

# dia

CONDOMINIUMS  
Boutique Living - North York

SPECIAL  
AGENTS  
PREVIEW  
SALE

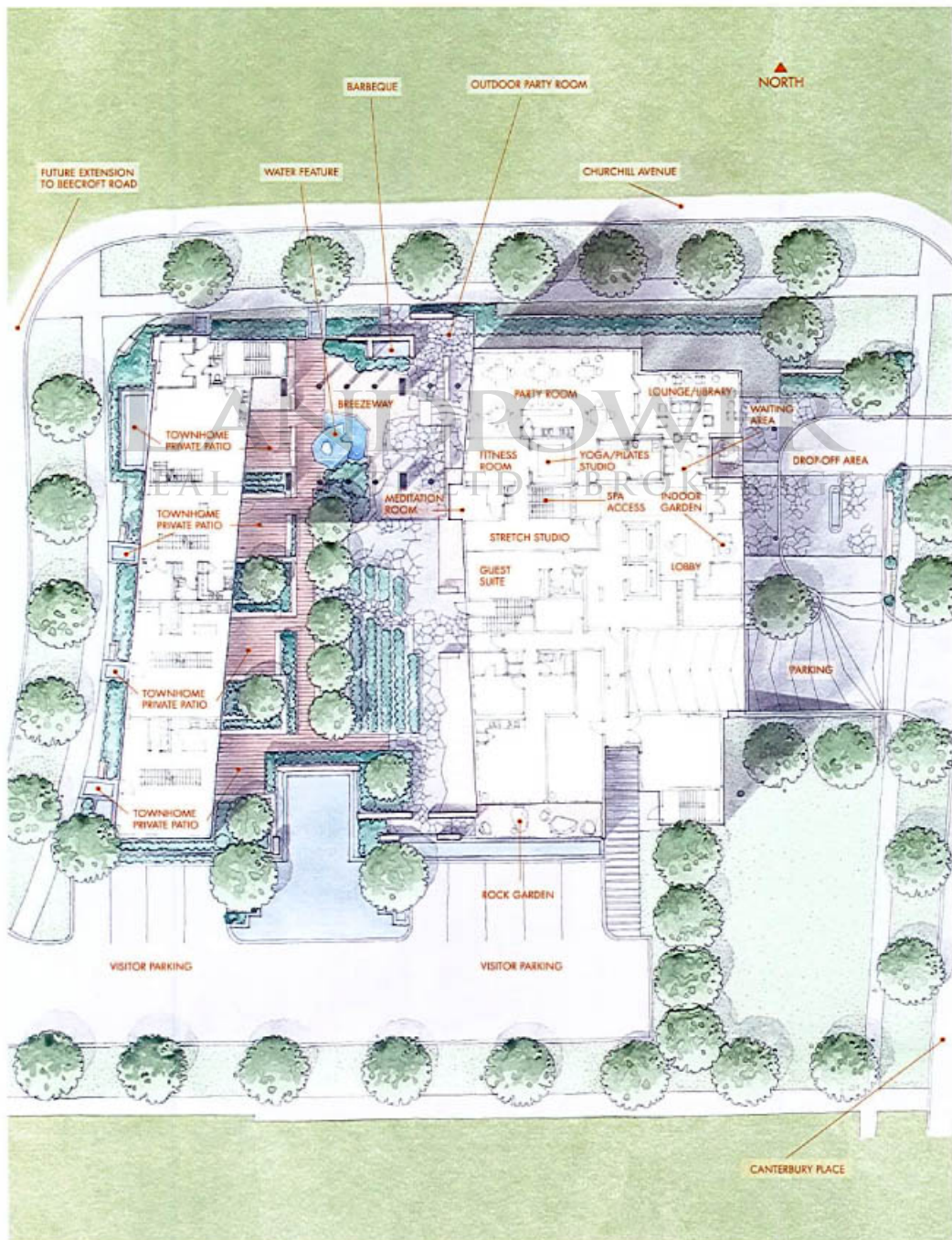


DIA CONDOMINIUMS (416) 225-5500 or WWW.DIALIFE.CA

 **tasdesignbuild**  
A TASdesignbuild Project. [www.tasdesignbuild.com](http://www.tasdesignbuild.com)

# Site plan

Enriching the DIA experience, a range of facilities that in function and ambience go the extra distance... By conveniently bringing exercise, relaxation, and social gatherings into an interconnected interior and exterior spa-style complex.





# Features and finishes

## GENERAL SUITE

- Extensive floor to ceiling windows (panoramic view);
- Many units with permanent, unobstructed views to the south and west;
- 9 ft. ceiling throughout (bulkheads & ceiling drops excluded);
- Solid core entry door;
- 4" baseboards throughout;
- Levered door hardware in satin nickel finish;
- Choice of colours in Belgian engineered flooring from builder samples throughout, except for bedroom and bathroom areas;
- Choice of colours in cut pile carpeting in bedroom areas;
- Individually controlled heat pump system that allows for year round heating or cooling;
- Sliding doors opening onto spacious balconies, patios or terraces as per plan;
- Thermally insulated windows;
- Flat latex paint throughout with eggshell finish in bathroom areas;
- Coated wire shelving in closets.

## KITCHEN

- Choice of colours in Belgian engineered flooring to match suite;
- Choice of granite countertop;
- Choice of 4"H subway style ceramic backsplash;
- Choice of custom European kitchen door system in a variety of finishes (extended uppers);
- Brand name appliances in black or white including full size refrigerator, self-cleaning range, hood fan and a multi-cycle dishwasher;
- Track lighting;
- Stainless steel sink with single lever pull-out spray faucet.

## MASTER ENSUITE BATH

- Choice of 12" x 12" marble or Italian porcelain tile flooring;
- Full height ceramic tile tub surround from builder samples;
- White soaker bathtub;
- Vanity in choice of finish and style to match kitchen;
- Frameless mirror over vanity;
- Choice of marble countertop to match kitchen;
- Ceiling fixture and option for capped wall outlet at vanity;
- Polished chrome basin and tub/shower faucets;
- White bathroom fixtures throughout.

## MAIN BATH

- White soaker bathtub or shower as per plan;
- Choice of Italian porcelain tile flooring;
- Choice of Italian porcelain wall tile, full height in shower or tub surround with feature tile detail;
- Cedar wood spa base in shower stall;
- White cultured marble countertop and integrated sink;
- White vanity cabinets with frameless mirror;
- Ceiling fixture and option for capped wall outlet at vanity mirror;
- Polished chrome basin and tub/shower faucets;
- White bathroom fixtures throughout.

## LAUNDRY

- Full size stacked washer and dryer as per plan.

## ELECTRICAL

- Pre-wired for television outlets in living room, den, and master bedrooms;
- Pre-wired for telephone outlets in living room, den, and bedrooms;
- Capped ceiling outlets in dining room, den, breakfast area and bedrooms;
- Smoke detector;
- Wired for access to high speed Internet and digital television;
- Separate metering of electrical consumption within each suite.

## SECURITY

- Full 24 hour concierge service;
- Remote control access to underground parking and secured access from parking to elevator lobby;
- Monitored system with surveillance cameras;
- Entry phone system at main entrance with in-suite monitoring;
- Pre-wired for in-suite security system.

## INTECH® – HOME AUTOMATION AND ELECTRONICS

- Each suite comes prepared with Intech® enabled technology. With the addition of the Intech® optional in-suite product offerings – from in-suite security monitoring to distributed audio within multiple rooms, including Mp3 distribution, your suite may be equipped with the latest technology not only for today, but also for tomorrow.
- Conduit for individual unit security;
- Cable outlet with state-of-the-art broadband, high-speed Internet;
- Prewired for cable TV and telephone.

## BUILDING AMENITIES

### LOBBY

- Concierge;
- Indoor garden;
- Reception sitting area;
- Fireplace.

### PARTY ROOM

- Equipped with kitchenette and bar;
- Access to outdoor area with BBQ.

### LOUNGE/LIBRARY

- Lounge and reading room with fireplace.

### DIA SPA

Centrally located in the tower, the DIA Spa offers a full line of European luxury amenities, including:

- An exercise and fitness room with the finest equipment;
- An aerobics, yoga and Pilates studio;
- A Stretching Studio;
- A Meditation Room;
- His and hers locker rooms with steam showers;
- Hot tub with hydrotherapy jets;
- Enhanced with AVEDA products.

### NEIGHBOURHOOD AMENITIES

Located in the heart of the long-established North York community, DIA sits on a series of landscaped courtyards and seamlessly connecting exterior and interior spaces. Surrounding amenities include:

- Easy access to Yonge Street, 24 hour shopping, entertainment and services, just one block to the east;
- A few minutes walk south to the TTC at the North York Civic Centre or north to the Finch TTC and Go Station;
- A quick drive to Hwy 401;
- Well-served by excellent schools, libraries, theatres and hotels;
- Close to North York's fast developing commercial centre.

All selections to be made from vendor's samples.

All suites protected under the Ontario New Home Warranty Program. All dimensions are approximate. Sizes, specifications and materials are subject to change without notice. E.& O.E. All illustrations are artist's concept.



**D01**

CONDOMINIUMS  
1 bedroom

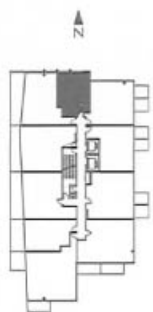
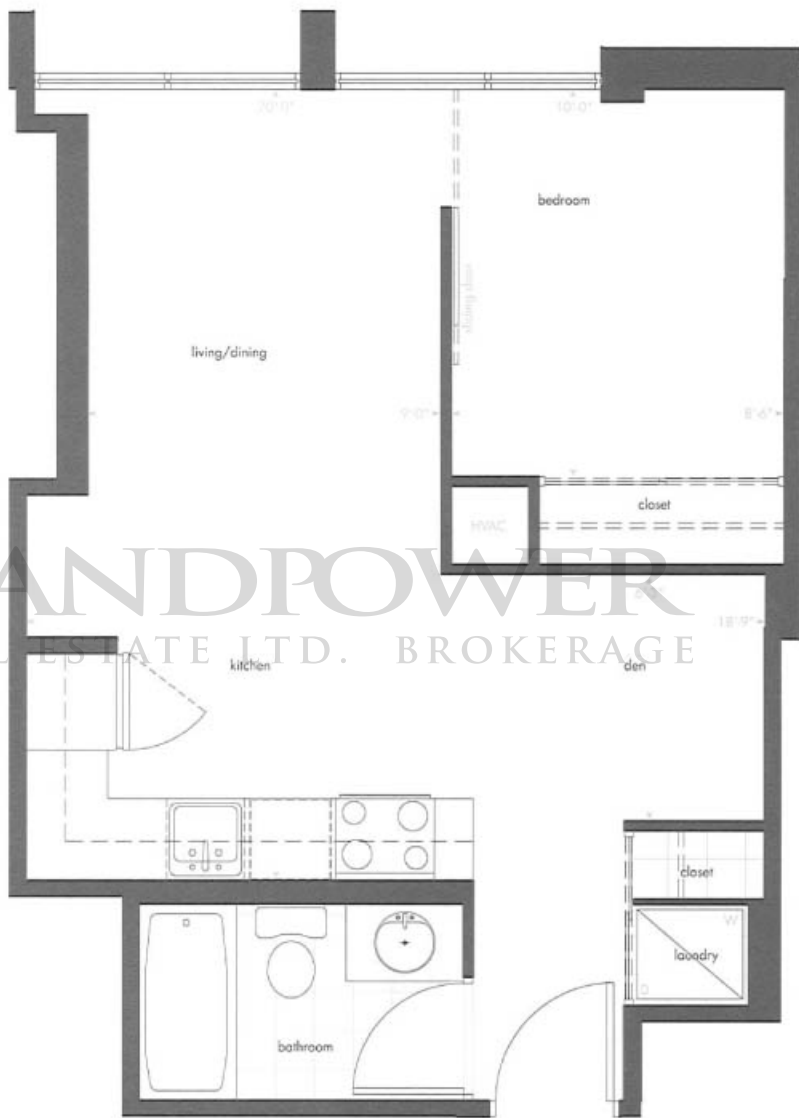
**490**

total sq.ft.

**490**

sq.ft.  
indoor living space

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E. & D.E. Floors are measured in accordance with ONHP Bulletin #22. Actual living area may vary from floor area stated.

Suites: 0503 0603 0703 0803 0903 1003 1103 1203 1303 1403

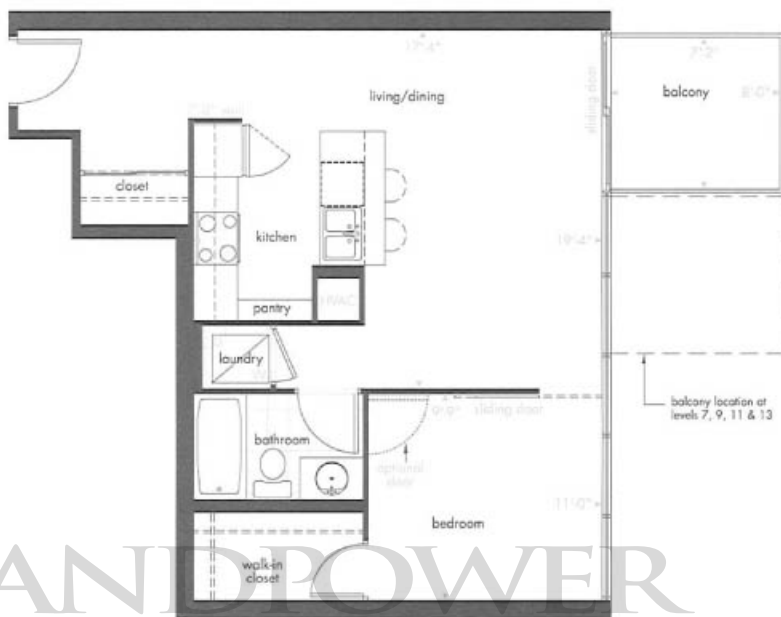
**D03**

CONDOMINIUMS  
1 bedroom

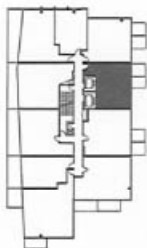
**707**  
total sq.ft.

**649** sq.ft.  
indoor living space

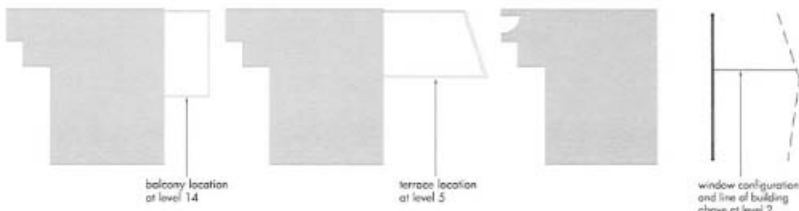
**58** sq.ft.  
outdoor living space



**LANDPOWER**  
REAL ESTATE LTD. BROKERAGE



All dimensions and drawings are approximations. All areas and stated room dimensions are approximations. Information subject to change without notice. E. & C.E. Floors are measured in accordance with ONHP bulletin #22. Actual living area may vary from floor area stated.



Suites: ○203\* ○505\*\* ○605 ○705 ○805 ○905 ○1005 ○1105 ○1205 ○1305 ○1405\*\*\*

\*No Balcony at level 2

\*\*Terrace: Outdoor living space for unit 505 as per inset (189 sq.ft.)

\*\*\*Balcony: Outdoor living space for unit 1405 as per inset (129 sq.ft.)

**D02**

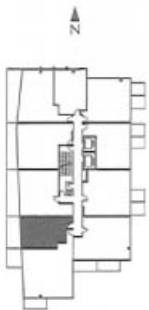
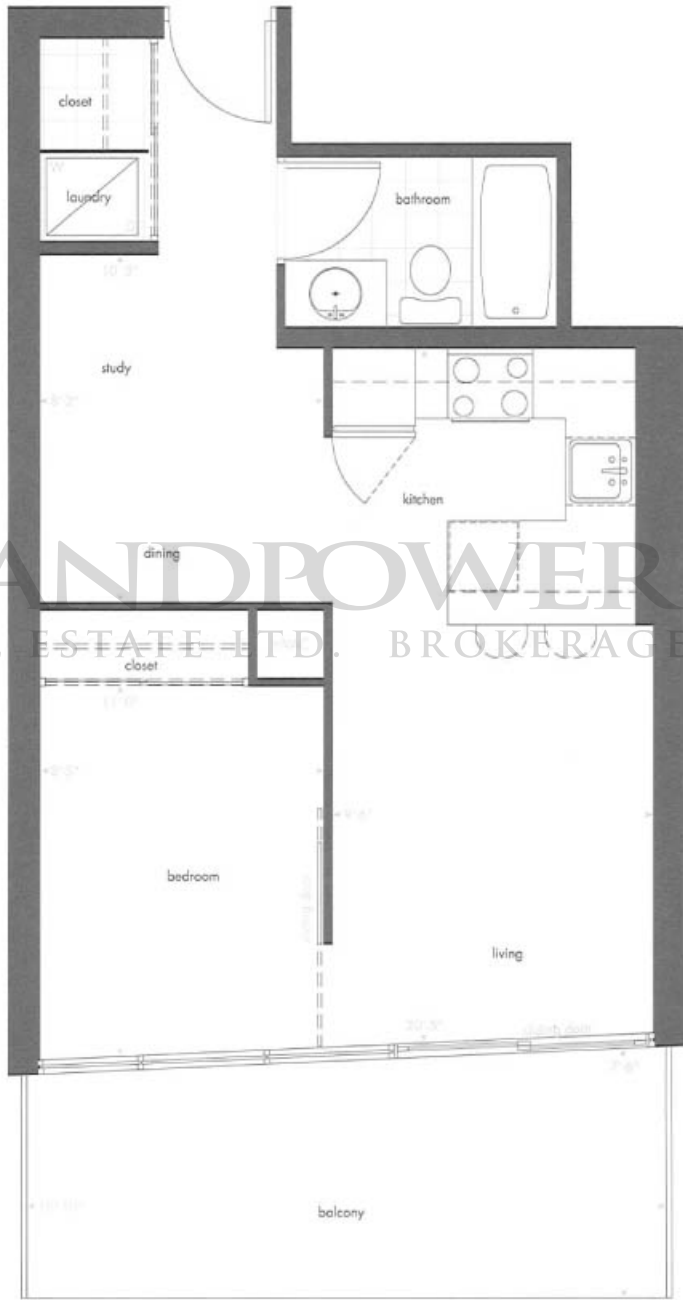
CONDOMINIUMS  
 1 bedroom + den

**658**  
 total sq.ft.

**525** sq.ft.  
 indoor living space

**133** sq.ft.  
 outdoor living space

LANDPOWER  
 REAL ESTATE LTD. BROKERAGE



All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E. & O.I. Floors are measured in accordance with ONZWP bullet #22. Actual living area may vary from floor area stated.

Suites: 0309 0415 0509 0609 0709 0809 0909 01009 01109 01209 01309

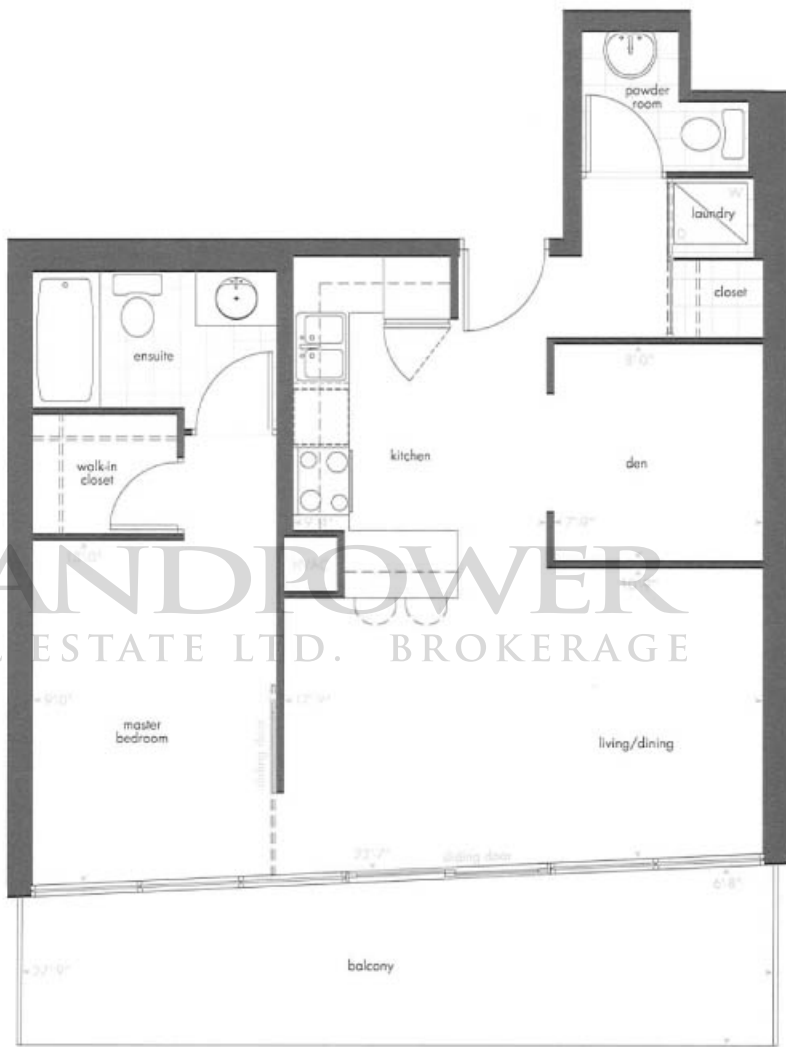
**D06**

CONDOMINIUMS  
 1 bedroom + den

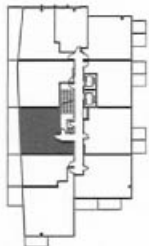
**892**  
 total sq.ft.

**724** sq.ft.  
 indoor living space

**168** sq.ft.  
 outdoor living space



LANDPOWER  
 REAL ESTATE LTD. BROKERAGE



All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E. & O. E. floors are measured in accordance with ONHP bulletin #22. Actual living area may vary from floor area stated.

Suites: 0310 0416 0510 0610 0710 0810 0910 1010 1110 1210 1310 1409



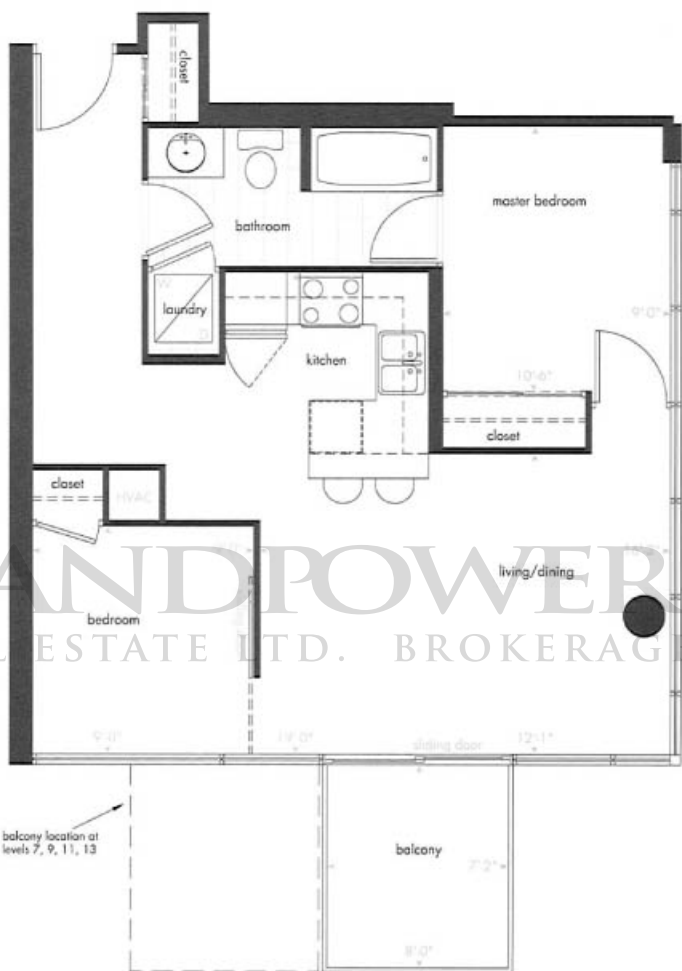


**D04**  
 CONDOMINIUMS  
 2 bedroom

**752**  
 total sq.ft.

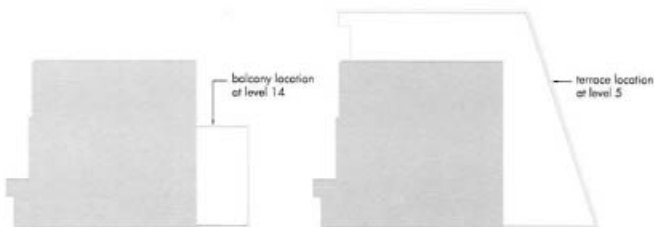
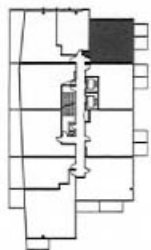
**694**  
 indoor living space

**58**  
 outdoor living space



balcony location at levels 7, 9, 11, 13

balcony



All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E. & O.E. Floors are measured in accordance with ONHP Bulletin #22. Actual living area may vary from floor area stated.

Suites: ○504\* ○604 ○704 ○804 ○904 ○1004 ○1104 ○1204 ○1304 ○1404\*\*  
 \*Terrace: Outdoor living space for unit 504 as per inset (481 sq.ft.)  
 \*\*Balcony: Outdoor living space for unit 1404 as per inset (125 sq.ft.)

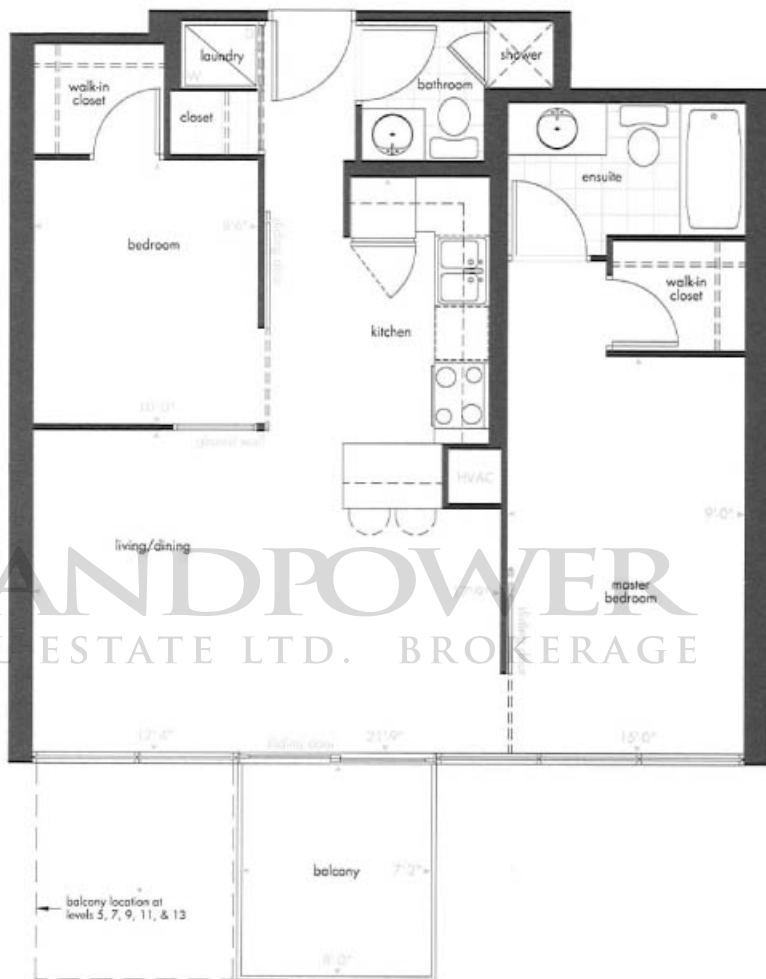
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**D05**  
CONDOMINIUMS  
2 bedroom

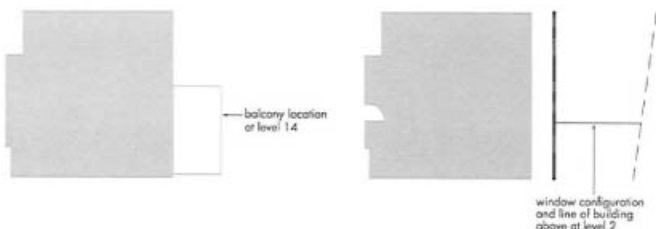
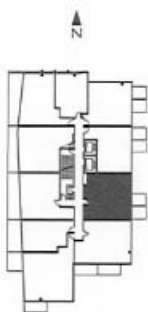
**837**  
total sq.ft.

**779** sq.ft.  
indoor living space

**58** sq.ft.  
outdoor living space



balcony location at levels 5, 7, 9, 11, & 13



window configuration and line of building above at level 2

All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E. & O.E. Floor are measured in accordance with ONHP's bulletin #22. Actual living area may vary from floor area stated.

Suites: ○204\* ○306\* ○412 ○506 ○606 ○706 ○806 ○906 ○1006 ○1106 ○1206 ○1306 ○1406\*\*

\*No Balcony at levels 2 & 3

\*\*Balcony: Outdoor living space for unit 1406 as per inset (119 sq.ft.)

**D07**  
CONDOMINIUMS  
2 bedroom

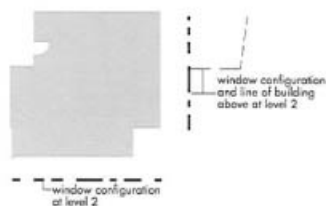
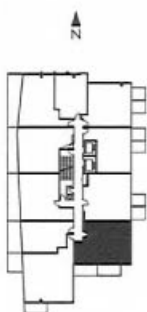
**903**  
total sq.ft.

**819** sq.ft.  
indoor living space

**84** sq.ft.  
outdoor living space



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All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E & D.E. Floors are measured in accordance with ONRWF bulletin #22. Actual living area may vary from floor area stated.

Suites: ○205\* ○307\* ○413 ○507 ○607 ○707 ○807 ○907 ○1007 ○1107 ○1207 ○1307 ○1407

\*No Balcony at level 2

## D09

CONDOMINIUMS  
2 bedroom

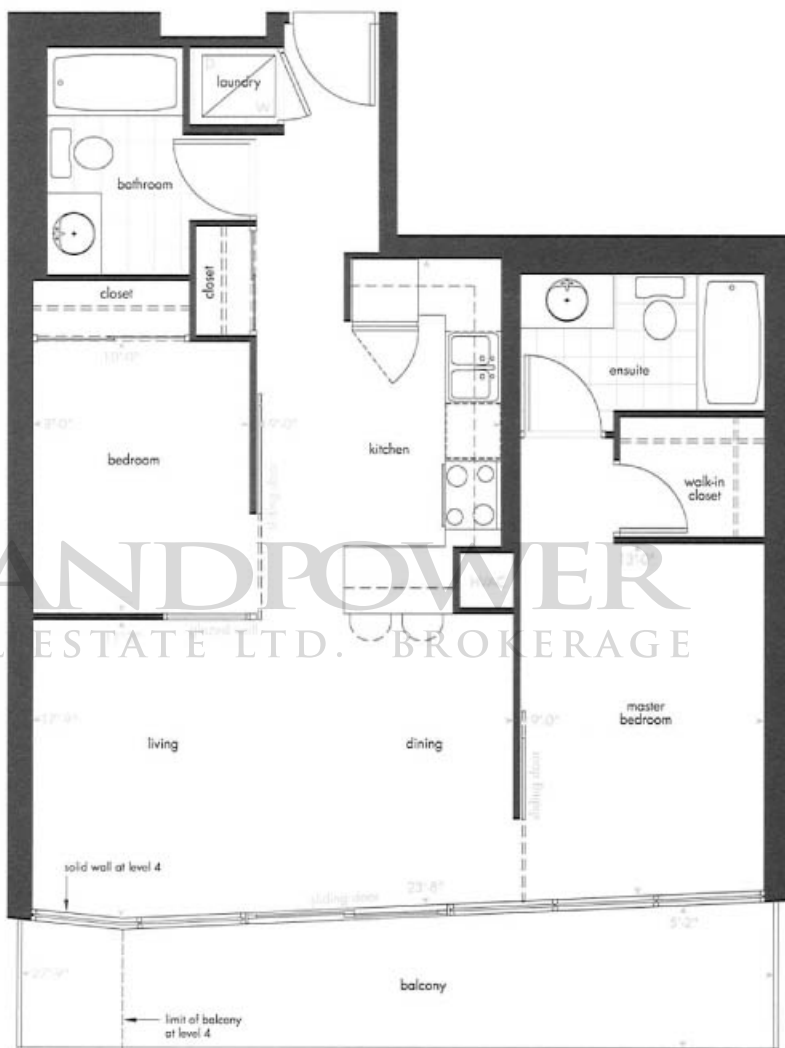
## 942

total sq.ft.

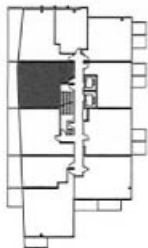
807 sq.ft.  
indoor living space

135 sq.ft.  
outdoor living space

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



N



All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E. & O.E. Floors are measured in accordance with CNWFF bulletin #22. Actual living area may vary from floor area stated.

Suites: 0401 0501 0601 0701 0801 0901 1001 1101 1201 1301 1401

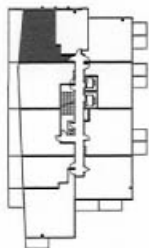


**D08**  
 CONDOMINIUMS  
 2 bedroom

**908**  
 total sq.ft.

**710** sq.ft.  
 indoor living space

**198** sq.ft.  
 outdoor living space



terrace at level 5

All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E. & C.E. Floors are measured in accordance with ONHP bulletin #22. Actual living area may vary from floor area stated.

Suites: ○502\* ○602 ○702 ○802 ○902 ○1002 ○1102 ○1202 ○1302 ○1402

\*Terrace: Outdoor living space for unit 502 is per lease (428 sq.ft.)



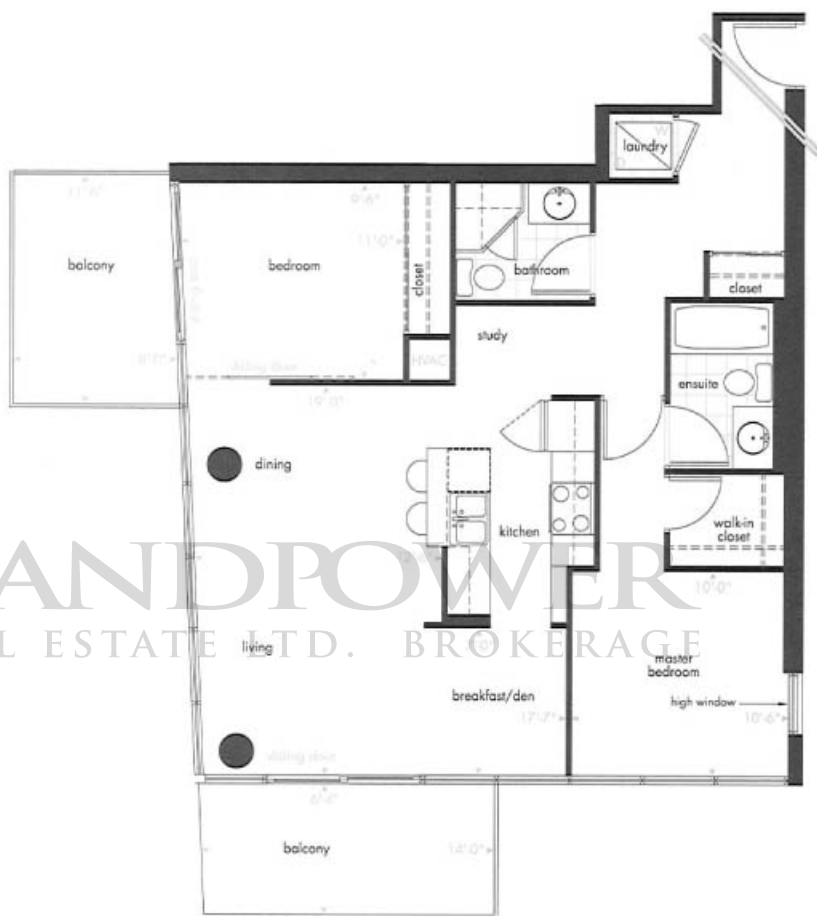
**D10**

CONDOMINIUMS  
 2 bedroom + den

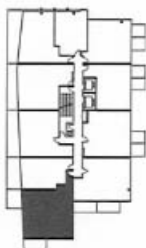
**1116**  
 total sq.ft.

**936** sq.ft.  
 indoor living space

**180** sq.ft.  
 outdoor living space



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balcony location  
 at level 3

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Suites: ○309 ○415 ○509 ○609 ○709 ○809 ○909 ○1009 ○1109 ○1209 ○1309

**D11**  
 CONDOMINIUMS  
 2 bedroom + den

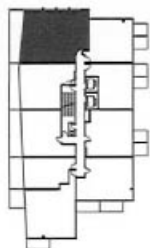
**1393**  
 total sq.ft.

**1195** sq.ft.  
 indoor living space

**198** sq.ft.  
 outdoor living space



LANDFLOWER  
 REAL ESTATE LTD. BROKERAGE



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Combination unit option - Suite number's to be determined.





## D12

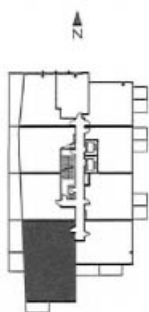
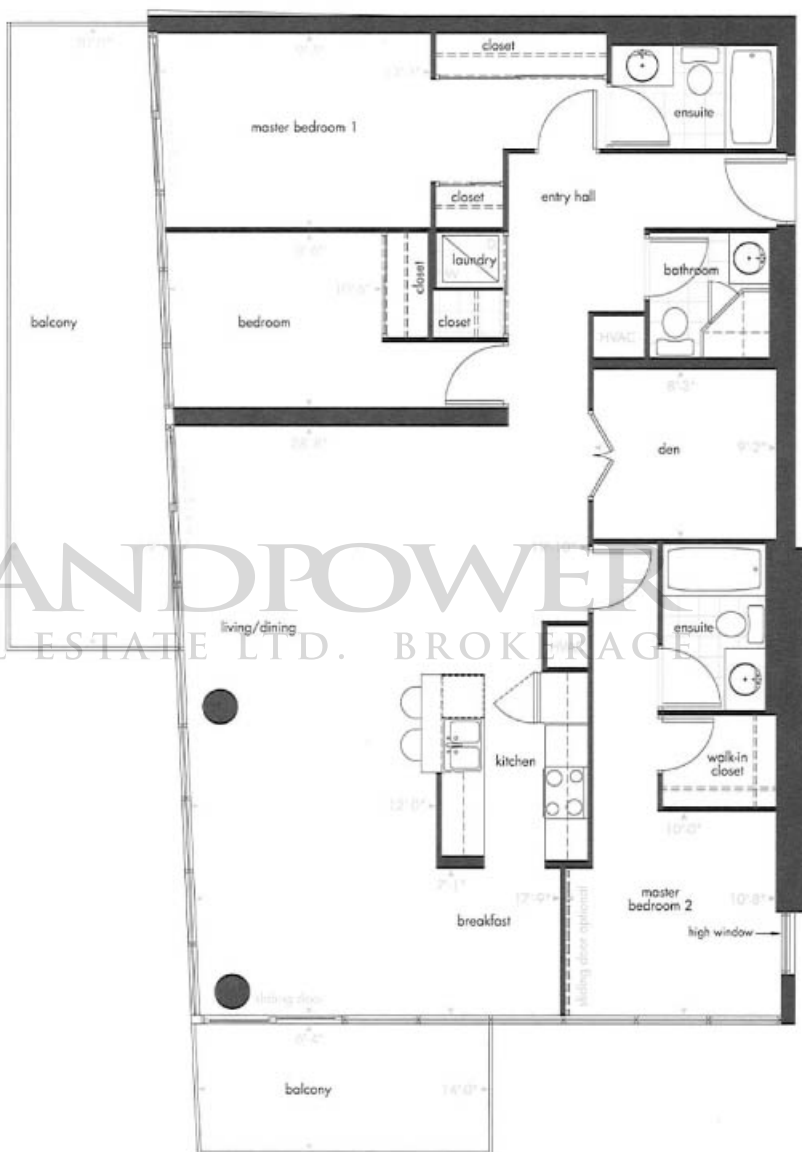
CONDOMINIUMS  
3 bedroom + den

1783  
total sq.ft.

1475<sup>sq.ft.</sup>  
indoor living space

308<sup>sq.ft.</sup>  
outdoor living space

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Combination unit option - Suite number's to be determined.



**P01**  
 PENTHOUSE  
 2 bedroom + den

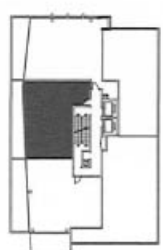
**1287**  
 total sq.ft.

**1087** sq.ft.  
 indoor living space

**200** sq.ft.  
 outdoor living space



LANDPOWER  
 REAL ESTATE LTD. BROKERAGE



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Suites: ○ 1502 ○ 1602

**P02**

PENTHOUSE  
2 bedroom + den

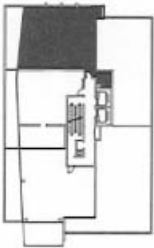
**2711**  
total sq.ft.

**1297** sq.ft.  
indoor living space

**1414** sq.ft.  
outdoor living space



LANDROVER  
REAL ESTATE BROKERAGE



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Suites: ○ 1501 ○ 1601\*

\*Balcony: Outdoor living space for unit 1601 is per inset (450 sq.ft.)

## P03

PENTHOUSE  
2 bedroom + den

level 15

### 3187

total sq.ft.

1206<sub>sq.ft.</sub>  
indoor living space

1981<sub>sq.ft.</sub>  
outdoor living space

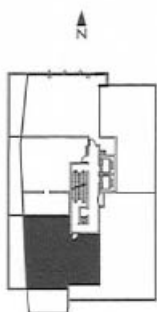
level 16

### 1922

total sq.ft.

1206<sub>sq.ft.</sub>  
indoor living space

716<sub>sq.ft.</sub>  
outdoor living space



All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E. & O.E. Floors are measured in accordance with ONWFP bulletin #22. Actual living area may vary from floor area stated.

Suites: ○1503 ○1603





# dia

CONDOMINIUMS  
Boutique Living - North York

TOWNHOMES  
3 bedroom

T02

1542  
total sq.ft.

256 sq.ft.  
basement

643 sq.ft.  
per floor main/second level

T03

1581  
total sq.ft.

295 sq.ft.  
basement

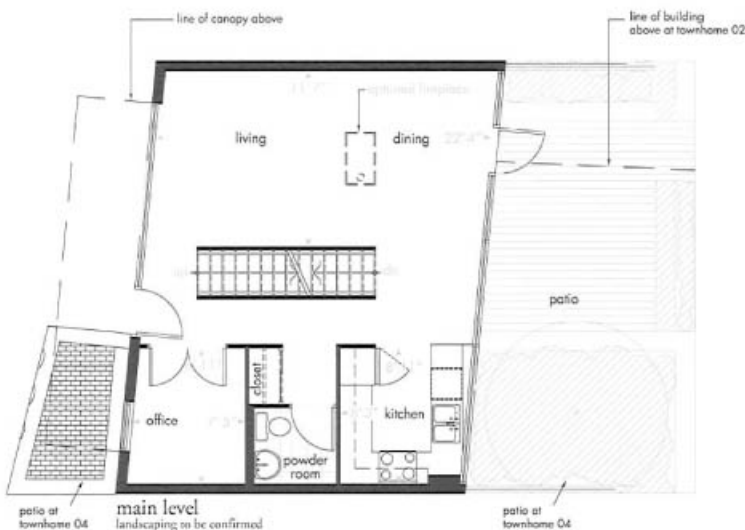
643 sq.ft.  
per floor main/second level

T04

1620  
total sq.ft.

318 sq.ft.  
basement

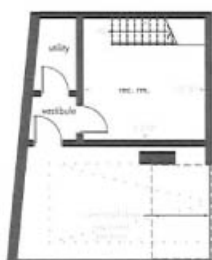
651 sq.ft.  
per floor main/second level



second level



Basement at Townhome T02



Basement at Townhome T03



Basement at Townhome T04



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Suites: 002 003 004



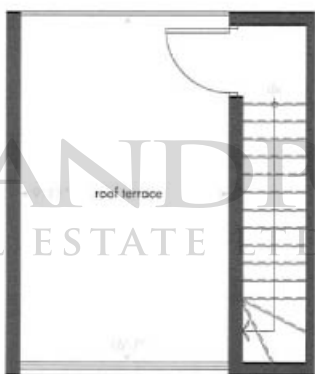
**L01**  
 LOFTS  
 1 bedroom

**970**  
 total sq.ft.

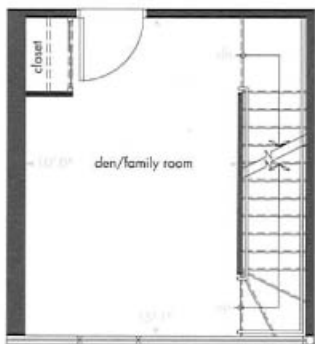
**740** sq.ft.  
 indoor living space

**230** sq.ft.  
 outdoor living space

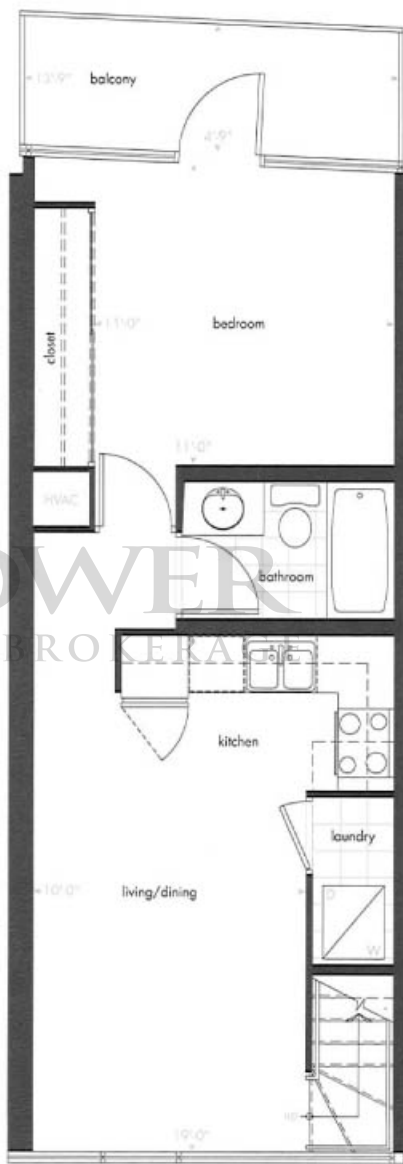
LANDTOWER  
 REAL ESTATE LTD. BROKER



roof terrace



entry level



main level



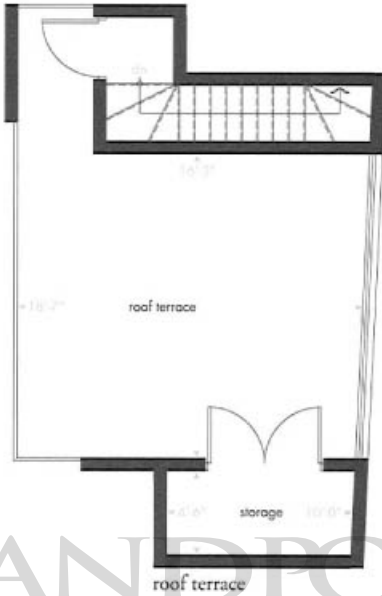
All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. S. & C.E. floors are measured in accordance with ONHP bulletin #22. Actual living area may vary from floor area stated.

**L02**  
 LOFTS  
 1 bedroom

**1067**  
 total sq.ft.

**541** sq.ft.  
 indoor living space

**526** sq.ft.  
 outdoor living space



roof terrace

**LANDPOWER**  
 REAL ESTATE LTD. BROKERAGE



entry level

All dimensions and drawings are approximate. All areas and stated room dimensions are approximate. Information subject to change without notice. E. & O.E. Floors are measured in accordance with CNMF bulletin #22. Actual living area may vary from floor area stated.

Suites: O402

## L03

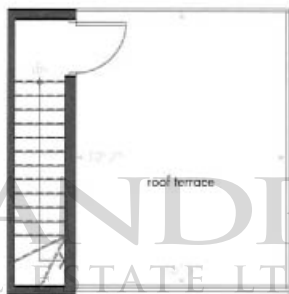
LOFTS  
1 bedroom

## 1081

total sq.ft.

807 sq.ft.  
indoor living space

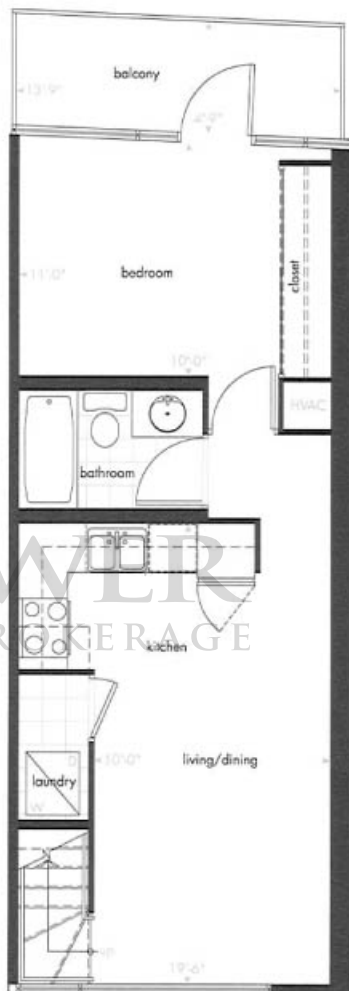
274 sq.ft.  
outdoor living space



roof terrace



entry level



main level



All dimensions and drawings are approximate. All areas and listed room dimensions are approximate. Information subject to change without notice. E. & O.E. Floors are measured in accordance with ONWHP bulletin #22. Actual living area may vary from floor area stated.

Suites: 0405

**L04**

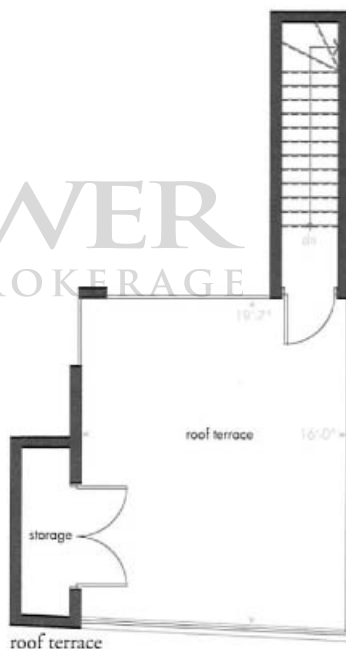
LOFTS  
 1 bedroom

**1247**  
 total sq.ft.

**847** sq.ft.  
 indoor living space

**400** sq.ft.  
 outdoor living space

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Suites: ○ 407



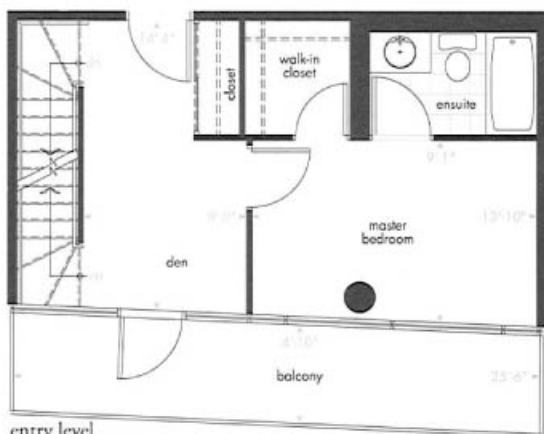
## L05

LOFTS  
1 bedroom + den

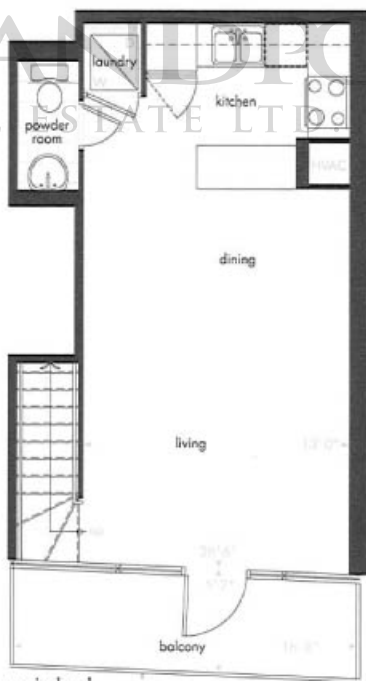
1297  
total sq.ft.

823  
sq.ft.  
indoor living space

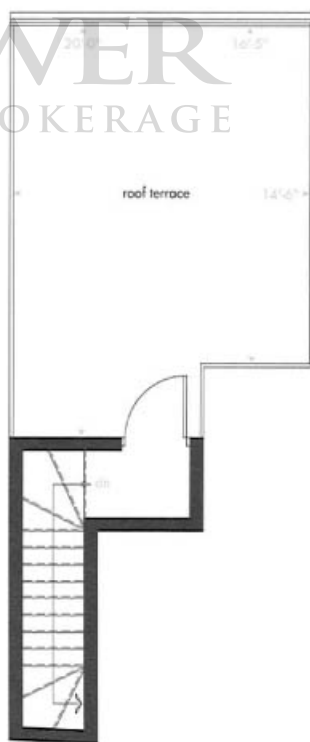
474  
sq.ft.  
outdoor living space



entry level



main level



roof terrace



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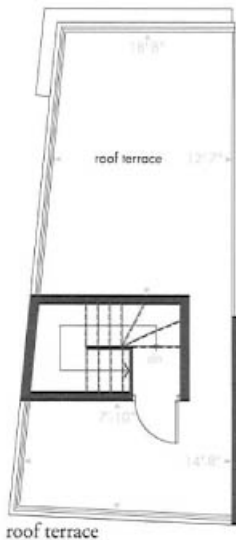
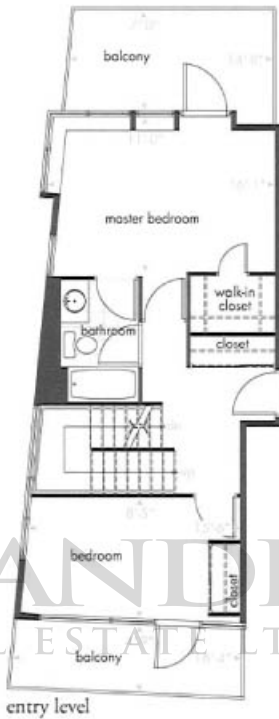
**L06**

LOFTS  
2 bedroom

**1913**  
total sq.ft.

**1173** sq.ft.  
indoor living space

**740** sq.ft.  
outdoor living space



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Suities: 0404

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