

Artist's Concept

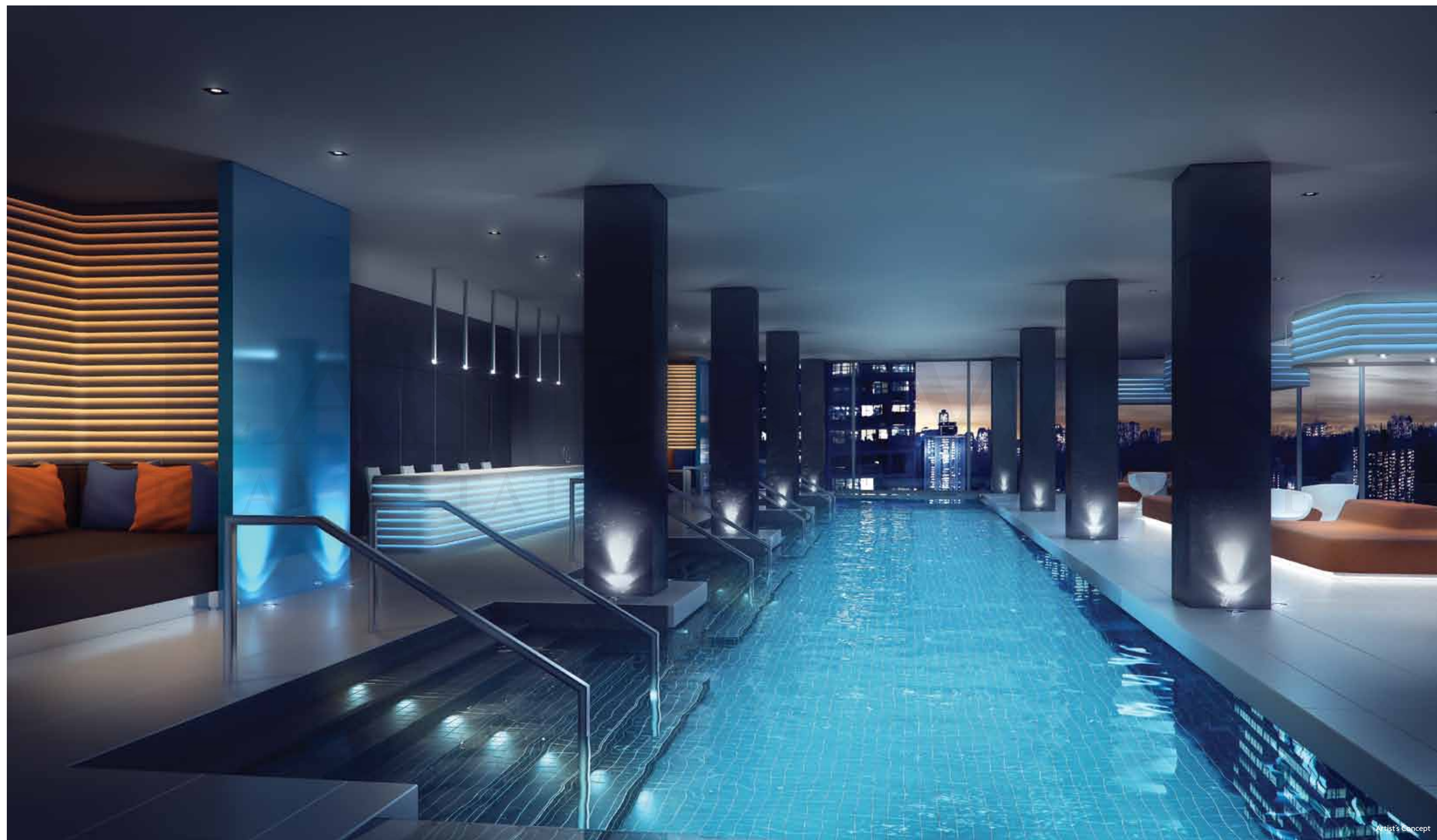
e15 Lobby



e condos. Two daring and dramatic buildings of inspired architecture, envisioned by renowned architect Rosario Varacalli. e8 and e15 will soar over the corner of Yonge and Eglinton, elevating the status of Midtown, while connecting it with the city through unparalleled underground access to the Yonge subway and Eglinton LRT. From this coveted address, everything is within easy reach. Surrounded by endless shopping, dining and entertainment choices, you'll live in a building that anticipates your lifestyle with dazzling suites and glamorous amenities.

e 8 L o b b y



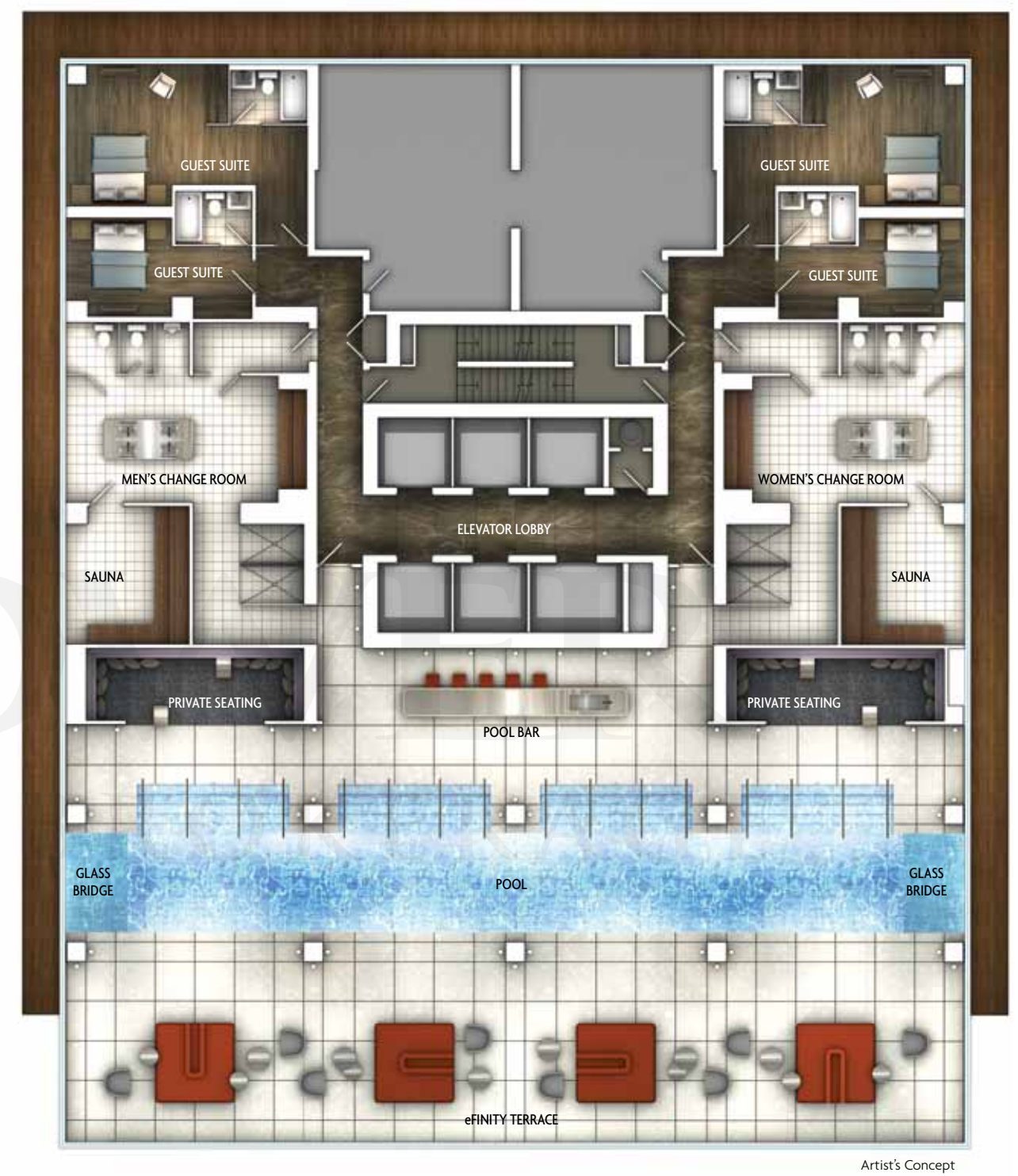
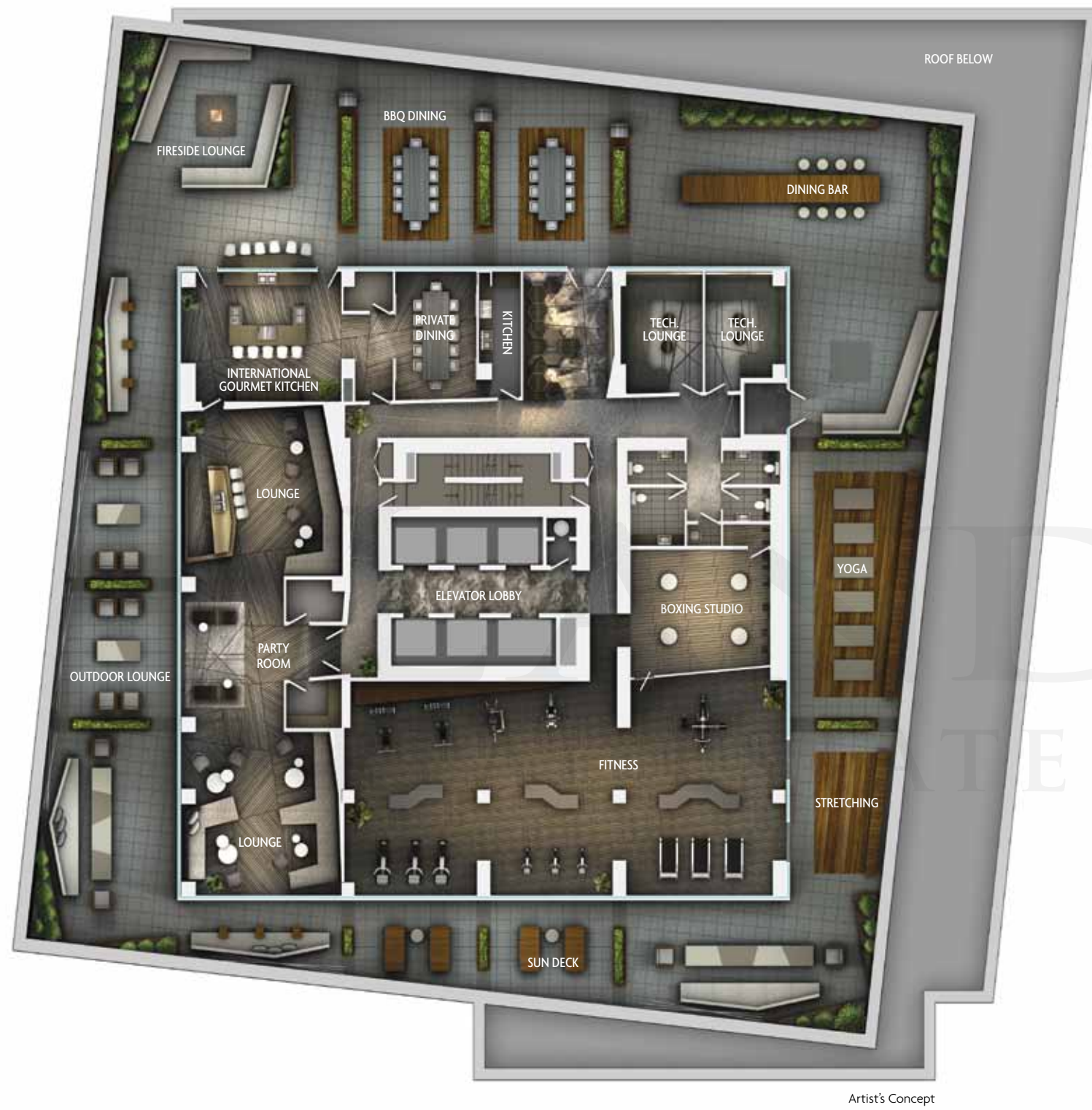


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e8 Party Lounge



e8 Amenities - 4th floor

e8 Amenities - 31st floor

e condos will reflect the energy and style of the city's most vibrant neighbourhood with designer inspired amenities that elegantly cater to all forms of fitness and leisure.

Host friends in the luxurious party lounge or in the dining room complete with separate kitchen. Barbeque and dine al fresco, against stunning views of the city skyline. Slip into the tranquility of the yoga studio. Sunbathe on an oversized terrace. Or, swim in a spectacular glass pool that cantilevers out over Toronto.

e and the City





Artist's Concept

e f i n i t y P o o l



Artist's Concept

e15 Pool Lounge



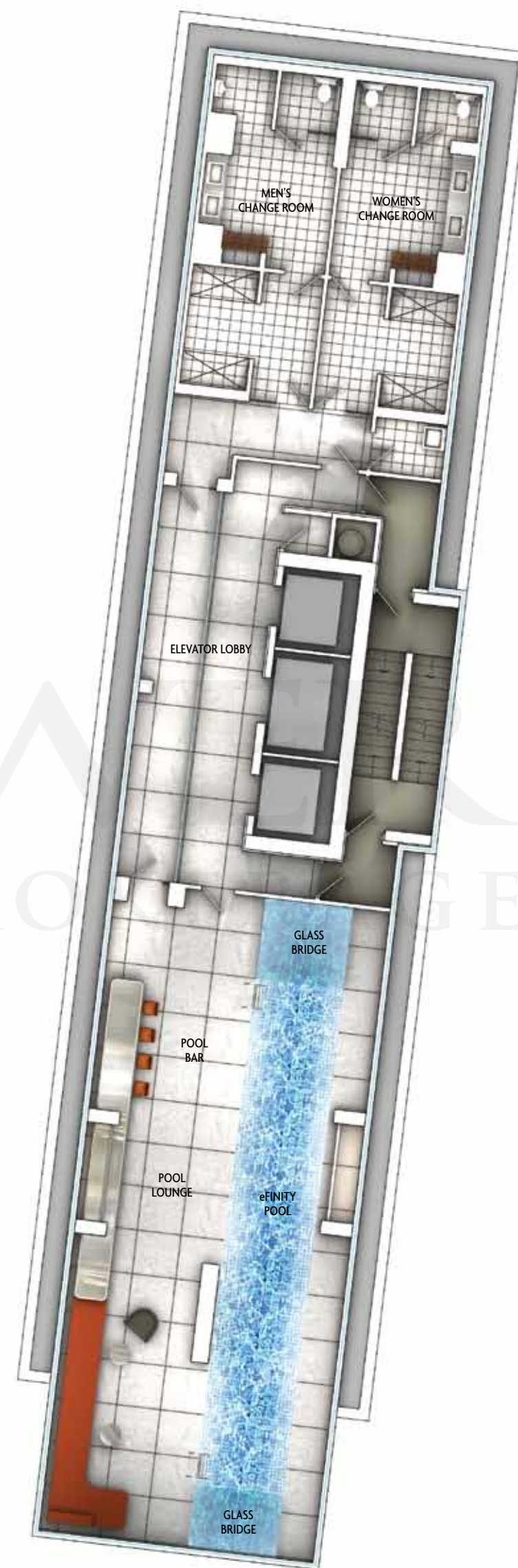
Artist's Concept

e15 Party Lounge



e15 Amenities
5th floor

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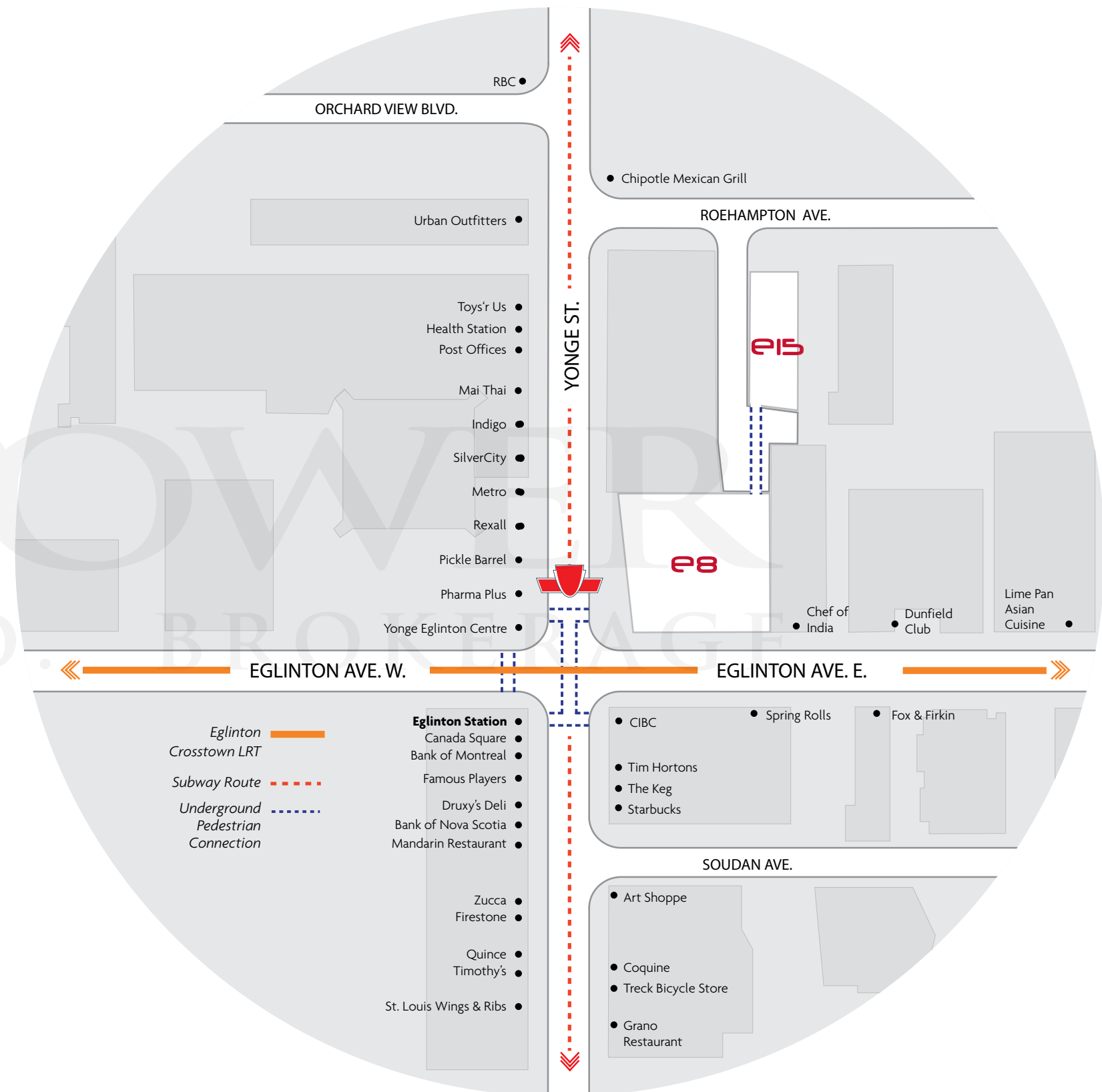


e15 Amenities
31st floor

Artist's Concept

DPOW
TE LTD. BRO

Surrounding e condos, the best of the city is on display. The stores, restaurants and cafes will make everyday different and exciting. Best of all, with convenient underground access to the three other corners of Yonge and Eglinton, you can connect with the Yonge subway, Eglinton's Light Rapid Transit system and dozens of retail establishments. Shop, have dinner, enjoy a movie or travel across the city, without ever going outside.





Eat. Drink. Shop. Play.



e Suites

Artist's Concept



e8 & e15

The bold creative stamp of the internationally acclaimed and award winning firm, Mike Niven Interior Design, can be seen in the striking lobbies and extensive amenities located on the 4th, 5th and 31st floors.

The 4th and 5th floor amenities include party lounges, dining rooms with separate kitchens, yoga areas and fitness rooms. Additionally, e8 will have an International gourmet kitchen and boxing studio. Other amenities include technology lounges, guest suites, wrap around outdoor terraces with barbeques, dining tables, sunbathing beds and lounge seating. The two centerpieces of the 31st floors will be glass pool lounges with endless views of the city, intimate seating areas, a bar and men's and women's change rooms.

Residents can enjoy endless amenities in both buildings.

THE SUITES

- Extended ceiling heights of approximately 9 ft. in principal rooms, exclusive of bulkheads for mechanical and structural requirements.
- Attractive and secure solid core entry door with distinctive designer-selected lever hardware and security door viewer.
- Decorator baseboards selected by interior designer.
- Sliding and/or swing doors to balcony, as per plan.
- A fashionable range of easy care, designer-selected, pre-engineered flooring creates a contemporary look in the foyer, kitchen, dining and living areas, den and bedroom(s), as per Vendor's standard samples.
- Full-size stacking washer/dryer with exterior venting.
- Walls, baseboards, trim and doors will be painted with primer and finished with two coats of latex paint for extra durability.
- Ceilings to have white, smooth paint finish.
- Architecturally designed, environmentally conscious aluminum window frames with double pane sealed glazed units.

THE KITCHENS

- Beautiful kitchen cabinetry designed by Mike Niven exclusively for these residences is available in a variety of contemporary materials and colours, from Vendor's standard samples.
- State-of-the-art European-style 24" kitchen appliance package, includes integrated fridge and dishwasher, integrated exhaust fan, electric cooktop, oven and microwave.
- Your choice of elegantly durable quartz countertops designed to complement the exquisite kitchen cabinetry, from Vendor's standard samples.
- Choose from ultra-fashionable backsplash materials and colours, from Vendor's standard samples.
- Single bowl stainless steel, under mounted sink with sleek, designer-selected faucet.
- Under cabinet lighting.
- Designer-selected ceiling mounted pendant lights.

THE BATHROOMS

- Exclusively-designed under mounted sink with attractive quartz countertop and Mike Niven-selected vanity, from Vendor's standard samples.
- Designer-selected vanity mirror.
- Choose from a variety of decorator porcelain floor tiles, from Vendor's standard samples.
- Convenient shower light, as per plan.
- Relaxing, built-in deep soaker bathtub with a flat top edge and a single-lever faucet, as per plan.
- For total comfort and safety, a temperature-controlled and pressure-balanced shower faucet and energizing shower head, as per plan.
- Separate shower enclosures have a glass swing door, as per plan.
- Select from a contemporary selection of designer wall tiles for shower enclosures and tub surround, as per plan.
- Designer inspired accessory package.

LIGHTING, TECHNOLOGY, COMFORT AND SAFETY

- Individual service panel with circuit breakers.
- Designer series receptacles and switches throughout.
- Contemporary light fixtures in foyer, hallway(s), walk-in closet(s), bedroom(s), kitchen and den.
- Central building water filtration system.
- Individual metering of electricity.
- Pre-wiring for high-speed internet.
- Pre-wired cable outlet in living room, bedroom(s), and den.
- Pre-wired telephone outlet in living room, bedroom(s), den and kitchen.
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- Category 5 telephone wiring for all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable outlets and multi-port.
- Individual thermostat will provide year round control of heating and air conditioning within the suite.
- Emergency in-suite voice communication system, smoke and heat detectors create additional peace of mind.
- Emergency response panel within the parking garage provides immediate contact with the concierge.
- Smoke and carbon monoxide detector provides an audio warning within the suite.
- An in-suite heat detector will be monitored by the building's fire alarm panel, which will also control the in-suite fire alarm and voice communication system.
- Complete in-suite sprinkler system.

SUSTAINABILITY

- High performance thermal envelope minimizes solar gain and heat loss.
- Selection of high efficiency building mechanical equipment.
- Daylight sensors in selected common areas to reduce electricity costs.
- Selection of in-suite light fixtures to fit long-lasting energy-saving lamps.
- Energy saving appliances to reduce electricity use.
- Paints and finishes with low levels of volatile organic compounds.
- Hard surface flooring for easy maintenance to remove dust and allergens.
- Minimized water use through the design of low waste systems and a selection of water wise fixtures and appliances.
- Architecturally designed aluminum window frames with double pane sealed glazed units.
- An energy conscious approach to construction and site management.
- Tri-sorter disposal/recycling system.

*From Vendor's standard samples. All plans and specifications are subject to modifications from time to time at the sole discretion of the Vendor. The Vendor has the right to substitute materials of equal or better value. The Vendor reserves the right to change the foregoing specifications without notice. E. & O.E.



E Condos will reflect the energy and style of the city's most vibrant neighbourhood with designer inspired amenities and finishes.

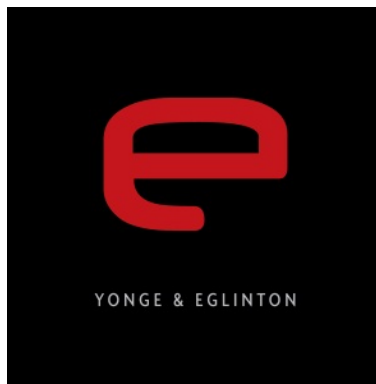
Building Features

- 24 hour front desk service
- Spectacular 30-ft high lobby designed by internationally-renowned and award-winning interior design firm, Mike Niven Interior Design.
- Spectacular eFinity glass pool that cantilevers out over Toronto
- eFinity terrace with endless views of the city, intimate seating areas, a bar, men's and women's change rooms and separate saunas
- Party room with a lounge area, international gourmet kitchen, a technology lounge and a private dining room with kitchen
- Fitness centre with state-of-the-art workout machines and a boxing studio
- Wrap-around outdoor terraces with barbeque, dining tables, sunbathing beds and fireside lounge with sundeck, yoga and stretching areas
- Guest Suites

Suite Features

- 9 ft. ceiling heights
- Designer-selected pre-engineered flooring in foyer, kitchen, dining and living areas, den and bedrooms.
- Kitchens will feature quartz countertops, ultra fashionable backsplash materials and colours, kitchen cabinetry exclusively designed by Mike Niven.
- State-of-the-art European-style 24" kitchen appliance package, includes integrated fridge and dishwasher, integrated exhaust fan, electric cooktop and microwave
- Bathroom features will include quartz countertop, porcelain floor tiles, built-in deep soaker tub
- Full sized stacked washer and dryer

**E Condos Presentation Lounge is located at 2300 Yonge Street, Lobby.
Phone Number: (416) 243-8688**



EXCLUSIVE VIP AGENTS' INCENTIVE PROGRAM
SEPTEMBER 20th to 28th, 2012 ONLY
LIMITED TIME OFFER

For Your Clients:

FREE ASSIGNMENT FEE*
LANDPOWER
REAL ESTATE LTD. BROKERAGE

* See Sales Representative for details. Incentive Program applies to sales made on September 20th to 28th, 2012 ONLY. Program and Incentives are subject to change without notice. E. & O.E. September 20th, 2012.



VIP AGENTS' PREVIEW SALES EVENT September 20th to 28th, 2012

**AN EXCLUSIVE SALES OPPORTUNITY FOR YOU, OUR VIP AGENTS,
BEFORE OUR PREVIEW OPENING TO THE GENERAL PUBLIC**

Procedures for Purchasing

1. The Presentation Lounge will be open for sales immediately until Friday, September 28th, 2012. During the pre-sale, our office hours are Monday to Friday 12-7pm and Saturday-Sunday 11-6pm.
2. Suites will be sold on a first come first serve basis.
3. Please have your worksheet, choice of suite form and Fintrac form filled out. This will help speed up the sale. In order to avoid spelling or information errors, photo ID must also be provided with your worksheet.
4. Broker Referral forms will be executed once the conditions of the agreement are met (mortgage approval, all deposit cheques received, etc...).
5. Powers of Attorney will be accepted provided the appropriate notarized documentation is presented at point of sale.
6. A deposit cheque in the amount of \$5,000 must be presented at time of purchase, payable to 'Bratty and Partners LLP IN TRUST'. Counter cheque will not be accepted.

Thank you for your co-operation,

E Condos Presentation Lounge

If you have any questions, please call us at (416)243-8688

The E Condos Presentation Lounge is located at 2300 Yonge St., Lobby, Toronto, Ontario.



WORK SHEET

Please print clearly

Company: Sales Representative:

BLDG: SUITE NUMBER: (the "Unit") MODEL:

BASE PURCHASE PRICE \$

PARKING COST \$

LOCKER COST \$

TOTAL PURCHASE PRICE \$

PURCHASER INFORMATION:

Purchaser Name: (Mr. Mrs. Ms.)	Purchaser Name: (Mr. Mrs. Ms.)
Address:	Address:
Suite #	Suite #
City: Province:	City Province:
Postal Code:	Postal Code:
Residence Phone:	Residence Phone:
Business Phone:	Business Phone:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Driver's License #	Driver's License #
Expiry Date:	Expiry Date:
Email:	Email:
Profession:	Profession:
Did You Register through the Web?	How did you hear about us?

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)

Did You Register through the Web?	How did you hear about us?
Profession:	Marital Status:
How Many Dependents Living with You? Their Ages:	
End User or Investor:	



CHOICE OF MODEL/SUITE

Name of Agent: _____

Company Name: _____

Name of Client: _____

	SUITE	MODEL
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		
CHOICE #6		
CHOICE #7		



EXCLUSIVE VIP AGENTS’ SALES EVENT
September 20th to 28th, 2012

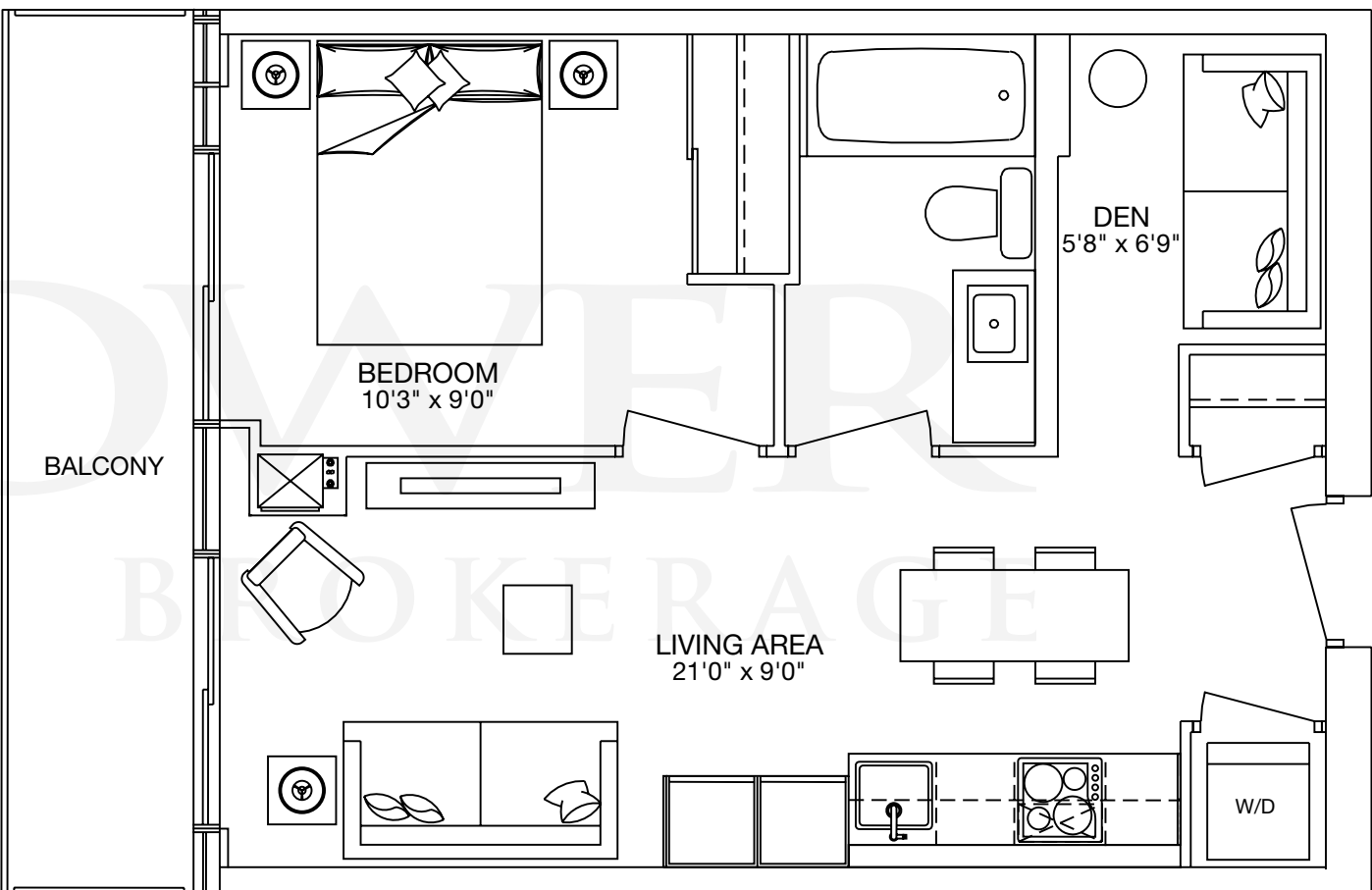
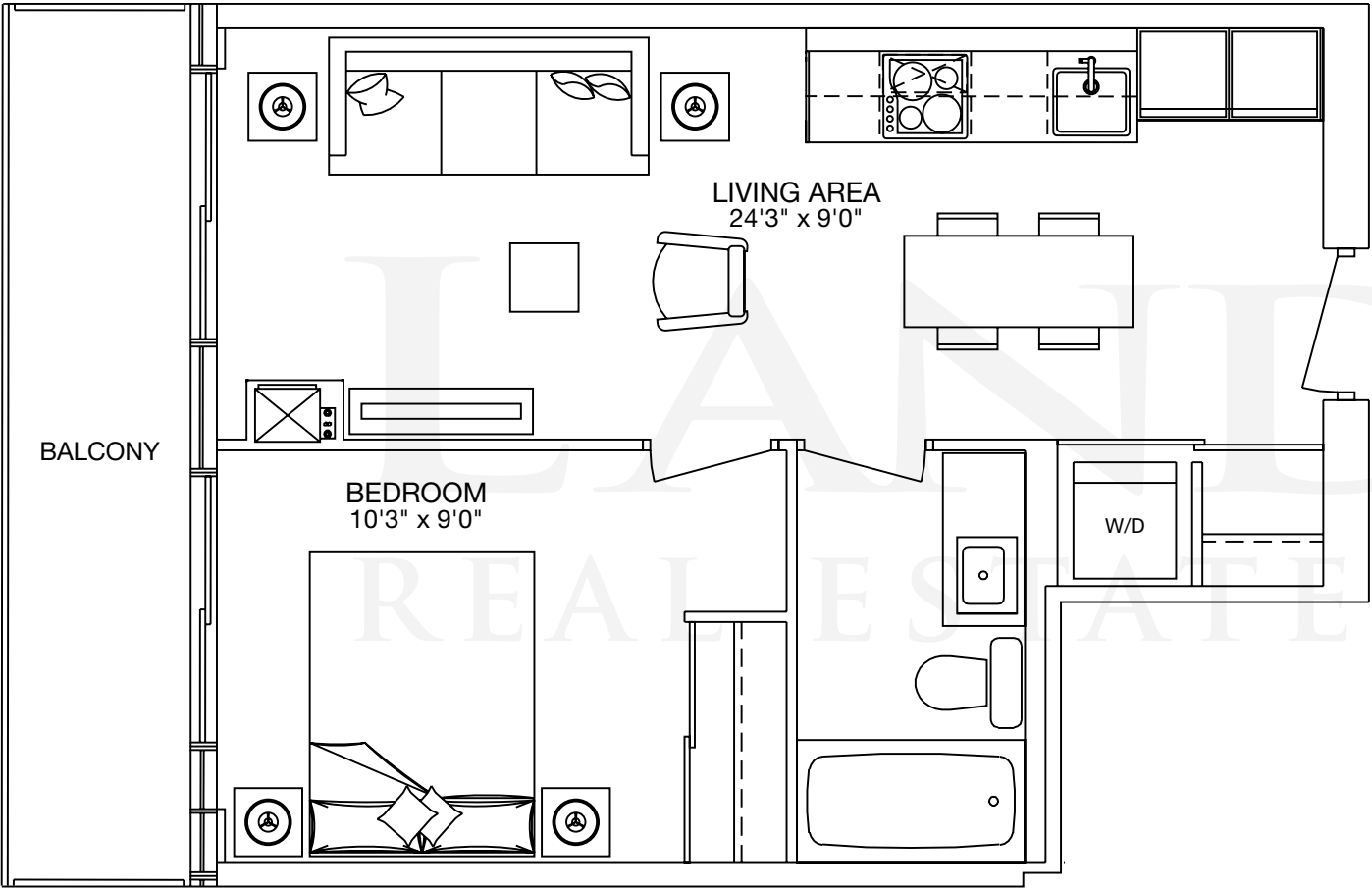
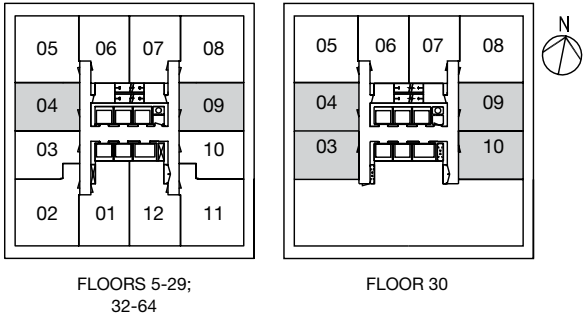
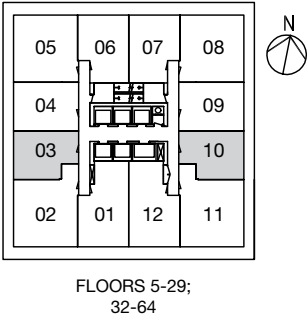
Preview Pricing

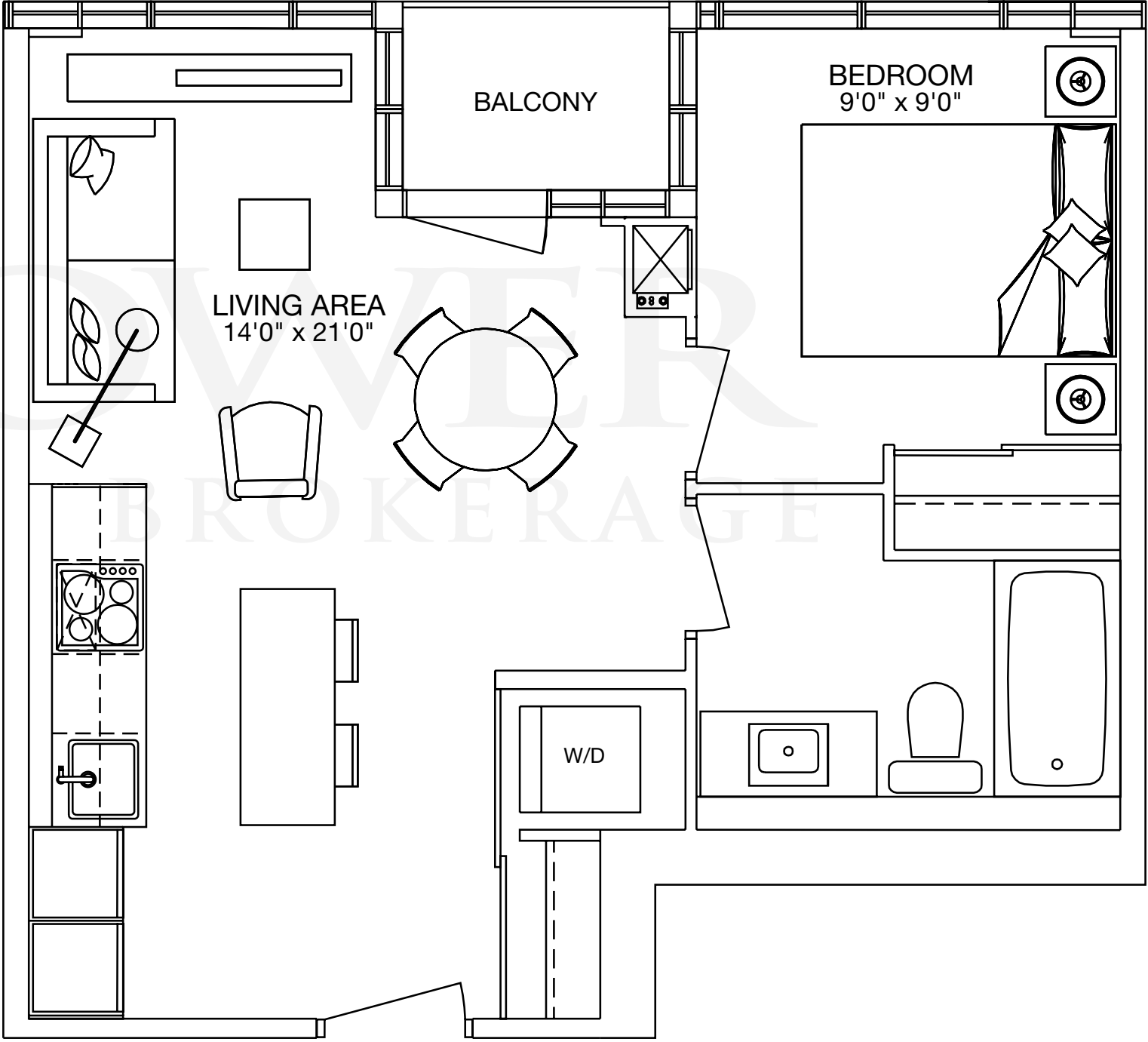
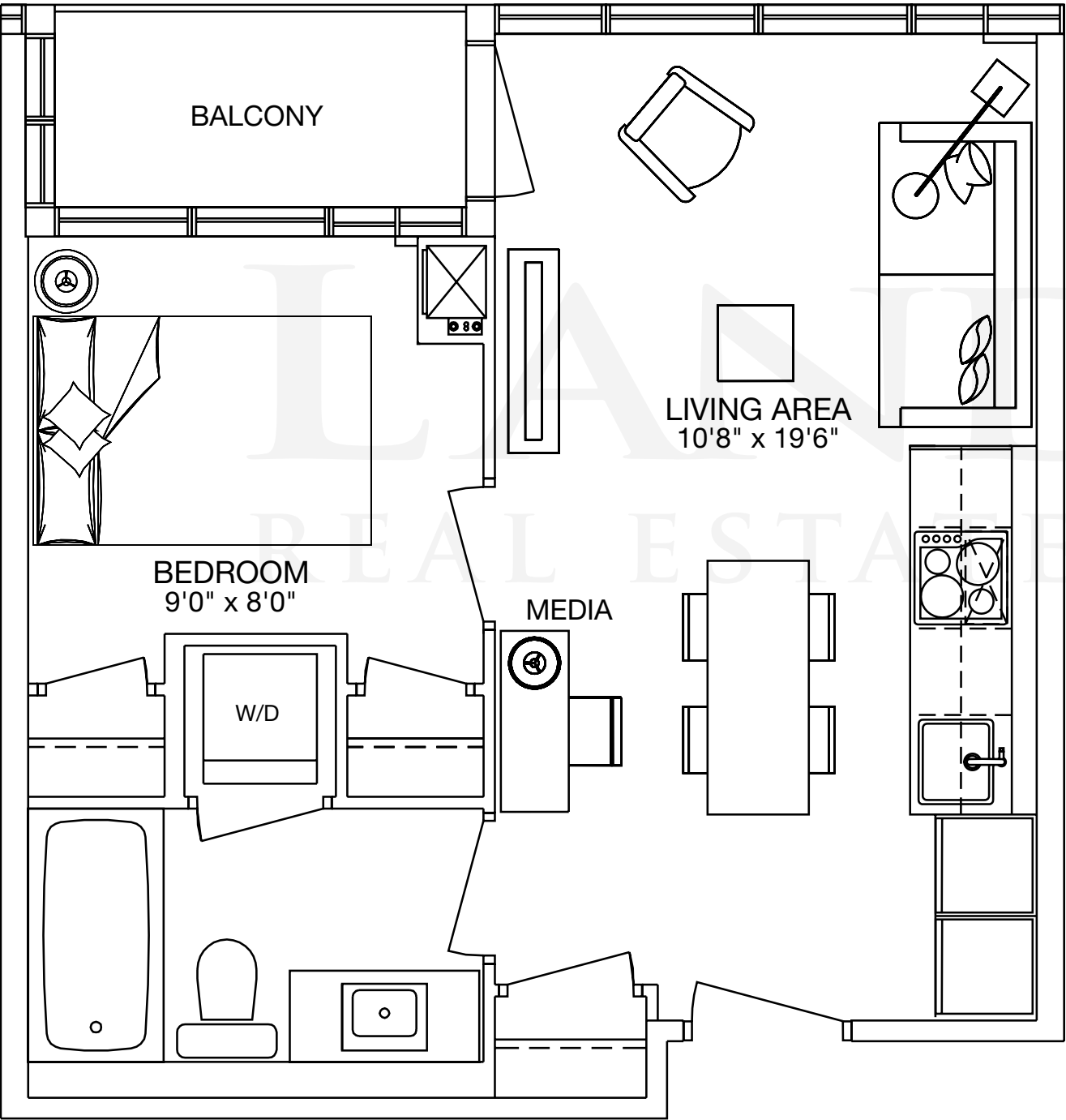
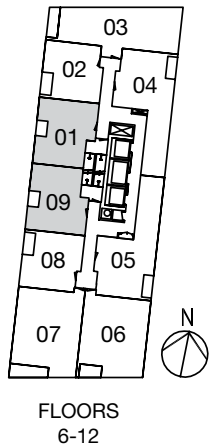
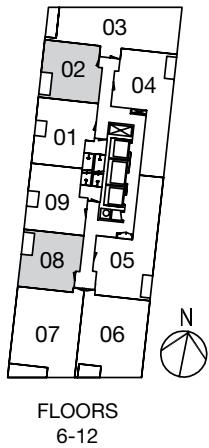
MODEL	FLOORS FROM	BED TYPE	APPROXIMATE SUITE SIZE (Sq.Ft.)	EXPOSURE	PRICES FROM:
466	5	1 Bedroom /1b	466	West / East	\$316,900
514	5	1 Bedroom + Media /1b	514	North	\$340,900
509	5	1 Bedroom + Den /1b	509	West / East	\$346,900
620	5	1 Bedroom + Den /2b	620	South	\$421,900
692	5	2 Bedroom /2b	692	North West / North East	\$457,900
734	5	2 Bedroom + Den /2b	734	South West / South East	\$497,900
1200	32	2 Bedroom + Den /2b / terrace	1,200	South West / South East	\$971,900
1240	32	2 Bedroom + Den /2b	1,240	South	\$1,002,900

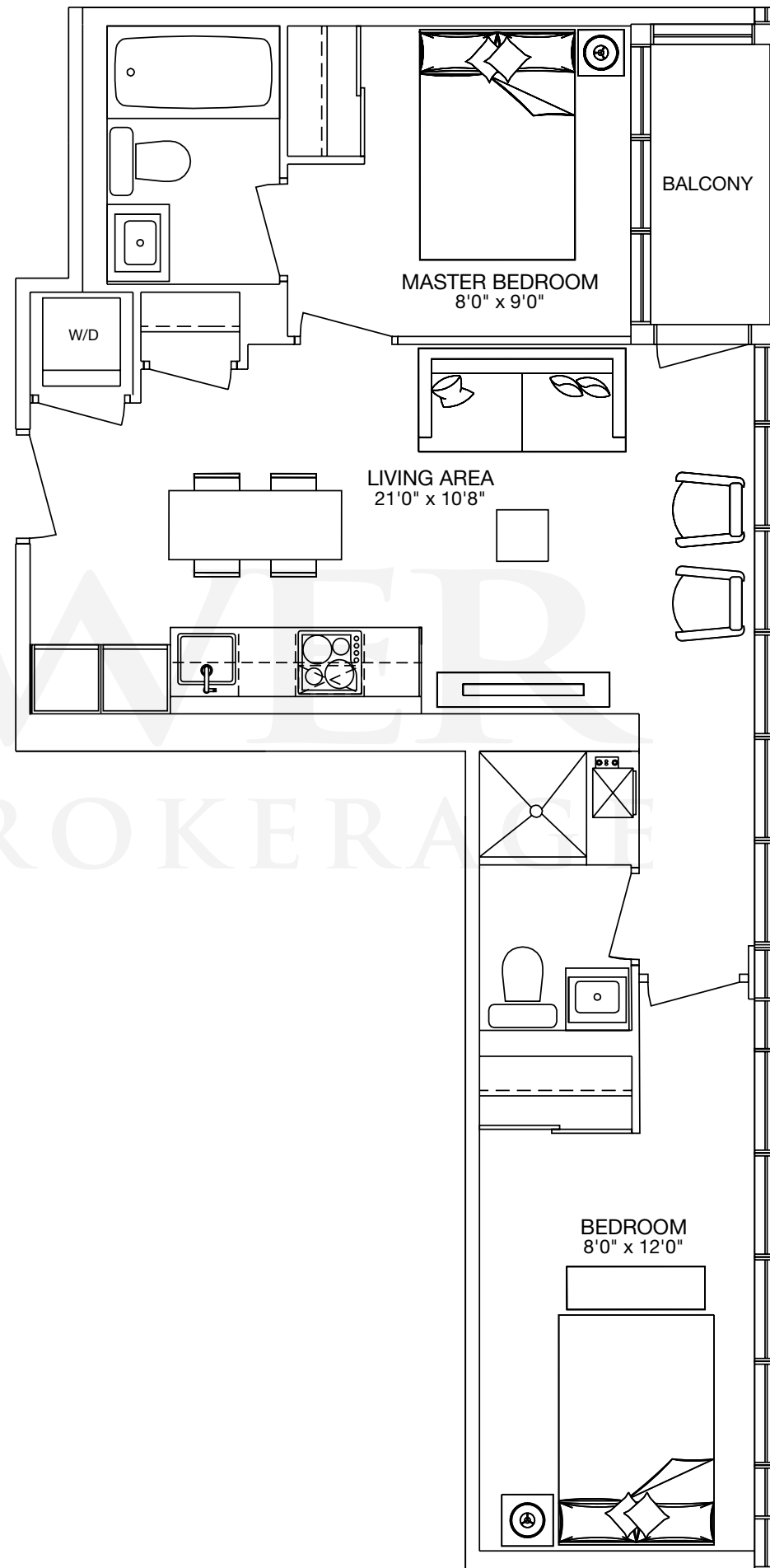
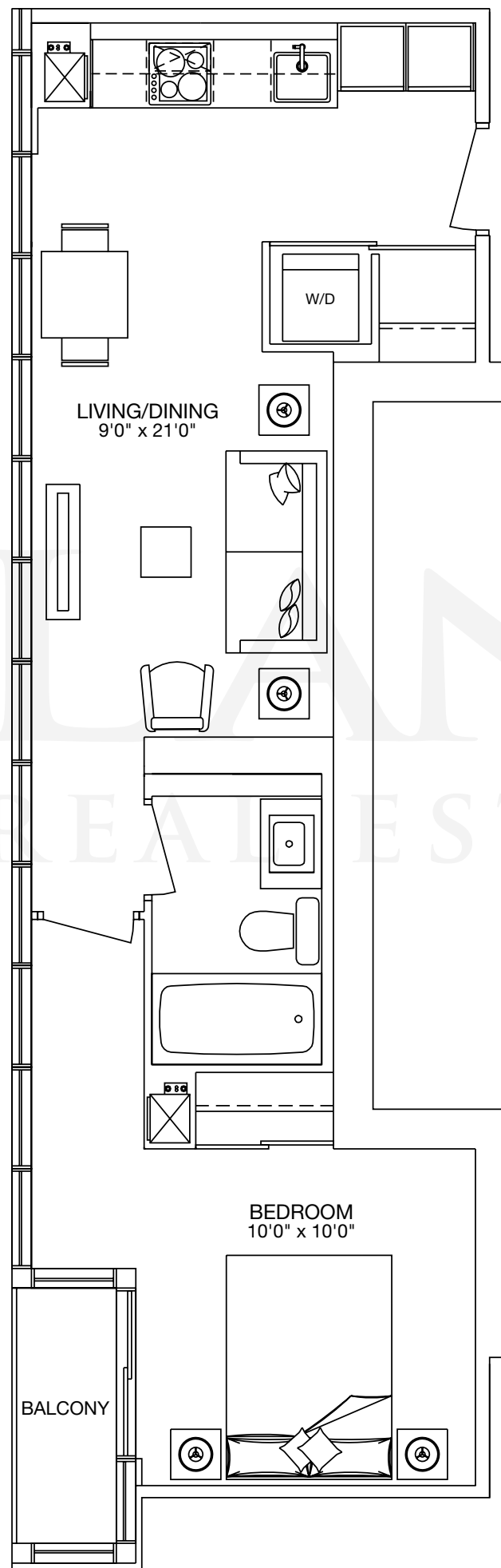
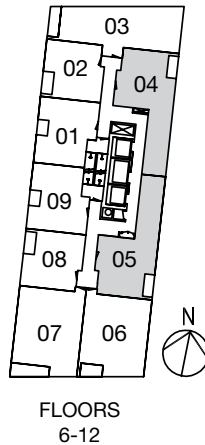
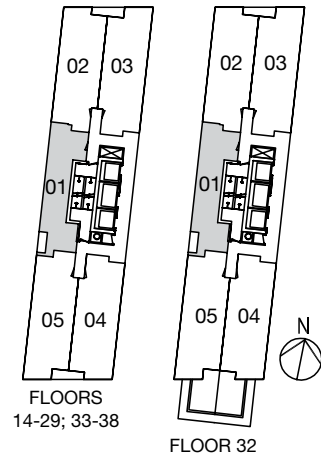
<p>20% Deposit Structure \$5,000 with APS Balance to 5% in 30 days 5% in 90 days 5% in 270 days 5% in 365 days</p> <p>5% on occupancy</p> <p>Tentative Occupancy: August 30, 2017</p> <p>Parking Space: \$58,000 Available only for 2 bedroom units over 700 sq.ft.</p> <p>Storage Unit: \$5,000</p>	<p>Maintenance Approximately \$0.52 per square foot (Hydro metered separately)</p> <p>Parking Maintenance fee - \$150 / mo. Locker Maintenance fee – \$29.95 / mo.</p> <p>Taxes Estimated at approximately 1% of Purchase Price</p> <p>Prices Include H.S.T.</p>
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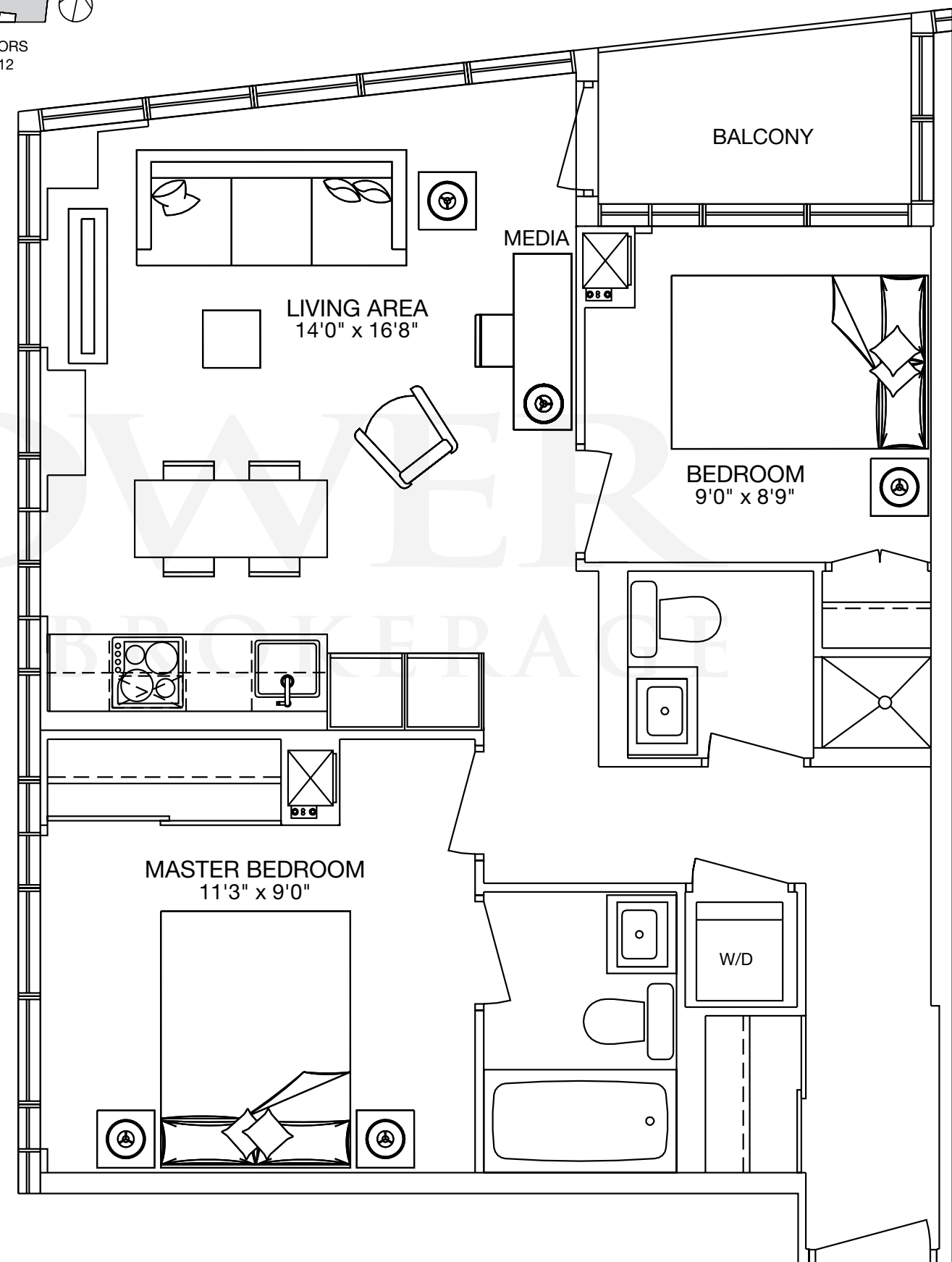
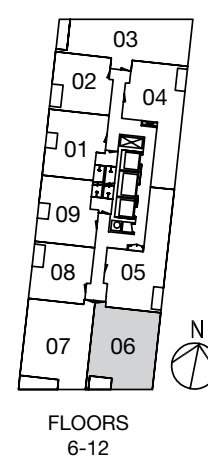
All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. September 20th, 2012
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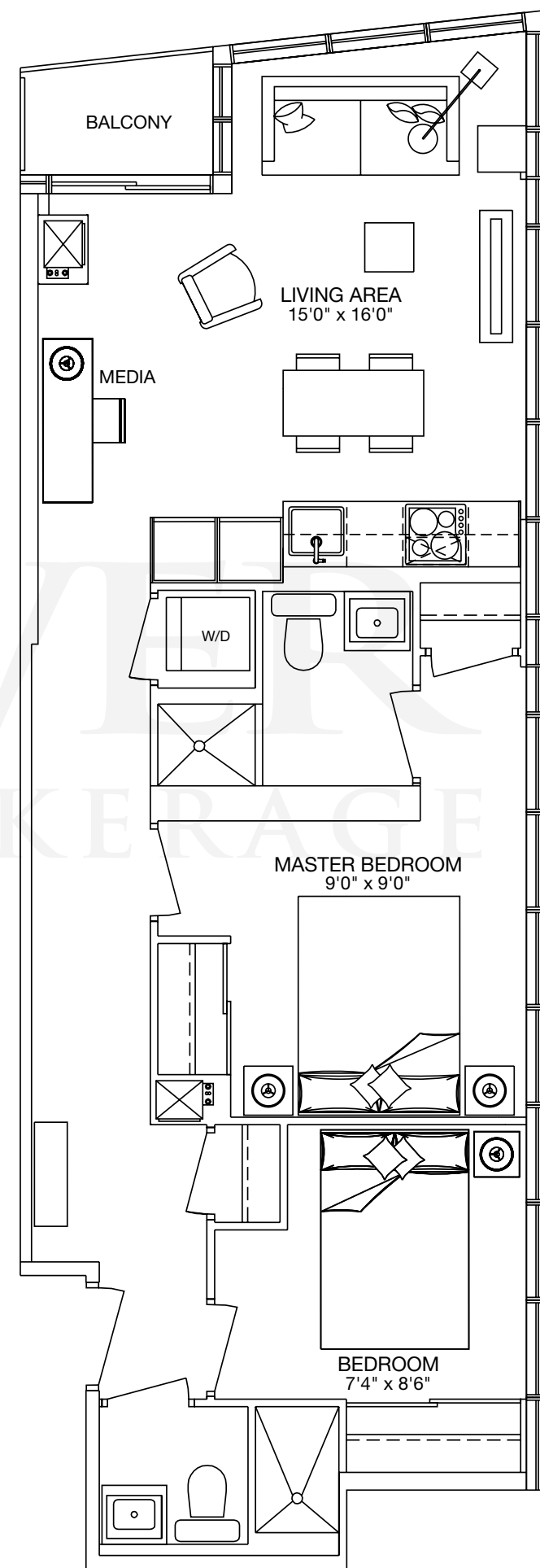
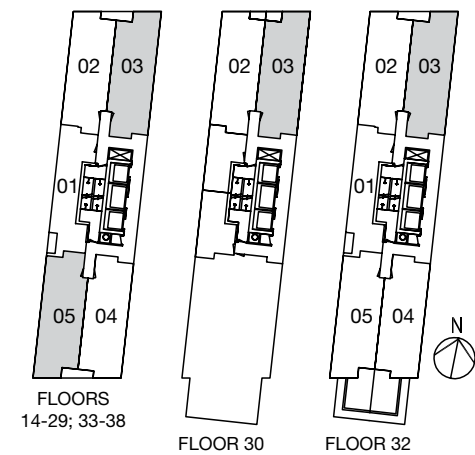
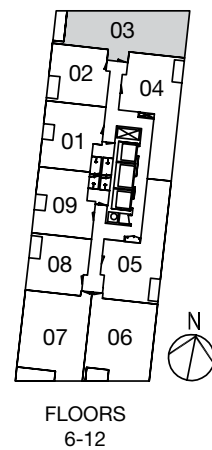
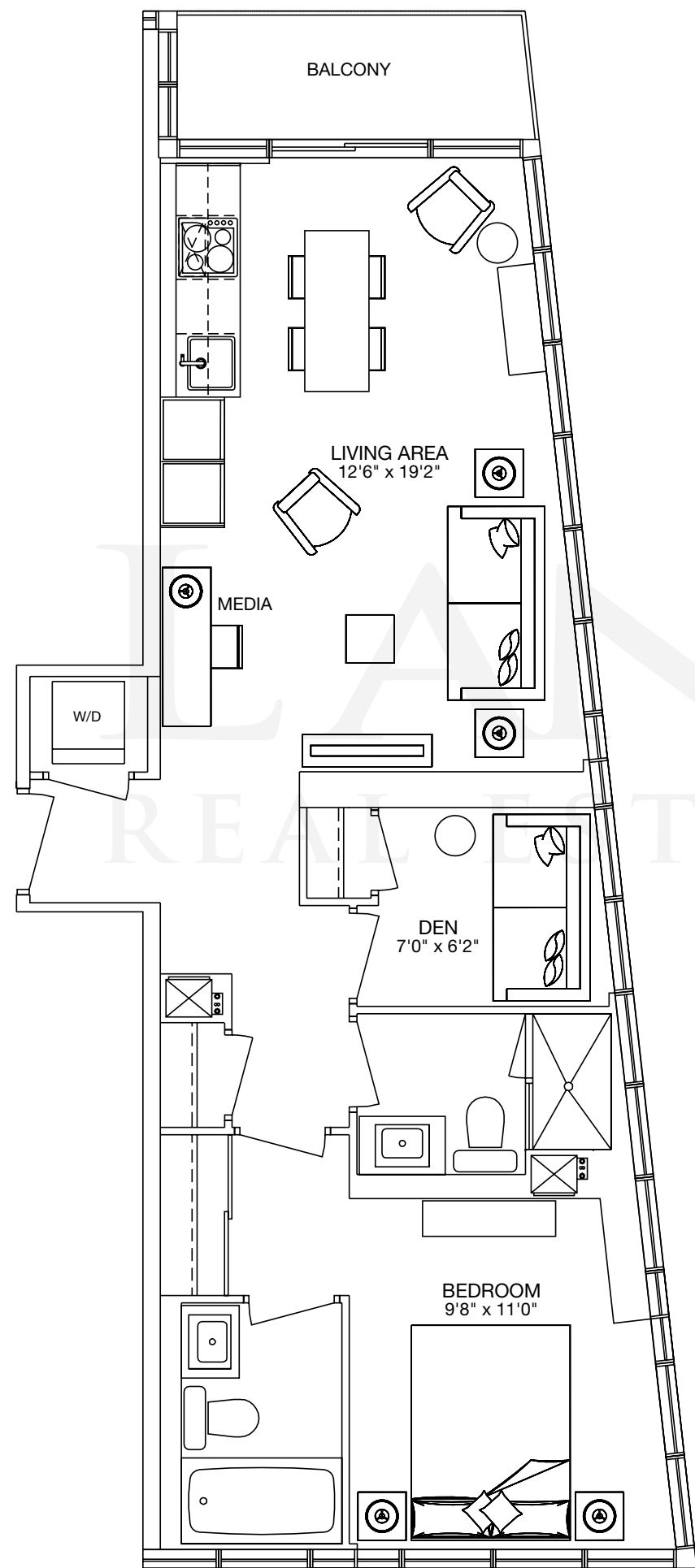
E Condos Main Number: 416-243-8688 Email: info@econdos.ca

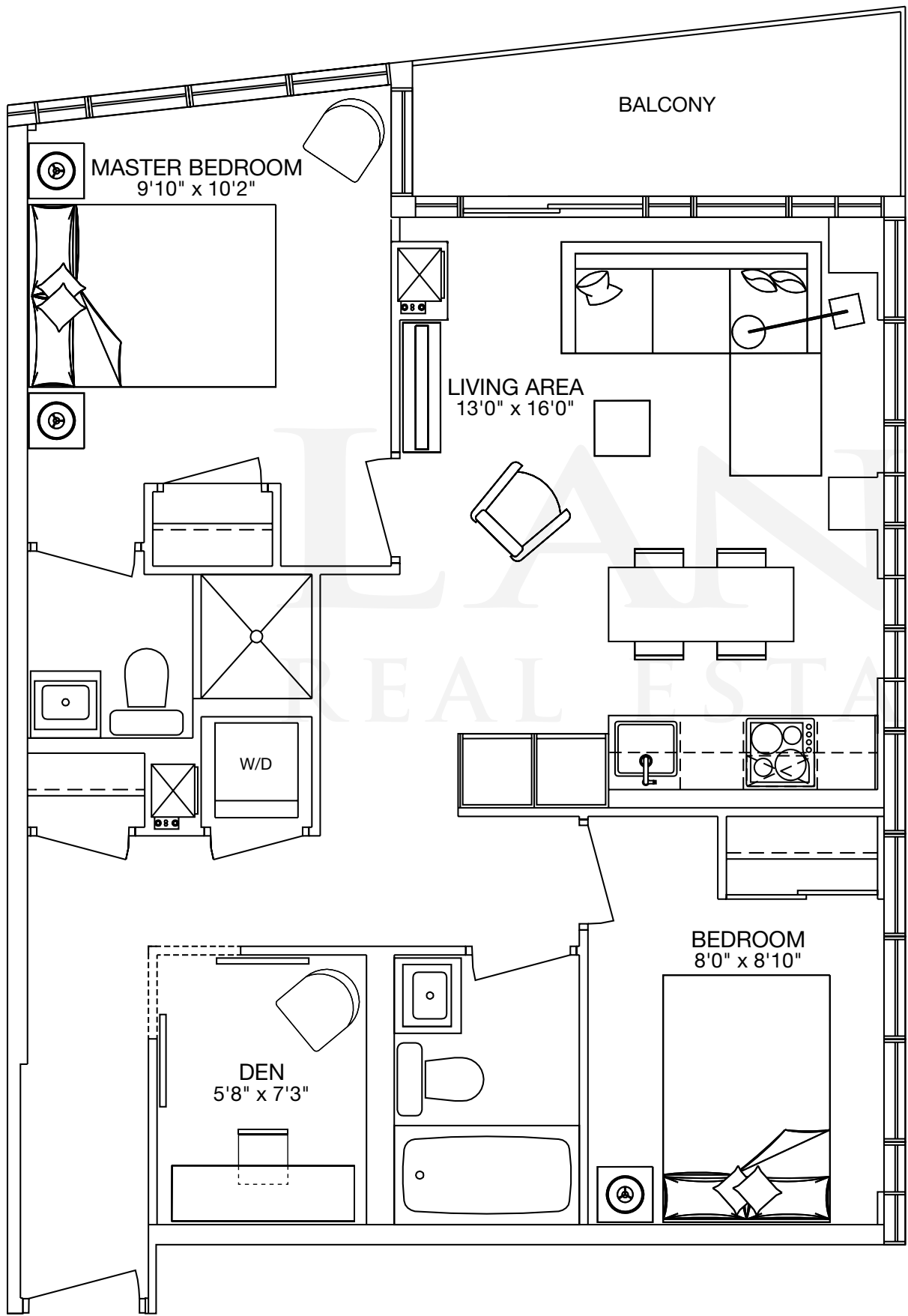
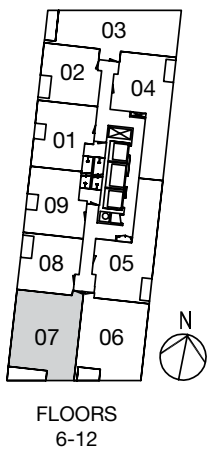












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