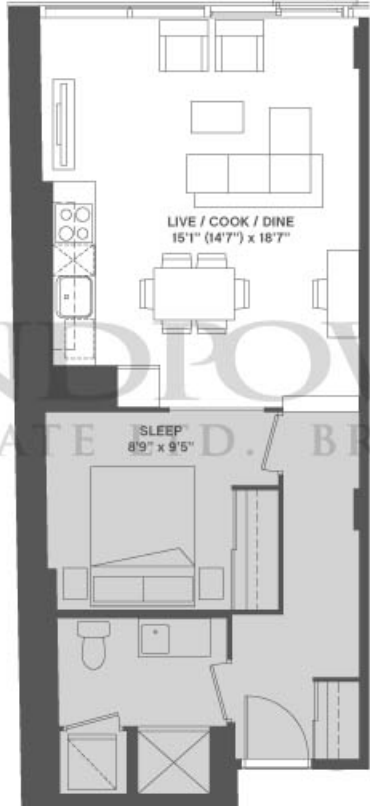


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**1 Bedroom**

# ONE BEDROOM 623 SQ. FT.

JULIETTE LOCATION VARIES



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# ONE BEDROOM 646 SQ. FT.



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FLOOR 2

□ DENOTES SUNKEN LIVING AREA

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CONDOS AT WELLINGTON WEST



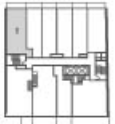
# ONE BEDROOM 646 SQ. FT.



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REAL ESTATE LTD. BROKERAGE



FLOORS 3-8



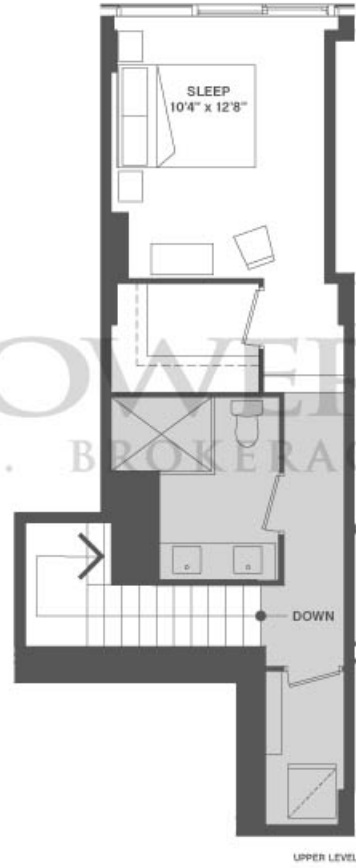
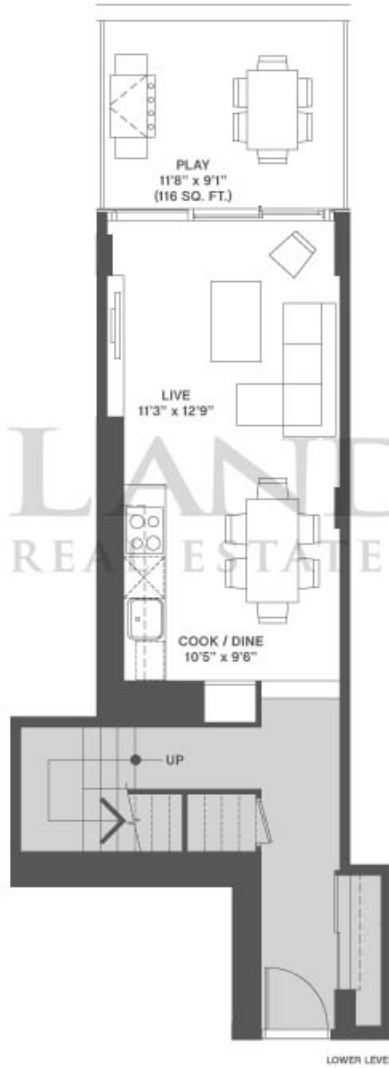
FLOOR 2

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CONDOS AT WELLINGTON WEST  
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# ONE BEDROOM – 2 STOREY 922 SQ. FT.



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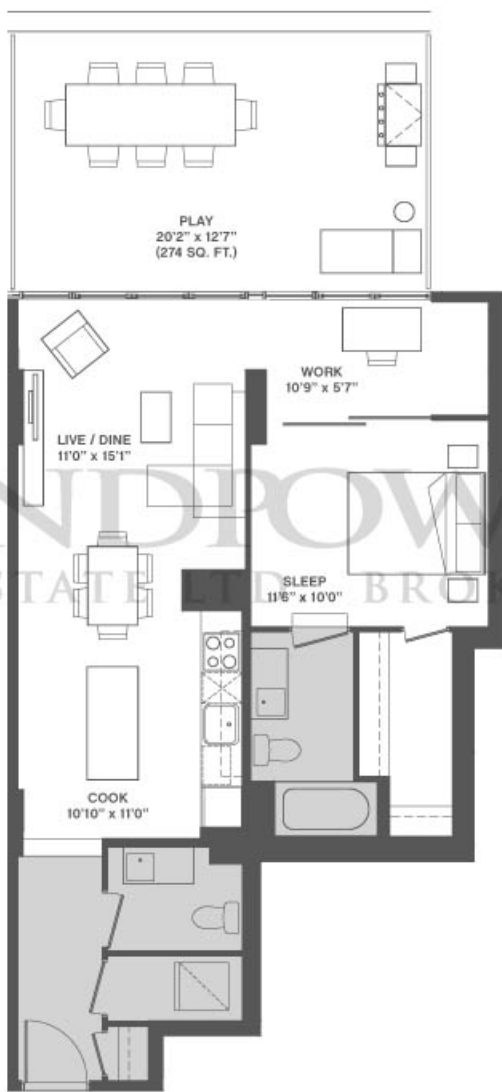
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**1 Bedroom + Den**

# ONE BEDROOM 743 SQ. FT.



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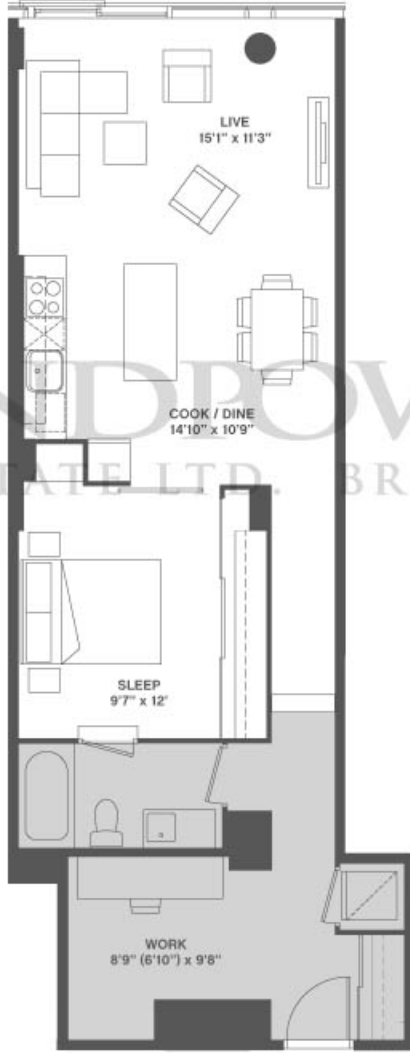
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# ONE BEDROOM + DEN 783 SQ. FT.

JULIETTE LOCATION VARIES



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**2 Bedroom**

# TWO BEDROOM 976 SQ. FT.



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# TWO BEDROOM 990 SQ. FT.



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# TWO BEDROOM 1067 SQ. FT.



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REAL ESTATE LTD. BROKERAGE



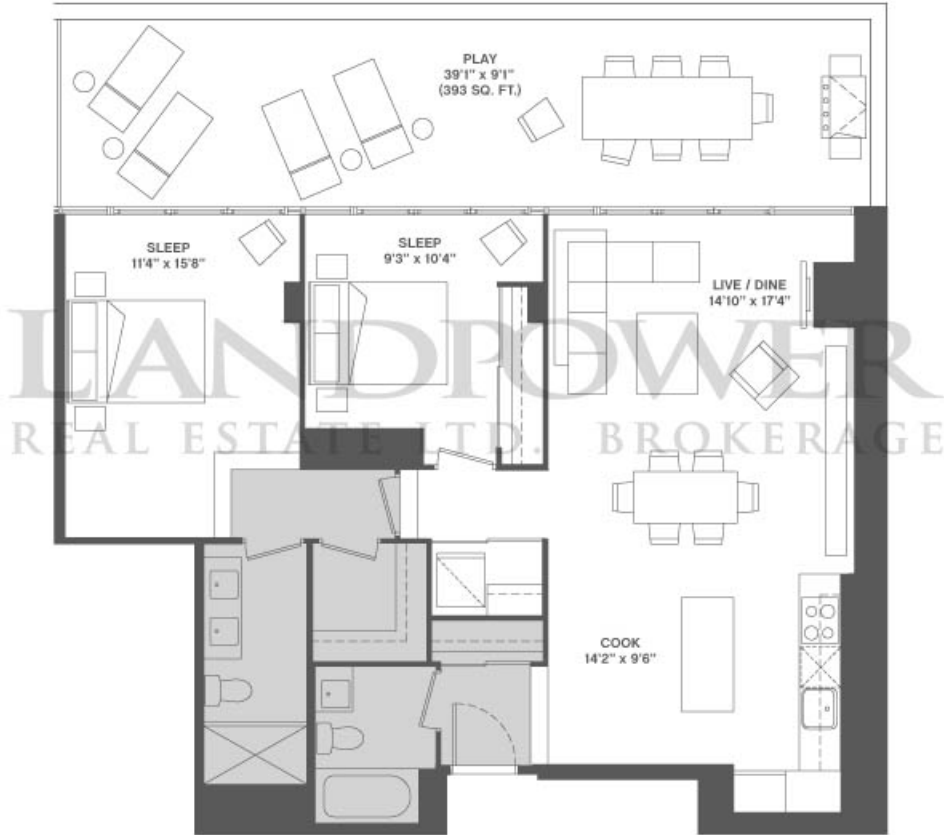
FLOOR 10 FLOOR 11

☐ DENOTES SUNKEN LIVING AREA

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# TWO BEDROOM 1085 SQ. FT.



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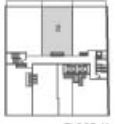
**2 Bedroom + Den**

# TWO BEDROOM + DEN

## 884 SQ. FT.



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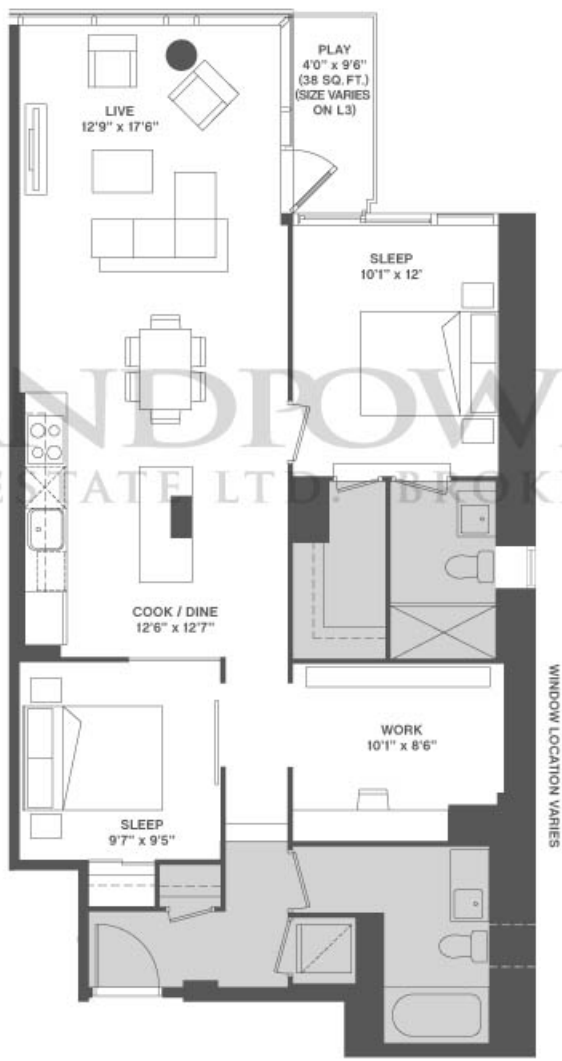


FLOOR 10

□ DENOTES SUNKEN LIVING AREA  
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CONDOS AT WELLINGTON WEST  
**DOWNTOWN**

# TWO BEDROOM + DEN 1058 SQ. FT.



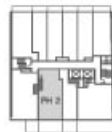
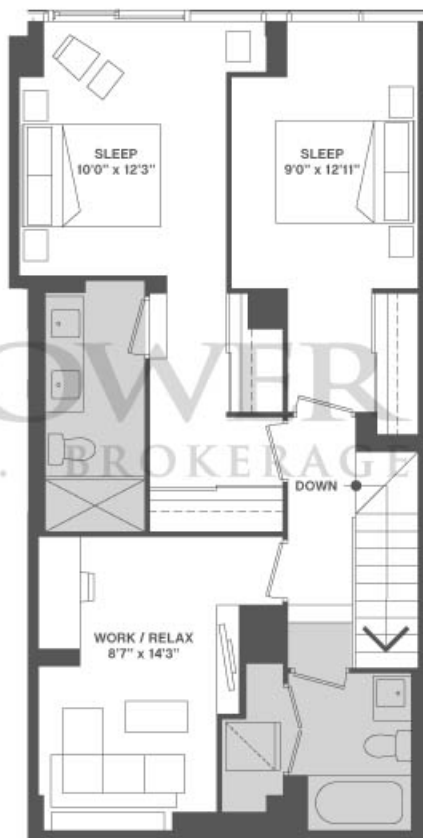
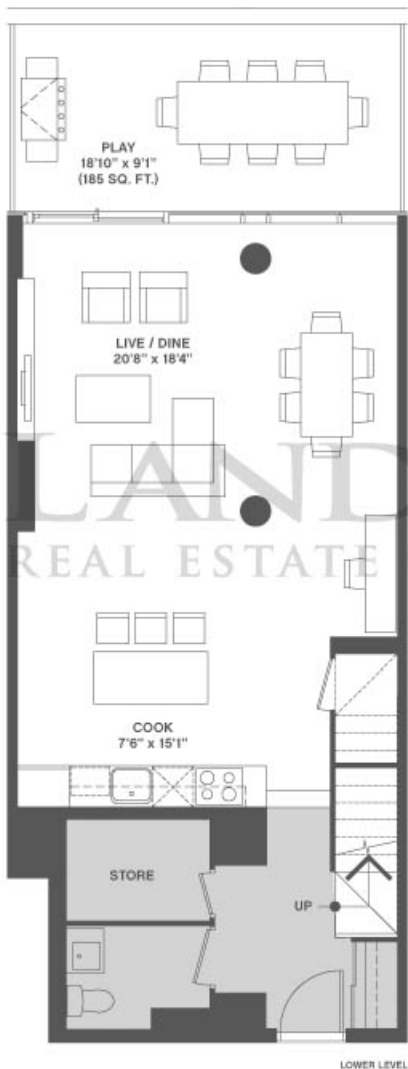
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# TWO BEDROOM + DEN – 2 STOREY 1501 SQ. FT.



LOWER LEVEL - FLOOR 9



UPPER LEVEL - FLOOR 10

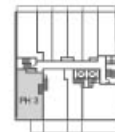
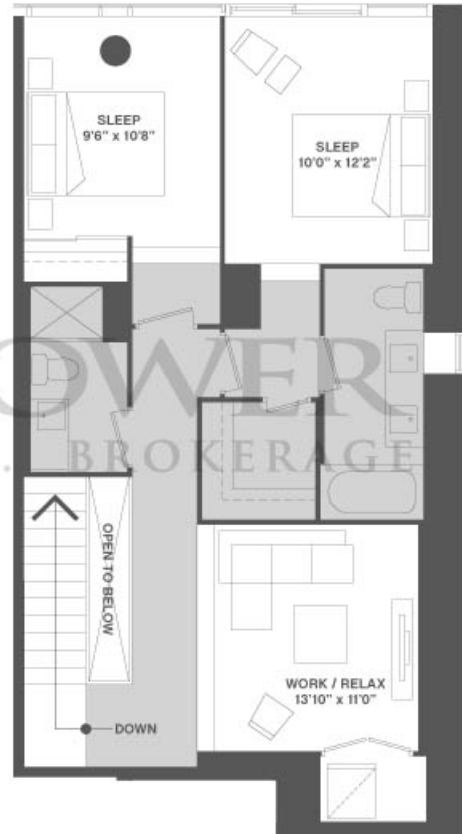
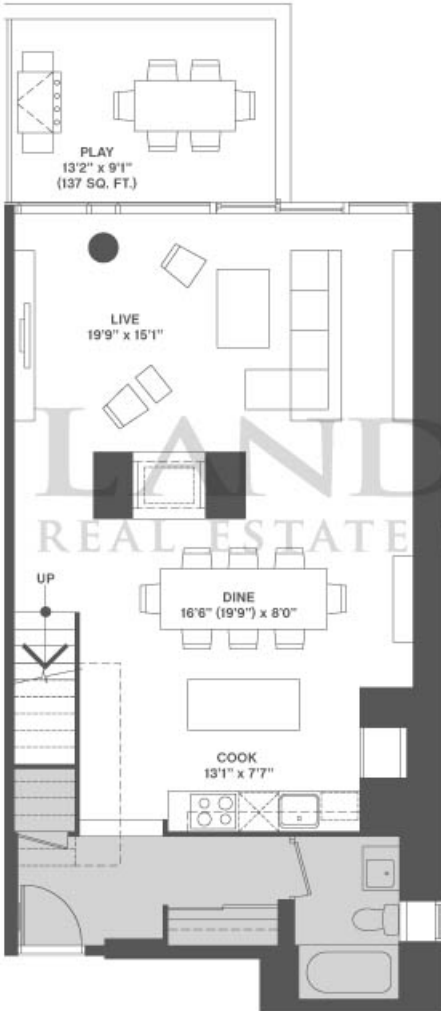
☐ DENOTES SUNKEN LIVING AREA

SIZES & SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE, E. & O. E.

CONDOS AT WELLINGTON WEST

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# TWO BEDROOM + DEN – 2 STOREY 1660 SQ. FT.



LOWER LEVEL - FLOOR 9      UPPER LEVEL - FLOOR 10

☐ DENOTES SUNKEN LIVING AREA

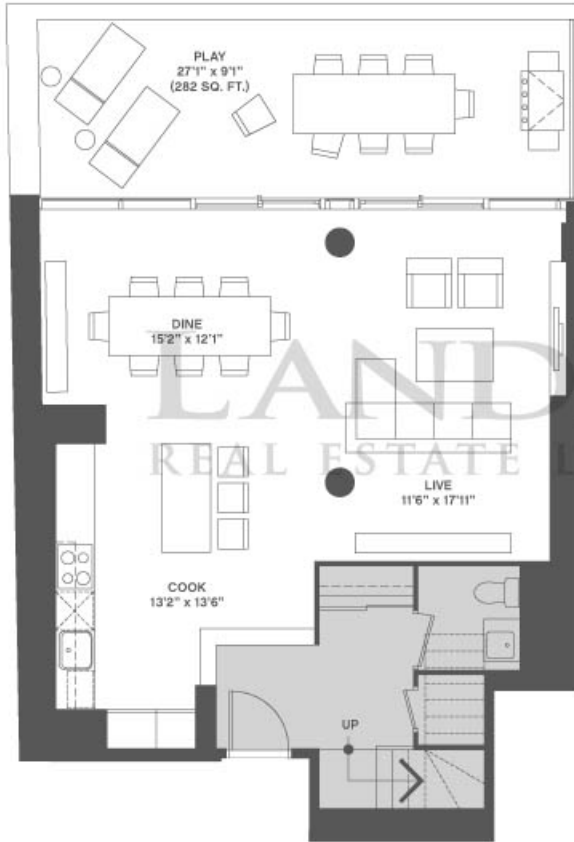
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CONDOS AT WELLINGTON WEST

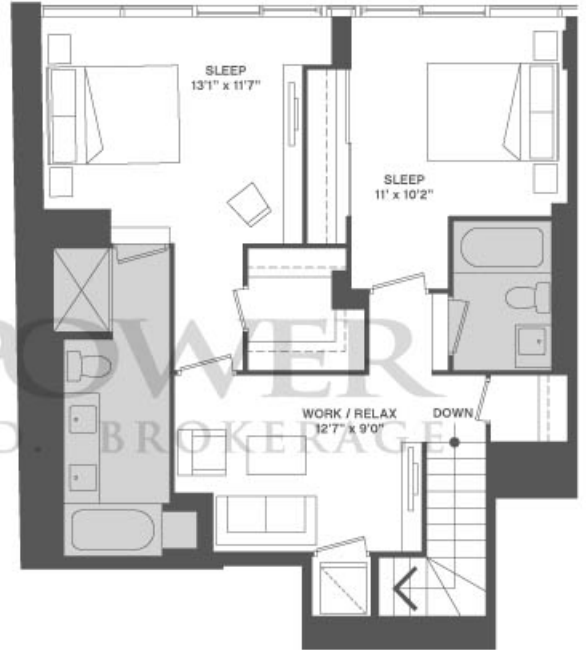
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# TWO BEDROOM + DEN – 2 STOREY 1663 SQ. FT.



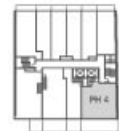
LOWER LEVEL



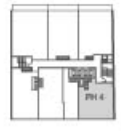
UPPER LEVEL

CONDOS AT WELLINGTON WEST

**DOWNTOWN**



LOWER LEVEL - FLOOR 9



UPPER LEVEL - FLOOR 10

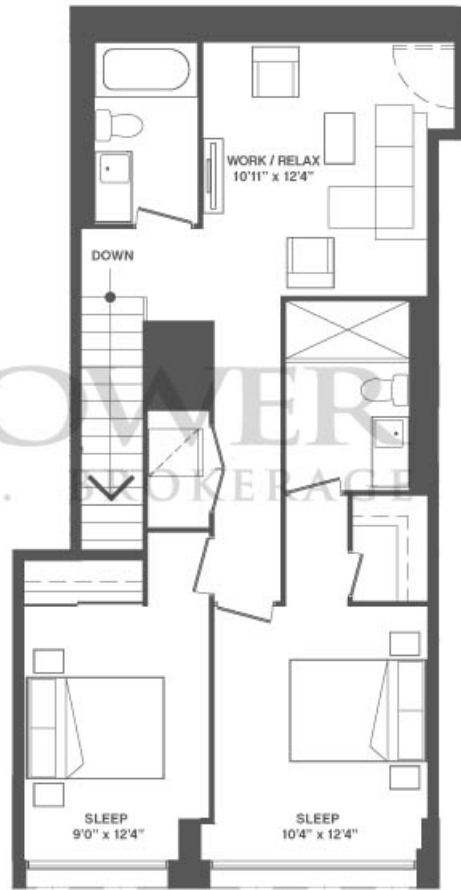
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# Townhomes

# TWO BEDROOM + DEN – 2 STOREY 1455 SQ. FT.



LOWER LEVEL



JULIETTE LOCATION VARIES

UPPER LEVEL

CONDOS AT WELLINGTON WEST

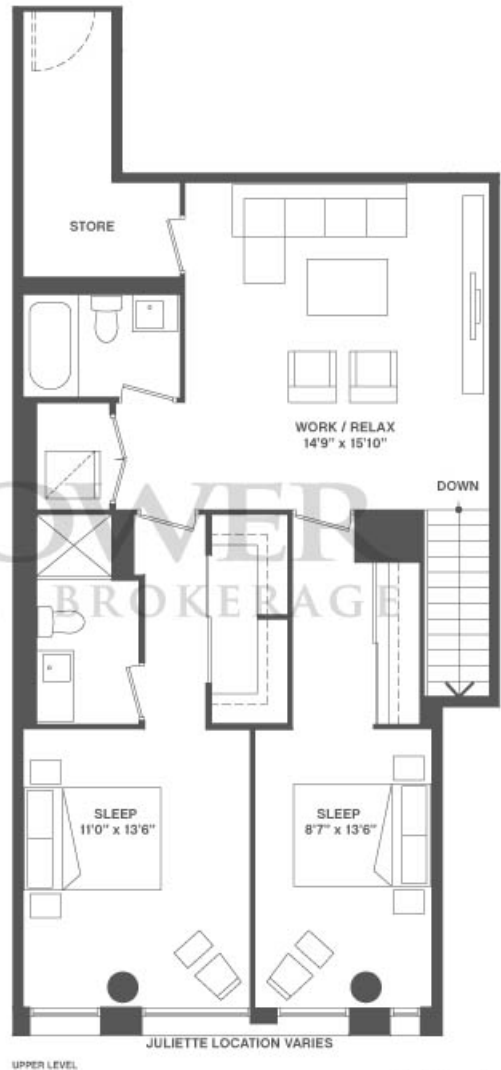
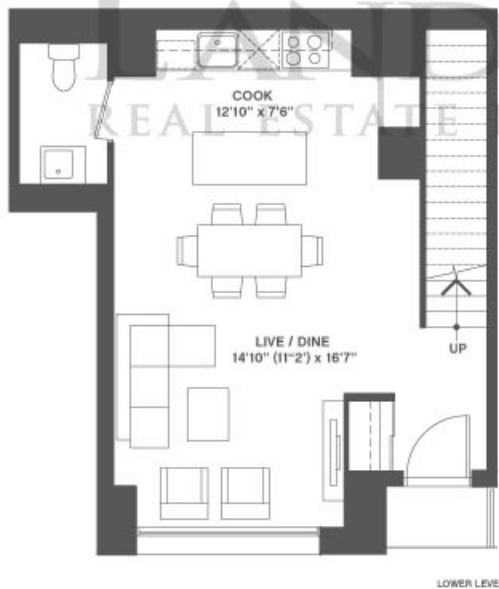
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# TWO BEDROOM + DEN – 2 STOREY 1478 SQ. FT.



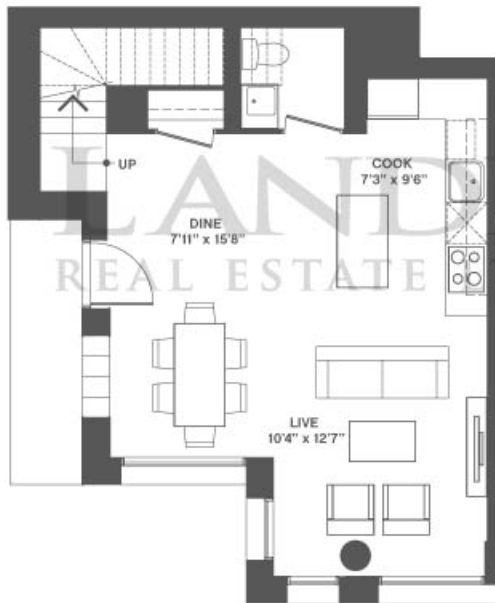
□ DENOTES SUNKEN LIVING AREA  
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CONDOS AT WELLINGTON WEST

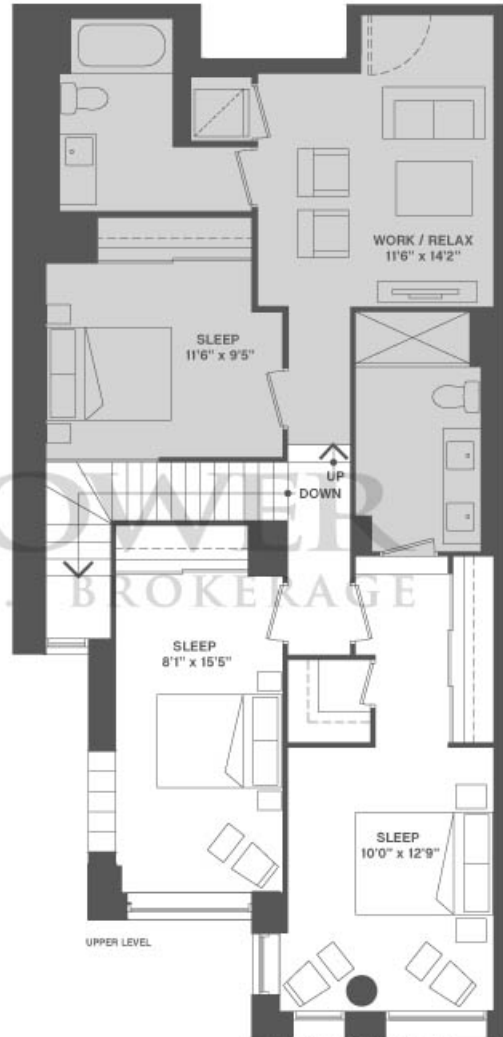
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REAL ESTATE LTD. BROKERAGE

# THREE BEDROOM + DEN – 2 STOREY 1603 SQ. FT.



LOWER LEVEL



UPPER LEVEL

JULIETTE LOCATION VARIES



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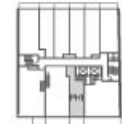
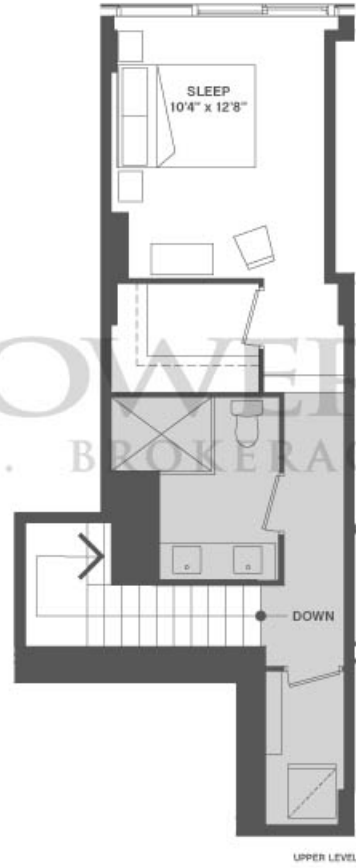
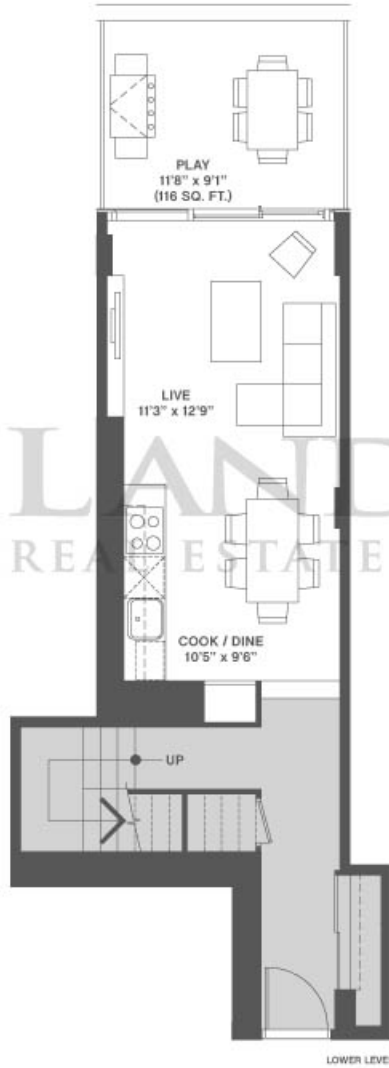
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# Penthouse Units

# ONE BEDROOM – 2 STOREY 922 SQ. FT.



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# TWO BEDROOM 990 SQ. FT.



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# TWO BEDROOM 1067 SQ. FT.



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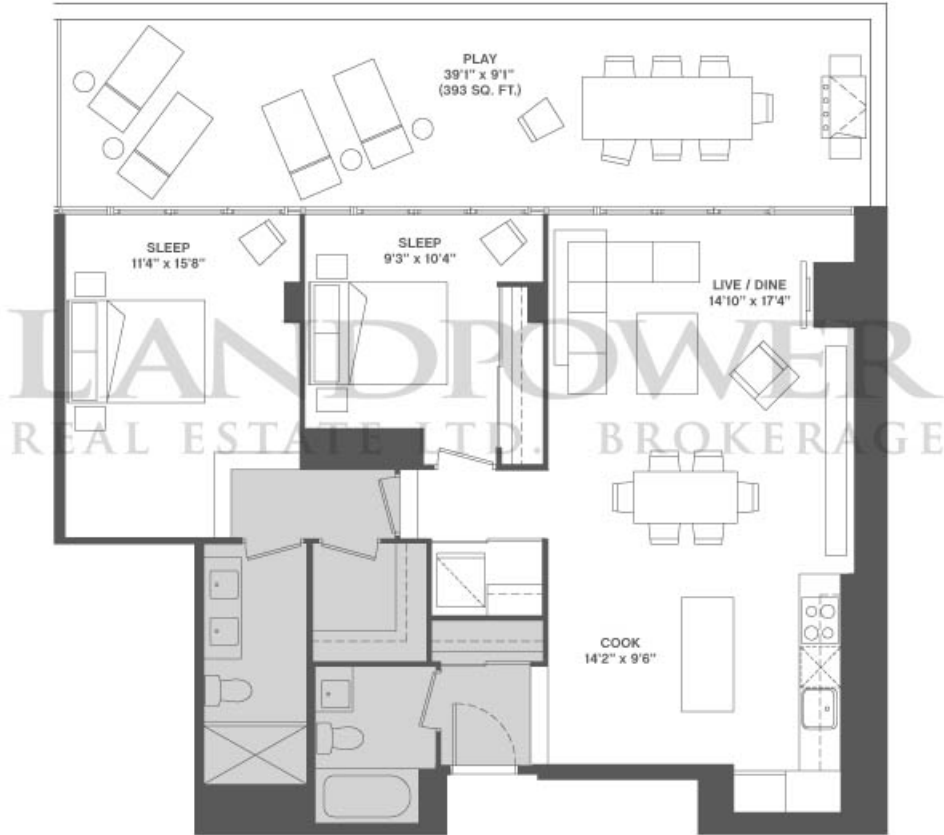
FLOOR 10 FLOOR 11

□ DENOTES SUNKEN LIVING AREA

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# TWO BEDROOM 1085 SQ. FT.

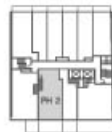
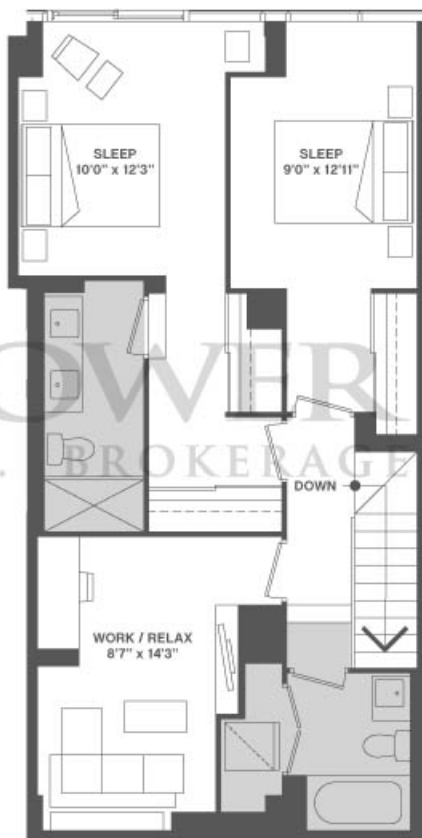
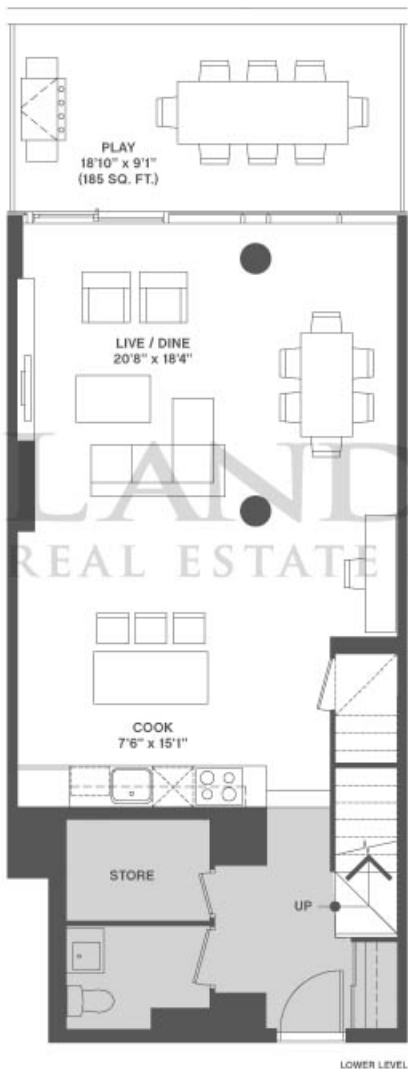


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# TWO BEDROOM + DEN – 2 STOREY 1501 SQ. FT.



LOWER LEVEL - FLOOR 9



UPPER LEVEL - FLOOR 10

☐ DENOTES SUNKEN LIVING AREA

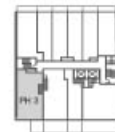
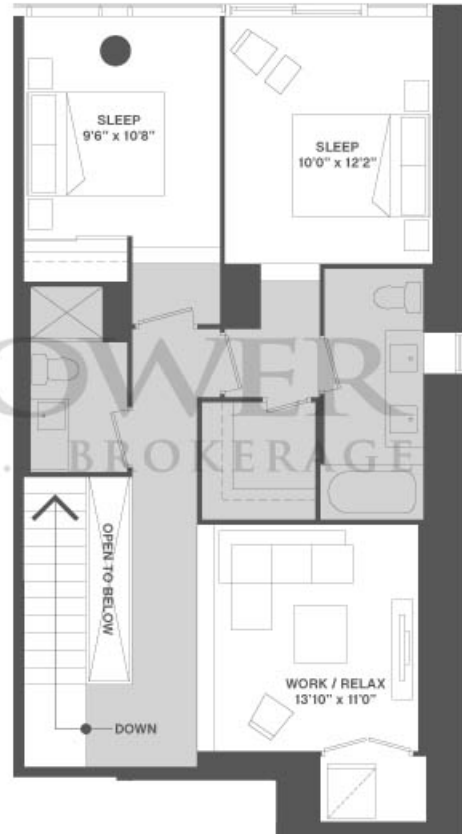
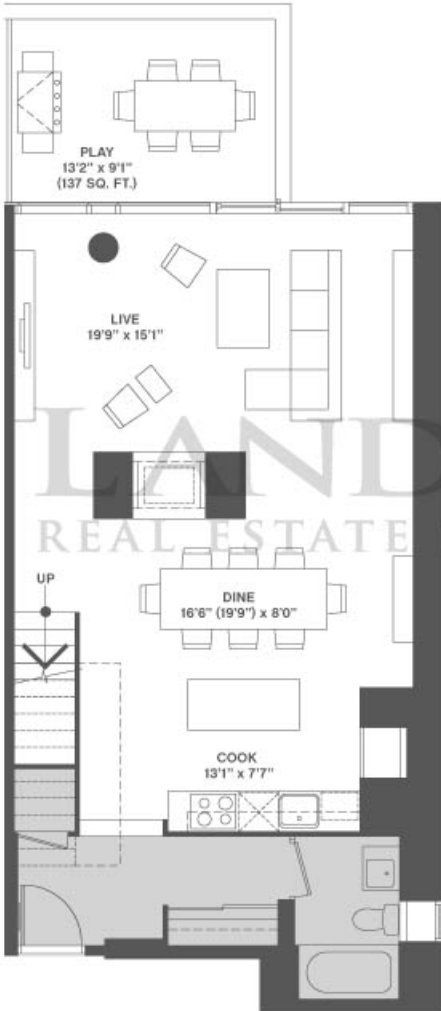
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# TWO BEDROOM + DEN – 2 STOREY 1660 SQ. FT.



LOWER LEVEL - FLOOR 9



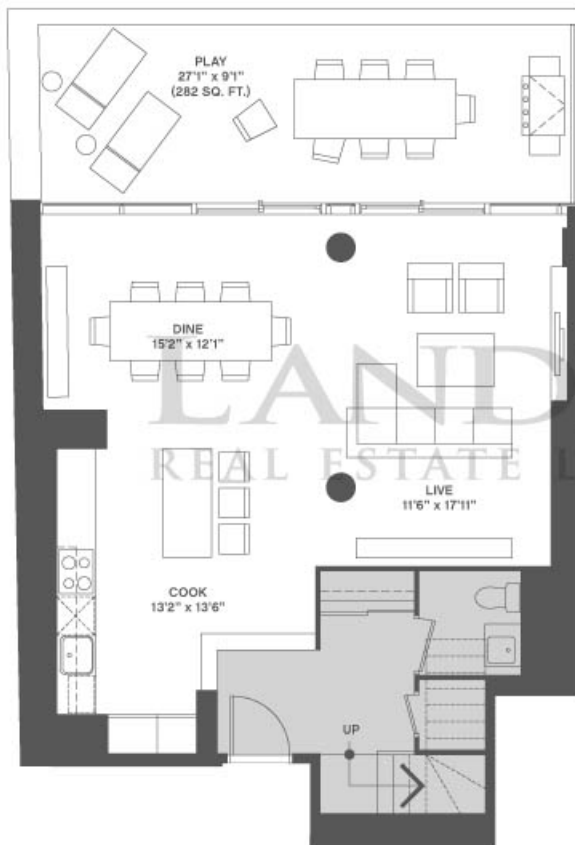
UPPER LEVEL - FLOOR 10

☐ DENOTES SUNKEN LIVING AREA  
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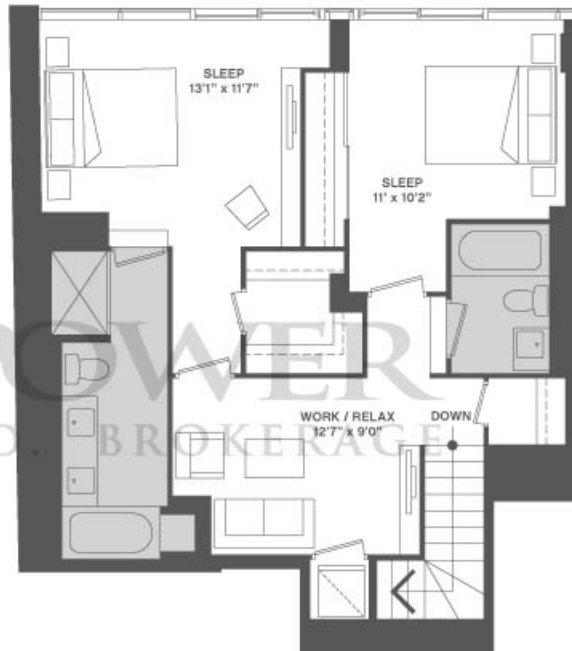
CONDOS AT WELLINGTON WEST

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# TWO BEDROOM + DEN – 2 STOREY 1663 SQ.FT.



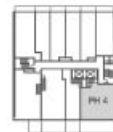
LOWER LEVEL



UPPER LEVEL

CONDOS AT WELLINGTON WEST

**DOWNTOWN**



LOWER LEVEL - FLOOR 9



UPPER LEVEL - FLOOR 10

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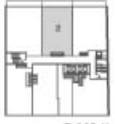
# **Sample Combined Units**

# TWO BEDROOM + DEN

## 884 SQ. FT.



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FLOOR 10

□ DENOTES SUNKEN LIVING AREA  
SIZES & SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE, E. & O. E.

CONDOS AT WELLINGTON WEST  
**DOWNTOWN**

# TWO BEDROOM 976 SQ. FT.



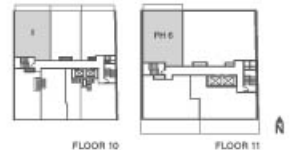
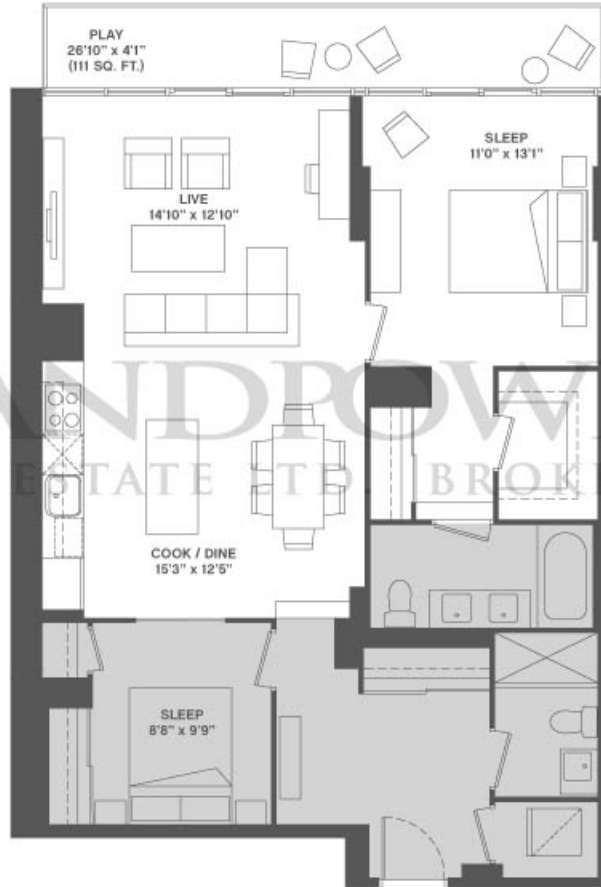
LANDPOWER  
REAL ESTATE LTD. BROKERAGE

CONDOS AT WELLINGTON WEST  
**DOWNTOWN**



□ DENOTES SUNKEN LIVING AREA  
SIZES & SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE, E. & O. E.

# TWO BEDROOM 1067 SQ. FT.



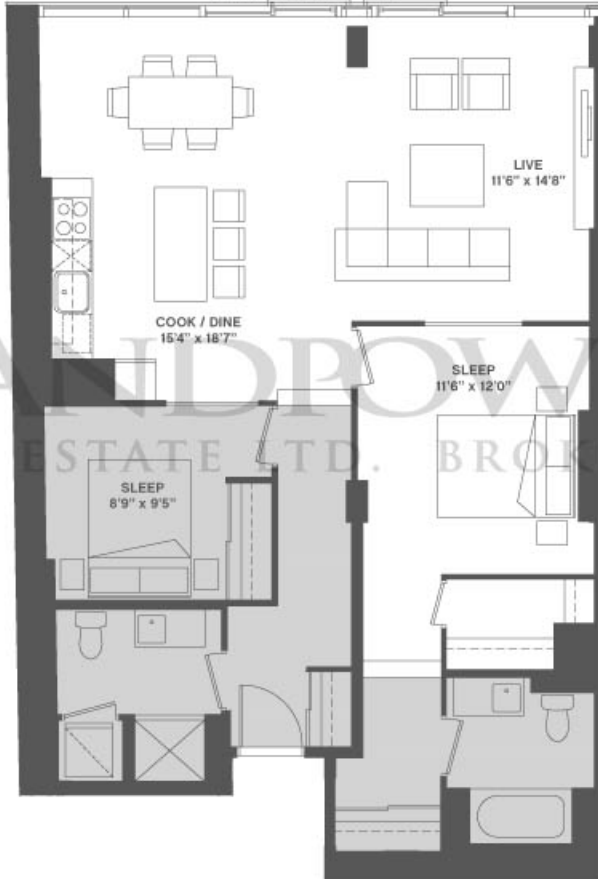
CONDOS AT WELLINGTON WEST

**DOWNTOWN**

SIZES & SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE, E. & O. E.

# TWO BEDROOM – COMBINED UNIT 1129 SQ.FT.

JULIETTE LOCATION VARIES



LANDPROVER  
REAL ESTATE LTD. BROKERAGE

CONDOS AT WELLINGTON WEST

**DOWNTOWN**

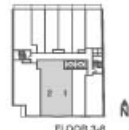
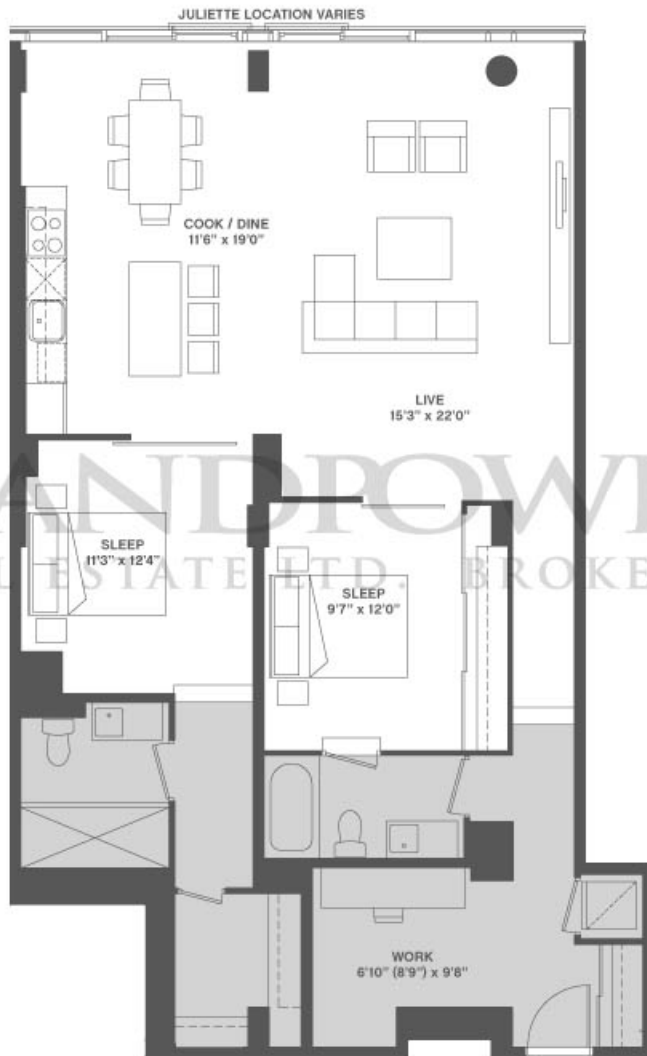


FLOOR 3-B

□ DENOTES SUNKEN LIVING AREA

SIZES & SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE, E. & O. E.

# TWO BEDROOM + DEN – COMBINED UNIT 1339 SQ. FT.



CONDOS AT WELLINGTON WEST

**DOWNTOWN**

□ DENOTES SUNKEN LIVING AREA

SIZES & SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE, E. & O. E.