



# VIP BROKER PRICE LIST

## VIP BROKER SALES EVENT ~ JUNE 10<sup>th</sup>, 2014

MODEL	BEDROOM TYPE	SQ.FT.	BAC/TERR SQ.FT.	PRICED FROM
EVA	1 BEDROOM	510		\$224,900*
AUDREY	1 BEDROOM	560	95	\$281,900
BARBARA	1 BEDROOM + DEN	620	50	\$307,900
SCARLETT	2 BEDROOM	690	40	\$334,900
DIANA	2 BEDROOM	715	135	\$356,900
CELINE	2 BEDROOM	750	90	\$360,900
DIANA (A)	2 BEDROOM	765	90	\$370,900
GRACE	2 BEDROOM + DEN	770	85	\$372,900
DIANA (B)	2 BEDROOM	820	45	\$391,900
JACQUELINE	2 BEDROOM	855	160	\$423,900
GRACE (A)	2 BEDROOM + DEN	875	40	\$401,900
KATHERINE	3 BEDROOM	1100	200	\$524,900

ALL PRICES INCLUDE H.S.T.

PARKING & LOCKER INCLUDED!!

TORBEL REAL ESTATE LTD. BROKERAGE

**\$25,000 Discount without Parking**

\*Parking not available, price reflects parking discount

□

**TENTATIVE OCCUPANCY DATE:**  
September 2016

**DEPOSIT STRUCTURE:**

- \* \$2,000 with Agreement
- \* Balance of 5% in 30 days
- \* 5% in 180 days
- \* 5% upon excavation (no sooner than March 30<sup>th</sup>, 2015, approx. 300 days)
- \* 5% upon roof assembly (no sooner than October 30<sup>th</sup>, 2015, approx. 500 days)

**MAINTENANCE FEES:**

• **INCLUDES PARKING & LOCKER MAINTENANCE!!!**

0.43 ¢/sq. ft.

(Includes gas, water, parking & locker maintenance excluding Hydro, cable & phone)

• **EXECUTIVE CONCIERGE**

**ESTIMATED TAXES:**

1% of purchase price per year

**SALES REPRESENTATIVE: Rita Tersigni**

TEL: (416) 636-0555 | FAX: (416) 636-6769 | [sales@torbel.ca](mailto:sales@torbel.ca)

**SALES CENTER LOCATION & HOURS**

1038 SHEPPARD AVENUE WEST (ACROSS THE DOWNSVIEW SUBWAY STATION)

MONDAY TO THURSDAY: 1:00 pm – 7:00 pm

FRIDAYS: CLOSED

SATURDAYS, SUNDAYS & HOLIDAYS: 12:00 noon - 5:00 pm

*Brokers Protected with Personal Introduction*

*All Price, specification, figures and materials are preliminary and are subject to change without prior notice  
E. & O. E.*



Exclusive Listing Brokerage: **In2ition Realty**

All prices, figures and materials are preliminary and are subject to change without notice. All areas and dimensions are approximate. Special Limited Time Offer and may be withdrawn at any time without notice. Features & Finishes as per plan. JUNE 2014



DIVA  
CONDO

North York's  
Newest Boutique  
Condominium









# modern luxury living



DIVA  
CONDO



a prime location perfectly situated  
just a short walk to Downsview subway station

Music has its "divas" and now North York has a great one of its own.

DIVA Condo has arrived on the scene and never before has the North York skyline looked so sleek and stylish. The 9-storey tower of precast concrete, brick, steel and glass is modern in its architecture and cuts a striking figure against the sky. Inside, a stunning living environment awaits, luxuriously appointed in every detail, and designed to pamper its residents with the kind of posh lifestyle that every diva demands.





the  
**chic**  
lobby is dressed  
to impress



Artist's concept.

Divas know how to make a grand entrance. And DIVA Condo does too. The building welcomes you not to some stuffy hotel lobby but into a hip and contemporary reception space. Featuring granite floors and wood panelling, furnished with a funky retro vibe and staffed by a concierge who cordially greets you and your guests.



Divas like having an entourage, and at Diva you'll enjoy your own company of friends and family around when you feel like entertaining and being entertained. DIVA Condo's party room features a billiards and games area, plus an upscale chic bar/kitchen with a large screen TV overlooking a comfy conversation area.



Artist's concept.

# gather

with family, friends and neighbours





# unwind

and take in the view  
on the roof top terrace



After being in the spotlight, divas like their downtime.

At DIVA Condo, you'll find the perfect hideaway atop the 9th floor of the building. A sunny sanctuary with chaise lounges and patio-style seating, lush landscaping, and glass balconies providing an uninterrupted, breathtaking view of the city beyond.





roof top  
terrace  
amenities



DIVA  
CONDO

Barbeque in Social Area 1

Dining area

Lounging area

Wood Bench seating

Entrance to Terrace

Lounging area

Dining area

Barbeque in Social Area 2

South view of downtown Toronto





# carefree

condominium living  
that really

# fits



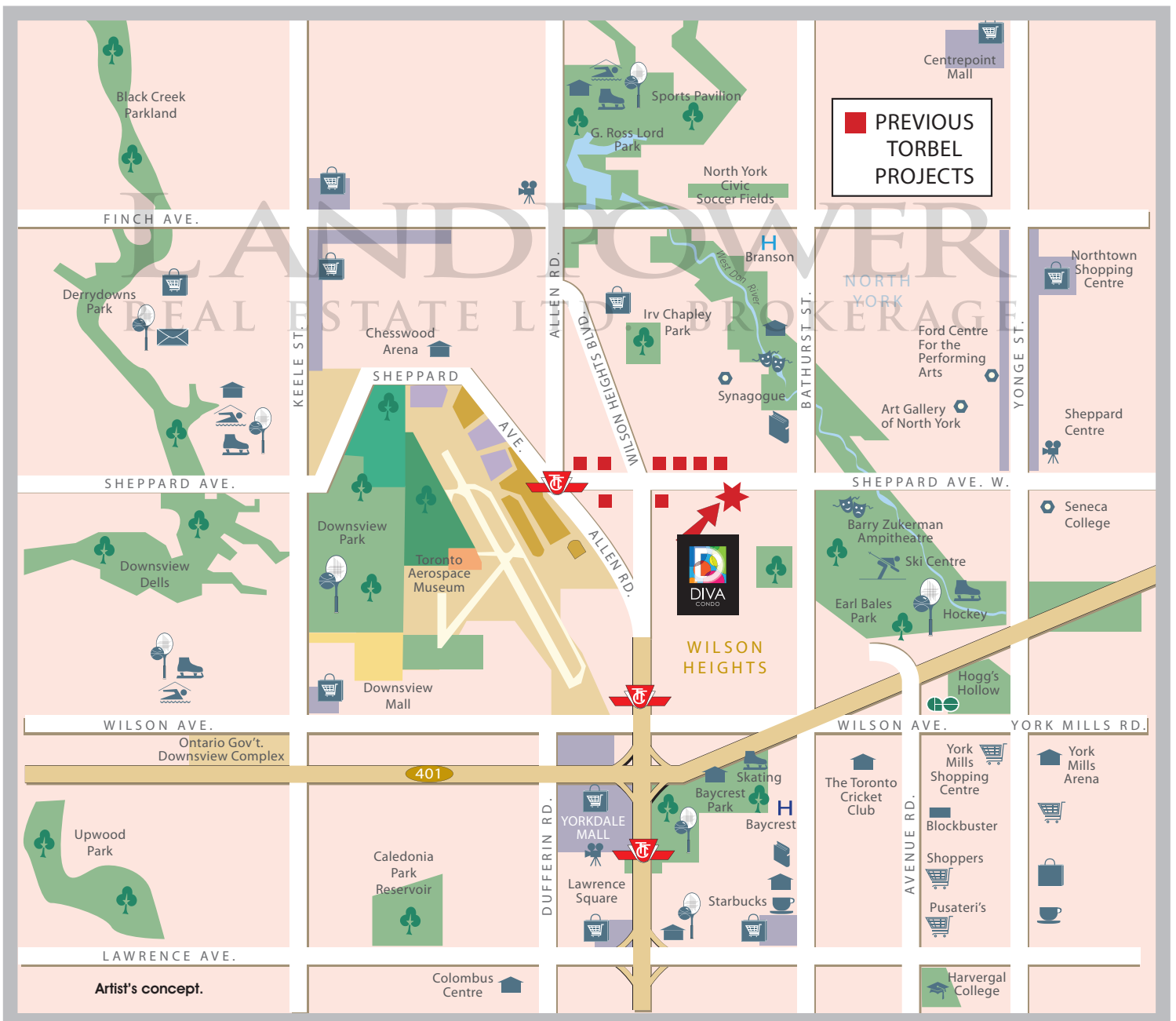
Artist's concept.

A well-equipped fitness centre with adjacent saunas and change rooms. A party room with a billiards and card tables. An elegant lounge with a bar/kitchen, ideal for entertaining. They're all part of the sensational amenities package at DIVA, designed to fit your active lifestyle.





the centre  
of it  
**all**



DIVA Condo puts you on centre stage with its convenient North York location. Close to the Downsview subway station. Minutes from Downsview Park and Earl Bales Park. World-class shopping and dining at Yorkdale Mall. All with easy access to the 401 and Allen Expressway.







POWER

STAFFED. BROKERAGE

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



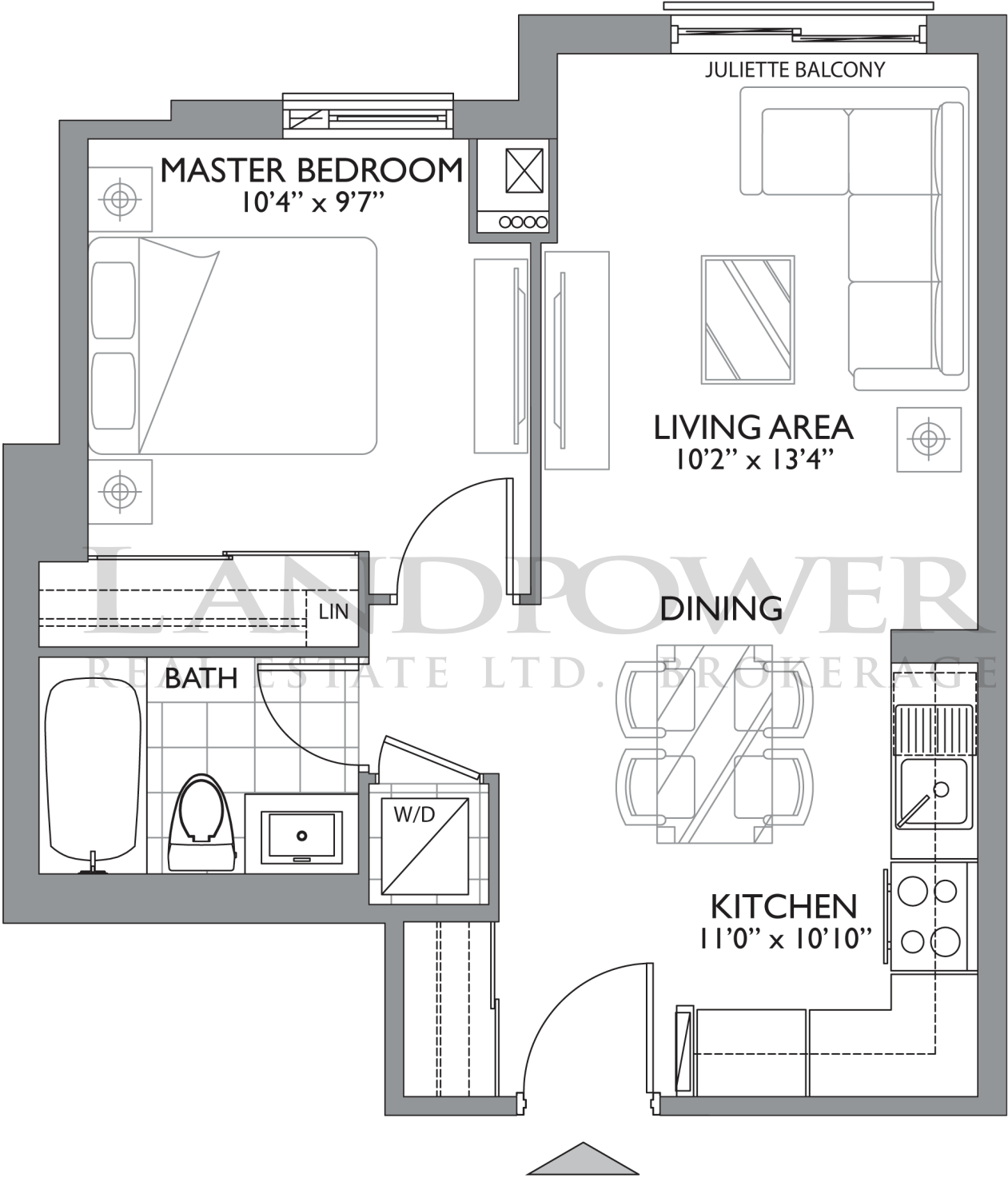
DIVA  
CONDO

gallery  
of luxury suites

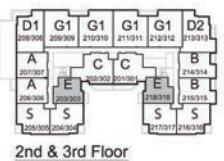


DIVA  
CONDO

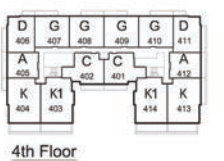
the  
eva  
510 sq.ft.



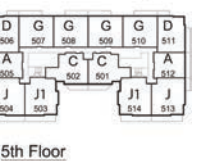
Ground Floor



2nd & 3rd Floor



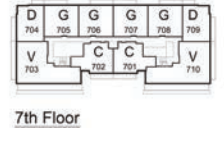
4th Floor



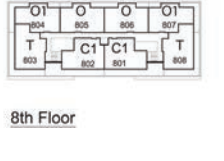
5th Floor



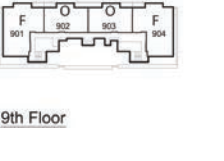
6th Floor



7th Floor



8th Floor



9th Floor



Plans and specifications are approximate and are subject to change without notice. Actual usable floor space may vary from the stated floor area. E.&O.E.



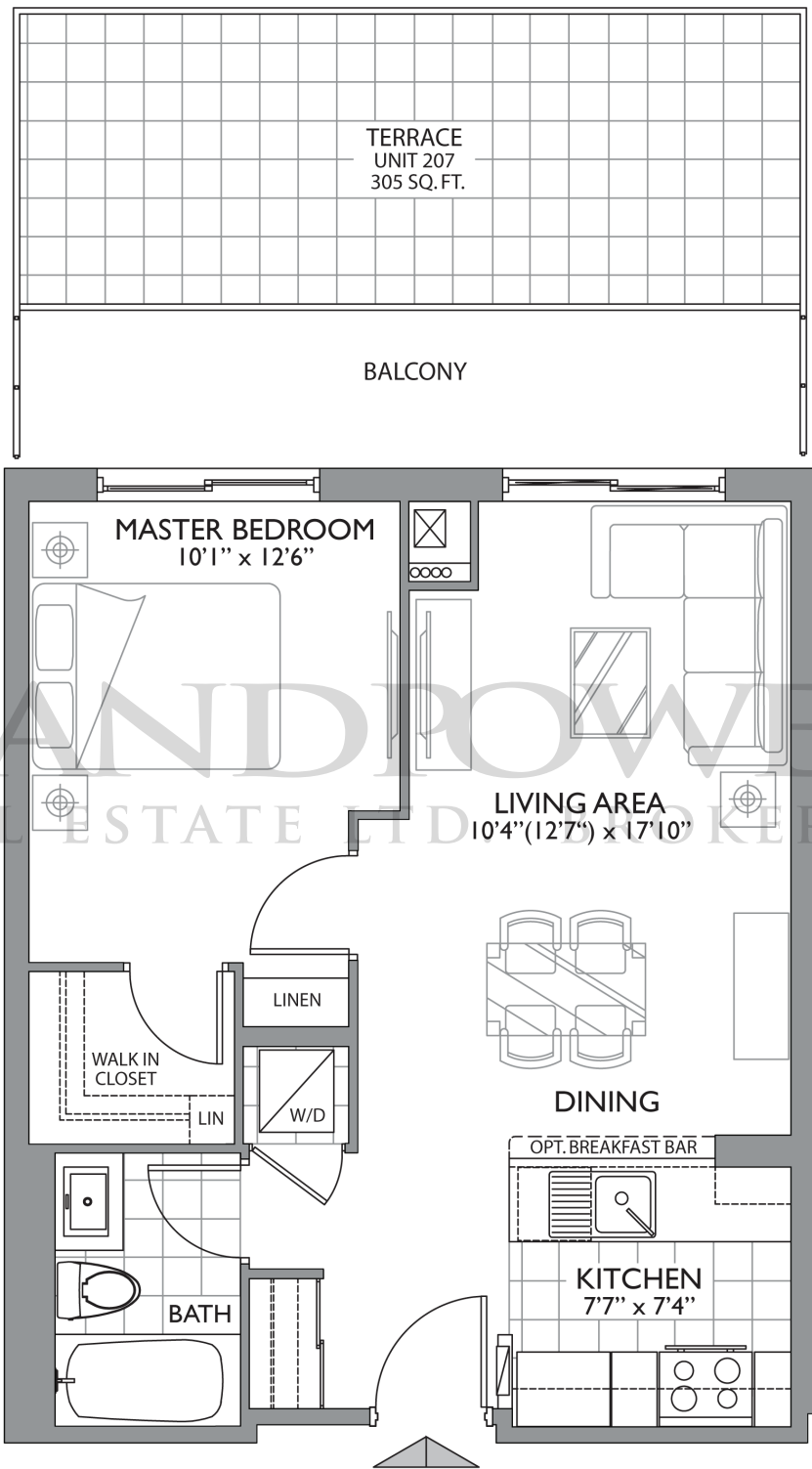




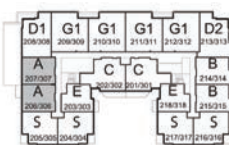
DIVA  
CONDO

the  
audrey

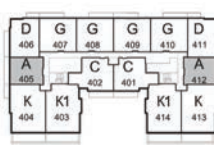
560 sq.ft. + balcony 95 sq.ft.



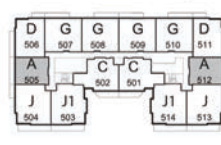
Ground Floor



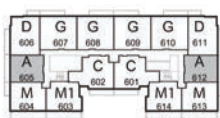
2nd & 3rd Floor



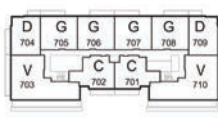
4th Floor



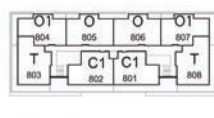
5th Floor



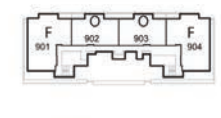
6th Floor



7th Floor



8th Floor



9th Floor



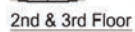
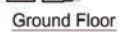


**620** sq.ft. + balcony **50** sq.ft.





**690** sq.ft. + balcony **40** sq.ft.



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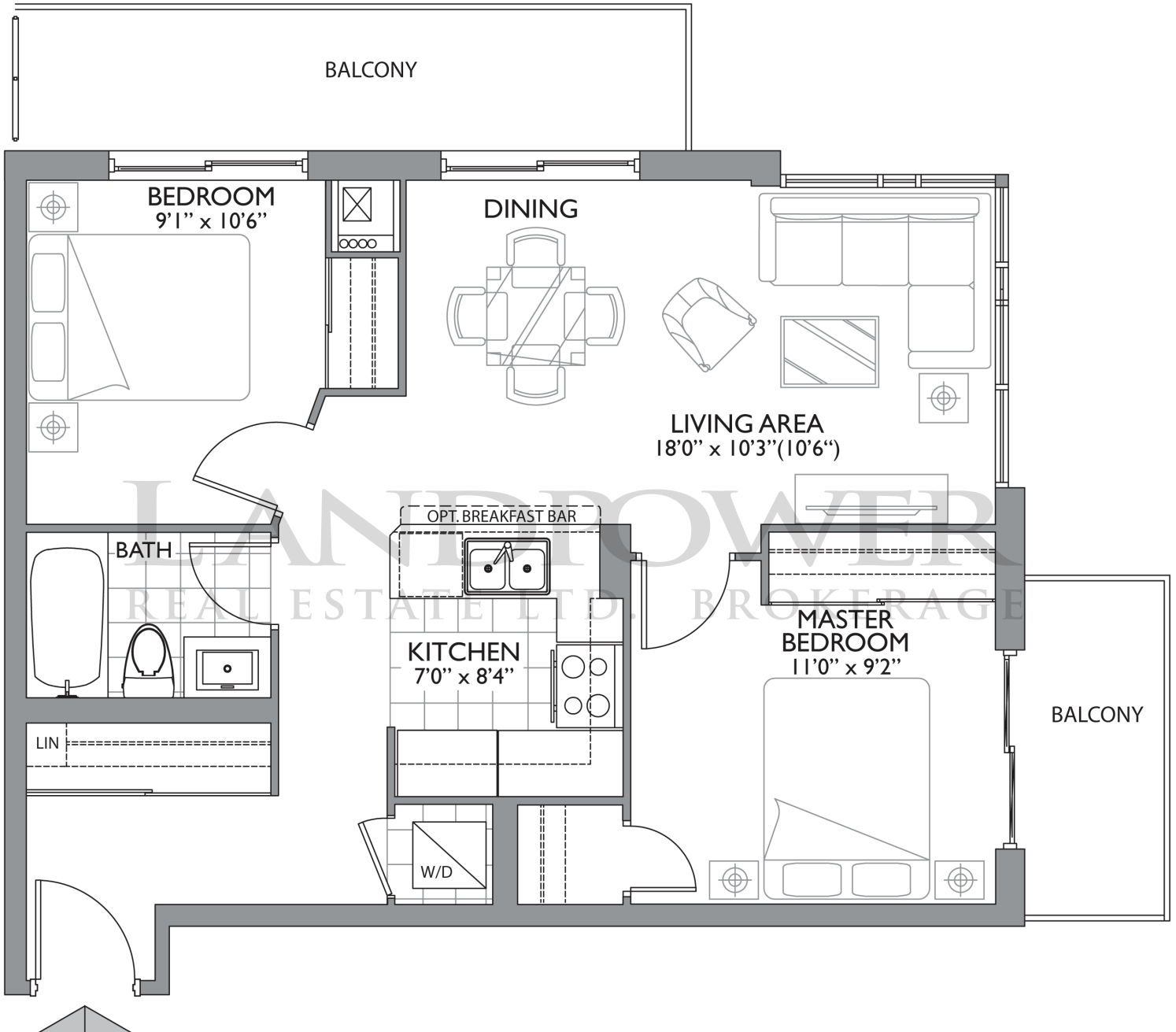




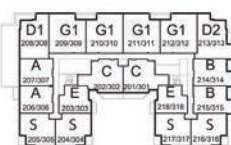
DIVA  
CONDO

the  
diana

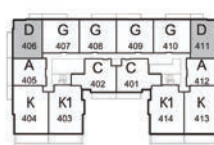
715 sq.ft. + balconies 135 sq.ft.



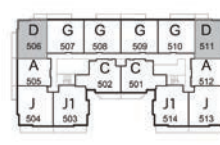
Ground Floor



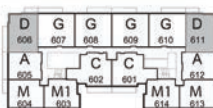
2nd & 3rd Floor



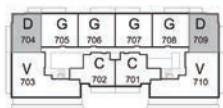
4th Floor



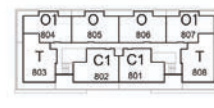
5th Floor



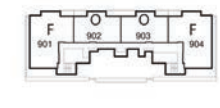
6th Floor



7th Floor



8th Floor



9th Floor

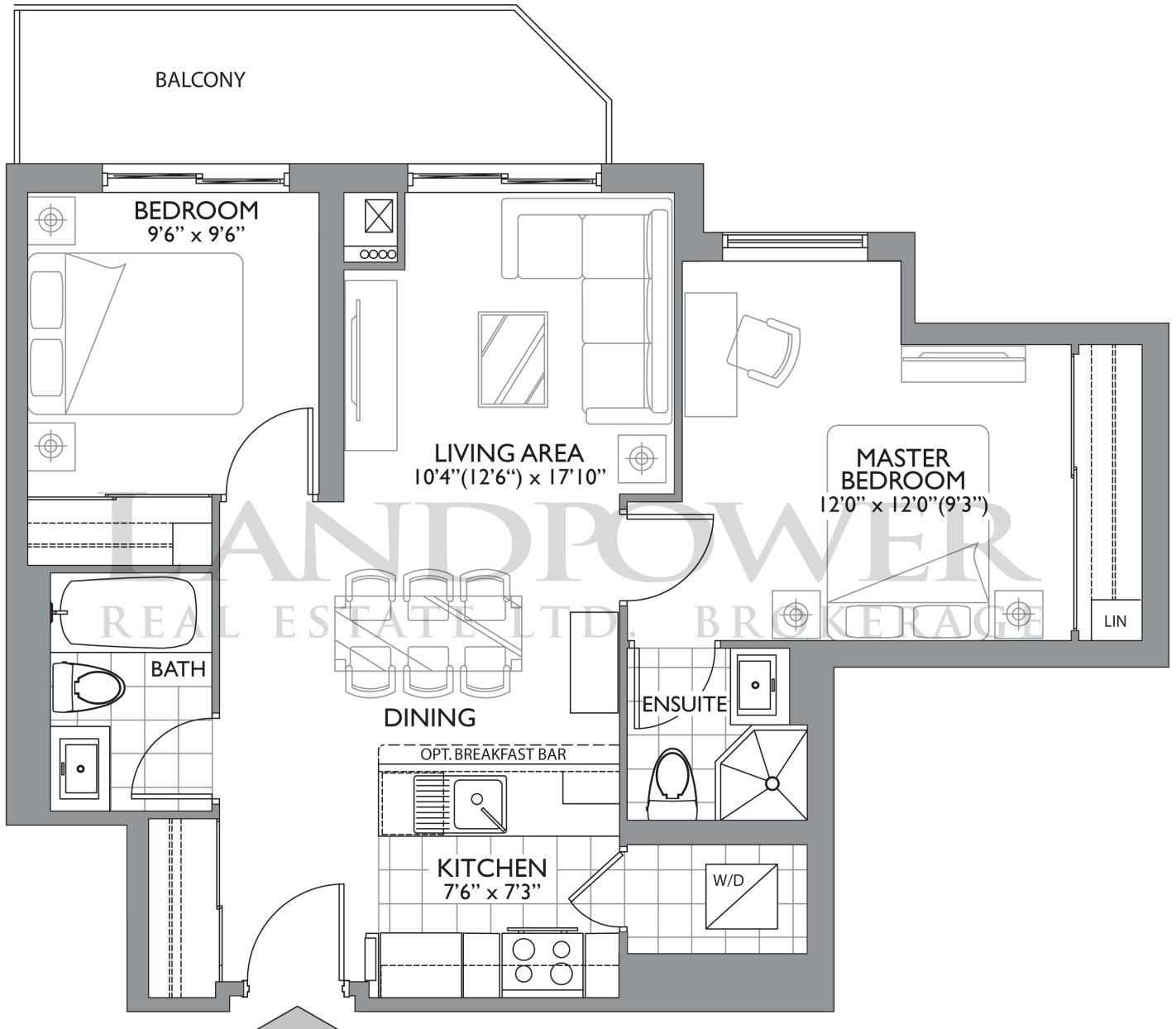




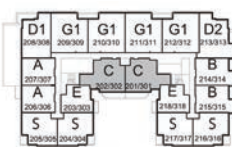
DIVA  
CONDO

the  
celine

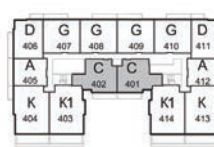
750 sq.ft. + balconies 90 sq.ft.



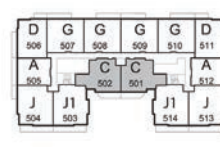
Ground Floor



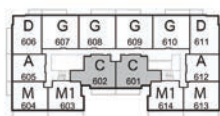
2nd & 3rd Floor



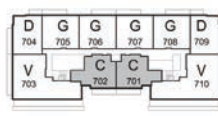
4th Floor



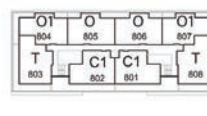
5th Floor



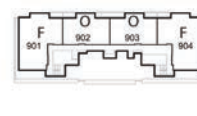
6th Floor



7th Floor



8th Floor



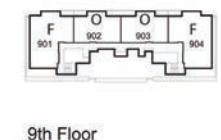
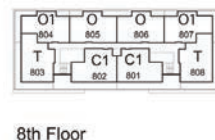
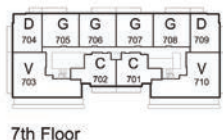
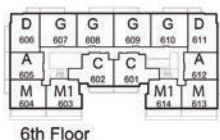
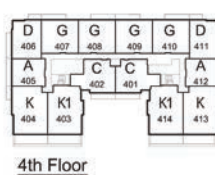
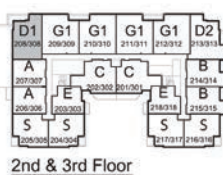
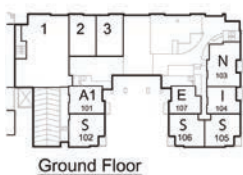
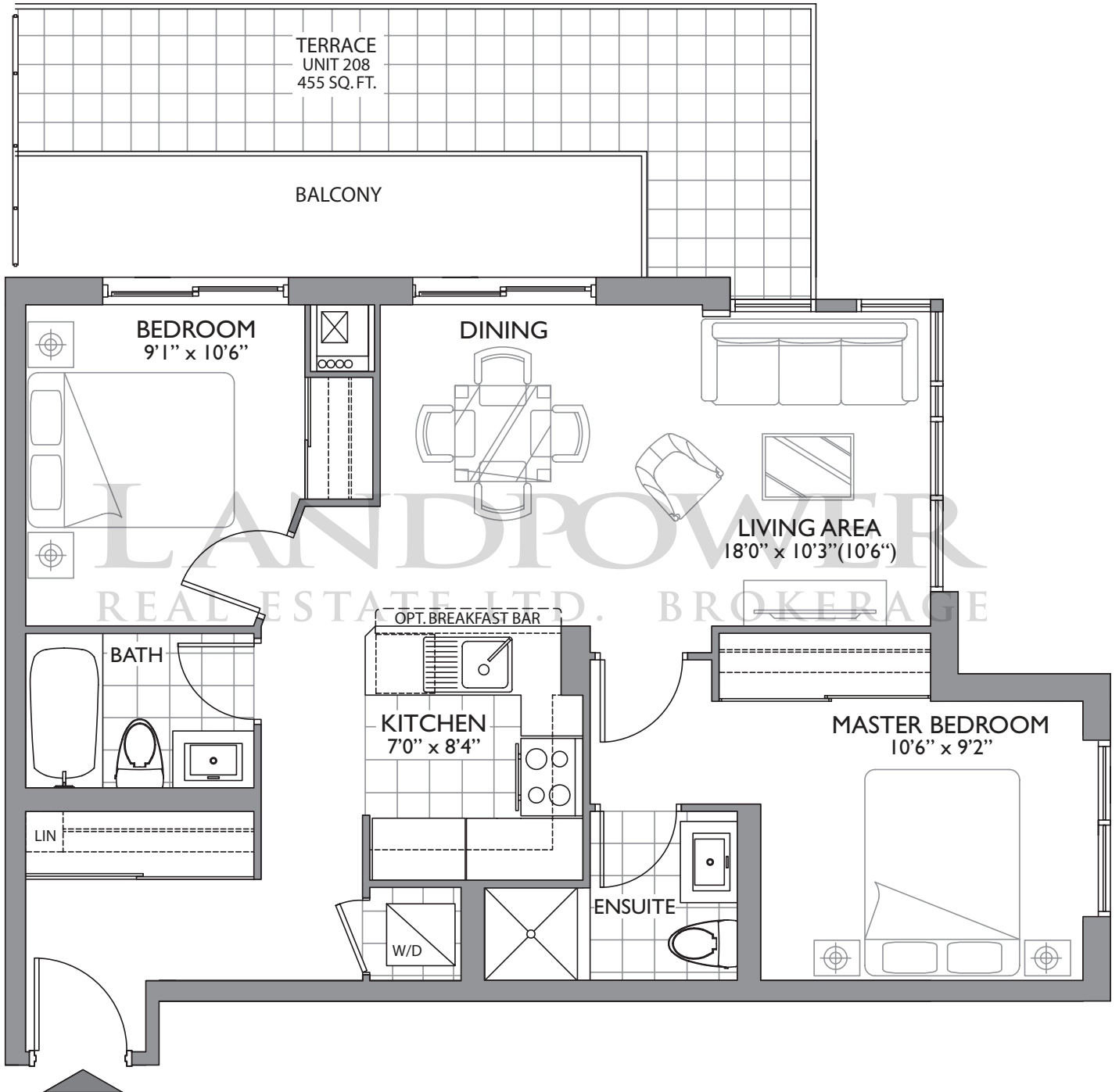
9th Floor





DIVA  
CONDO

the  
**diana-a**  
**765** sq.ft. + balcony **90** sq.ft.



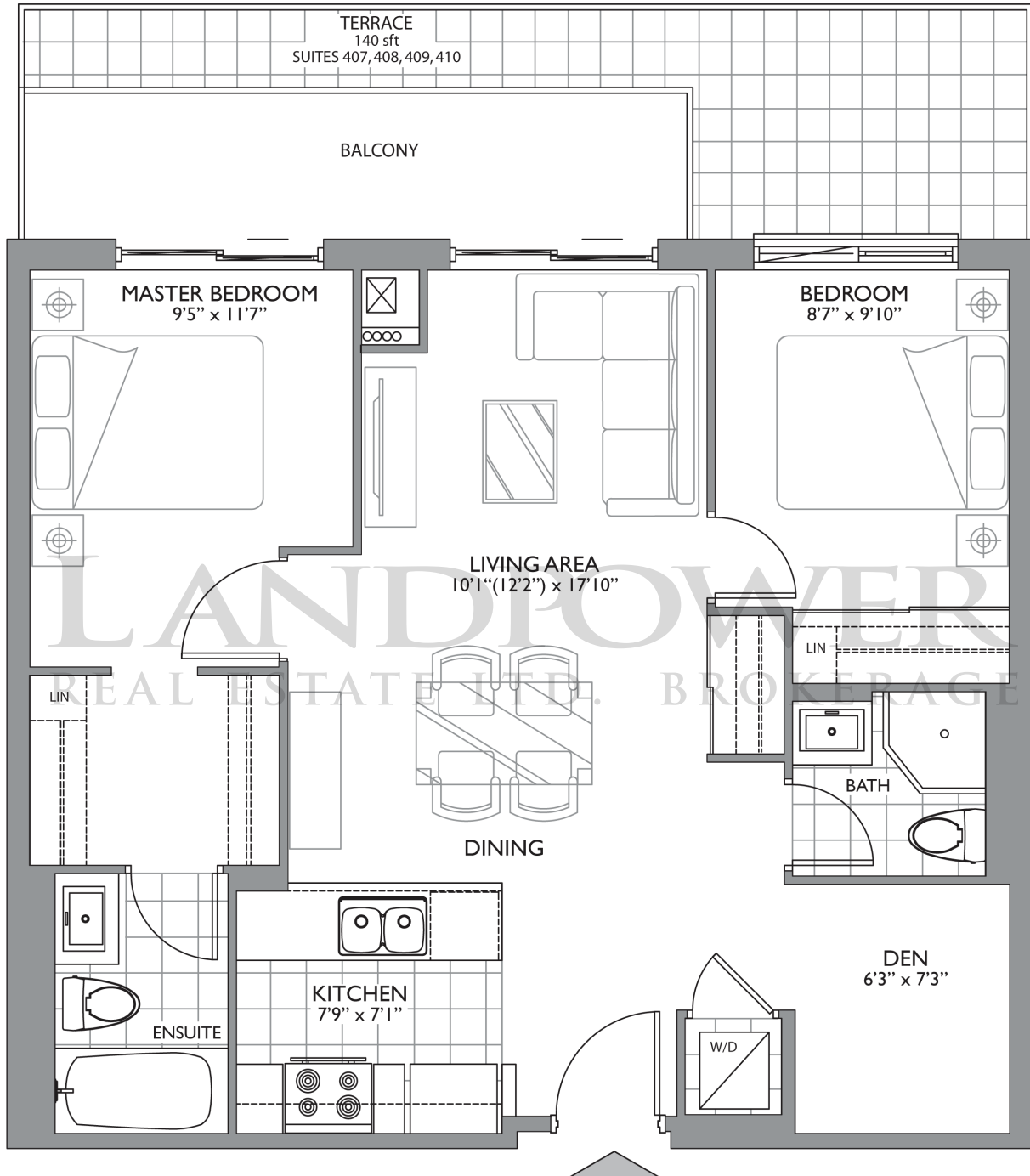




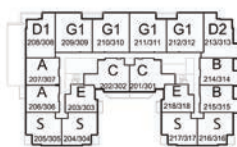
DIVA  
CONDO

the  
grace

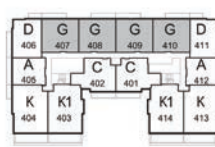
770 sq.ft. + balcony 85 sq.ft.



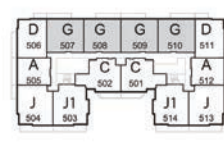
Ground Floor



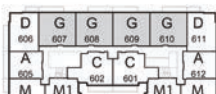
2nd & 3rd Floor



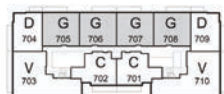
4th Floor



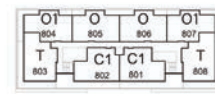
5th Floor



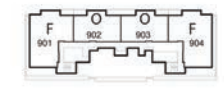
6th Floor



7th Floor



8th Floor



9th Floor

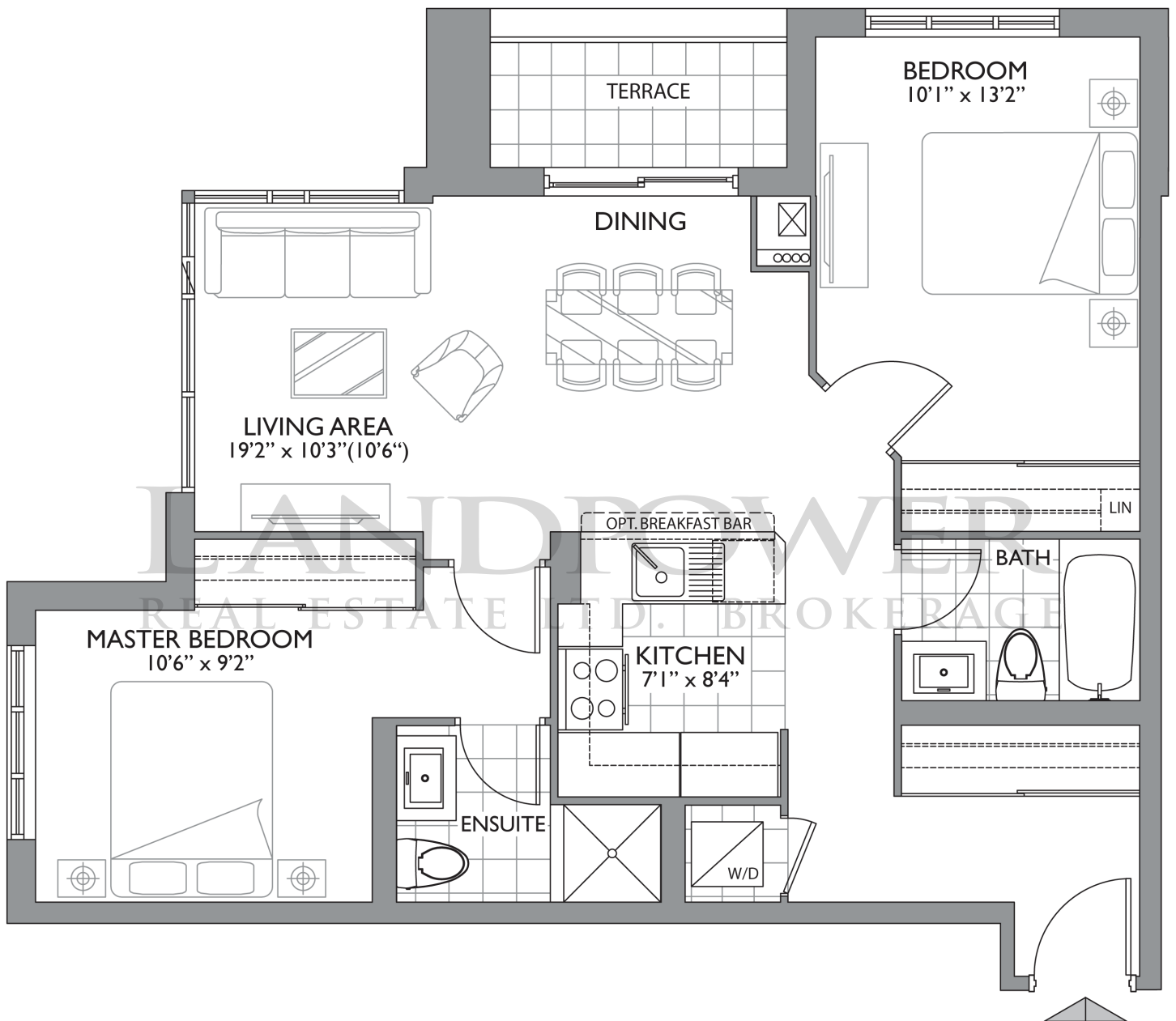




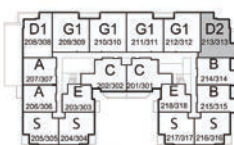
DIVA  
CONDO

the  
diana-b

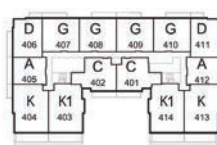
820 sq.ft. + terrace 45 sq.ft.



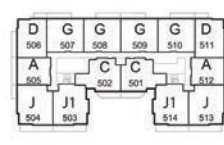
Ground Floor



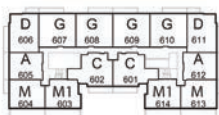
2nd & 3rd Floor



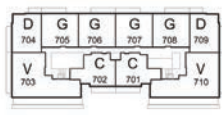
4th Floor



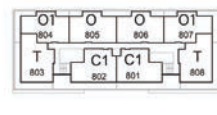
5th Floor



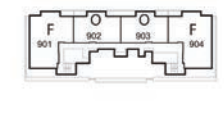
6th Floor



7th Floor



8th Floor



9th Floor

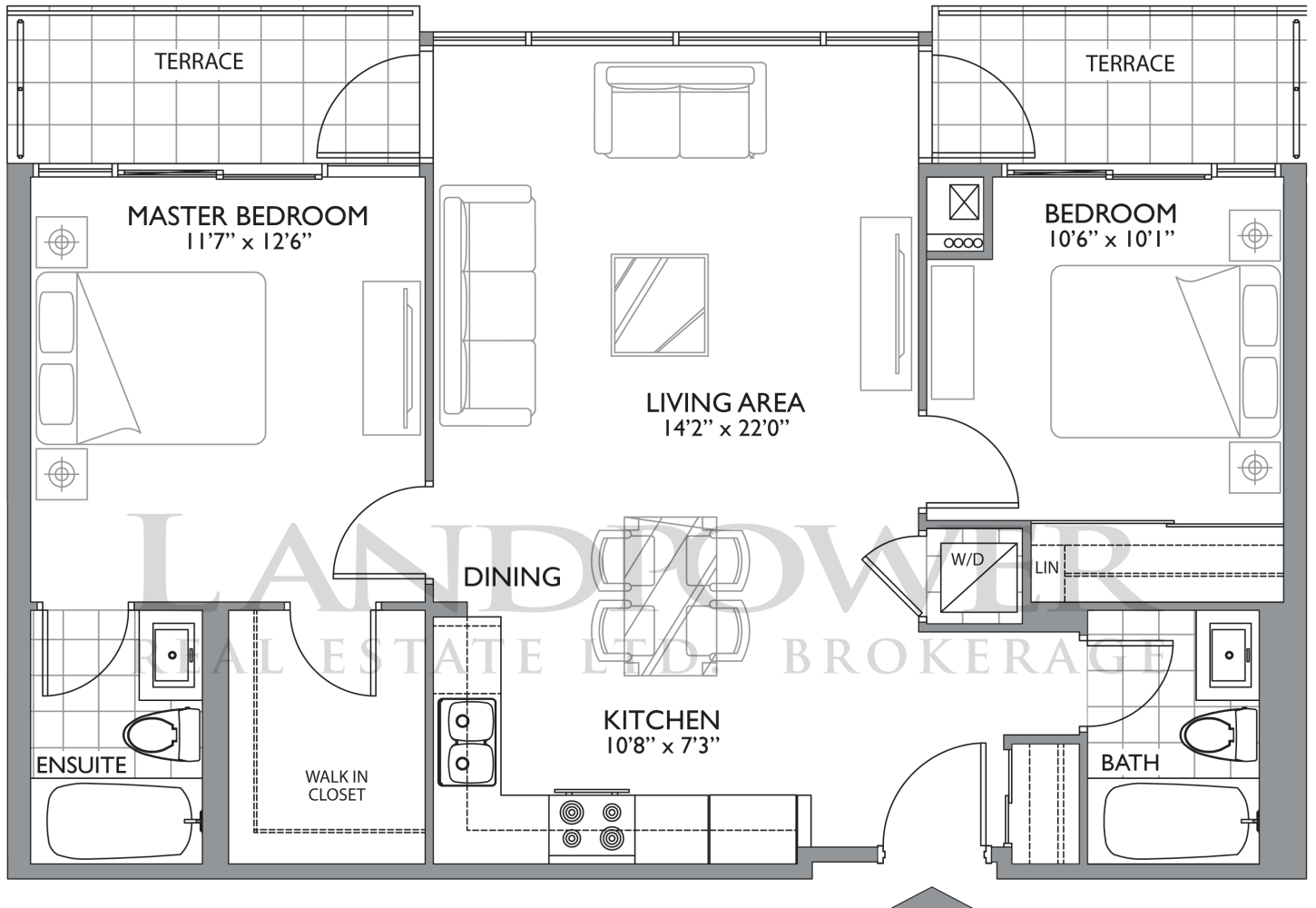




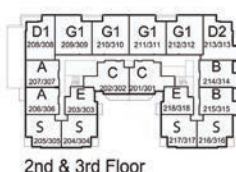
DIVA  
CONDO

the  
olivia

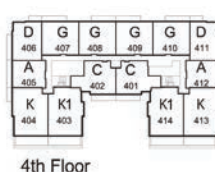
840 sq.ft. + terrace 100 sq.ft.



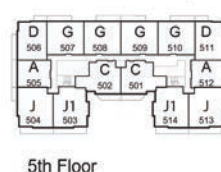
Ground Floor



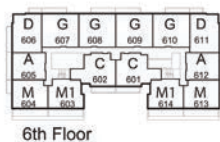
2nd & 3rd Floor



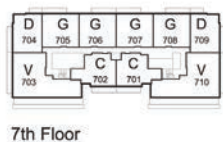
4th Floor



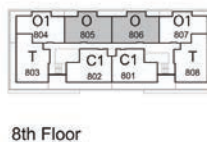
5th Floor



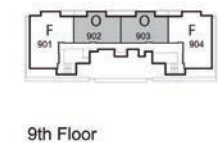
6th Floor



7th Floor



8th Floor



9th Floor

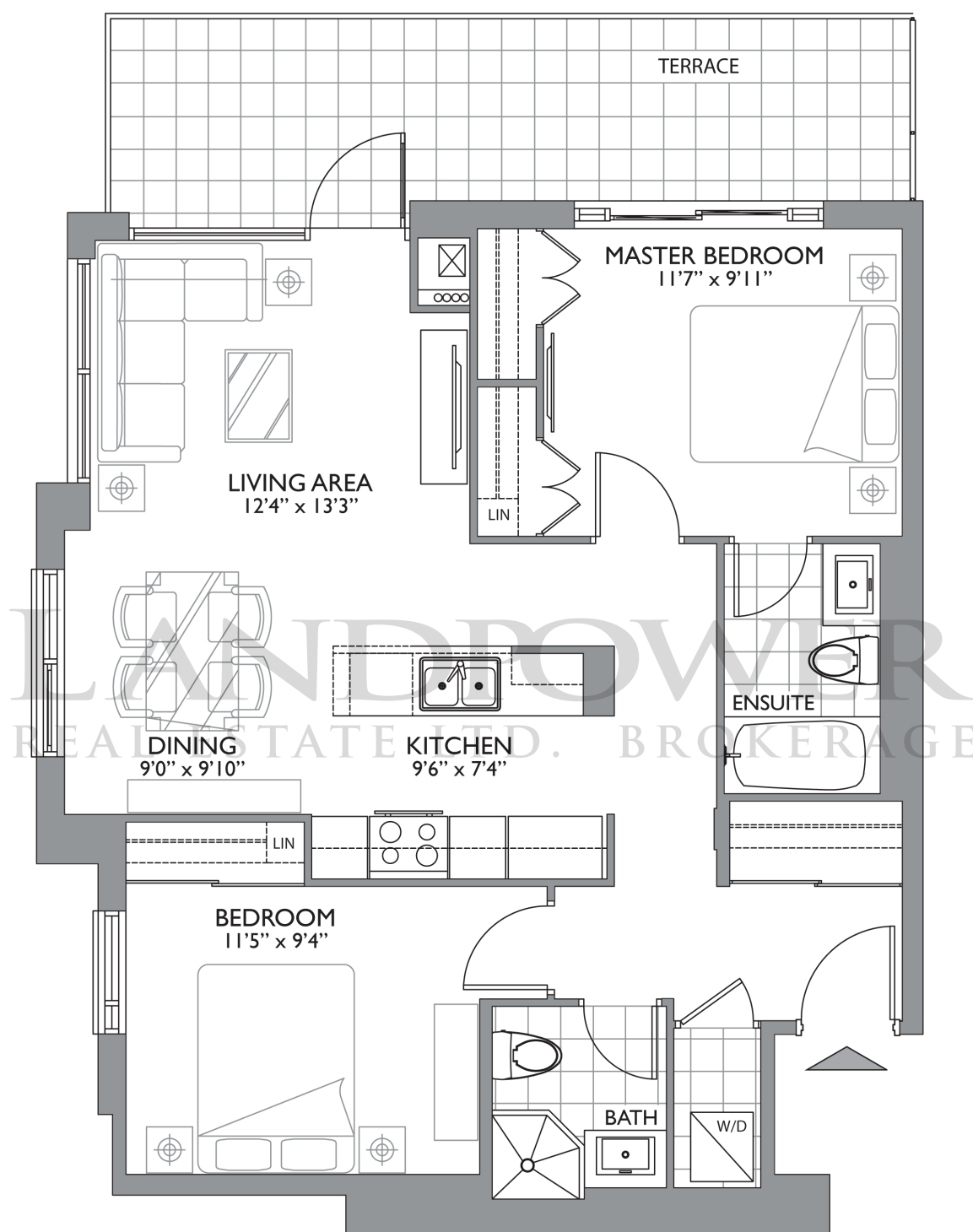




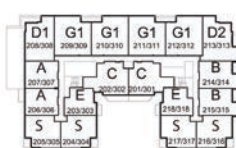


the  
jacqueline-a

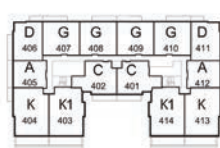
**855** sq.ft. + terrace **160** sq.ft.



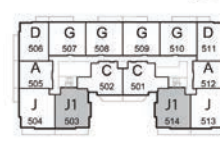
Ground Floor



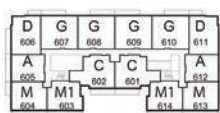
2nd &amp; 3rd Floor



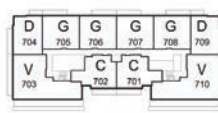
#### 4th Floor



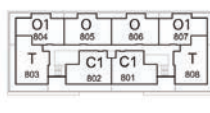
5th Floor



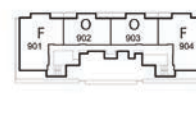
6th Floor



### 7th Floor



## 8th Floor



9th Floor



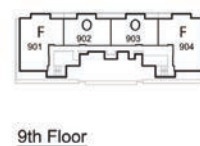
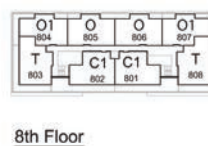
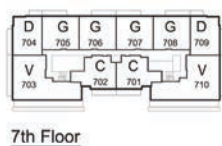
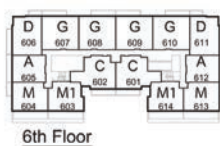
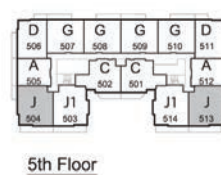
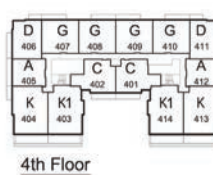
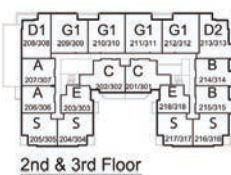
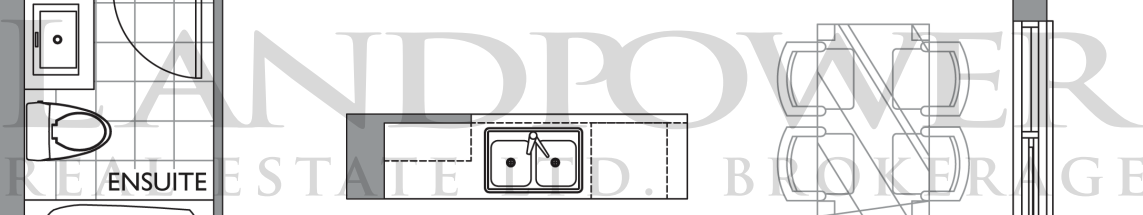
Plans and specifications are approximate and are subject to change without notice. Actual usable floor space may vary from the stated floor area. E.&O.E.





the  
jacqueline

**855** sq.ft. + balcony **45** sq.ft. + terrace **155** sq.ft.

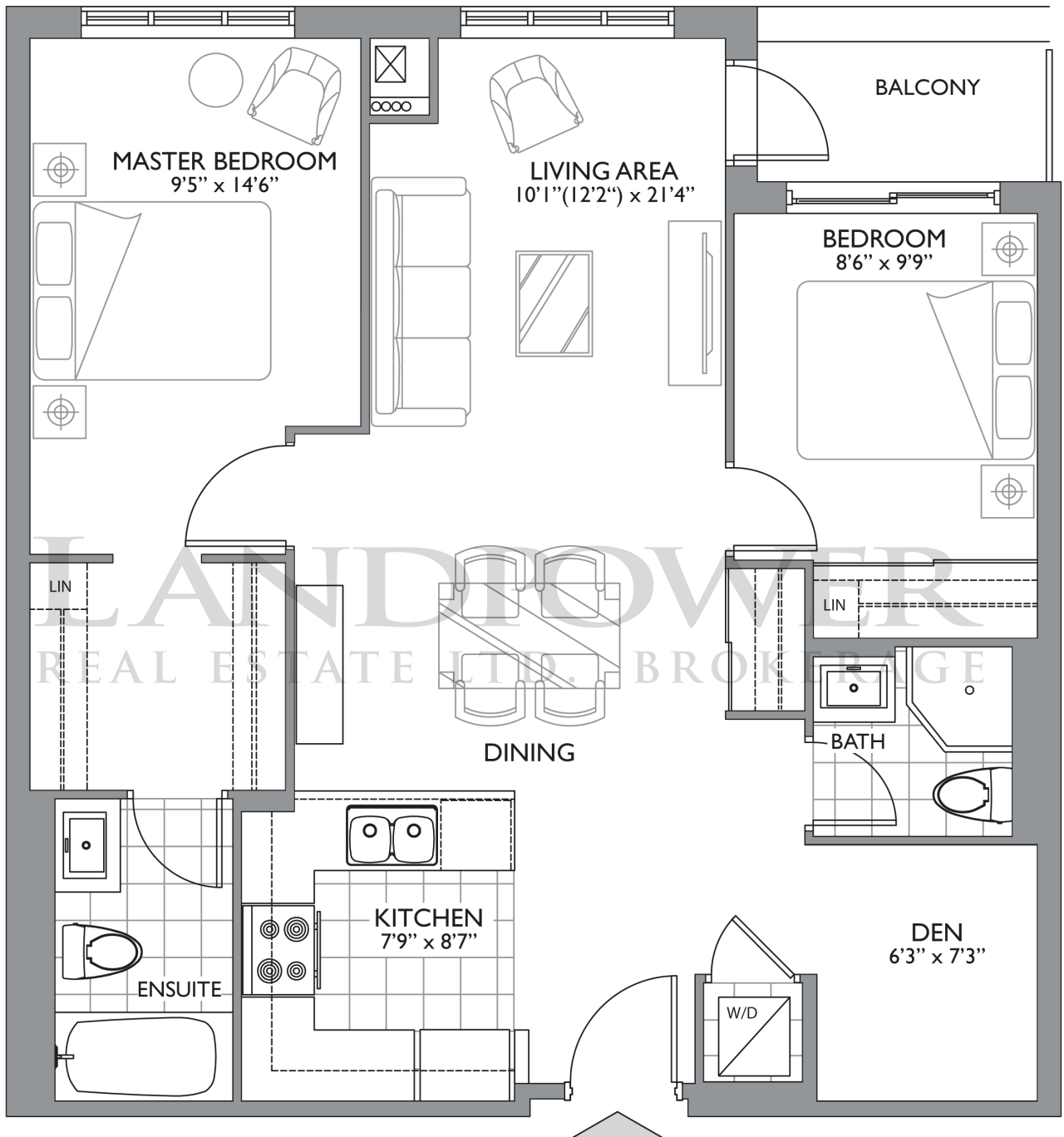




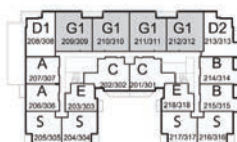
DIVA  
CONDO

# the grace-a

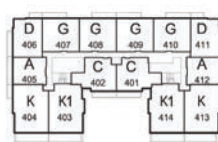
875 sq.ft. + balcony 40 sq.ft.



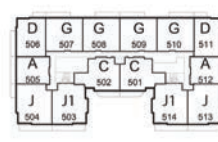
Ground Floor



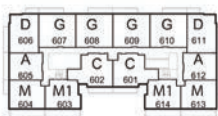
2nd & 3rd Floor



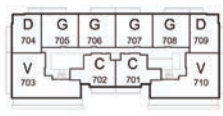
4th Floor



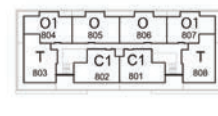
5th Floor



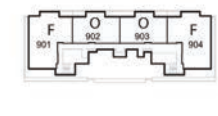
6th Floor



7th Floor



8th Floor



9th Floor

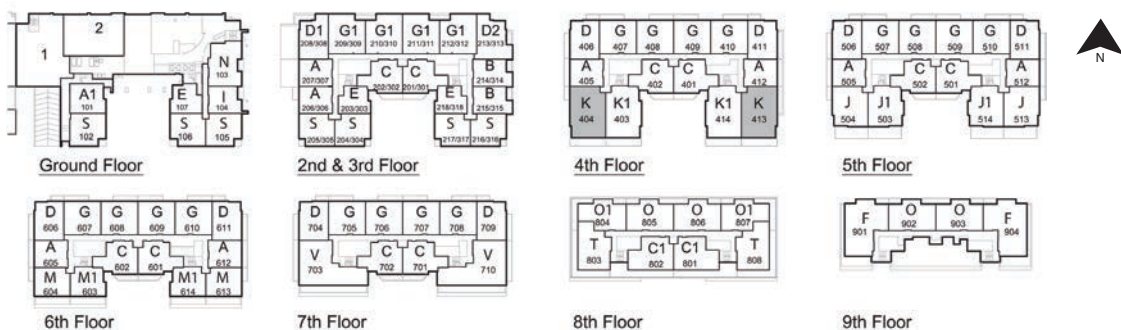
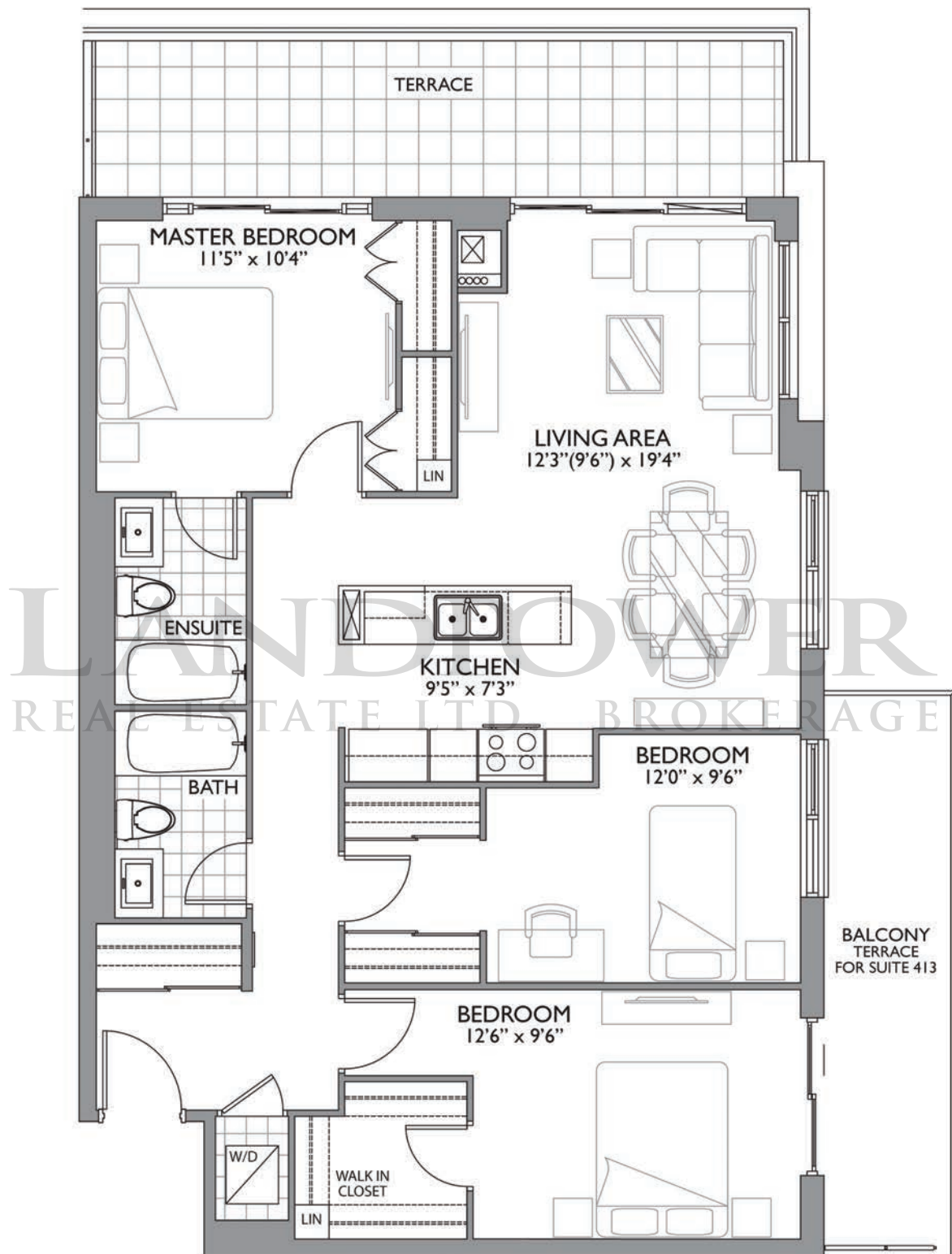






# the katherine

DIVA CONDO **1100** sq.ft. + balcony **110** sq.ft. + terrace **200** sq.ft.

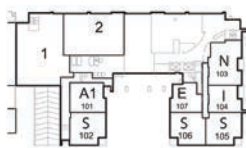
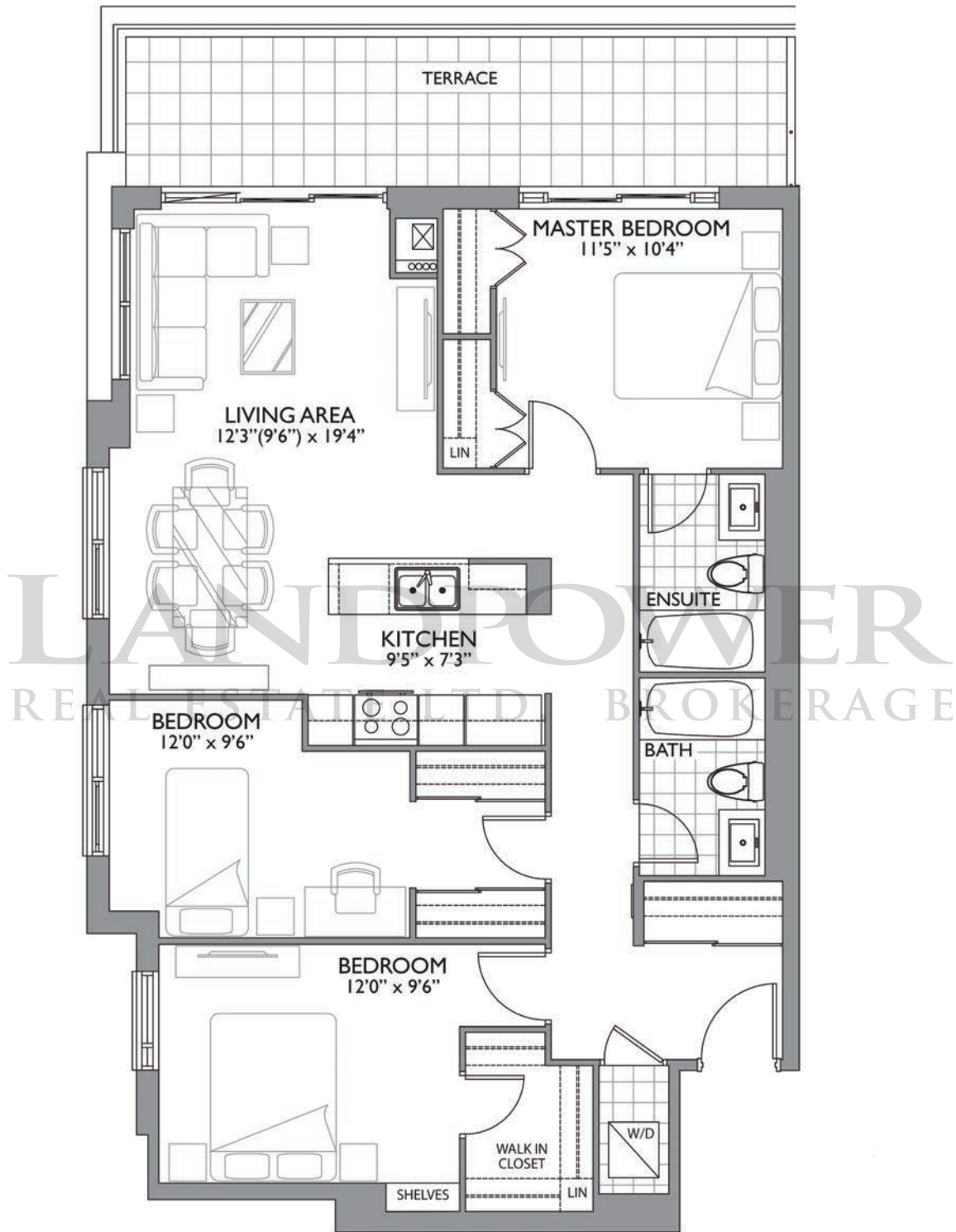




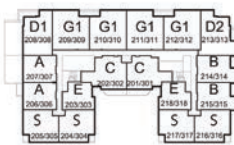
DIVA  
CONDO

# the katherine-a

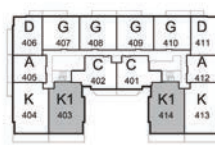
1100 sq.ft. + terrace 200 sq.ft.



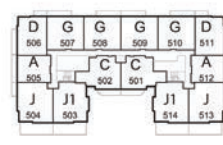
Ground Floor



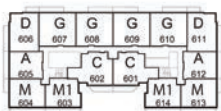
2nd & 3rd Floor



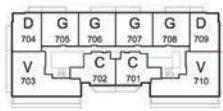
4th Floor



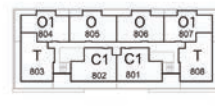
5th Floor



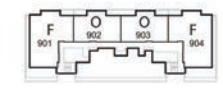
6th Floor



7th Floor

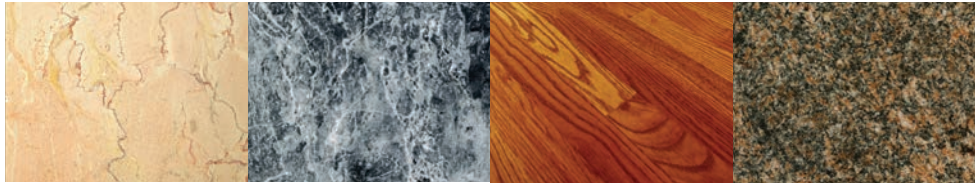


8th Floor



9th Floor





# luxury features & finishes



## GENERAL

- Laminate flooring in living/dining room and hallways \*
- Wall to wall 40 oz. broadloom with upgraded underpad in all bedrooms \*
- Extra high energy efficient double glazed windows and doors
- Pre-wired for cable T.V. and telephone
- Security Enter-Phone system
- Camera Surveillance security system in common areas
- Contemporary design doors & trim with select brushed chrome hardware
- Smoke detectors and/or heat detectors for added safety
- Outdoor balconies and terraces with glass railing in most suites
- Linen shelving in all suites
- Private underground parking space
- Separate locker
- Underground visitors parking
- 8' 6" ceilings on floors 2 to 6, and 9' ceilings on ground floor and floors 7 to 9

## SUITE ENTRANCE

- Luxurious suite entrance with solid core veneer door & polished chrome hardware
- Imported ceramic tile foyer floor \*
- Privacy viewer
- Sliding mirrored closet doors
- Designer light fixture

## KITCHEN

- Open concept kitchen with breakfast bar in all suites
- Quality kitchen cabinets and select hardware \*
- Granite counter top \*
- Over the range stainless steel microwave oven with built-in exhaust fan vented to outside
- Double stainless steel sink with single handle faucet
- Imported ceramic tile floor \*

## WASHROOMS

- Imported ceramic tile flooring and tub surround \*
- Full wall mirror with a designer light fixture
- Quality cabinetry \*
- Exhaust fans in all bathrooms, vented to the outside
- Pressure balanced shower valves

## APPLIANCES

- Brand name stainless steel appliances including: (a) 18 cu.ft. frost free refrigerator, (b) glass top 30" easy clean range/stove, (c) 3 cycle dishwasher, (d) over the range microwave oven/exhaust fan combination and (e) full size (2.7 cu.ft.) stacked washer/dryer unit (in white)

## BUILDING COMMUNITY FEATURES

- Executive Concierge
- Luxuriously appointed lobby and sitting area
- Move-in room with rear elevator doors
- Two elevators with elegant interiors
- Fully equipped exercise room
- Luxurious appointed spa including his and hers saunas and showers
- Spacious lounge/common room, complete with bar kitchenette, sitting area with a television and billiard table
- Fully landscaped roof-top terrace with 2 barbeque areas

Note: \* These items to be selected by the purchasers from the builder's samples. Specifications subject to change without notice.





# building a tradition of trust

## Homebuyers trust the Torbel Group

We've been developing and constructing distinctive condominium residences and outstanding single family home communities since the early 1980's. At locations throughout the GTA, we've demonstrated our commitment to building quality homes that provide comfort, luxury and the ultimate in carefree living.

Torbel's wealth of experience and "hands-on" professionalism ensures that our homebuyers receive attention to the smallest details, continuing after-sales service and exceptional lasting value....just as we've provided at our previous North York projects like Plaza

Suites, Park Plaza, Town Plaza, Hampton Plaza and Plaza Royale.

Now, right next door at Diva, Torbel has once again brought all of its many talents together to create a truly magnificent condominium residence.



Town Plaza



Hampton Plaza



Plaza Royale





Torbel.ca



DIVA  
CONDO