

couture

THE CONDOMINIUM

LANDPOWER
REAL ESTATE LTD. BROKERAGE



It's Haute

couture. life at the top.
life looks good from up here.

Bloor+Jarvis

vibrant. cosmopolitan
sophisticated.

the ultimate downtown lifestyle



Monarch

INSIDE: BLOOR+JARVIS LIVING AWSOME FEATURES HOT SUITE LAYOUTS



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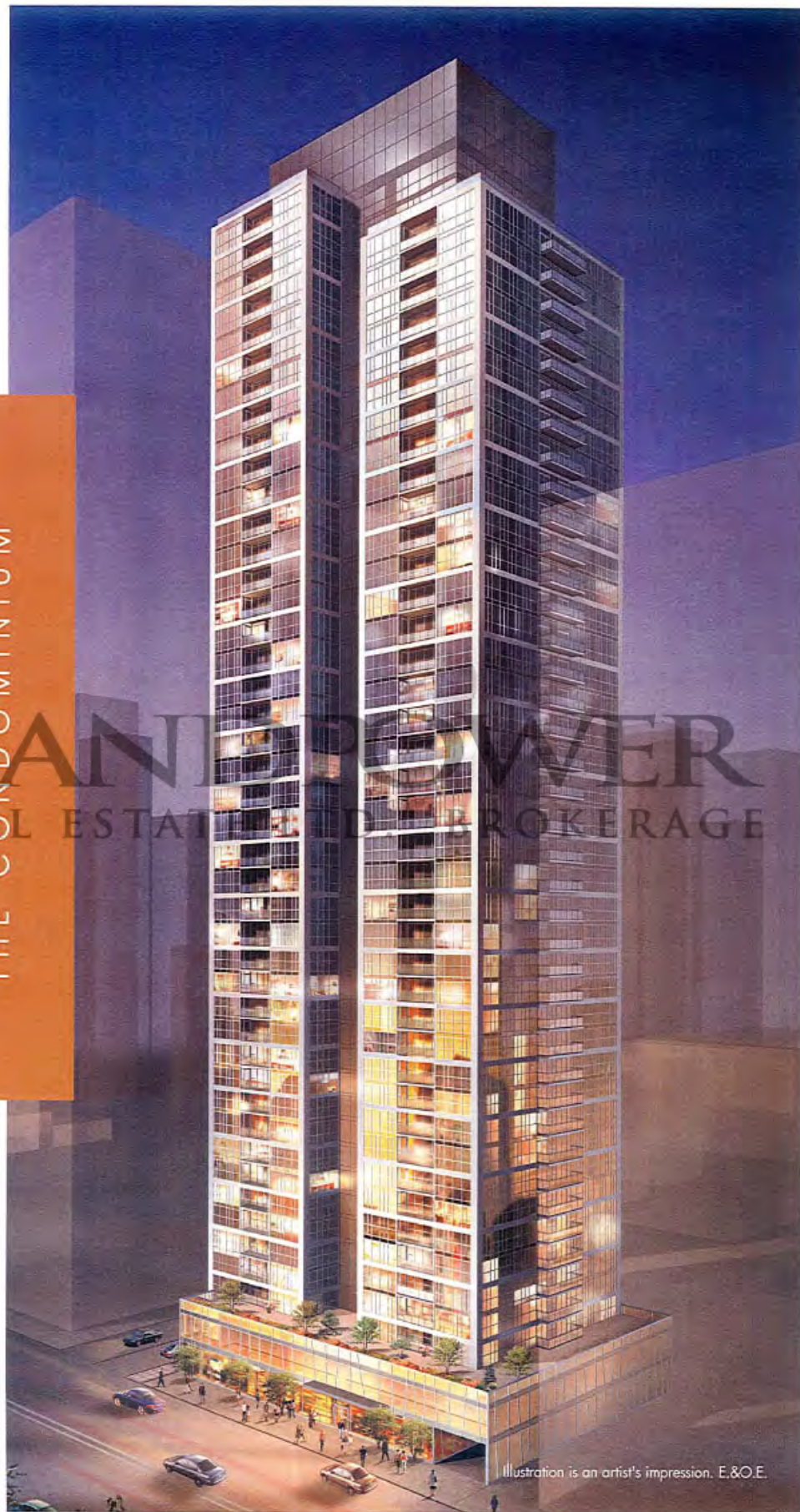


Illustration is an artist's impression. E.&O.E.

gogreen

COUTURE GREEN LIVING FEATURES



Environmental issues affect the world we live in - factors such as energy and water conservation, as well as the quality of the air we breathe. Monarch Corporation takes these issues seriously. As a member of the Canada Green Building Council (CaGBC), Monarch is committed to developing a greener lifestyle in its condominiums. We have taken the lead by incorporating numerous environmental initiatives that reduce total building energy consumption, and that will play a part in providing suite owners with greener, more energy-efficient surroundings.



Monarch
building green

LANDPOWER
REAL ESTATE LTD. BROKERAGE

- Individual suite metering of hydro consumption, giving you more control over your energy consumption
- Individually controlled year round heating and air conditioning heat pump system
- High efficiency boilers for domestic hot water
- Energy Star® appliances to save on energy costs;
 - High efficiency dishwasher
 - High efficiency refrigerator
 - High efficiency front load stacked washer
- Carbon Monoxide (CO) detection system designed to minimize the operation of the exhaust fans in the parking garage, resulting in energy savings and reduced noise pollution
- Indoor Air Quality certification for suite carpets by the Canadian Carpet Institute under the Carpet Testing Program
- Low emission suite laminate flooring
- Low VOC paint
- Water saver, low flow showerheads
- Water saver, low flow lavatory faucets
- Energy saving compact fluorescent lamps installed in each suite in place of incandescent light bulbs
- Lighting in common areas designed for energy efficiency, including occupancy sensors
- Low E (emission) insulated tinted glass window units
- Automated Recycling collection system to sort waste and recyclable products

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thebling

STANDARD FEATURES IN EVERY SUITE



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THE CONDOMINIUM

Architectural Panache

- Soaring 44 storey sleek and slender glass tower offering sweeping panoramic views of the city
- Professionally designed and decorated lobby by the award winning Mike Niven Interior Design Inc
- Expansive windows as per plan
- Professionally detailed corridors designed by Mike Niven Interior Design Inc.
- One uniformed 24/7 concierge providing peace of mind
- Four high speed elevators
- Two designer decorated guest suites
- Secured Visitor parking
- Mailroom conveniently located in the front lobby
- Convenient moving room with holding area
- Car wash bay in underground parking garage available to residents

Club Couture

- "Couture" The Designer decorated special occasion/party room complete with caterer's kitchen, bar and billiards table
- "Tempo" Dynamic Fitness room with cardio, yoga and aerobics area, offering TV viewing while you work out complete with commercial grade fitness equipment
- "Aqua" Soothe in the tranquil His and Hers relaxing spas in separate change rooms with lockers and showers
- "Indoor Swimming Pool" Lounge in the greenhouse setting of the indoor swimming pool located adjacent to Couture at Bloor Walk, phase one of this project

The Interior

- Ceiling heights of approximately 8 ft. on floors 2nd - 20th. Ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhaust, and heating and cooling ducts
- Ceiling heights of approximately 9 ft. on floors 21st - 45th. Ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhaust, and heating and cooling ducts
- One choice of strip laminate flooring throughout living rooms, dining rooms, kitchen, hallways, foyer, dens from Vendor's standard samples *
- One choice of oval or 40 oz. broadloom, in bedrooms from Vendor's standard samples* (excluding interior bedrooms with opaque glass panel sliding doors)
- Interior bedrooms** feature opaque glass panel sliding doors * with one choice of strip laminate flooring from Vendor's standard samples *
- Built-in, ultra efficient closet organizers to maximize storage located in master bedroom closet(s)*
- Individually controlled year round heating and air conditioning heat pump system
- Elegantly styled swing interior doors with metal lever hardware*
- 5" baseboards with coordinating door casings
- Low VOC, washable and non-yellowing paint. Semi-gloss off-white paint throughout kitchen, laundry room, powder room and bathrooms. Flat latex off white paint in all other areas
- All trim painted in off-white semi-gloss
- Plastic coated wire shelving in all closets including linen shelves *
- Low E (emission), tinted windows provided with screens on operating windows
- Sliding doors with screens to outside balcony, patio or terrace *
- Contemporary styled bedroom closet doors swing closet doors or mirrored sliders *
- White receptacles and rocker panel switches
- Walk-in closets *

The Kitchen

- Unique, contemporary designed kitchens. Full depth fridge upper cabinet. Select cabinets offering horizontal awning style extended height uppers* Choice of one colour for kitchen cabinets from Vendor's standard samples
- Granite kitchen countertop with stainless steel over mounted sink(s) from Vendor's standard samples*
- Single lever pull-out spray faucet*
- Complete brand name stainless steel appliance package, including: Energy Star® frost free bottom freezer refrigerator and glass top self clean oven, Energy Star® built-in dishwasher and microwave hood fan. Certain suites feature stainless steel space saver fridge and stove (24") as noted on plan*
- 3 head decorative light fixture
- Choice of ceramic tile backsplash from Vendor's standard samples

The Bathrooms

- Unique, contemporary designed vanities with drawers. Choice of one colour for vanities from Vendor's standard samples
- Vanity mirror with decorative light fixture and contemporary three level shelving unit
- Cultured marble countertop with integrated contemporary washbasin and single lever faucet
- Choice of porcelain tile or ceramic tile flooring from Vendor's standard samples *
- Tub enclosure to include ceramic wall tile from Vendor's standard samples to ceiling (excluding ceiling)*
- Separate shower stall with framed glass door to include ceramic tile from Vendor's standard samples on shower wall to ceiling (excluding ceiling) with ceramic base and separate ceiling light with switch*
- Bathrooms with tub and Shower receiver:
 - * Separate 5' soaker tub to include 2 rows of one choice of porcelain tile or ceramic tile on tub enclosure from Vendor's standard samples*
 - * Separate shower stall with framed glass door to include ceramic tile from Vendor's standard samples on shower wall to ceiling (excluding ceiling) with ceramic base and separate ceiling light with switch*
- Chrome bathroom towel bar and toilet paper dispenser (soap dish in tub/shower to be white)
- Pressure balanced mixing valve for tub/shower controls
- Exterior vented exhaust fan
- Privacy lock

The Foyer

- Interior designed suite entry with solid core entry door, with security observation port and brushed metal lever hardware
- Suite intrusion alarm and key pad with digital display, featuring suite to concierge digital display communication
- Swing closet door or mirrored sliding closet door *

The Laundry

- In suite laundry closet* with front load stacked dryer and Energy Star® washer vented to exterior
- Vendor's pre-selected white ceramic tile flooring* in laundry closets
- Bathroom floor, porcelain tile or ceramic tiles, from Vendor's standard samples, to continue into laundry closet when it forms part of the bathroom*

The Electrical

- 100amp service panel with circuit breakers and copper wiring within suite (110/208 volt)
- Pre-wired for cable TV in all bedrooms, living room and den* and separate telephone line in all of the above rooms plus kitchen*
- Smoke and heat detectors
- Ceiling light fixtures in foyer, hallway, kitchen, bedroom and walk-in closet*
- Capped ceiling outlets in den* and dining room*
- Cable wiring for future connection to internet/fax/e-mail

Peace of mind

- One uniformed 24/7 concierge providing peace of mind
- Remote control access to resident underground parking garage
- Key fob access from underground parking to elevator lobby
- Key fob access to main entrance
- All exterior doors from common areas and amenities monitored at concierge desk
- Enterphone system at main entrance complete with in-suite monitoring facility through TV cable and operates with suite land line phone or mobile phone
- Security cameras linked to concierge for surveillance monitoring
- Coded suite intrusion alarm system monitored at concierge desk
- Underground security system complete with security key device. Two-way communication system from underground to concierge
- Property management office on site
- Secure visitor parking
- Secure, well lit and painted parking
- * In applicable suites as per Vendor's plan

Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. 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 materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. E & O.E. Tarian Warranty Program. All Suites protected under Tarian (formerly The Ontario New Home Warranty Program).

prestigefinishes

EXCLUSIVE TO COUTURE PENTHOUSE COLLECTION



LANDPOWER REAL ESTATE LTD. BROKERAGE

The Interior

- Corridors design exclusive to Penthouse floors
- Floor to ceiling windows
- Gracious oversized 1-1/2 suite entry door*
- Distinctive tile pattern in foyer*
- One choice of engineered hardwood flooring in living room, dining room, den and kitchen from Vendor's Standard Samples *
- One choice of 50 oz. carpet in bedrooms from Vendor's Standard Samples *
- Smooth ceilings in living/dining area*
- 7" baseboards with coordinating door casings
- Niche with potlight*
- One locker unit included

The Bathroom

- Separate shower stall with frameless glass shower door
- Double sinks in ensuite *
- Powder room*
- One piece toilets

The Kitchen

- Upgraded Appliance package
- Upgraded kitchen faucet
- Under cabinet valiance lighting
- Wine fridge in kitchen*

www.monarchgroup.net

* In applicable suites as per Vendor's plan.

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CREPSO DAY AT COUTURE ONE DAY ONLY – SEPTEMBER 13th, 2008

Model Name	Suite Type	Floors	Suite Size	Exposure	Prices Start From	CREPSO ONLY - Cash Discount**	Price After Discount
Tokyo 557	1 Bedroom	3 To 29	557 SQ. FT.	S	\$286,490	\$8,000	\$278,490
Tokyo 558	1 Bedroom	3 To 21	558 SQ. FT.	N	\$293,990	\$8,000	\$285,990
Tokyo 590	1 Bedroom	3 To 29	590 SQ. FT.	W	\$272,490	\$8,000	\$264,490
Milan 601	1 Bedroom + Den	3 To 29	601 SQ. FT.	E	\$298,240	\$8,000	\$290,240
Milan 602	1 Bedroom + Den	3 To 25	602 SQ. FT.	E	\$305,240	\$8,000	\$297,240
Milan 630	1 Bedroom + Den	3 To 41	630 SQ. FT.	W	\$307,240	\$8,000	\$299,240
Milan 631	1 Bedroom + Den	3 To 41	631 SQ. FT.	W	\$307,240	\$8,000	\$299,240
Milan 641	1 Bedroom + Den	3 To 29	641 SQ. FT.	W	\$286,490	\$8,000	\$278,490
Milan 665	1 Bedroom + Den	30 To 42	665 SQ. FT.	W	\$326,990	\$8,000	\$318,990
Milan 695	1 Bedroom + Den	31 To 41	695 SQ. FT.	E	\$340,990	\$8,000	\$332,990
Milan 712	1 Bedroom + Den	30 To 42	712 SQ. FT.	W	\$350,990	\$8,000	\$342,990

Suite Features

Choice of strip laminate flooring in living room, dining room, kitchen, hallways, foyer and dens* from Vendor's standard samples.
Choice of sisal or 40oz. broadloom in bedrooms*
Complete brand name stainless steel kitchen appliance package*
Individual suite metering of hydro consumption and year round heating and air conditioning heat pump system, giving you more control over your energy consumption.

Building Features

Soaring 44 Storey sleek and slender glass tower offering sweeping panoramic views of the city.
CLUB COUTURE - Party room, complete, complete with caterer's kitchen, bar and billiards table.
TEMPO - Dynamic fitness room with cardio, yoga and aerobics area offering T.V viewing while you work out.
AQUA - Sooth in the tranquil His and hers relaxing saunas
Indoor Swimming Pool - located adjacent to Couture at Bloor Walk, phase one of this project
Uniformed 24/7 concierge/security

Green Features

Water saver, low flow showerheads and lavatory faucets
Energy saving compact fluorescent lamps installed in each suite
Automated recycling collection system to sort waste and recyclable products

<u>Deposit Structure**</u>	<u>Occupancy Date</u>	<u>Maintenance Fees</u>
5% on signing 5% in 60 days 5% in 180 days 5% in 365 days	March 2011	\$0.45 / square foot (Excludes hydro, cable, phone TAXES The current City of Toronto Tax Rate is approximately 0.9%)

Included In Purchase Price: G.S.T., Six Appliances

*As per plan from Vendor's Standard Samples.

** One Day Only - September 13th, 2008.

Prices, specifications and promotions subject to change without notice. E.&O.E. September 4, 2008
Please see a Sales Representative for a full list of standard features.

Please Register at www.monarchgroup.net

Exclusive Agent: Milborne Real Estate Inc.

www.milborne.com



**CREPSO DAY AT COUTURE
ONE DAY ONLY – SEPTEMBER 13th, 2008**

Model Name	Suite Type	Floors	Suite Size	Exposure	Prices Start From	CREPSO ONLY – Cash Discount**	Price After Discount
Paris 734	2 Bedroom	3 To 28	734 SQ. FT.	N/E S/E	\$331,990	\$12,000	\$319,990
Paris 782	2 Bedroom	3 To 29	782 SQ. FT.	S/W NW	\$327,990	\$12,000	\$315,990
Paris 789	2 Bedroom	35 To 42	789 SQ. FT.	E	\$393,990	\$12,000	\$381,990
Paris 870	2 Bedroom	33 To 42	870 SQ. FT.	N/E	\$424,990	\$12,000	\$412,990
Paris 964	2 Bedroom	30 To 42	964 SQ. FT.	S/E	\$448,990	\$12,000	\$436,990
London 977	2 Bedroom + Den	30 To 42	977 SQ. FT.	NW S/W	\$488,990	\$12,000	\$476,990
PH- Couture 820	2 Bedroom	43 To 44	820 SQ. FT.	W	\$442,990	\$12,000	\$430,990
PH - Couture 1388	2 Bedroom + Den	43 To 45	1388 SQ. FT.	N/W/E	\$750,990	\$12,000	\$738,990
PH - Couture 1652	2 Bedroom + Den	43 To 45	1652 SQ. FT.	S/W	\$891,990	\$12,000	\$879,990
PH - Couture 1666	2 Bedroom + Den	43 To 45	1666 SQ. FT.	S/E	\$899,990	\$12,000	\$887,990

Suite Features

Choice of strip laminate flooring in living room, dining room, kitchen, hallways, foyer and dens* from Vendor's standard samples.
Choice of sisal or 40oz. broadloom in bedrooms*
Complete brand name stainless steel kitchen appliance package*
Individual suite metering of hydro consumption and year round heating and air conditioning heat pump system, giving you more control over your energy consumption.

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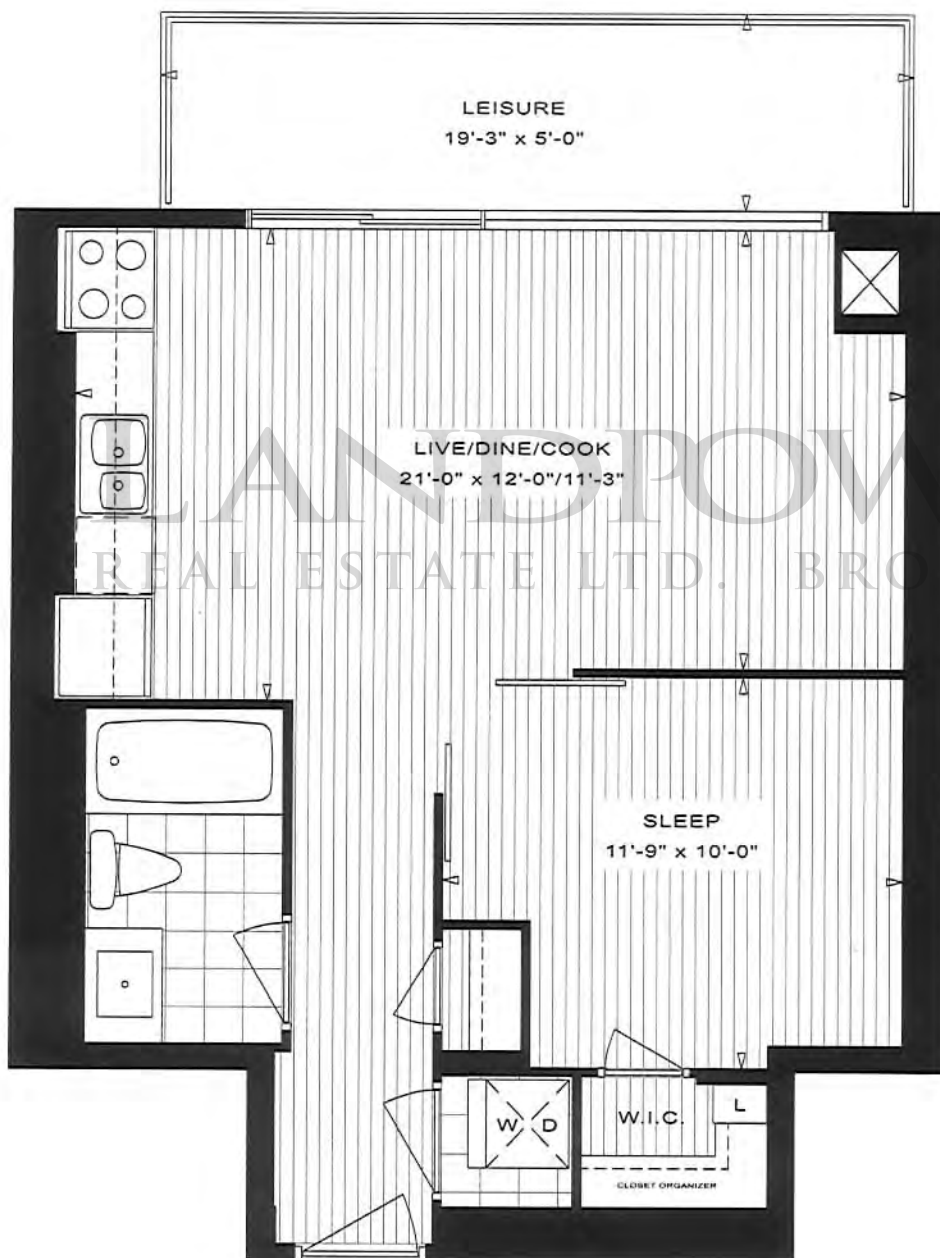
www.milborne.com

Tokyo557

ONE BEDROOM / 557 SQ. FT.



Monarch



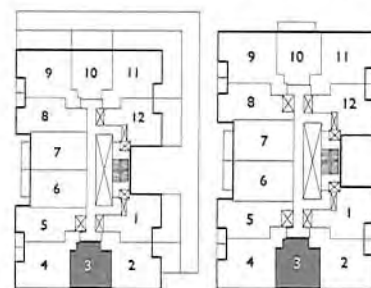
interior - 557 sq.ft.

balcony - 90 sq.ft.

total living area -
647 sq.ft.



2ND FLOOR
(FRENCH BALCONY ON 2ND FLOOR)



3RD FLOOR

FLOORS 4-29

Sizes and specifications are subject to change without notice. E.S.O.E. Actual usable floor space may vary from any stated floor area. Floor measurements, if any, were calculated on the middle floor of typical floor plates, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc. while units on higher floors may have more floor space.

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Tokyo558

ONE BEDROOM / 558 SQ. FT.



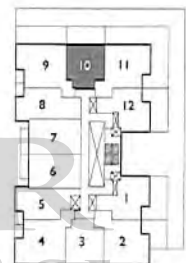
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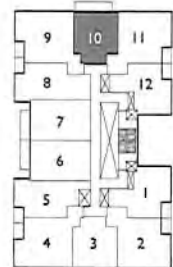
interior - 558 sq.ft.

balcony - 90 sq.ft.

total living area -
648 sq.ft.



3RD FLOOR
(220 SQ. FT. TERRACE ON
3RD FLOOR)



FLOORS 4-29

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Tokyo590

ONE BEDROOM / 590 SQ. FT.



Monarch



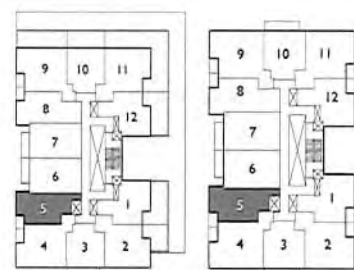
interior - 590 sq.ft.

balcony - 40 sq.ft.

total living area -
630 sq.ft.



2ND FLOOR
(25 SQ. FT. TERRACE ON 2ND FLOOR)



3RD FLOOR **FLOORS 4-29**

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Milan601

ONE BEDROOM + DEN / 601 SQ. FT.

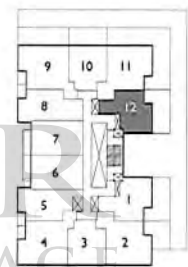


Monarch

interior - 601 sq.ft.

balcony - 40 sq.ft.

total living area -
641 sq.ft.



3RD FLOOR
(290 SQ. FT. TERRACE ON 3RD FLOOR)



FLOORS 4-29

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Milan602

ONE BEDROOM + DEN / 602 SQ. FT.

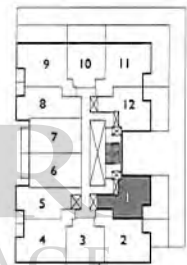
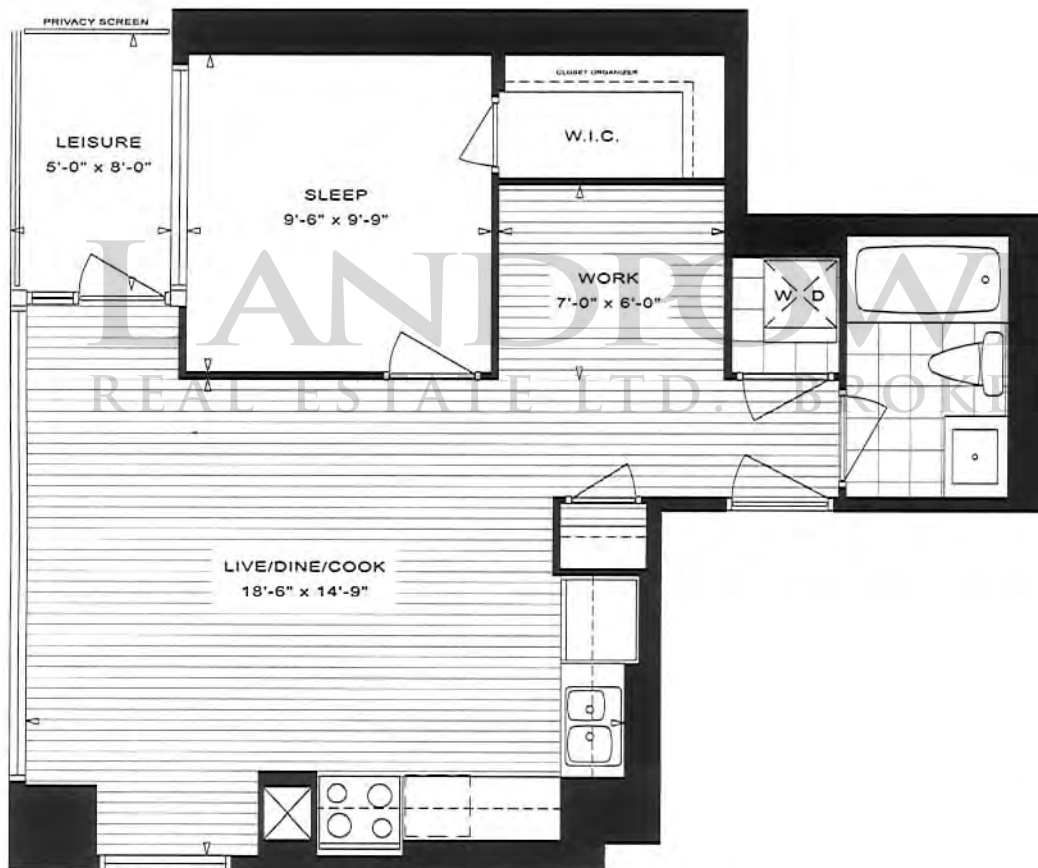


Monarch

interior - 602 sq.ft.

balcony - 40 sq.ft.

total living area -
642 sq.ft.



3RD FLOOR
(290 SQ. FT. TERRACE ON
3RD FLOOR)



FLOORS 4-29

Sizes and specifications are subject to change without notice. E.&O.E. Actual usable floor space may vary from any stated floor area. Floor measurements, if any, were calculated on the middle floor of typical floor plates, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc. while units on higher floors may have more floor space.

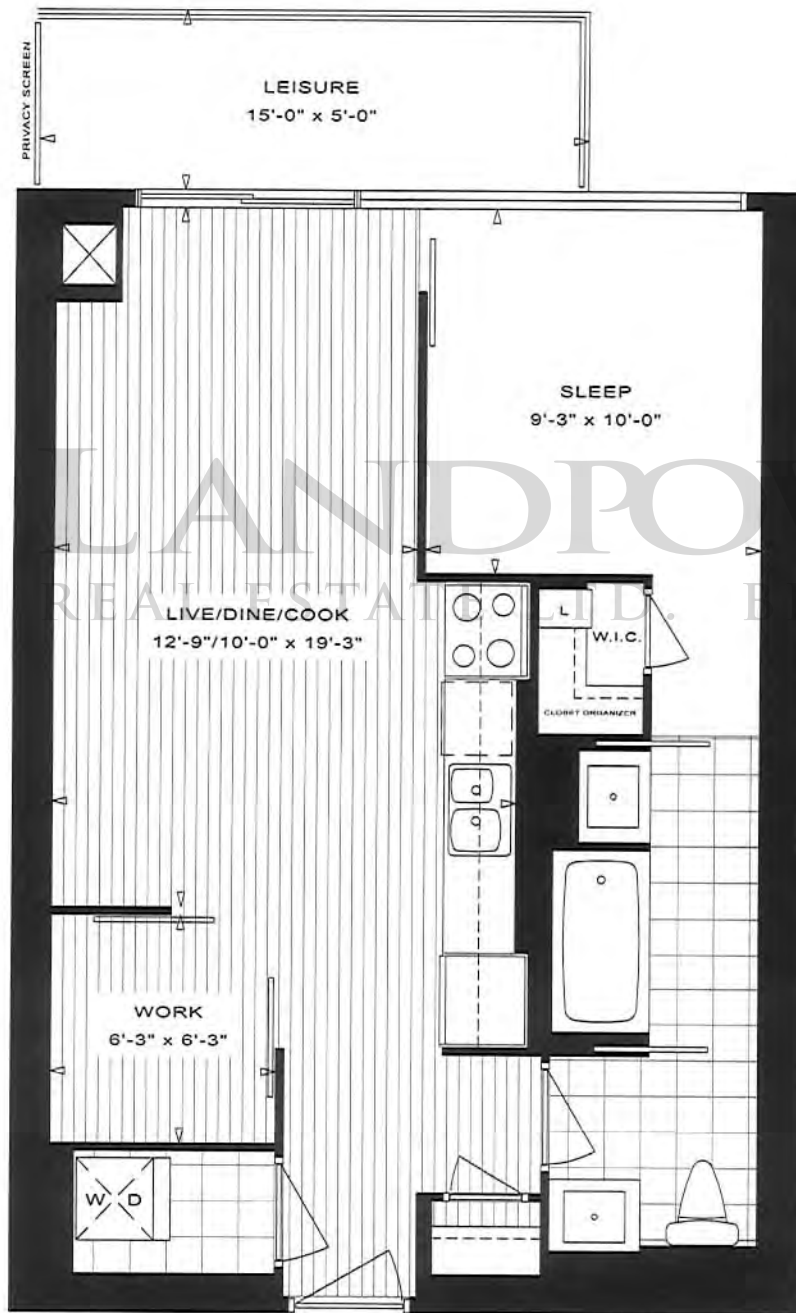
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Milan630

ONE BEDROOM + DEN / 630 SQ. FT.



Monarch

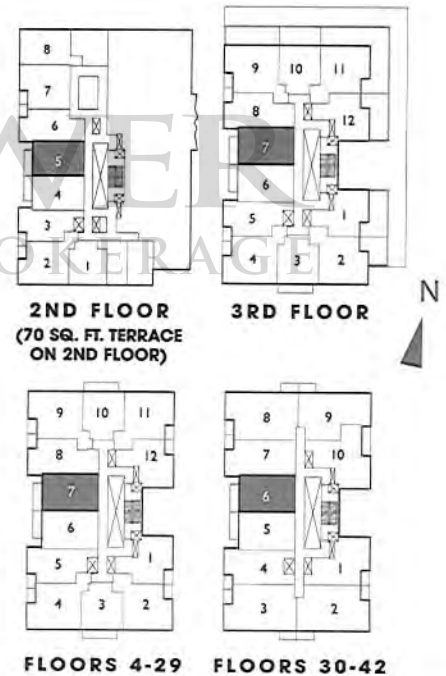


interior - 630 sq.ft.

balcony - 75 sq.ft.

total living area -

705 sq.ft.



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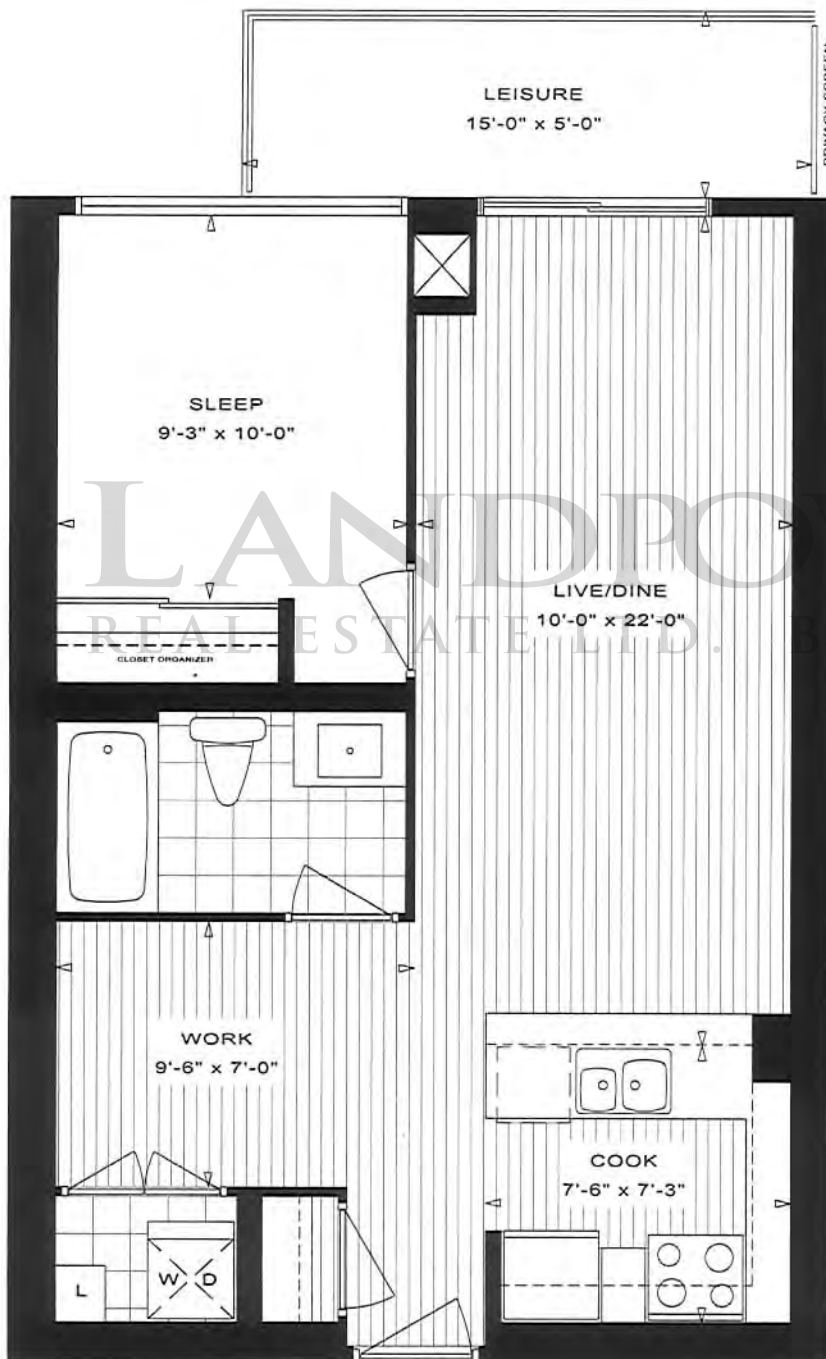
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Milan631

ONE BEDROOM + DEN / 631 SQ. FT.



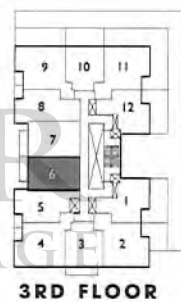
Monarch



interior - 631 sq.ft.

balcony - 75 sq.ft.

total living area -
706 sq.ft.



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FLOORS 4-29



FLOORS 30-42

Sizes and specifications are subject to change without notice, E.S.O.E. Actual usable floor space may vary from any stated floor area. Floor measurements, if any, were calculated on the middle floor of typical floor plates, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc. while units on higher floors may have more floor space.

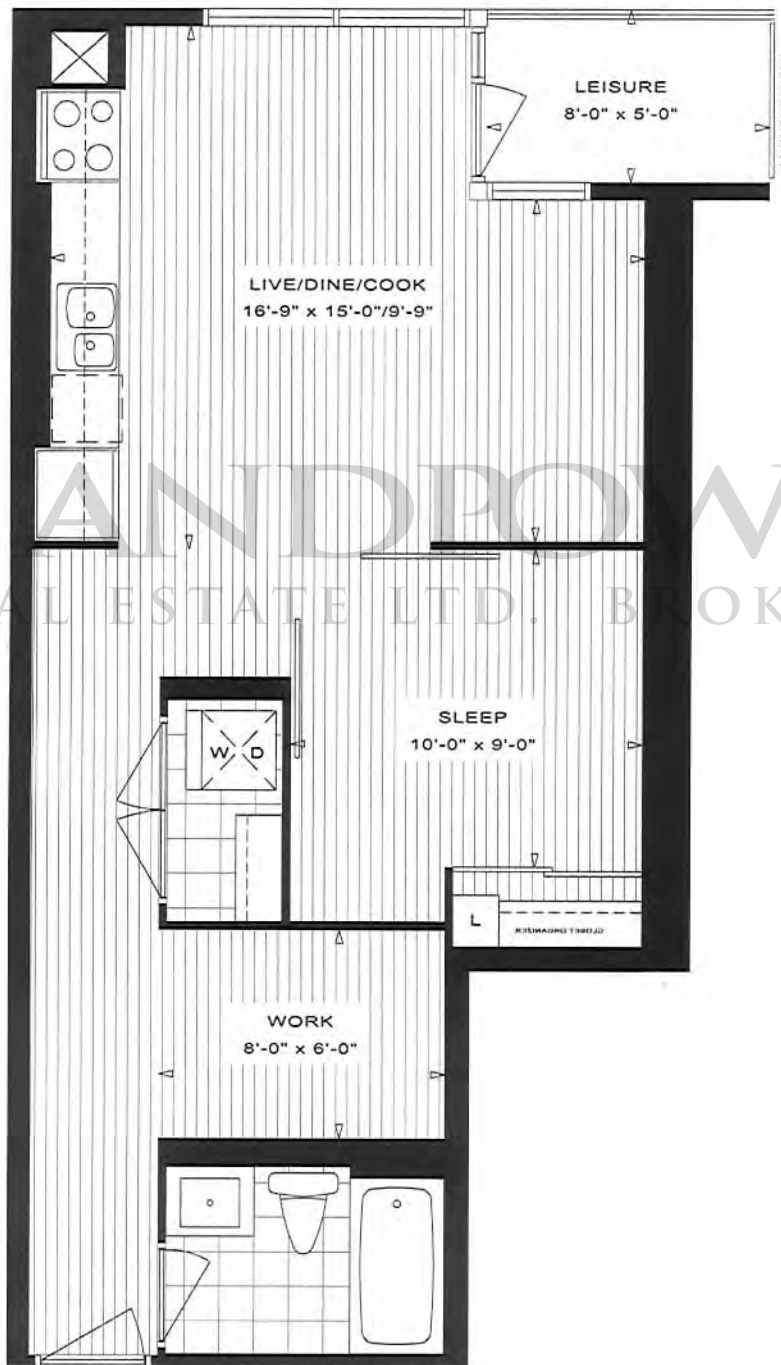
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Milan641

ONE BEDROOM + DEN / 641 SQ. FT.



Monarch



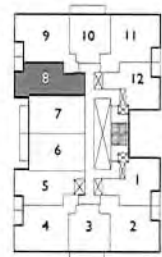
interior - 641 sq.ft.

balcony - 40 sq.ft.

total living area -
681 sq.ft.



3RD FLOOR



FLOORS 4-29

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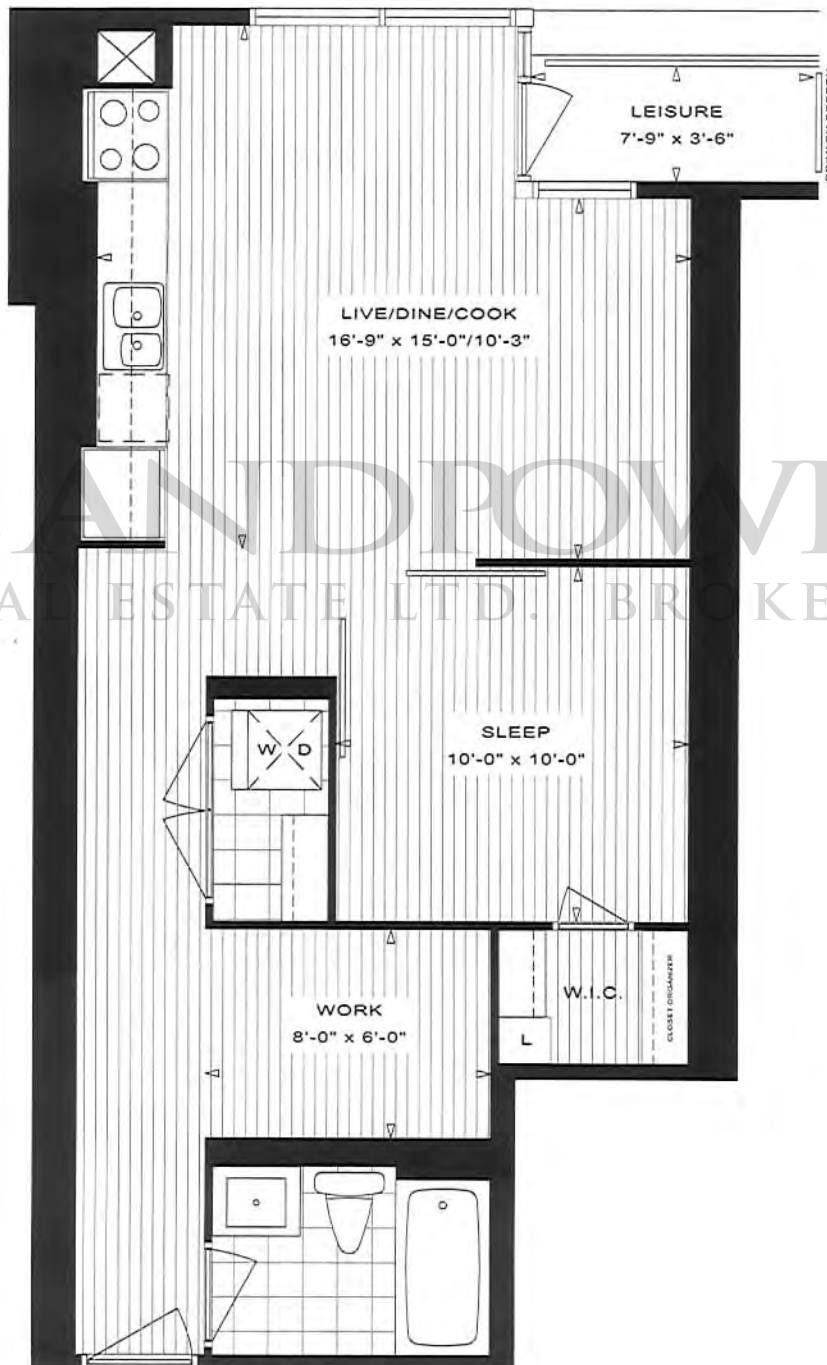
Sizes and specifications are subject to change without notice. E&OE. Actual usable floor space may vary from any stated floor area. Floor measurements, if any, were calculated on the middle floor of typical floor plates, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc. while units on higher floors may have more floor space.

Milan665

ONE BEDROOM + DEN / 665 SQ. FT.



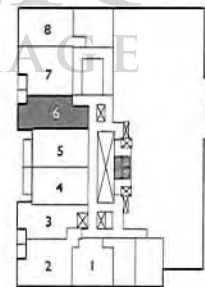
Monarch



interior - 665 sq.ft.

terrace - 25 sq.ft.

total living area -
690 sq.ft.



2ND FLOOR

Sizes and specifications are subject to change without notice. E&O.E. Actual usable floor space may vary from any stated floor area. Floor measurements, if any, were calculated on the middle floor of typical floor plates. Such floor units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc. while units on higher floors may have more floor space.

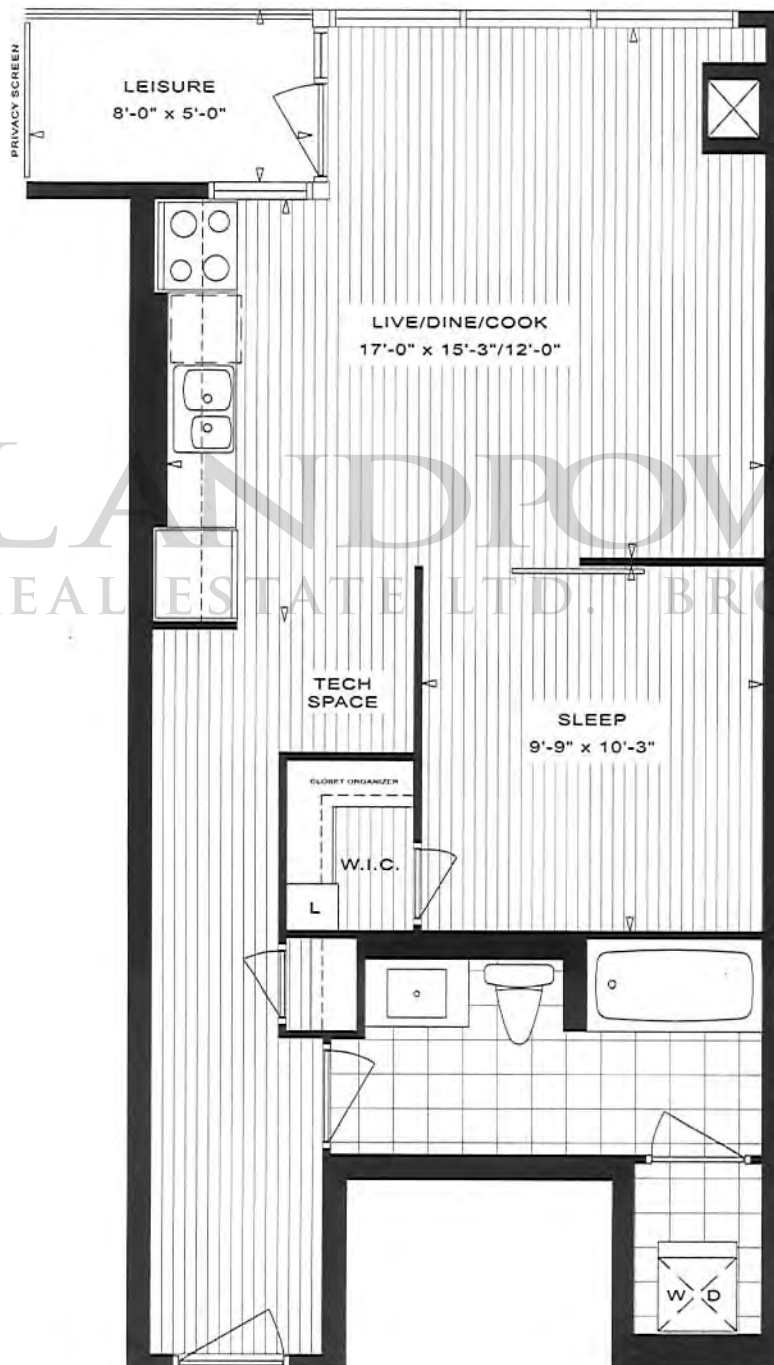
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Milan665

ONE BEDROOM + TECH / 665 SQ. FT.



Monarch

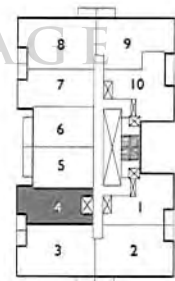


interior - 665 sq.ft.

balcony - 40 sq.ft.

total living area -

705 sq.ft.



FLOORS 30-42

couture
THE CONDOMINIUM

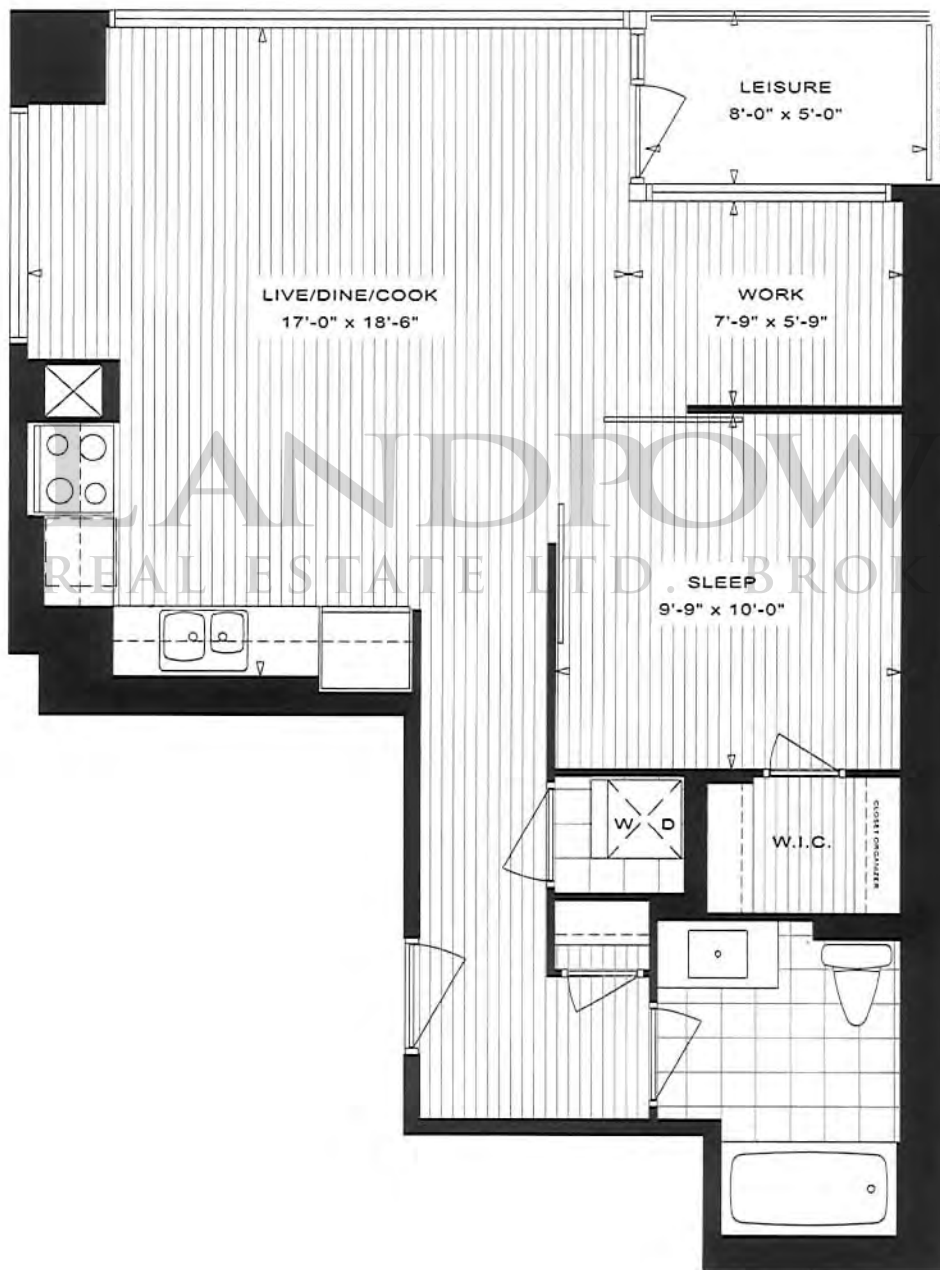
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Milan695

ONE BEDROOM + DEN / 695 SQ. FT.



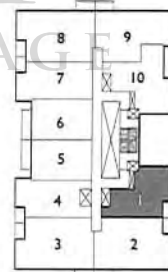
Monarch



interior - 695 sq.ft.

balcony - 40 sq.ft.

total living area -
735 sq.ft.



FLOORS 30-42

couture
THE CONDOMINIUM

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Milan696

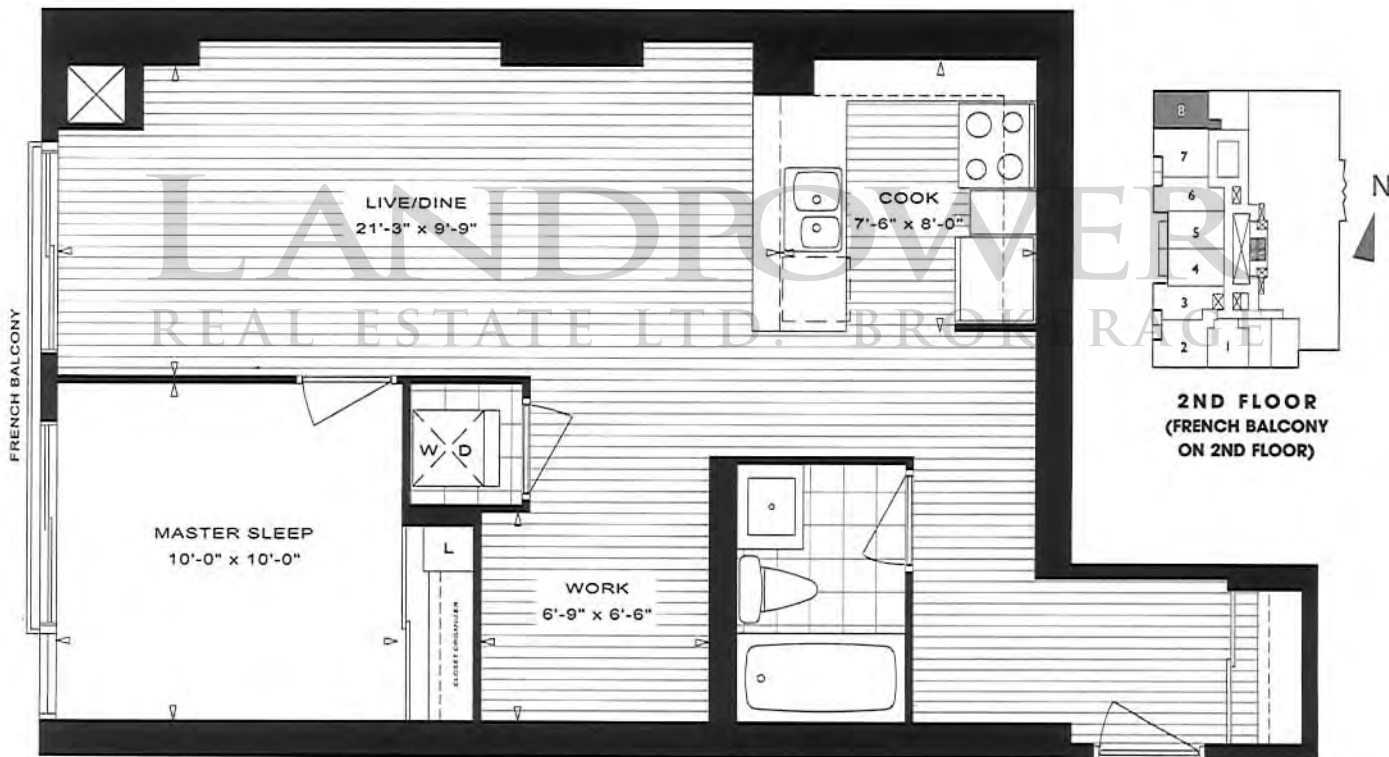
ONE BEDROOM + DEN / 696 SQ. FT.



Monarch

interior - 696 sq.ft.

total living area -
696 sq.ft.



couture
THE CONDOMINIUM

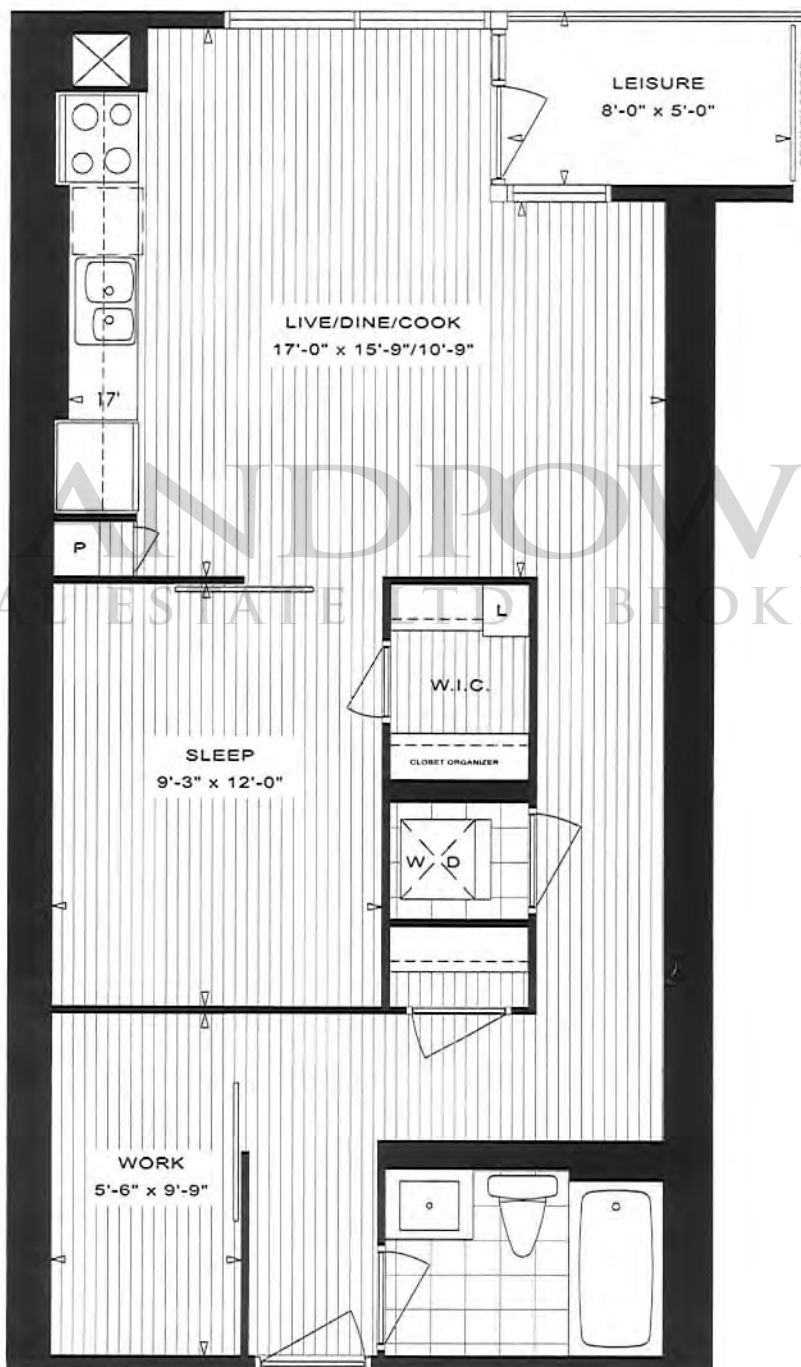
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Milan712

ONE BEDROOM + DEN / 712 SQ. FT.



Monarch



interior - 712 sq.ft.

balcony - 40 sq.ft.

total living area -
752 sq.ft.



FLOORS 30-42

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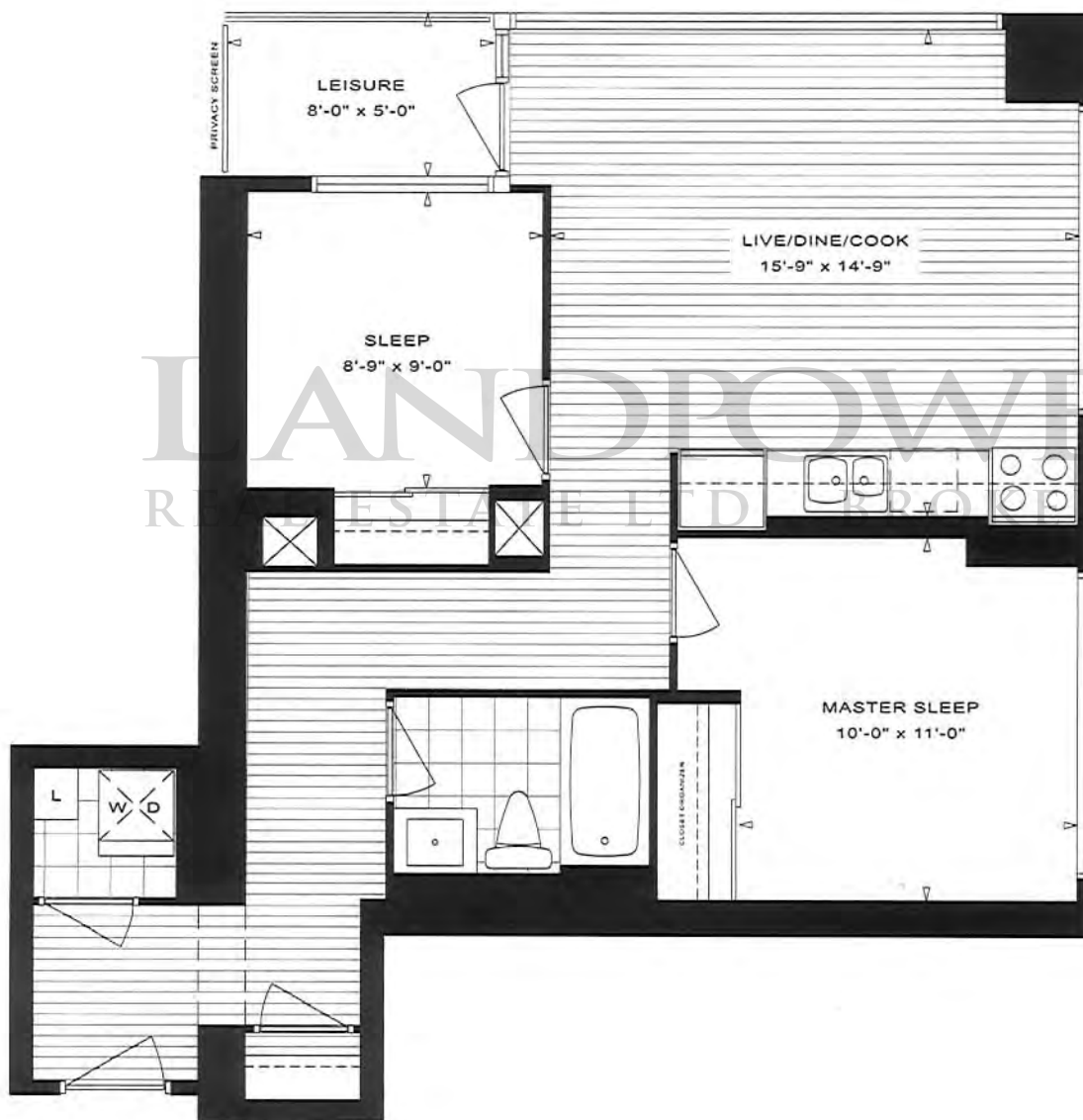
couture
THE CONDOMINIUM

Paris 734

TWO BEDROOM / 734 SQ. FT.



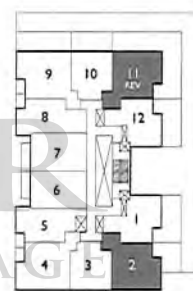
Monarch



interior - 734 sq.ft.

balcony - 40 sq.ft.

**total living area -
774 sq.ft.**



**3RD FLOOR
(TERRACE ON 3RD FLOOR)**
PLEASE SEE A SALES REPRESENTATIVE FOR DETAILS



FLOORS 4-29

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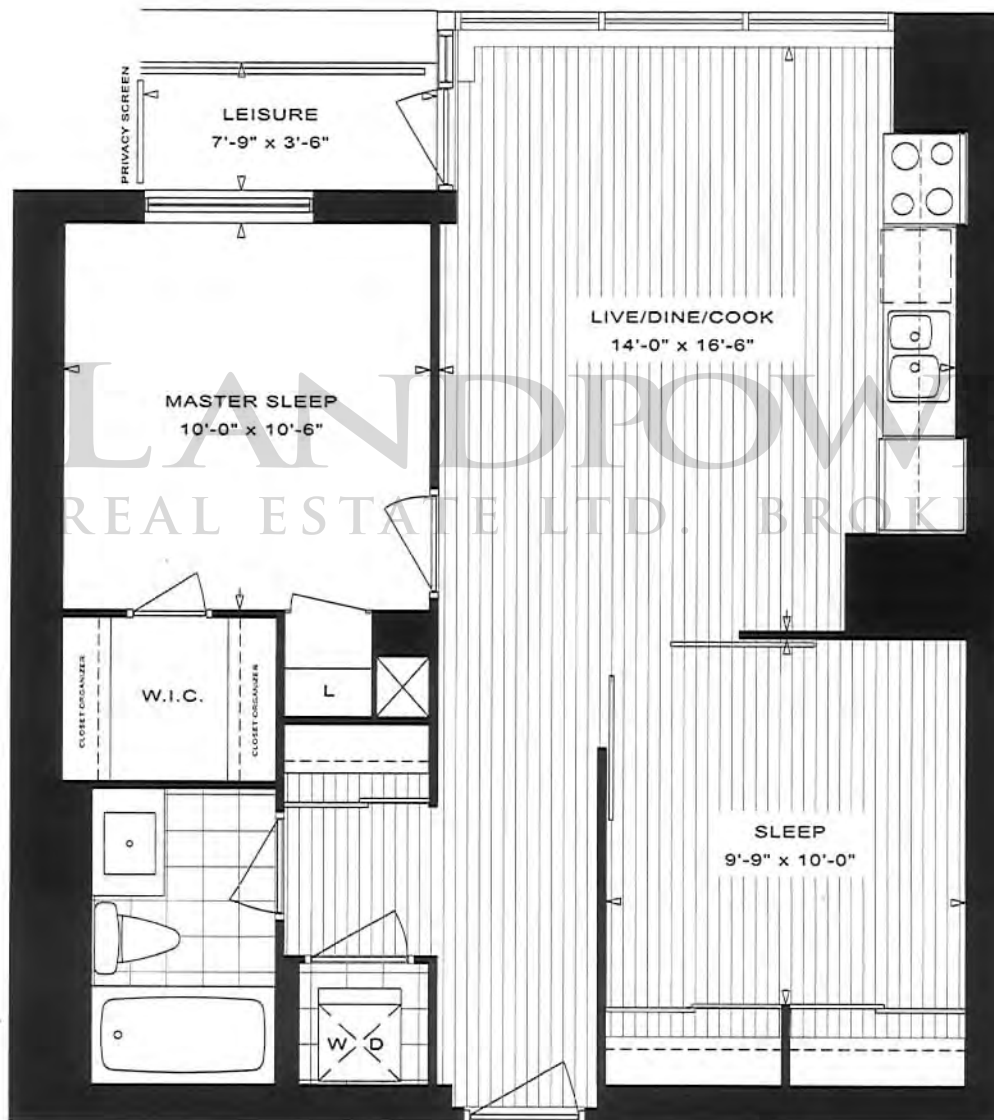
couture
THE CONDOMINIUM

Paris 738

TWO BEDROOM / 738 SQ. FT.



Monarch

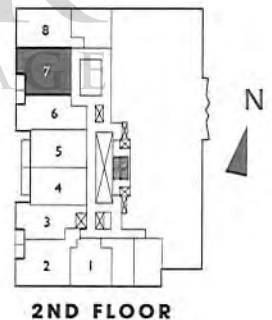


interior - 738 sq.ft.

terrace - 25 sq.ft.

total living area -

763 sq.ft.



couture
THE CONDOMINIUM

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Paris 782

TWO BEDROOM / 782 SQ. FT.



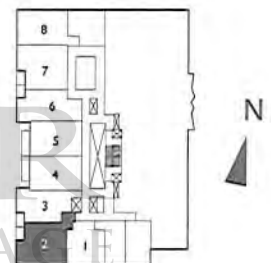
Monarch



interior - 782 sq.ft.

balcony - 40 sq.ft.

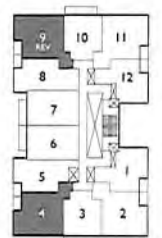
total living area -
822 sq.ft.



2ND FLOOR
(25 SQ. FT. TERRACE ON 2ND FLOOR)



3RD FLOOR
(290 SQ. FT. TERRACE
ON SUITE 309)



FLOORS 4-29

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couture
THE CONDOMINIUM

Paris 789

TWO BEDROOM / 789 SQ. FT.



Monarch



interior - 789 sq.ft.

balcony - 80 sq.ft.

total living area -
869 sq.ft.



FLOORS 30-42

couture
THE CONDOMINIUM

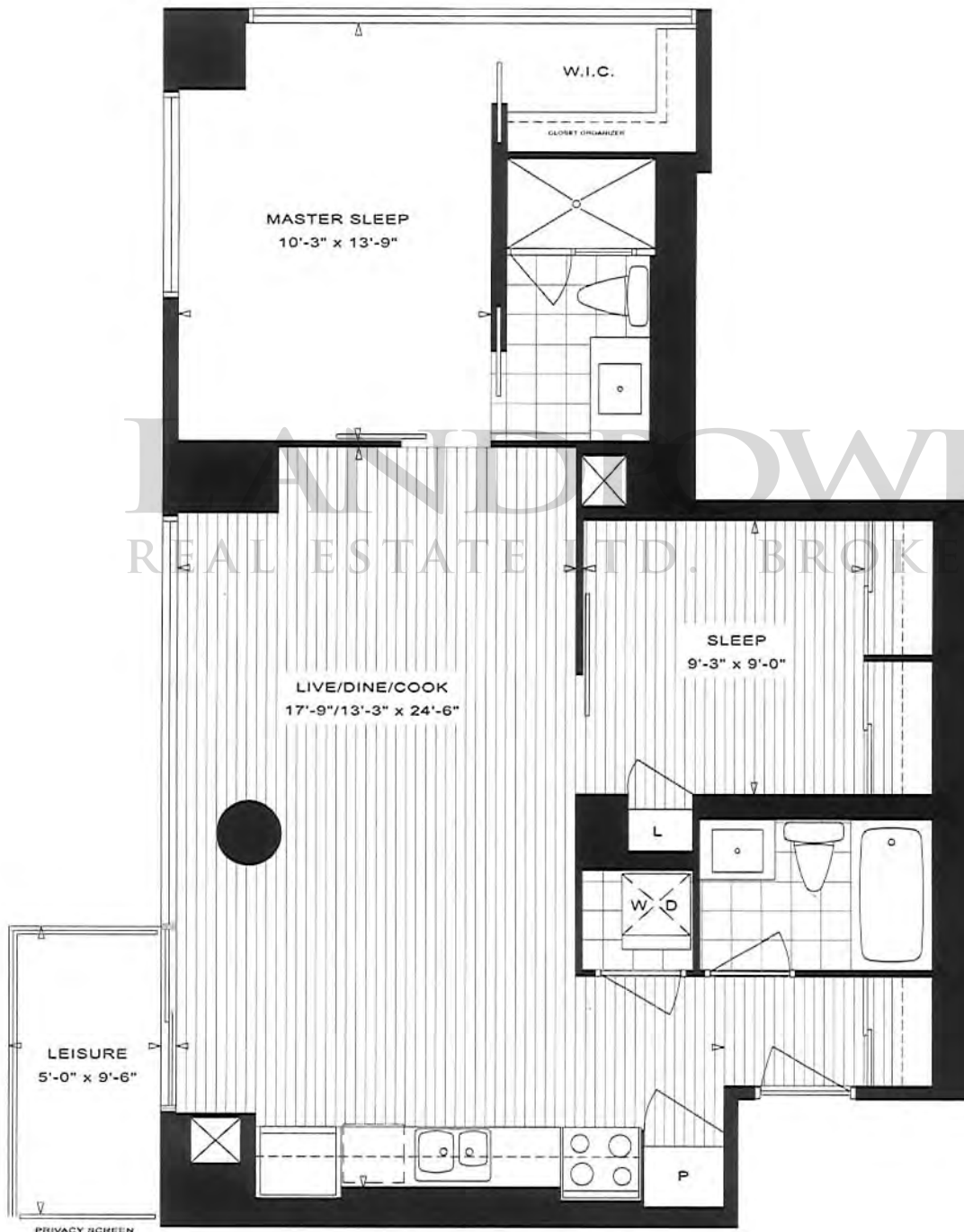
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Paris870

TWO BEDROOM / 870 SQ. FT.



Monarch

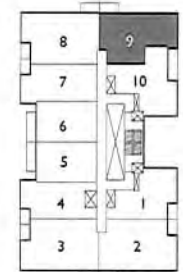


interior - 870 sq.ft.

balcony - 45 sq.ft.

total living area -

915 sq.ft.



FLOORS 30-42

couture
THE CONDOMINIUM

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Paris964

TWO BEDROOM / 964 SQ. FT.



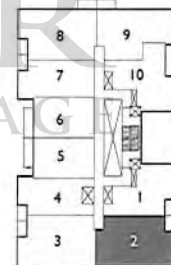
Monarch



interior - 964 sq.ft.

balcony - 85 sq.ft.

total living area -
1049 sq.ft.



FLOORS 30-42

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couture
THE CONDOMINIUM

London977

TWO BEDROOM + DEN / 977 SQ. FT.



Monarch



interior - 977 sq.ft.

balcony - 85 sq.ft.

total living area -
1062 sq.ft.



FLOORS 30-42

couture
THE CONDOMINIUM

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Couture820

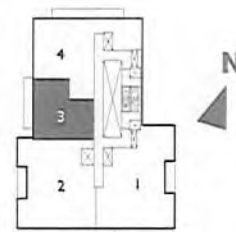
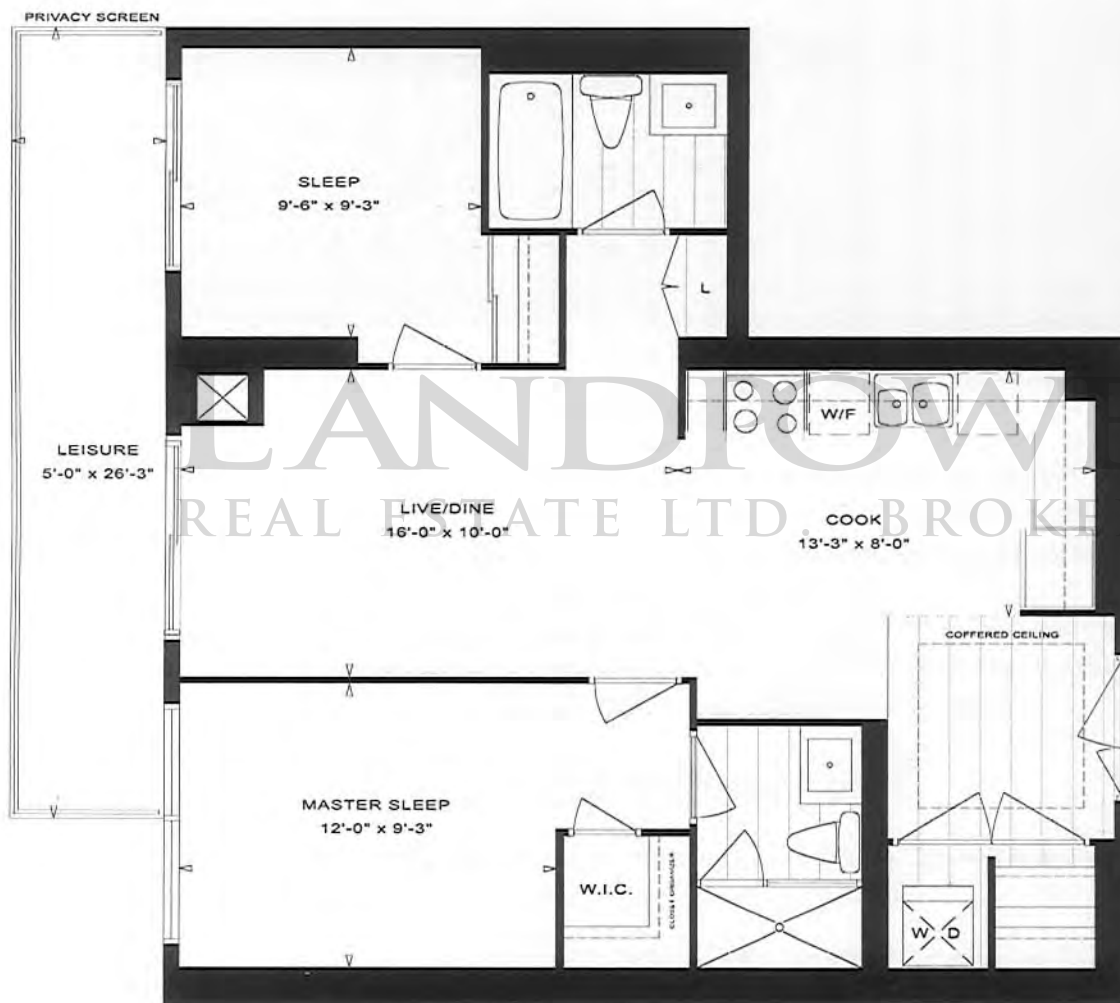
TWO BEDROOM PENTHOUSE / 820 SQ. FT.

820

Interior - 820 sq.ft.

balcony - 125 sq.ft.

total living area -
945 sq.ft.



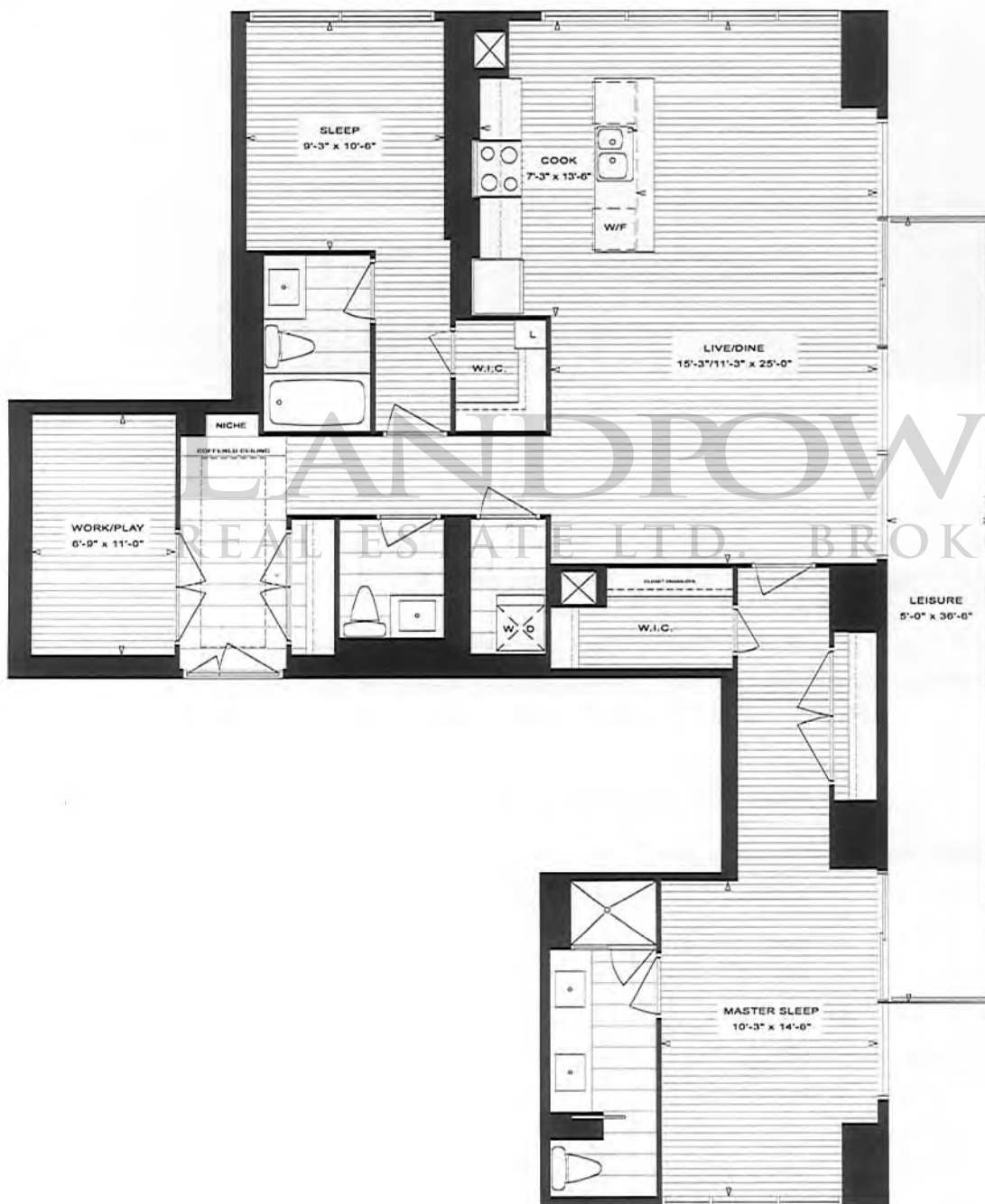
FLOORS 43-45

couture
THE CONDOMINIUM

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Couture 1388

TWO BEDROOM + DEN PENTHOUSE / 1388 SQ. FT.



1388

interior - 1388 sq.ft.
balcony - 175 sq.ft.

total living area -
1563 sq.ft.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOORS 43-45

**1200 SQ. FT. TERRACE
ON 43RD FLOOR**

couture
THE CONDOMINIUM

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Couture 1652

TWO BEDROOM + DEN PENTHOUSE / 1652 SQ. FT.

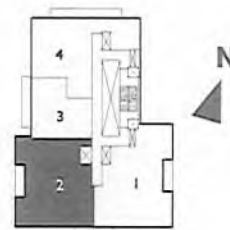
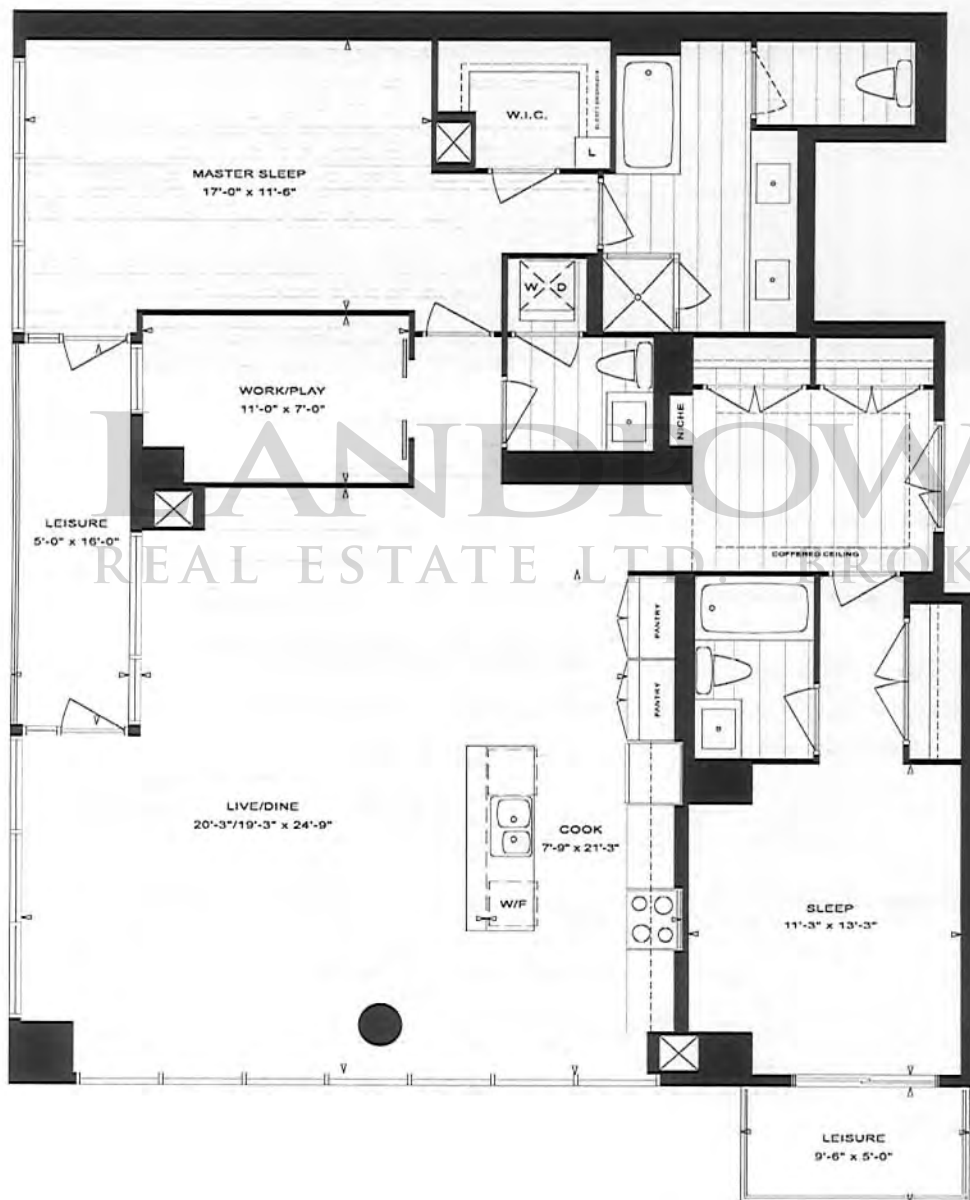
1652

interior - 1652 sq.ft.

balcony - 115 sq.ft.

total living area -

1767 sq.ft.



FLOORS 43-45

couture
THE CONDOMINIUM

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Couture 1666

TWO BEDROOM + DEN PENTHOUSE / 1666 SQ. FT.

1666

interior - 1666 sq.ft.

balcony - 115 sq.ft.

total living area -
1781 sq.ft.



FLOORS 43-45

couture
THE CONDOMINIUM

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