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The renderings are the artist's concept only. The renderings are not to scale and will be subject to further change if required by the Vendor, any site conditions, various municipal approvals and requirements, the availability of materials and any architectural controls. The completed units, buildings, features and landscaping may not be exactly as shown. Design, materials and other details shown in the renderings may not be consistent with the completed buildings or the units. All materials, specifications, dimensions, sizes, shapes and configurations of the units and the building are approximate only and subject to further change. Images shown are for mood and impression only. E.&O.E.

WHERE FOODIES LIVE.

Bring your passion for food home. Close to the best local specialty food stores, restaurants and farmer's markets the Kingsway has to offer, The Epicurean is the home base of food lovers. This is where you can share, discover and experience the art of cooking. The Epicurean is full of the best foodie-inspired amenities, including the Chef's Table Demo Kitchen and a custom outdoor barbecue area. Your love for food now has a home.



A CONDO DESIGNED FOR FOOD LOVERS.

Located on the corner of Dundas and Prince Edward, The Epicurean takes full advantage of both street fronts. The large stone, buff concrete and brick design of the building imitates the surrounding architecture while achieving a modern, contemporary feel. Restaurant-inspired awnings look out onto the streets to make you feel like you're walking into your favourite café or pizzeria. The courtyard to the back of the building features a centre traffic circle, giving the space an old European city-type feel. It's the perfect place to sip espresso or flip through your favourite cookbook.



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WELCOME TO YOUR CULINARY PARADISE.

Walking into the lobby of The Epicurean is like walking through the front door of your favourite restaurant. The rich colour palette and restaurant-inspired banquette seating create a warm and inviting atmosphere for both you and your guests. Plus the mixture of wood and stone design elements and intricate lighting make the lobby feel like an extension of your suite. It's where you can greet your guests or just sit back and relax with the latest Food & Wine® magazine. Welcome home.



RESTAURANTS

- 01. 1800 Degrees
- 02. Vibo Restaurant
- 03. Casa Barcelona
- 04. La Veranda Osteria
- 05. Milano's Pizza
- 06. Oregano by Cirillo
- 07. Sempre Pizza & Pasta
- 08. Via Allegro Ristorante
- 09. Sushi Kaji

GROCERIES/SHOPPING

- 10. Loblaws
- 11. Walmart Supercentre
- 12. LCBO
- 13. The Beer Store
- 14. Shopper's Drug Mart
- 15. Front Door Organics
- 16. Sunny Land Produce
- 17. Cloverdale Mall
- 18. Sherway Gardens

ENTERTAINMENT

- 19. Cineplex Odeon Theatre
- 20. Humber Cinema
- 21. Kingsway Theatre
- 22. Fiddler's Dell
- 23. Pepper's Pub
- 24. Fox and Fiddle
- 25. My Place - A Canadian Pub
- 26. Tessie McDaid's Irish Pub
- 27. Swan & Firkin

SPECIALTY SHOPS

- 28. Alex Farm Products
- 29. Bruno's Fine Foods
- 30. Richview Fine Foods
- 31. Absolutely Fine Food
- 32. Dimpflmeier Bakery
- 33. Ma Maison
- 34. Hot Oven Bakery
- 35. Swirls Cupcakes
- 36. White House Meats

SERVICES

- 37. Singing Lotus Yoga Studio
- 38. Goodlife Fitness
- 39. Etobicoke Collegiate Institute
- 40. Kingsway College School
- 41. Warren Park Junior Public School
- 42. Prince Edward Montessori School
- 43. Hillside Montessori School
- 44. Humberside Collegiate Institute
- 45. Toronto Public Library

GOLF COURSES

- 46. Lambton Golf and Country Club
- 47. Islington Golf Club
- 48. St. George's Golf and Country Club

MONARCH DEVELOPMENTS

- 49. Waterscapes
- 50. Lago
- 51. Kensington I & II
- 52. Twenty Gothic

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ENJOY THE TASTE OF THE KINGSWAY ALL YEAR LONG.

Once a year, people from across Ontario come to the Kingsway to experience the best cuisine in the GTA. It's a culinary experience that people wait for all year long. But when you live at The Epicurean, you get to enjoy the Taste of the Kingsway every day. With the best restaurants, specialty food stores and grocery stores in the area, all easily connected by TTC subway and bus service, living at The Epicurean is like living at the centre of it all.



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HOST A DIFFERENT KIND OF PARTY.

Food fights never happen in this party room. Welcome to the Chef's Table Demo Kitchen, where social gatherings are more like being part of your favourite cooking show. Designed as a demonstration kitchen, the party room is a great place to organize cooking classes or just show off your cooking prowess in front of guests. Equipped with Calphalon cookware, the latest trends in kitchen cabinetry and an oversized, custom-designed preparation and tasting table, the Chef's Table Demo Kitchen is like no other. Want to get your grill on? The demo kitchen opens out onto the outdoor barbecue area and private herb garden. Plus, you're right next door to the Vintage Lounge wine and coffee bar and the Entrée Dining Room. This is how foodies like to party.



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COME HOME TO YOUR SWEET SUITE.

Welcome home. Your suite at The Epicurean is the very centre of everything foodie. It's where you bring your ingredients when you get back from the local grocers. It's where you prepare your delicious meals for you and your guests. But most importantly, it's where you dream up new culinary creations. Your dream kitchen comes complete with stainless steel appliances, your choice of quartz or granite countertops and an oversized stainless steel sink. Beyond your gourmet kitchen, your suite features 9' or 10' ceilings, a balcony, terrace or patio, and laminate flooring. Your passion for food is now home.

OUTDOOR BBQ & HERB GARDEN



THE
EPICUREAN
CONDOS AT PRINCE EDWARD



Monarch

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THE
EPICUREAN
CONDOS AT PRINCE EDWARD

Monarch

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FEATURES & FINISHES

GREEN FEATURES

Environmental issues, such as energy and water conservation, as well as the quality of the air we breathe affect the world we live in. Monarch 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 initiative by incorporating numerous environmental features that reduce total building energy consumption, and that will play a part in providing suite owners with greener, more energy-efficient surroundings.

- Eco-friendly green roof system designed to reduce heat-island effect and conserve energy
- 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 will allow residents to control their suites heating/cooling costs
- High efficiency boilers for heating and domestic hot water will assist in reducing energy consumption and cost
- Energy Star® rated appliances to save on energy costs and consumption:
 - High efficiency dishwasher
 - High efficiency refrigerator
 - High efficiency laundry washers (excluding suites that receive the under the counter ventless all-in-one washer/dryer combo)
- 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 (Volatile Organic Compounds) paint will ensure better indoor air quality
- Energy saving compact fluorescent lamps installed in each suite in place of incandescent light bulbs
- Lighting in common areas/rooms designed for energy efficiency, including motion sensors to reduce use of electricity
- Water saver low-flow showerheads in bathtubs
- Water saver low-flow lavatory faucets
- High efficiency toilets
- Double glazed, low E (emission), insulated glass window units to retain internal heat and lower energy usage

- Bicycle parking location to encourage alternate modes of transportation
- Automated tri-sorter recycling collection system to sort waste, recyclables and organic products to encourage residents to participate in waste reduction

BUILDING FEATURES

- 8 storey boutique building with 9 and 10 foot ceiling heights designed by Award-winning architects, Graziani & Corazza Architects Inc.
- Lobby, corridors and suite entry doors professionally designed and decorated by interior design firm, EsQape Design Inc.
- Concierge service providing peace of mind
- One underground parking space included in select suites. Certain suites excluded, please ask a sales representative for details
- Two elevators, one complete with a rear loading moving elevator to assist in making your move a pleasant one
- Conveniently located moving room with holding area and rear loading elevator access
- Inviting landscaped area(s) professionally designed by Governor General Award-winning firm, GH3
- Eco-friendly green roof, reducing heat-island effect
- One designer decorated guest suite complete with cable TV and clock/ radio for your overnight guests
- Suites are designed with patios, balconies and/or terraces* offering premium outdoor entertaining areas
- Mailroom conveniently located near main lobby
- Secure residential and visitor parking areas
- Property Management office on site

STANDARD SUITE FINISHES

- Extraordinary living spaces with 9 and 10 foot ceiling heights
- Suites are designed with balconies, and/or terraces* offering premium outdoor entertaining areas on select floors. Patios* on ground floor suites
- Sliding doors with screens to outside balcony, patio or terrace*
- Double glazed low E windows with screens on operable windows
- Individually controlled in-suite heat pump system offering on demand heating and air conditioning
- Ceiling height of approximately 9 feet and/or 10 feet* on typical floors (excluding penthouse and ground floor). Ceiling heights are exclusive of bulkheads required for mechanical or structural purposes
- Ceiling height of approximately 10 feet on Penthouse floor and Ground floor. Ceiling heights are exclusive of bulkheads required for mechanical or structural purposes
- All ceilings to be white stippled, excluding kitchen, bathroom, laundry and/or storage rooms* where the ceiling will be smooth and painted in flat white
- Low VOC, washable and non-yellowing paint. Semi-gloss white paint throughout laundry room, powder room and bathroom(s). Flat white paint throughout all other principal rooms
- All trim painted in white semi gloss paint
- Single plank laminate flooring† in foyer/entry, living/dining areas, kitchen, bedroom(s) and den from Vendor's standard samples*
- Contemporary styled 7 ft interior swing doors with contemporary polished chrome hardware
- Contemporary 5” baseboards with coordinating door casing
- Plastic coated wire shelving in all closets that do not receive closet organizers*
- White Decora style receptacles and rocker panel switches
- Den entry door(s) feature swing French doors*
- In suite fire sprinkler system***for your protection
- Individually gas metered, BBQ gas line hook up provided for terrace suites on select floors and on penthouse floor*

YOUR DREAM KITCHEN

- Unique and contemporary designed gourmet kitchens. Full depth fridge upper cabinets above built-in wall oven and fridge cabinets. Choice of colour for kitchen cabinets in a range of appealing designer selected colours and styles from Vendor's selection of standard samples
- Choice of granite or quartz countertop from Vendor's standard samples
- Oversized single stainless steel under mount rectangular deep kitchen sink*
- Polished chrome, single lever, pull out kitchen faucet
- Choice of porcelain or ceramic tile kitchen backsplash from Vendor's standard samples
- Track light fixture with adjustable light heads, excluding kitchens with dropped ceiling where pot lights will be provided
- Under cabinet lighting
- Single plank laminate flooring† from Vendor's standard samples*
- Suites complete with pantry or island*
- Complete brand name stainless steel appliance package, as noted on plan includes:
 - Energy Star® frost free bottom freezer refrigerator with integrated ice maker
 - Slide in self clean oven with Ceran glass cook top
 - Energy Star® built-in dishwasher
- Over the range microwave oven with hood fan

BATHROOM OASIS (MAIN AND/OR ENSUITE)

- Contemporary designed vanity
- Mirror above vanity
- Ensuite bathroom vanity features a lockable medicine drawer. In suites with one bathroom, main bathroom to feature lockable medicine drawer
- White cultured marble top with a contemporary integrated sink
- Choice of ceramic or porcelain floor tile from Vendor's standard samples*
- Tub enclosure to include choice of ceramic or porcelain tile on wall to ceiling (excluding ceiling) from Vendor's standard samples*
- Separate shower stall features frameless tempered glass enclosure with frameless tempered glass door. Shower enclosure to include ceramic or porcelain tiles on shower wall to ceiling (excluding ceiling) with ceramic tile floor and a separate vapour resistant ceiling pot light controlled by an independent switch*
- Bathrooms with tub and shower receive:
 - Separate 5’ long relaxing soaker tub complete with two rows of one choice of ceramic or porcelain tile on tub surround
 - Separate shower stall with frameless tempered glass door to include ceramic or porcelain tile on shower wall to ceiling (excluding ceiling) with ceramic tile floor and separate vapour resistant ceiling pot light in shower controlled by an independent switch
- Chrome bathroom fixtures (soap dish in tub/shower to be white ceramic)
- Designer selected light fixtures
- Stand alone showers to receive a soothing spa inspired Rain Shower style showerhead
- High efficiency toilet
- Pressure balanced mixing valve for tub/shower faucets providing temperature control
- Exterior vented exhaust fan in all bathrooms
- Privacy lock on all bathroom doors

FEATURES & FINISHES (CON'T)

BEDROOM RETREAT

- Built-in, ultra efficient closet organizers to maximize storage located in master bedroom closet*
- All other closets to receive plastic coated wire shelving
- Contemporary styled bedroom closet swing door(s) or mirrored sliders*
- Walk in closet*
- Partition separating side by side bedrooms have sound insulated walls*
- Bedroom entry door(s) feature contemporary styled interior swing door(s) with polished chrome finish lever hardware*
- Interior bedrooms** feature easy sliding opaque glass panel bedroom door(s)*
- Single plank laminate flooring† from Vendor’s standard samples*
- Ceiling light in bedroom area(s) and walk-in closet(s)*

FOYER

- Custom designed solid core suite entry door with contemporary hardware and dead bolt lock
- Suite entry door includes security view hole
- Swing closet door or mirrored sliding closet door*

LAUNDRY

- In suite laundry facilities include Energy Star® rated 27” front loading washer and stacked dryer with wall mounted water safety control *
- Dryer vented to exterior*
- Select suites (as noted on plan) feature 24” space saver under- the-counter ventless all-in-one washer/ dryer as per plan
- Vendor’s pre-selected white ceramic tile in laundry
- Bathroom floor tile to continue into laundry when it forms part of the bathroom*

ELECTRICAL

- Individual 100 amp 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*
- Pre-wired for telephone line in all bedrooms, living room, kitchen and den*
- Smoke detector(s)
- Ceiling light fxtures in foyer, hallway(s), kitchen, bedroom(s), den and walk-in closet*
- Capped ceiling outlet(s) in living area*
- Pre-wired for high speed internet accessibility
- All balconies and terrace include electrical outlet(s)
- All appliances connected and ready to use

PEACE-OF-MIND AMENITIES

- Concierge service providing peace of mind
- Personally encoded in-suite speaker intrusion alarm and key pad with digital display, featuring suite to concierge digital display communication monitored by concierge service
- Remote control access to resident underground parking garage
- Key fob access from underground parking to elevator lobby
- Key fob access to main entrance
- Electronic access control system to recreation amenities, parking garage, and other common areas
- All exterior doors from common areas and amenities monitored by concierge service
- Enterphone system and cameras located in lobby of main entrance complete with in-suite monitoring facility and operates with suite land line phone or mobile phone, allowing residents to view visitors through dedicated television channel
- Security cameras linked to concierge service for surveillance monitoring
- Underground security system complete with security key fob. Two-way communication system from underground to concierge service
- Secure, well lit and painted residential and visitor parking
- Convenient and secure visitor parking provided on site. Separate and secure residents parking
- For your safety, the parking garage is well ventilated, lit and protected by a fire sprinkler system
- Strategically located mirrors in the underground parking garage to assist with traffic flow
- Property management office on site

THE EPICUREAN CLUB

- **Chef’s Table Demo Kitchen** - The designer decorated special occasion/party room complete with a gourmet kitchen opening onto a private outdoor area with bbq facilities and an herb garden
 - The multi-purpose party room incorporates a gourmet kitchen complete with Calphalon cookware, a library to share cookbooks, and a recipe board that is perfect for cooking demos and entertaining
 - The private outdoor area that opens from the party room extends the many entertaining opportunities with an outdoor bbq and seating area
 - Showcase your gardening skills in the organic herb garden in the private outdoor area
- **Popcorn Theatre** – Equipped theatre for private screenings with cinema style seating, big screen viewing, projector and surround sound
- **Crunch Gym** – Dynamic fitness room with cardio area, offering TV viewing while you work out complete with commercial grade fitness equipment
- **Vintage Lounge** – a comfortable and quiet private room for your wine tasting sessions or intimate family gathering
- **Entrée Dining Room** – a private dining room for you and your guests to enjoy

* In applicable suites as per Vendor’s plan

**Interior bedrooms are those bedrooms without any windows to the exterior

***As per building code requirement

†One choice of colour per room from a range of Vendor’s standard sample colour choices

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.

Tarion Warranty Corporation

All Suites protected under Tarion (formerly The Ontario New Home Warranty Program).



EXCLUSIVE VIP BROKER RELEASE PROCEDURES

Worksheet Procedures and Submission Deadline

On the attached worksheet, please do the following:

1. Print clearly and complete in full
2. Indicate your client's top 3 unit choices in order of preference
3. Submit a completed worksheet and photocopy of your client's government issued photo ID via fax to: 1-866-539-6246 or email to epicurean@monarchgroup.net

Worksheets will be accepted starting Thursday November 15th, 2012.

Agreement of Purchase and Sale Signing Procedures

1. Once your allocated suite has been acknowledged and confirmed, a signing appointment will be scheduled for **you and your client(s)** to visit The Epicurean Sales Centre to sign an Agreement of Purchase and Sale
2. At the time of signing, **ALL FOUR (4)** deposit cheques and the Purchasers original photo ID must be presented.

General Rules

1. Availability, pricing and specifications subject to change without notice
2. Limit of two (2) suites per purchaser name

The Epicurean Sales Centre
4195 Dundas Street West
(entrance on Prince Edward Drive)
Etobicoke, ON
Tel: 416-495-3530
epicurean@monarchgroup.net



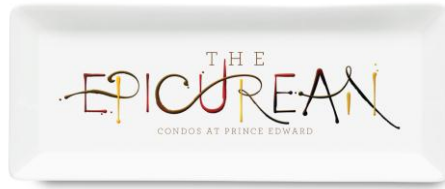


“EXCLUSIVE VIP BROKER RELEASE”

“EXCLUSIVE VIP BROKERS” SELLING EVENT F.A.Q

- Allocation of Suites:** Exclusive VIP Broker member/agents may fax the Suite Reservation Request Form/Worksheet directly to 1-866-539-6246. Reservation Request forms will be accepted starting Thursday November 15th, 2012. Notification of allocated suites and appointments will be provided by PMA Real Estate Corp. Inc., Brokerage
- Power of Attorney:** Agents are allowed to purchase on behalf of clients via Power of Attorney (P.O.A.). Must use specified valid P.O.A. form and must present photocopy of Purchaser ID. P.O.A. must provide valid ID as well.
- Deposit Structure:** 5% upon signing of Agreement of Purchase and Sale (“APS”)
5% in 180 days after Date of Agreement, via post-dated cheque
5% in 365 days after Date of Agreement, via post-dated cheque
5% on occupancy
- Proof of Identity:** Every named purchaser on the agreement must have a valid photo I.D. and S.I.N number (if applicable). If the purchasing is done via P.O.A., a photocopy of these two pieces of information must be presented.
- Assignment*:** The named purchaser(s) will be allowed to assign the suite once sales are at 95%. The assignment fee is \$1,000* plus taxes, however, the purchaser is not allowed to advertise the suite for sale on MLS or any other public medium.
- Named Purchaser(s) on Agreement of Purchase and Sale will be allowed to change name(s) within the 10-day cooling period.**
- Only 2 suites allowed per purchaser name.**
No change of Brokerage within the 10-day cooling period.





Incentive:

- \$1,250 off* on Studio suites**
- \$2,500 off* on 1 Bedroom suites**
- \$5,000 off* on 1 Bed + Den suites**
- \$7,500 off* on 2 Bedroom suites**
- \$10,000 off* on 2 Bed + Den suites**

Maintenance Fees: **Estimated at \$0.52 per square foot**
(Includes: bulk water, building insurance & upkeep of common areas. Excludes: Heat & Hydro, gas for individual suites - separately metered)

Parking – Estimated at \$50/month
Locker – Estimated at \$25/month
Bike/ Locker – Estimated at \$26/month
Bike – Estimated at \$6/month

Taxes: **Estimated at 1% of the purchase price**

Tentative Occupancy Date:

February 2015

Parking: **Included in the purchase price for the majority of suites**

If you require additional information you may contact:

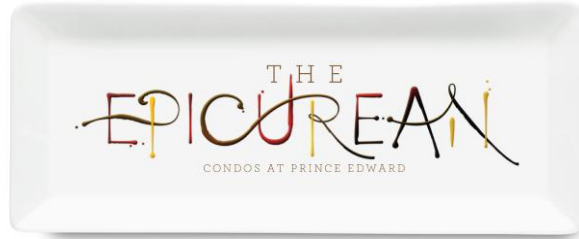
Epicurean Sales Representative:

Kathie Anderson
416-495-3530

Susan Maitland
416-495-3530

Email questions and worksheets to: epicurean@monarchgroup.net





“EXCLUSIVE VIP BROKER’S EVENT”

INCENTIVE PROGRAM & SELLING OPPORTUNITY

Monarch will be accepting worksheets starting

Thursday November 15th, 2012

By Appointment Only
Epicurean Sales Centre
4195 Dundas Street West
(entrance on Prince Edward Drive)
Etobicoke, ON

M8X 1Y4

Tel: 416-495-3530

LANDPOWER
REAL ESTATE LTD. BROKERAGE

SPECIAL BONUS FOR YOUR CLIENTS

- 1. VIP ADVANCE RELEASE AND PRICING**
- 2. \$1,250 OFF* ON STUDIO
\$2,500 OFF* ON 1 BED
\$5,000 OFF* ON 1 BED & DEN
\$7,500 OFF* ON 2 BED
\$10,000 OFF* ON 2 BED & DEN
(To be applied as a reduction off the purchase price)**
- 3. Assignment at \$1,000 upon request**

THE EPICUREAN: (416) 495-3530





Suite Reservation Request Form - Worksheet
"Exclusive VIP BROKER" SELLING EVENT

Fax: 1-866-539-6246

or

Email: epicurean@monarchgroup.net



BROKERAGE NAME: _____ **PHONE:** _____

BROKERAGE ADDRESS: _____

AGENT NAME: _____ **MOBILE NUMBER:** _____

AGENT EMAIL: _____ **AGENT FAX NUMBER:** _____

Please print your contact email clearly as you will be contacted via email for your unit requests.

Purchaser must bring original government issued picture ID with them at time of purchase.

Please make deposit cheques payable to MCMILLAN BINCH LLP IN TRUST

DATE: _____

1st Choice Suite Type _____ **Sq. Ft.** _____ **Preferred Floors** _____

2nd Choice Suite Type _____ **Sq. Ft.** _____ **Preferred Floors** _____

3rd Choice Suite Type _____ **Sq. Ft.** _____ **Preferred Floors** _____

PURCHASER 1:

PURCHASER 2:

FULL LEGAL NAME _____

FULL LEGAL NAME _____

SIN # _____

SIN # _____

D.O.B. _____

D.O.B. _____

ADDRESS _____

ADDRESS _____

CITY/PROV. _____

CITY/PROV. _____

POSTAL CODE _____

POSTAL CODE _____

HOME: () - _____

HOME: () - _____

OFFICE: () - _____

OFFICE: () - _____

CELL: () - _____

CELL: () - _____

E-MAIL: _____

E-MAIL: _____

OFFICE USE, DO NOT WRITE BELOW THIS LINE

ASSIGNED SUITE:

UNIT: _____

BASE PRICE _____

Exclusive VIP Broker DAY DISCOUNT _____

LEVEL: _____

NET P.P. _____

PARKING _____

SUITE: _____

LOCKER _____

PURCHASE PRICE : _____

DEPOSITS:

1st DEPOSIT: _____ **5% on signing** **Date** _____

2nd DEPOSIT: _____ **5% in 180 Days** **Date** _____

3rd DEPOSIT: _____ **5% in 365 Days** **Date** _____

4th DEPOSIT: _____ **5% on Confirmed Occupancy Date** _____

Suite No.	Floor	View	Size	Suite Type	List Price	Parking Incl.
101	1	E	575	1 BED+DEN	\$349,990	YES
102	1	E	575	1 BEDROOM	\$340,990	YES
103	1	E	455	STUDIO	\$264,990	NO
104	1	E	430	STUDIO	\$259,990	NO
105	1	SE	500	1 BEDROOM	\$280,990	NO
106	1	SW	500	1 BEDROOM	\$280,990	NO
107	1	W	575	1 BEDROOM	\$339,990	YES
108	1	W	555	1 BEDROOM	\$335,990	YES
109	1	W	575	1 BEDROOM	\$339,990	YES
110	1	W	575	1 BED+DEN	\$344,990	YES
201	2	E	825	2 BEDROOM	\$474,990	YES
202	2	E	575	1 BED+DEN	\$344,990	YES
203	2	E	575	1 BEDROOM	\$334,990	YES
204	2	E	455	STUDIO	\$261,990	NO
205	2	E	545	1 BEDROOM	\$324,990	YES
206	2	SE	500	1 BEDROOM	\$274,990	NO
207	2	SW	500	1 BEDROOM	\$274,990	NO
208	2	W	575	1 BEDROOM	\$334,990	YES
209	2	W	555	1 BEDROOM	\$329,990	YES
210	2	W	575	1 BEDROOM	\$334,990	YES
211	2	W	865	2 BED+DEN	\$519,990	YES
212	2	W	740	2 BEDROOM	\$414,990	YES
213	2	W	670	1 BED+DEN	\$354,990	YES
214	2	W	675	1 BED+DEN	\$354,990	YES
215	2	W	680	1 BED+DEN	\$364,990	YES
216	2	N	555	1 BEDROOM	\$329,990	YES
217	2	N	870	2 BEDROOM	\$519,990	YES
218	2	S	770	2 BEDROOM	\$459,990	YES
219	2	S	580	1 BED+DEN	\$354,990	YES
220	2	S	705	1 BED+DEN	\$369,990	YES
301	3	E	825	2 BEDROOM	\$484,990	YES
302	3	E	575	1 BED+DEN	\$349,990	YES
303	3	E	575	1 BEDROOM	\$339,990	YES
304	3	E	455	STUDIO	\$264,990	NO
305	3	E	545	1 BEDROOM	\$329,990	YES
306	3	SE	500	1 BEDROOM	\$279,990	NO
307	3	SW	500	1 BEDROOM	\$279,990	NO
308	3	W	575	1 BEDROOM	\$339,990	YES
309	3	W	555	1 BEDROOM	\$335,990	YES
310	3	W	575	1 BEDROOM	\$339,990	YES
311	3	W	865	2 BED+DEN	\$529,990	YES
312	3	W	740	2 BEDROOM	\$424,990	YES
313	3	W	670	1 BED+DEN	\$364,990	YES

*Limited time offer. Prices, specifications and promotions are subject to change without notice.

Developer reserves the right to change, modify and amend terms and conditions without prior notice. E&OE

Suite No.	Floor	View	Size	Suite Type	List Price	Parking Incl.
314	3	W	675	1 BED+DEN	\$365,990	YES
315	3	W	680	1 BED+DEN	\$369,990	YES
316	3	N	555	1 BEDROOM	\$335,990	YES
317	3	N	870	2 BEDROOM	\$529,990	YES
318	3	S	770	2 BEDROOM	\$464,990	YES
319	3	S	580	1 BED+DEN	\$360,990	YES
320	3	S	705	1 BED+DEN	\$374,990	YES
401	4	E	825	2 BEDROOM	\$476,990	YES
402	4	E	865	2 BED+DEN	\$539,990	YES
403	4	E	1040	2 BED+DEN	\$669,990	YES
404	4	E	940	2 BED+DEN	\$580,990	YES
405	4	SW	600	1 BED+DEN	\$360,990	YES
406	4	W	555	1 BEDROOM	\$331,990	YES
407	4	W	575	1 BEDROOM	\$336,990	YES
408	4	W	865	2 BED+DEN	\$521,990	YES
409	4	W	740	2 BEDROOM	\$416,990	YES
410	4	W	670	1 BED+DEN	\$356,990	YES
411	4	W	675	1 BED+DEN	\$356,990	YES
412	4	W	680	1 BED+DEN	\$366,990	YES
413	4	N	555	1 BEDROOM	\$331,990	YES
414	4	N	870	2 BEDROOM	\$521,990	YES
415	4	S	770	2 BEDROOM	\$461,990	YES
416	4	S	580	1 BED+DEN	\$355,990	YES
417	4	S	705	1 BED+DEN	\$371,990	YES
501	5	E	825	2 BEDROOM	\$486,990	YES
502	5	E	865	2 BED+DEN	\$559,990	YES
503	5	E	1040	2 BED+DEN	\$674,990	YES
504	5	E	940	2 BED+DEN	\$570,990	YES
505	5	SW	600	1 BED+DEN	\$361,990	YES
506	5	W	555	1 BEDROOM	\$339,990	YES
507	5	W	575	1 BEDROOM	\$339,990	YES
508	5	W	865	2 BED+DEN	\$523,990	YES
509	5	W	740	2 BEDROOM	\$426,990	YES
510	5	W	670	1 BED+DEN	\$366,990	YES
511	5	W	675	1 BED+DEN	\$367,990	YES
512	5	W	680	1 BED+DEN	\$371,990	YES
513	5	N	555	1 BEDROOM	\$337,990	YES
514	5	N	870	2 BEDROOM	\$541,990	YES
515	5	S	770	2 BEDROOM	\$476,990	YES
516	5	S	580	1 BED+DEN	\$362,990	YES
517	5	S	705	1 BED+DEN	\$376,990	YES
601	6	E	825	2 BEDROOM	\$478,990	YES
602	6	E	865	2 BED+DEN	\$541,990	YES

*Limited time offer. Prices, specifications and promotions are subject to change without notice.

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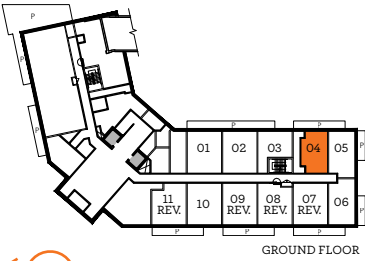
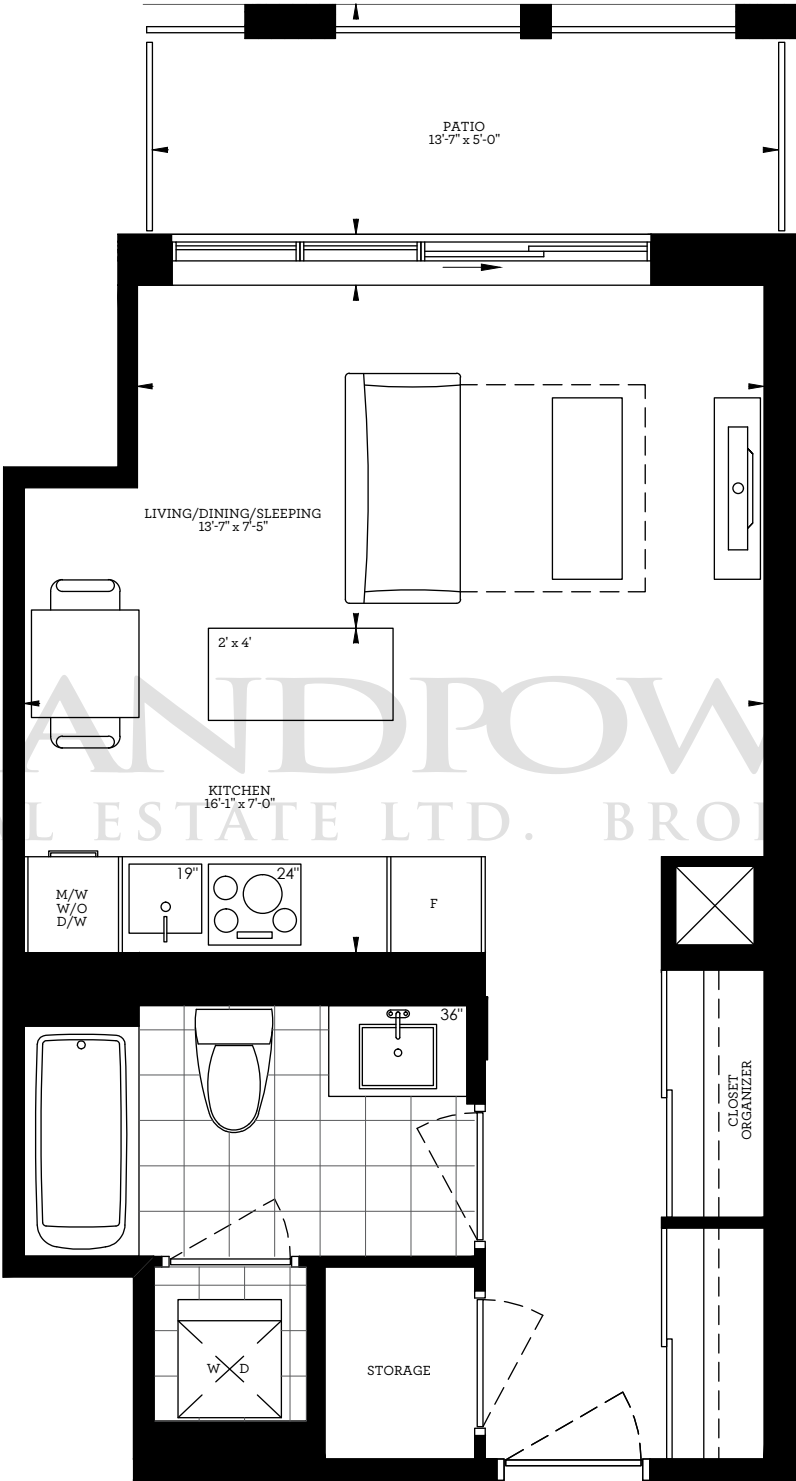
Suite No.	Floor	View	Size	Suite Type	List Price	Parking Incl.
603	6	SE	1175	2 BED+DEN	\$750,990	YES
604	6	SW	1015	2 BED+DEN	\$675,990	YES
605	6	W	575	1 BED+DEN	\$350,990	YES
606	6	W	575	1 BED+DEN	\$353,990	YES
607	6	W	740	2 BEDROOM	\$418,990	YES
608	6	W	670	1 BED+DEN	\$358,990	YES
609	6	W	675	1 BED+DEN	\$357,990	YES
610	6	W	680	1 BED+DEN	\$377,990	YES
611	6	N	555	1 BEDROOM	\$333,990	YES
612	6	N	870	2 BEDROOM	\$533,990	YES
613	6	S	770	2 BEDROOM	\$473,990	YES
614	6	S	580	1 BED+DEN	\$363,990	YES
615	6	S	705	1 BED+DEN	\$373,990	YES
701	7	E	825	2 BEDROOM	\$488,990	YES
702	7	E	865	2 BED+DEN	\$554,990	YES
703	7	SE	1175	2 BED+DEN	\$730,990	YES
704	7	SW	1015	2 BED+DEN	\$655,990	YES
705	7	W	575	1 BED+DEN	\$351,990	YES
706	7	W	575	1 BED+DEN	\$359,990	YES
707	7	W	740	2 BEDROOM	\$428,990	YES
708	7	W	670	1 BED+DEN	\$368,990	YES
709	7	W	675	1 BED+DEN	\$369,990	YES
710	7	W	680	1 BED+DEN	\$383,990	YES
711	7	N	555	1 BEDROOM	\$339,990	YES
712	7	N	870	2 BEDROOM	\$534,990	YES
713	7	S	770	2 BEDROOM	\$476,990	YES
714	7	S	580	1 BED+DEN	\$364,990	YES
715	7	S	705	1 BED+DEN	\$378,990	YES
PH01	8	E	825	2 BEDROOM	\$504,990	YES
PH02	8	E	575	1 BEDROOM	\$345,990	YES
PH03	8	SE	1045	2 BED+DEN	\$715,990	YES
PH04	8	SW	1160	2 BED+DEN	\$720,990	YES
PH05	8	W	865	2 BED+DEN	\$550,990	YES
PH06	8	W	740	2 BEDROOM	\$434,990	YES
PH07	8	W	670	1 BED+DEN	\$374,990	YES
PH08	8	W	675	1 BED+DEN	\$379,990	YES
PH09	8	W	680	1 BED+DEN	\$389,990	YES
PH10	8	N	555	1 BEDROOM	\$349,990	YES
PH13	8	S	775	2 BED+DEN	\$510,990	YES

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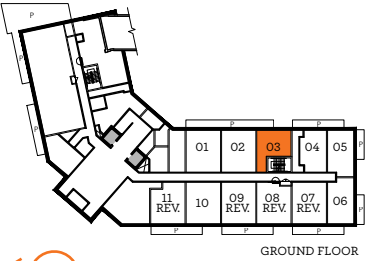
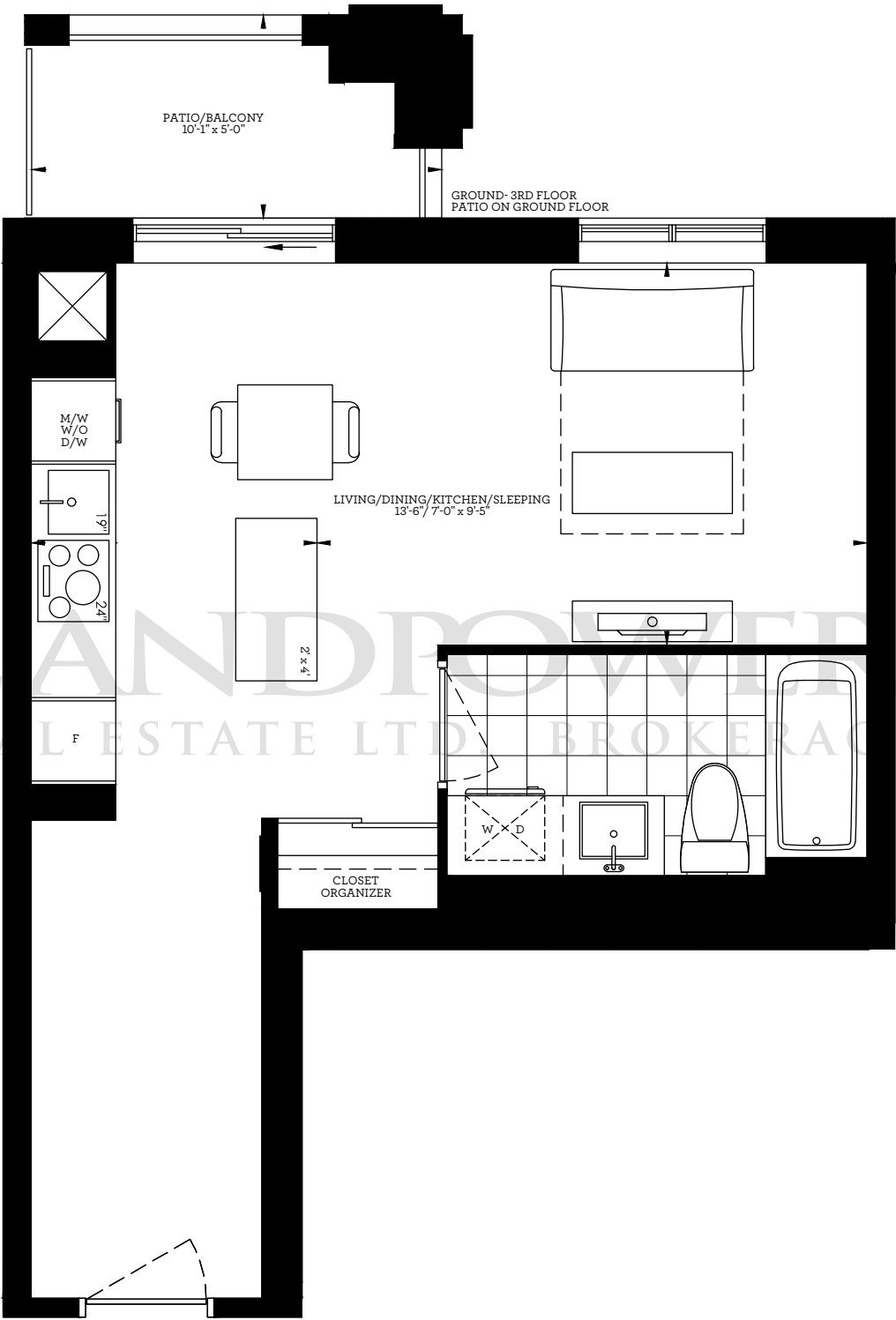
- 430 SQ FT -
STUDIO



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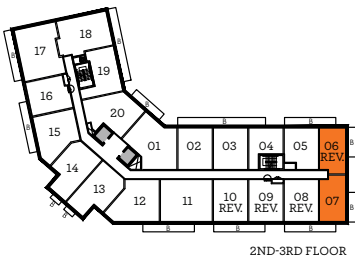
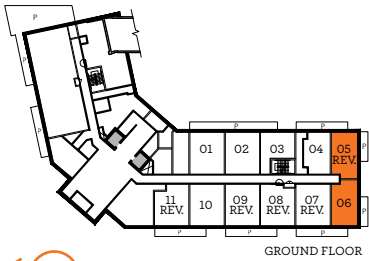
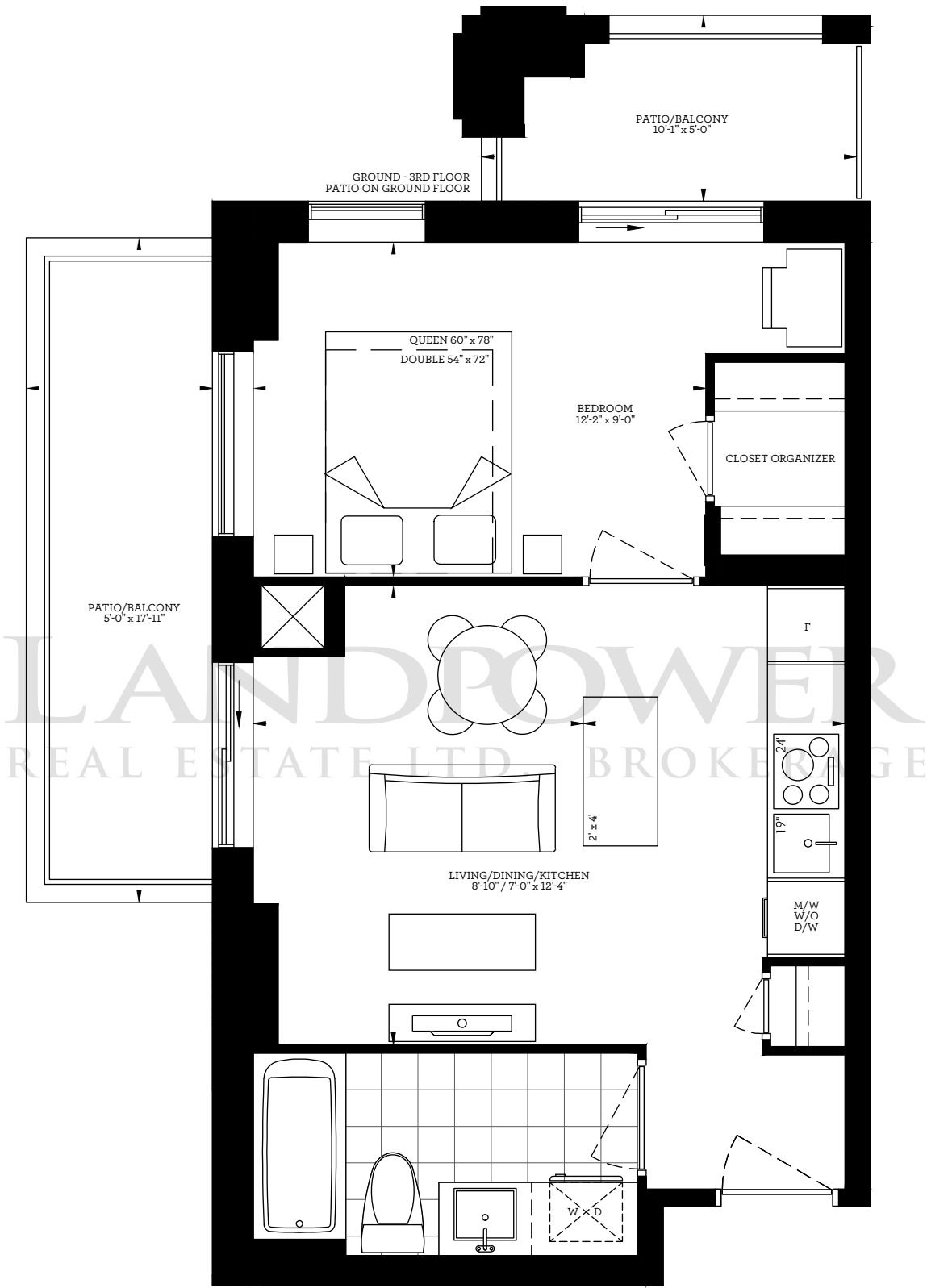
- 455 SQ FT -
STUDIO



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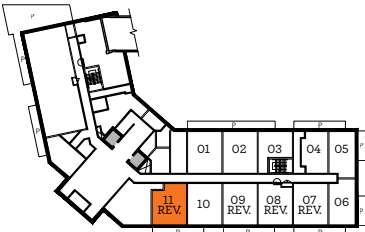
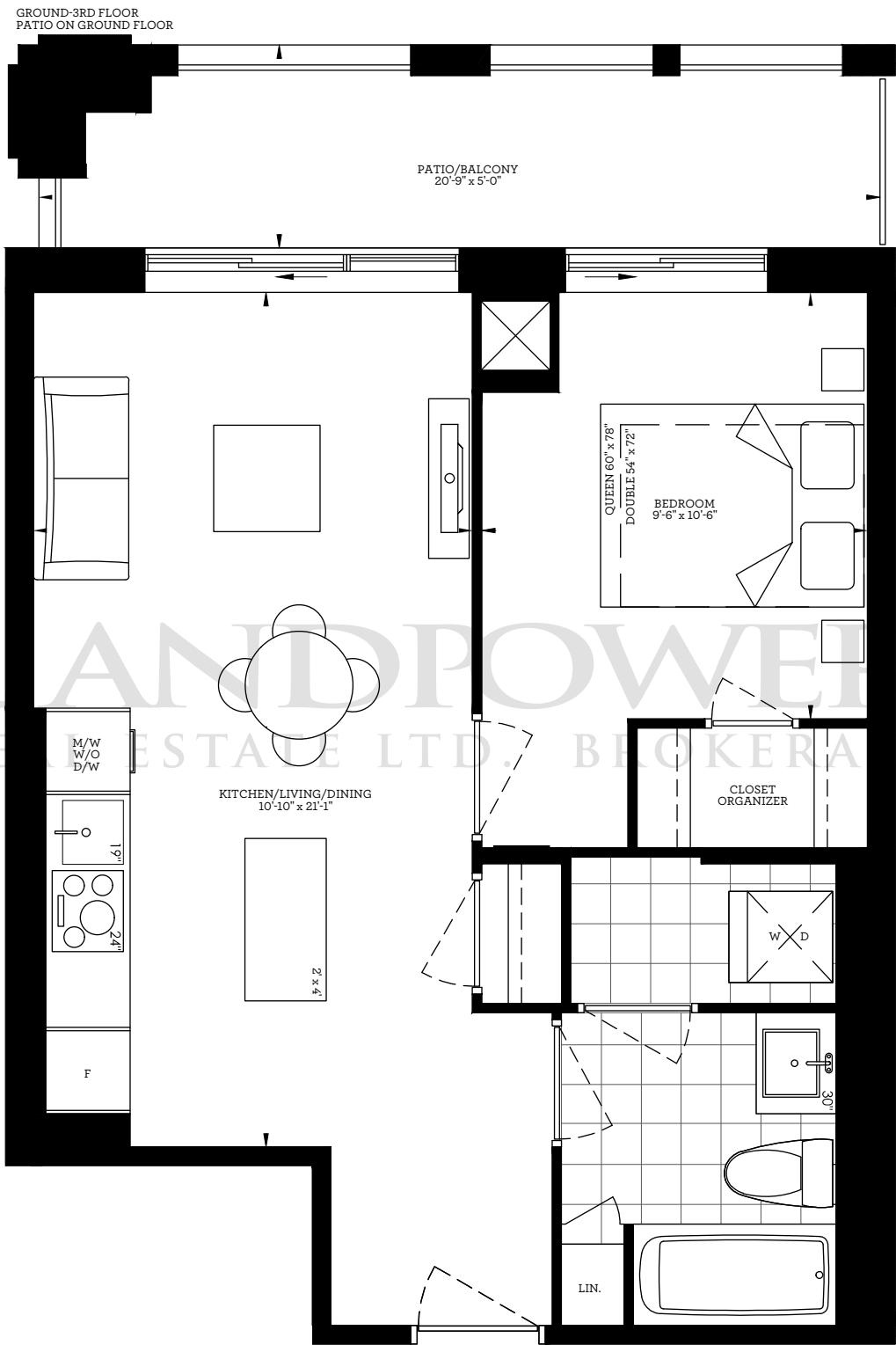
- 500 SQ FT -
1 BEDROOM



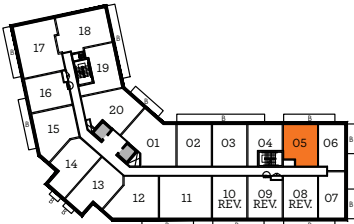
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- 545 SQ FT -
1 BEDROOM



GROUND FLOOR



2ND-3RD FLOOR



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- 555 SQ FT -
1 BEDROOM

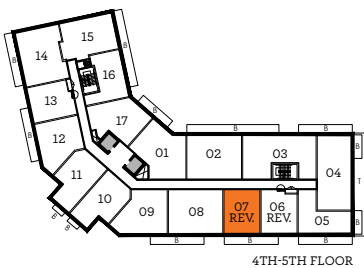
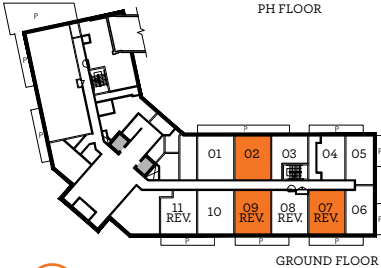
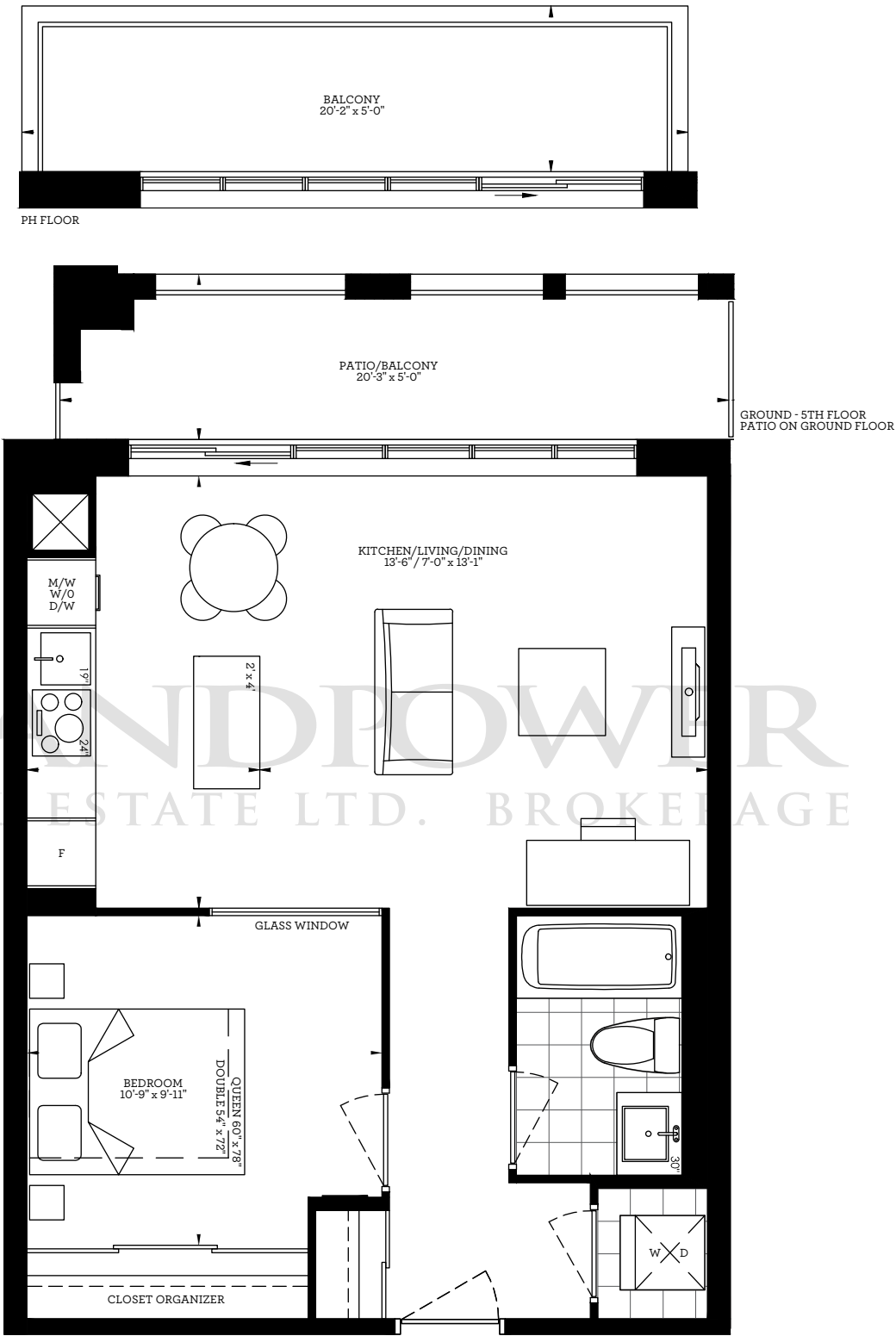


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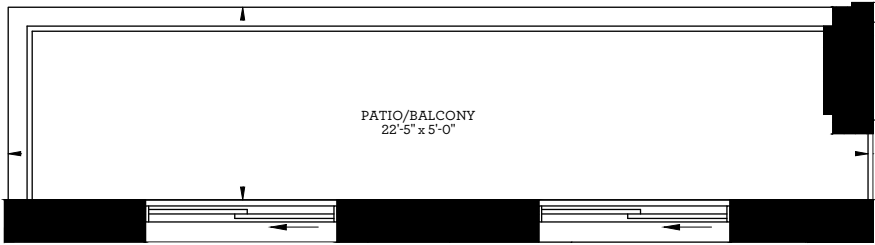
- 575 SQ FT -
1 BEDROOM



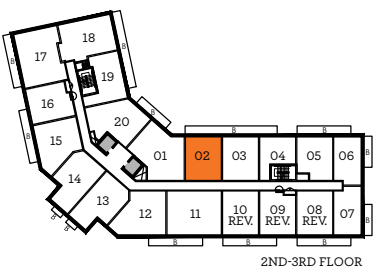
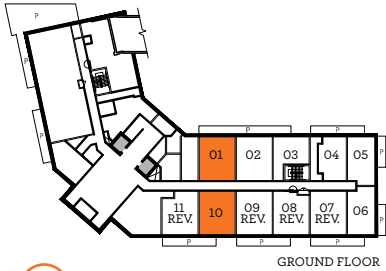
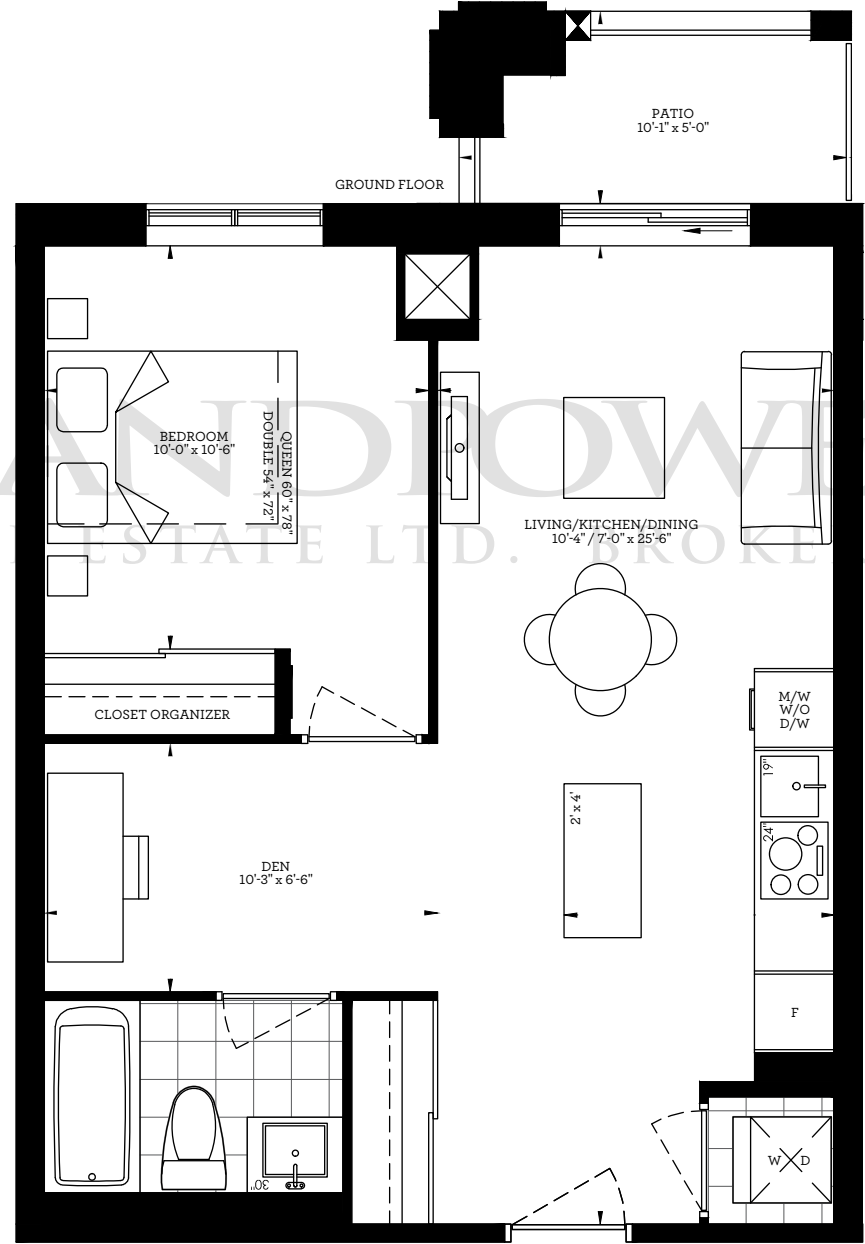
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- 575 SQ FT - A -
1 BEDROOM + DEN



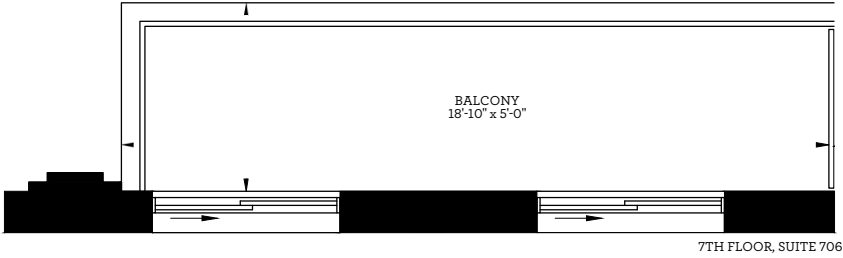
GROUND-3RD FLOOR
PATIO ON GROUND FLOOR



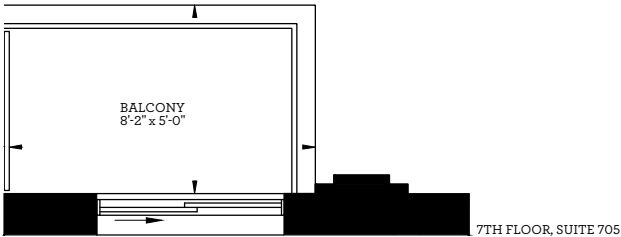
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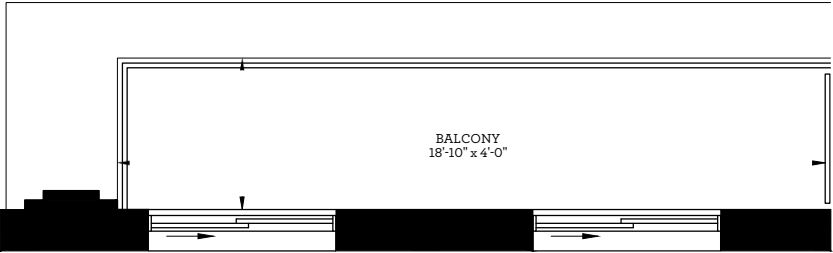
- 575 SQ FT - B -
1 BEDROOM + DEN



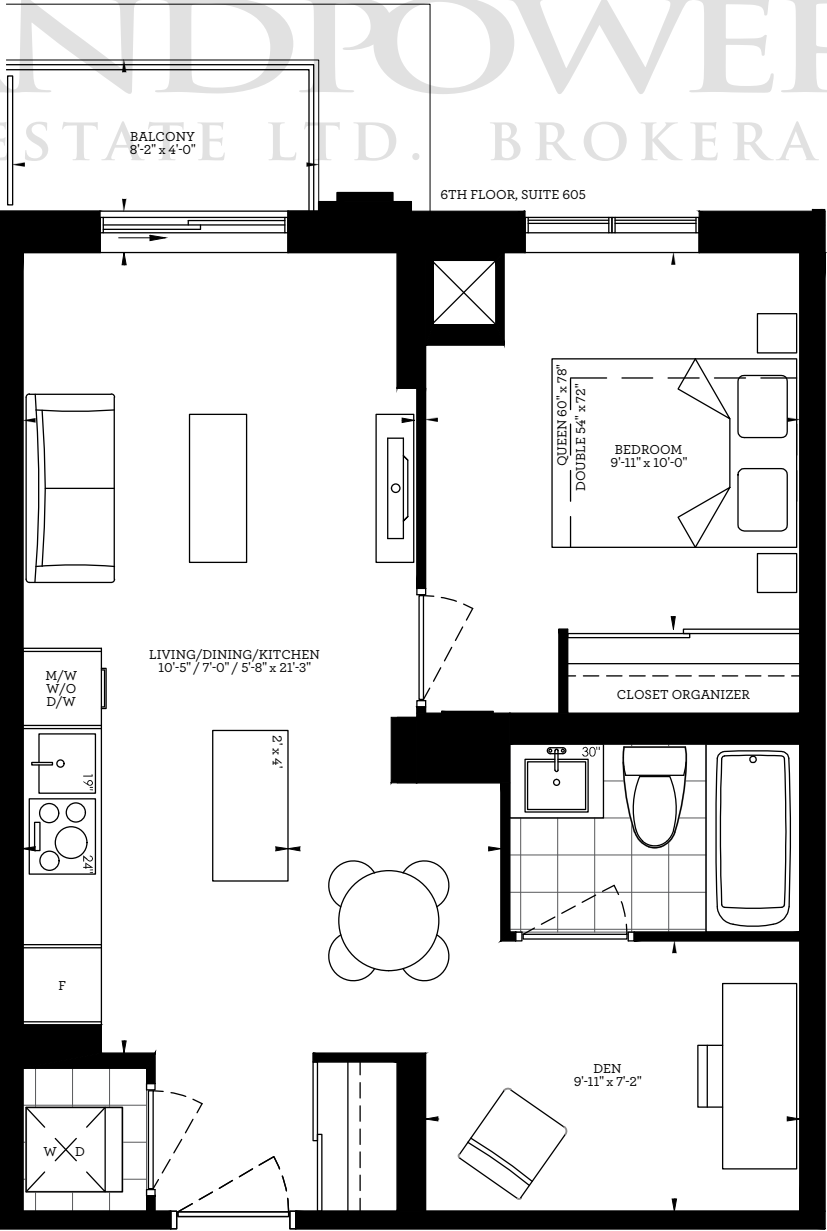
7TH FLOOR, SUITE 706



7TH FLOOR, SUITE 705



6TH FLOOR, SUITE 606



6TH FLOOR, SUITE 605



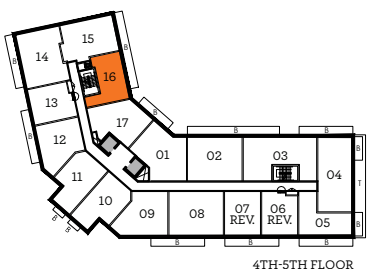
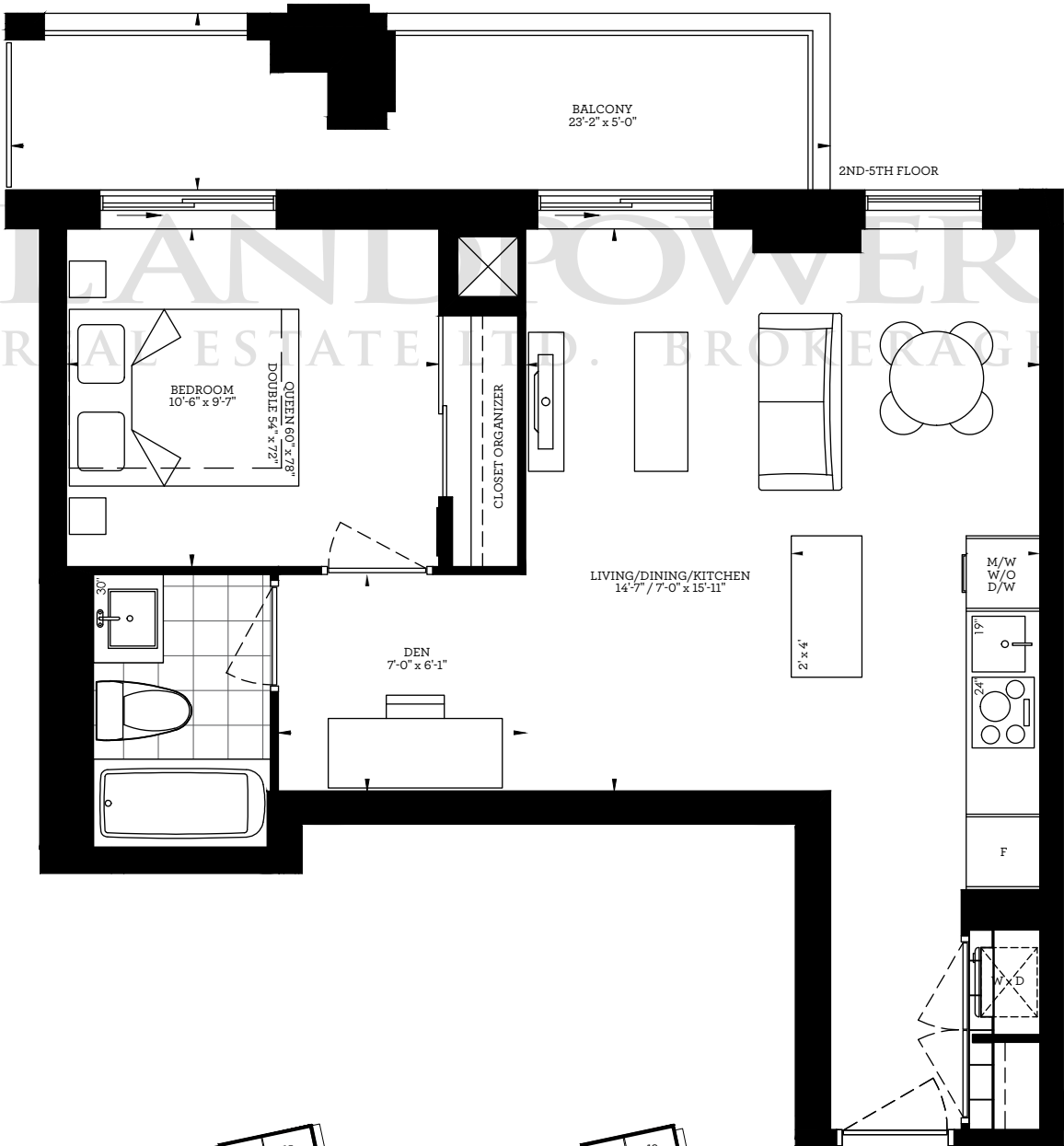
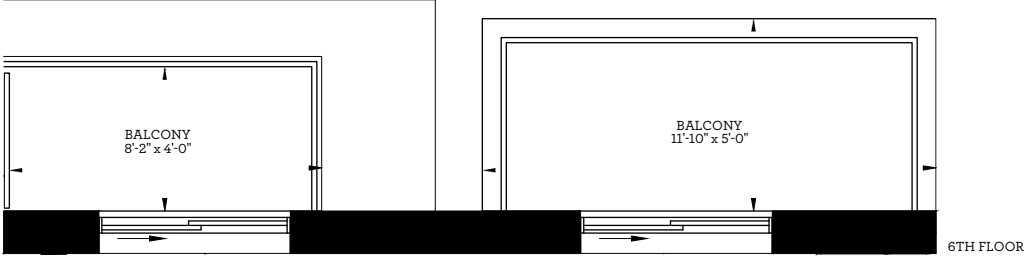
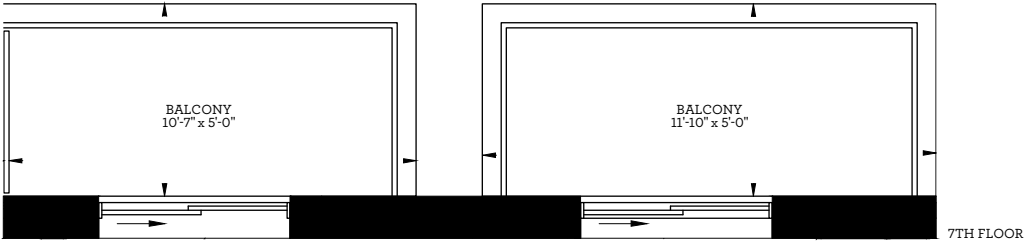
6TH-7TH FLOOR



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- 580sq ft -
1 BEDROOM + DEN



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- 585 SQ FT -
1 BEDROOM + DEN

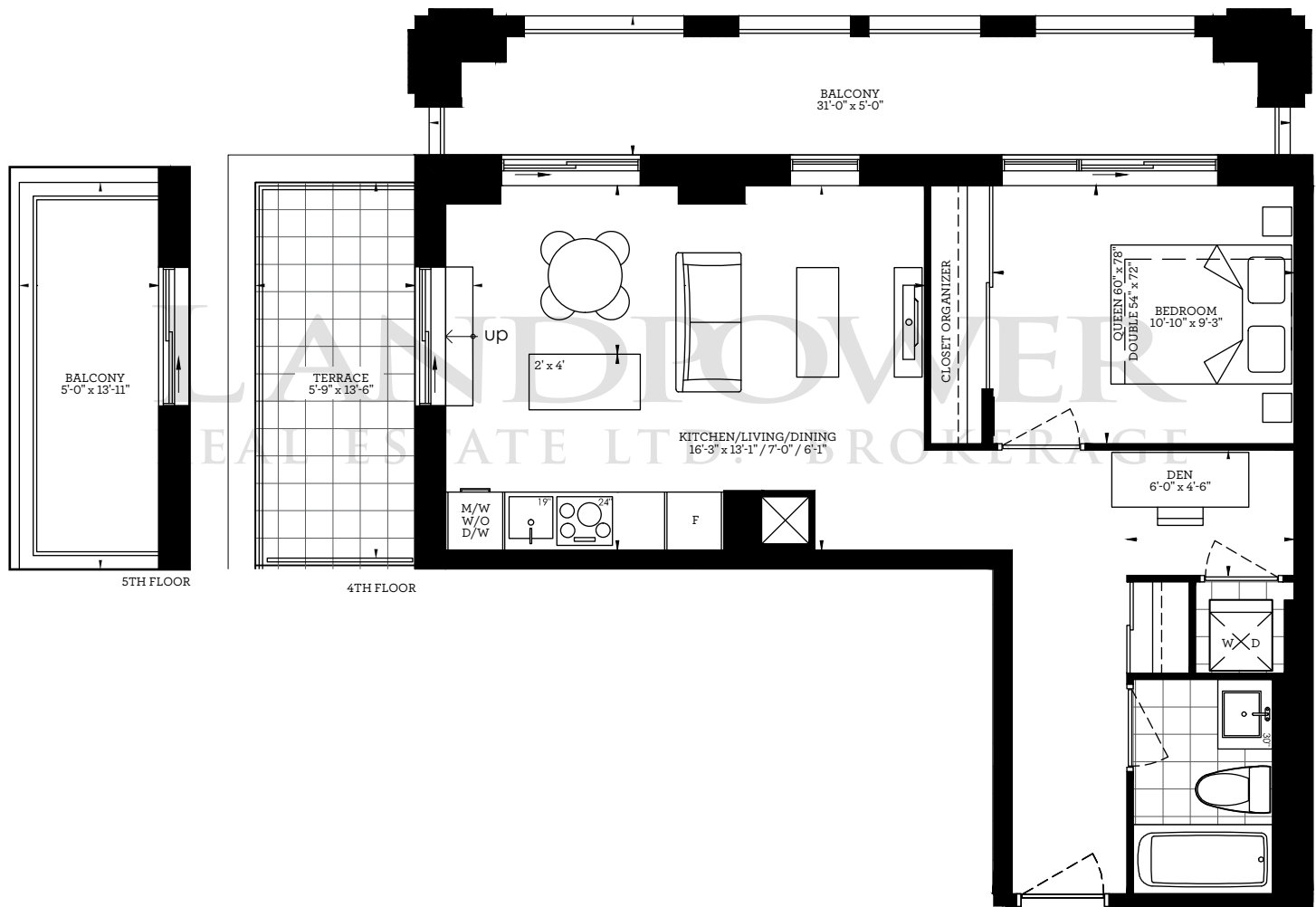


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- 600SQ FT -
1 BEDROOM + DEN

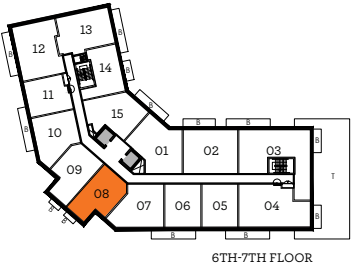
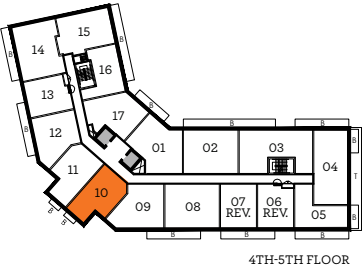
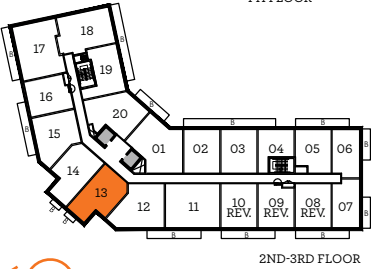
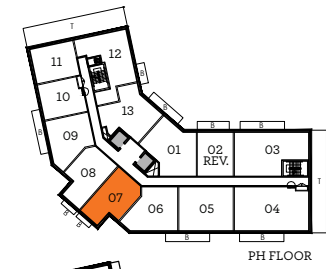
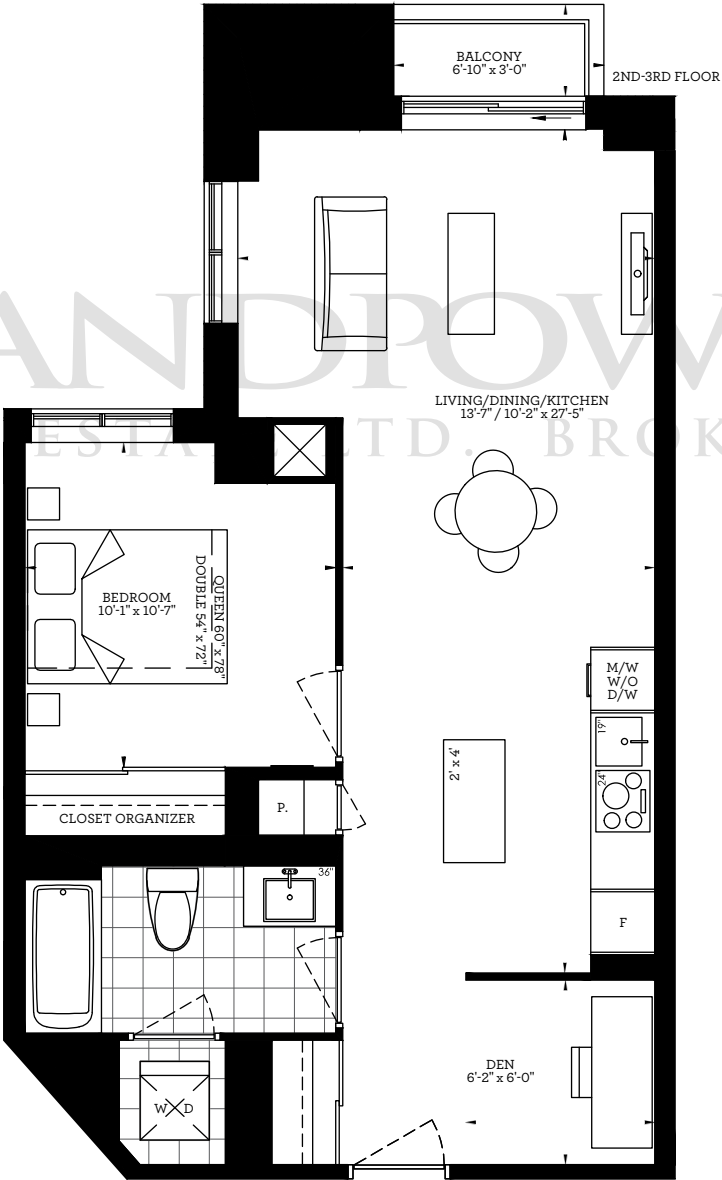
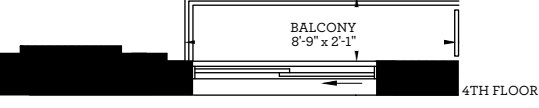
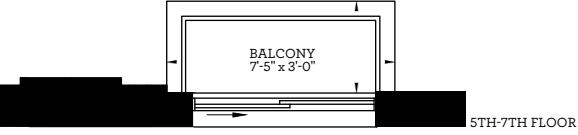
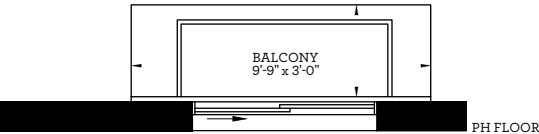


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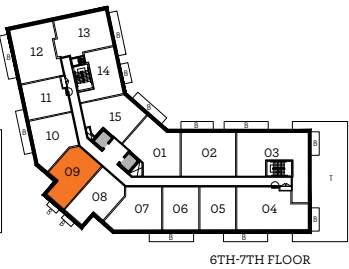
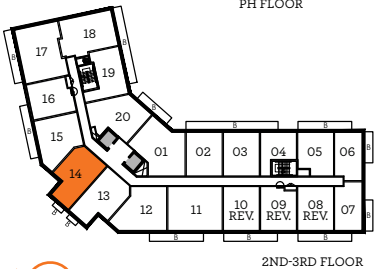
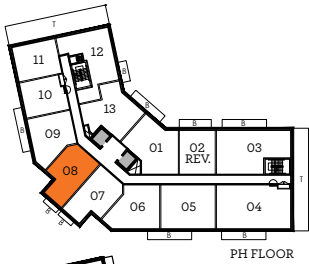
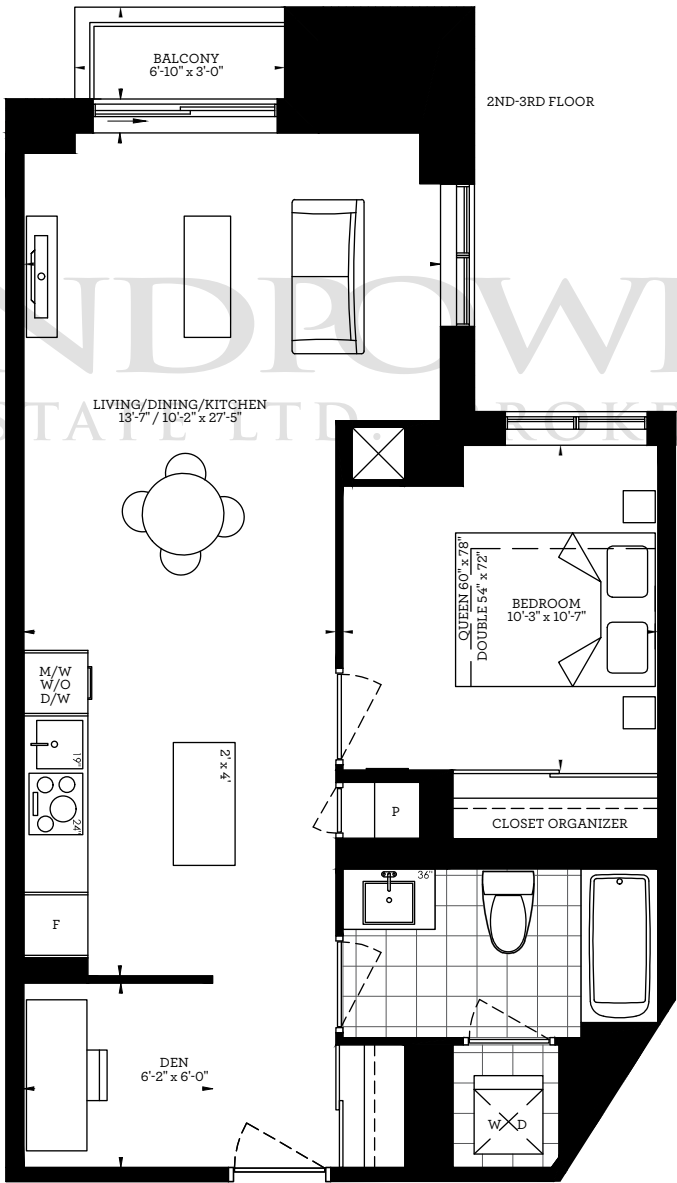
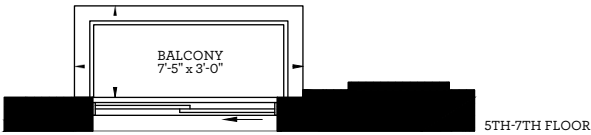
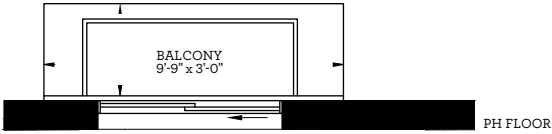
- 670sq ft -
1 BEDROOM + DEN



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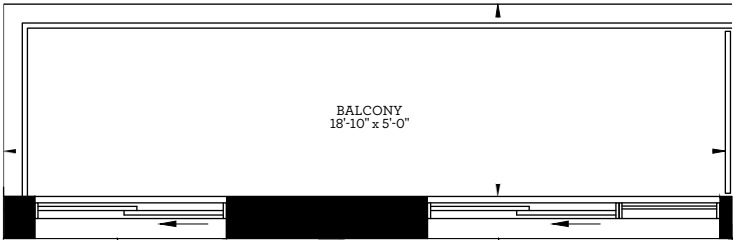
- 675 SQ FT -
1 BEDROOM + DEN



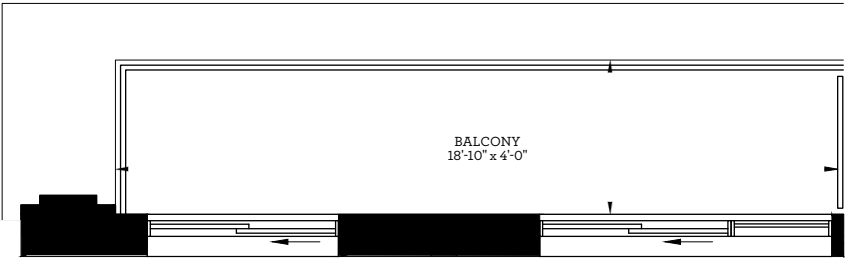
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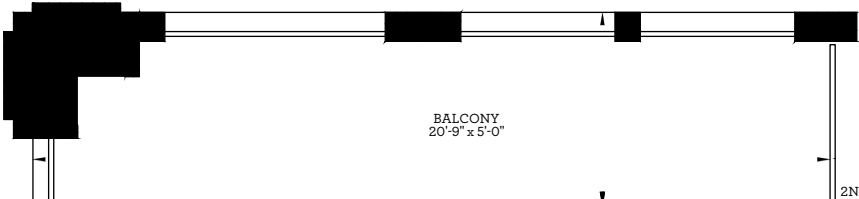
- 680 SQ FT -
1 BEDROOM + DEN



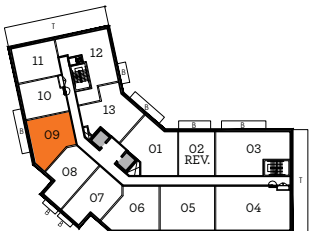
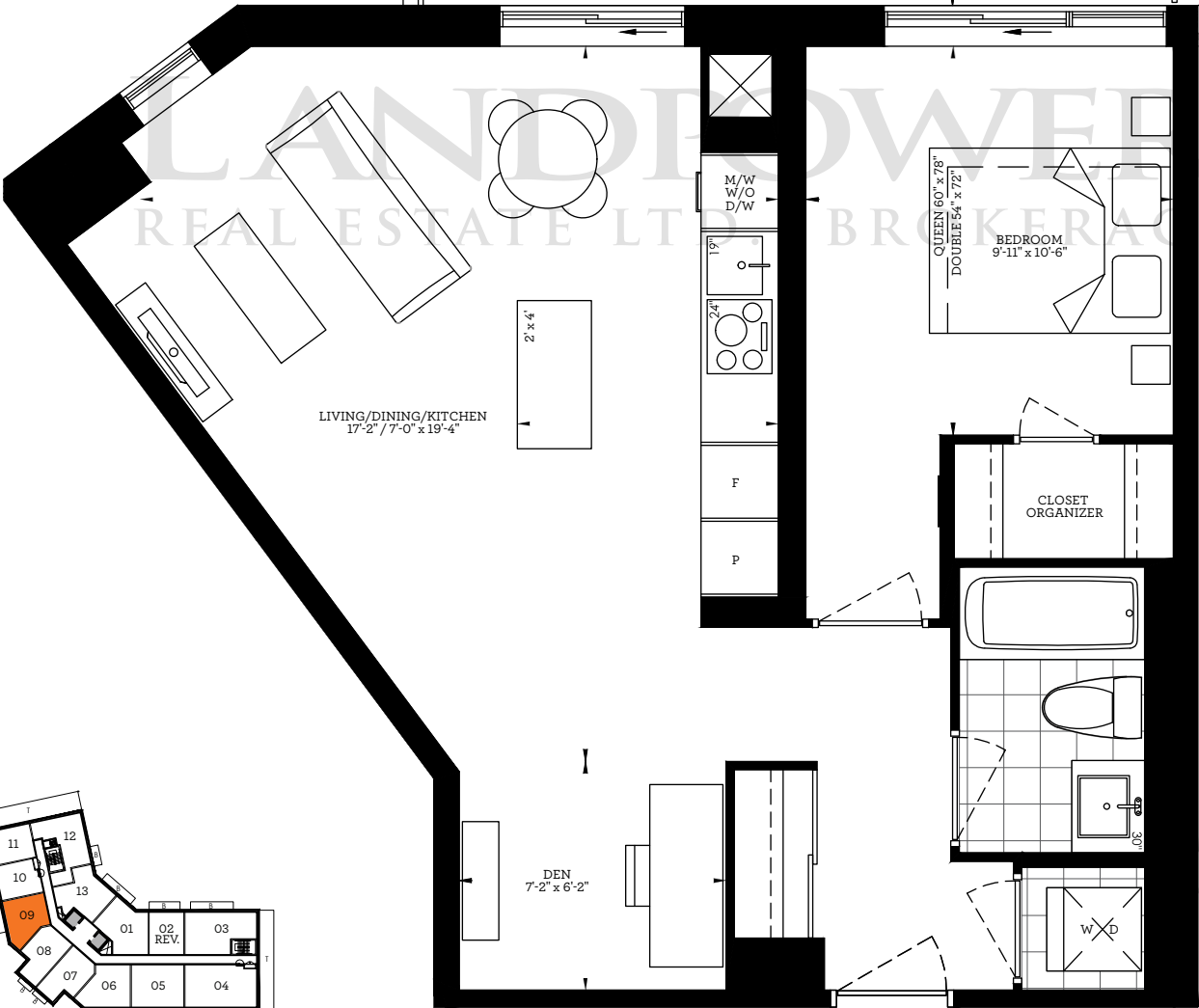
7TH-PH FLOOR



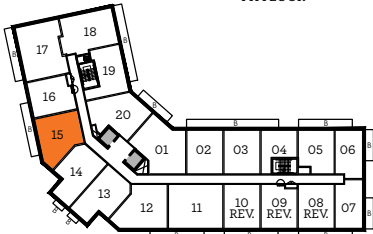
6TH FLOOR



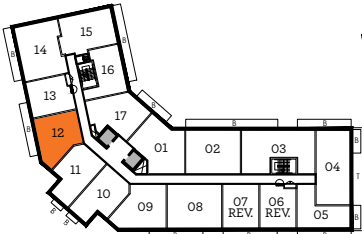
2ND-5TH FLOOR



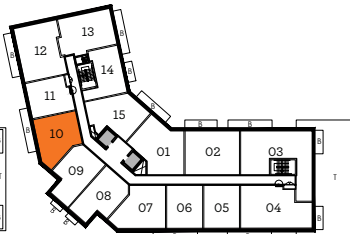
PH FLOOR



2ND-3RD FLOOR



4TH-5TH FLOOR



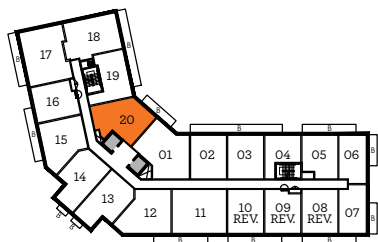
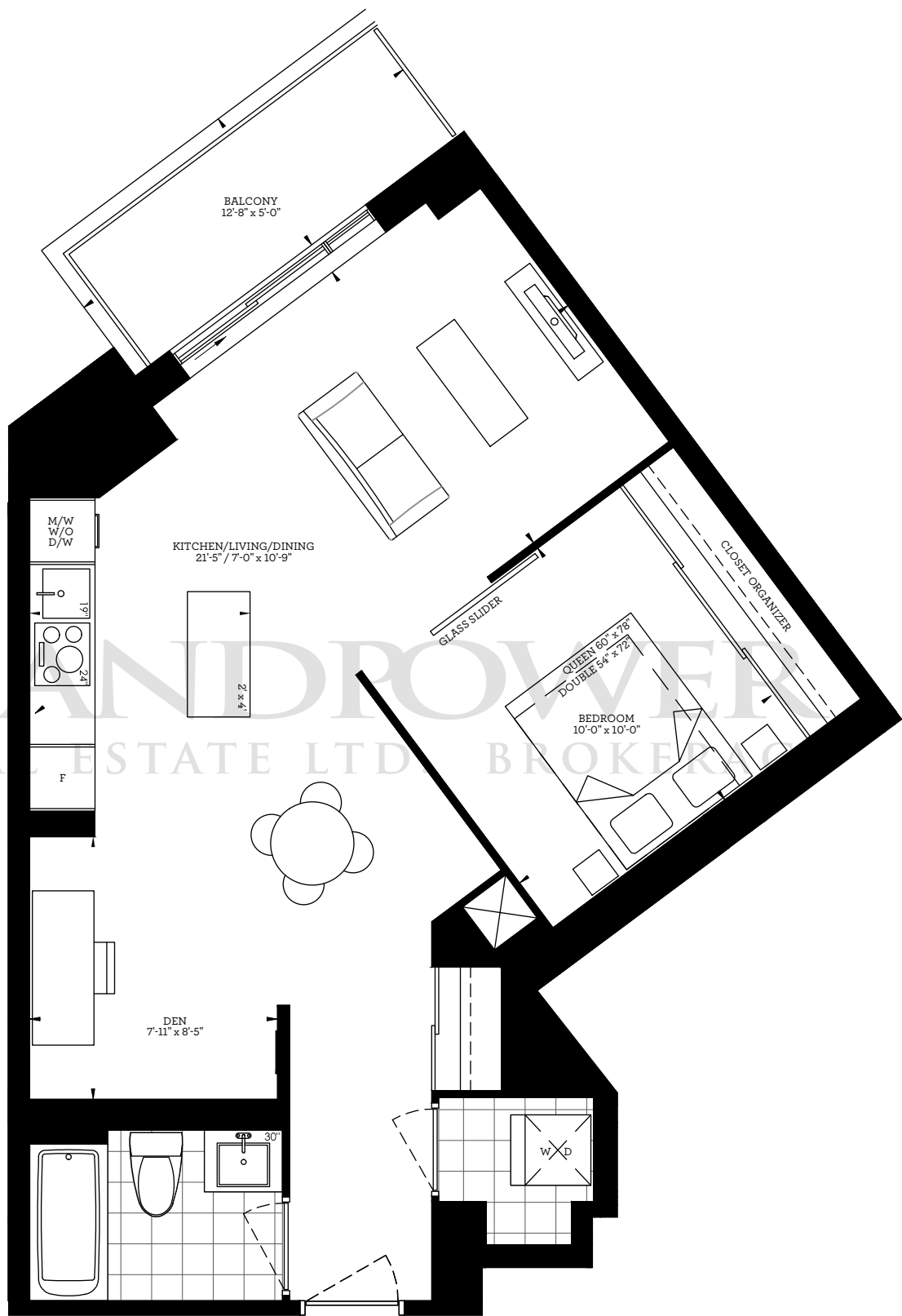
6TH-7TH FLOOR



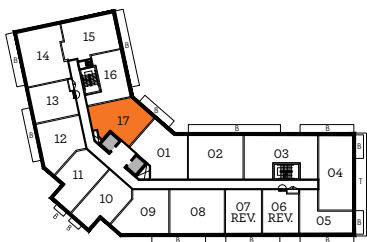
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- 705 SQ FT -
1 BEDROOM + DEN



2ND-3RD FLOOR



4TH-5TH FLOOR



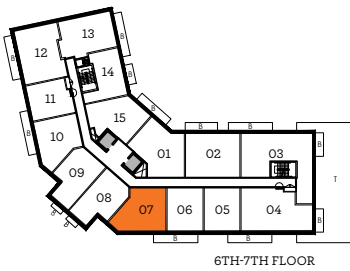
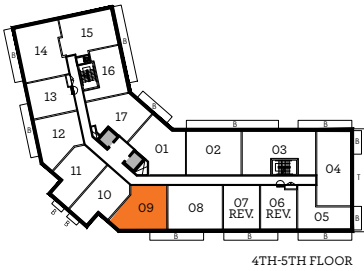
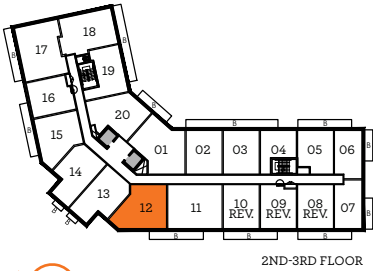
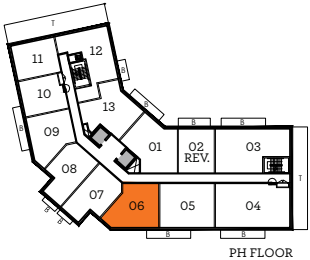
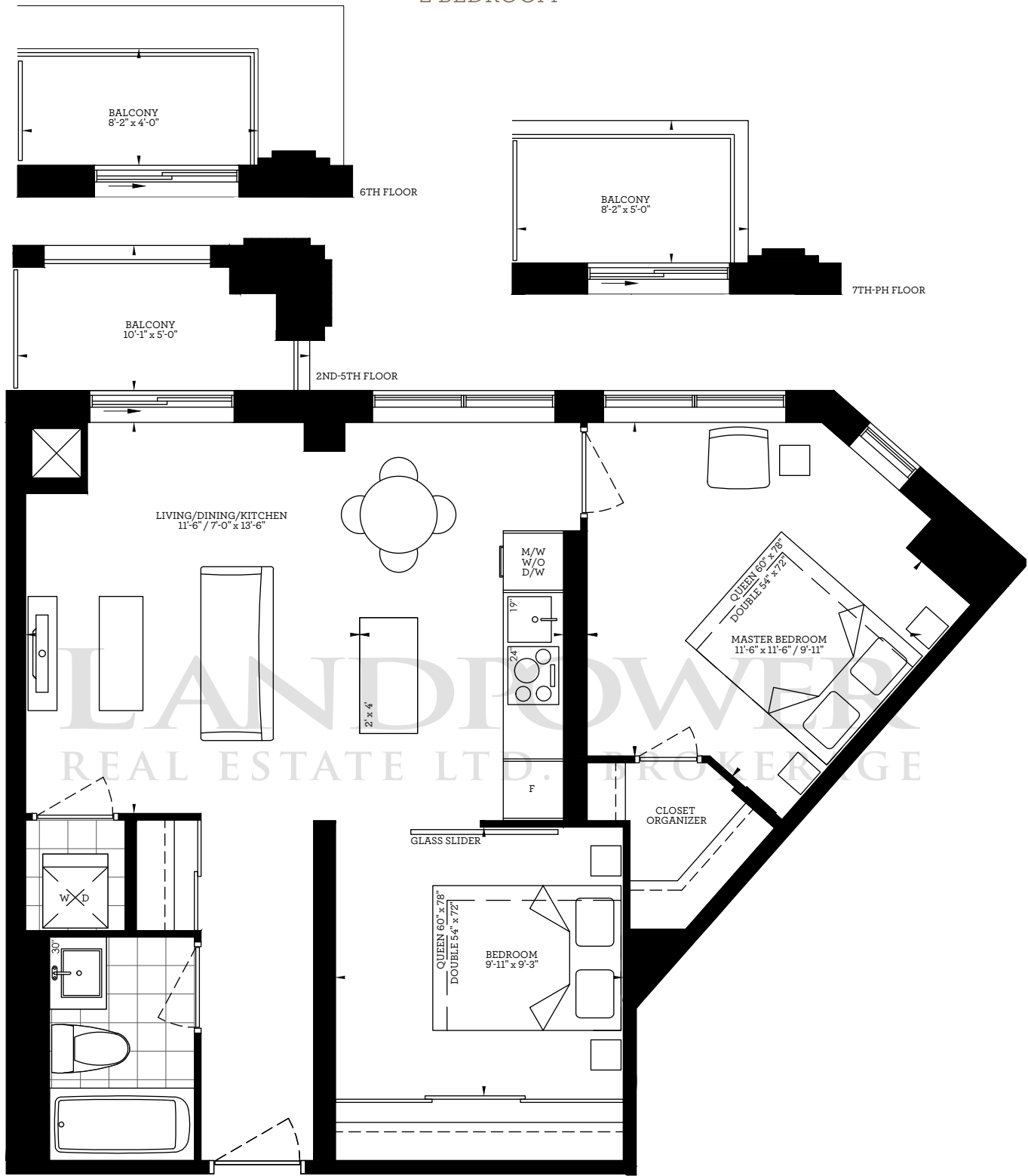
6TH-7TH FLOOR



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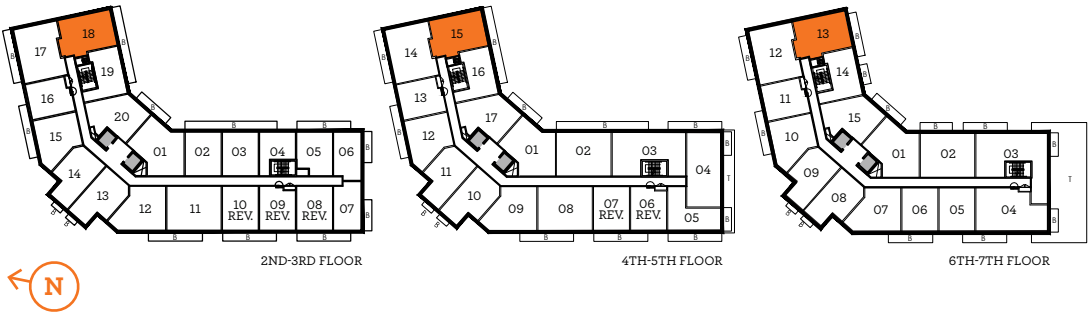
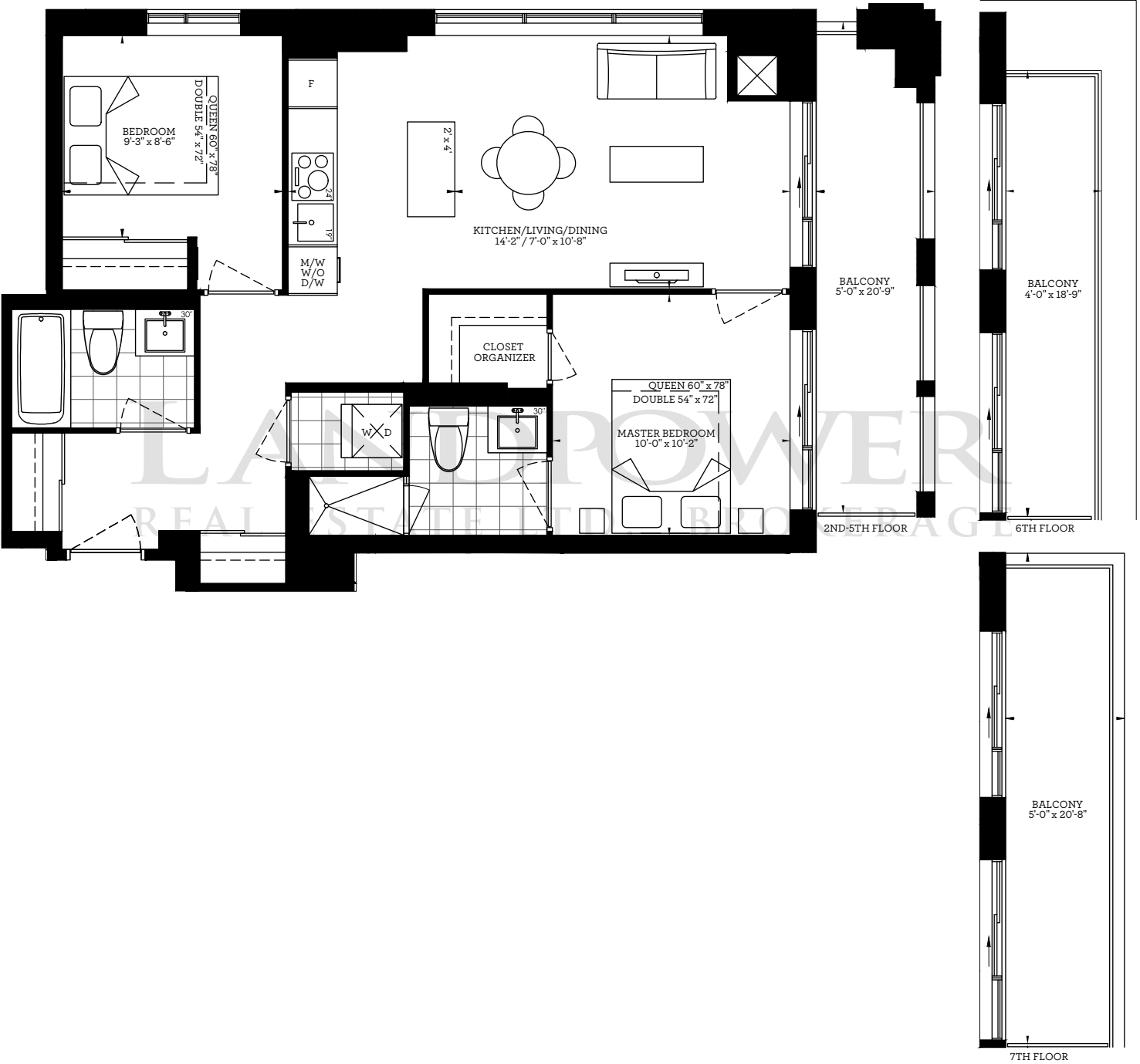
- 740 SQ FT -
2 BEDROOM



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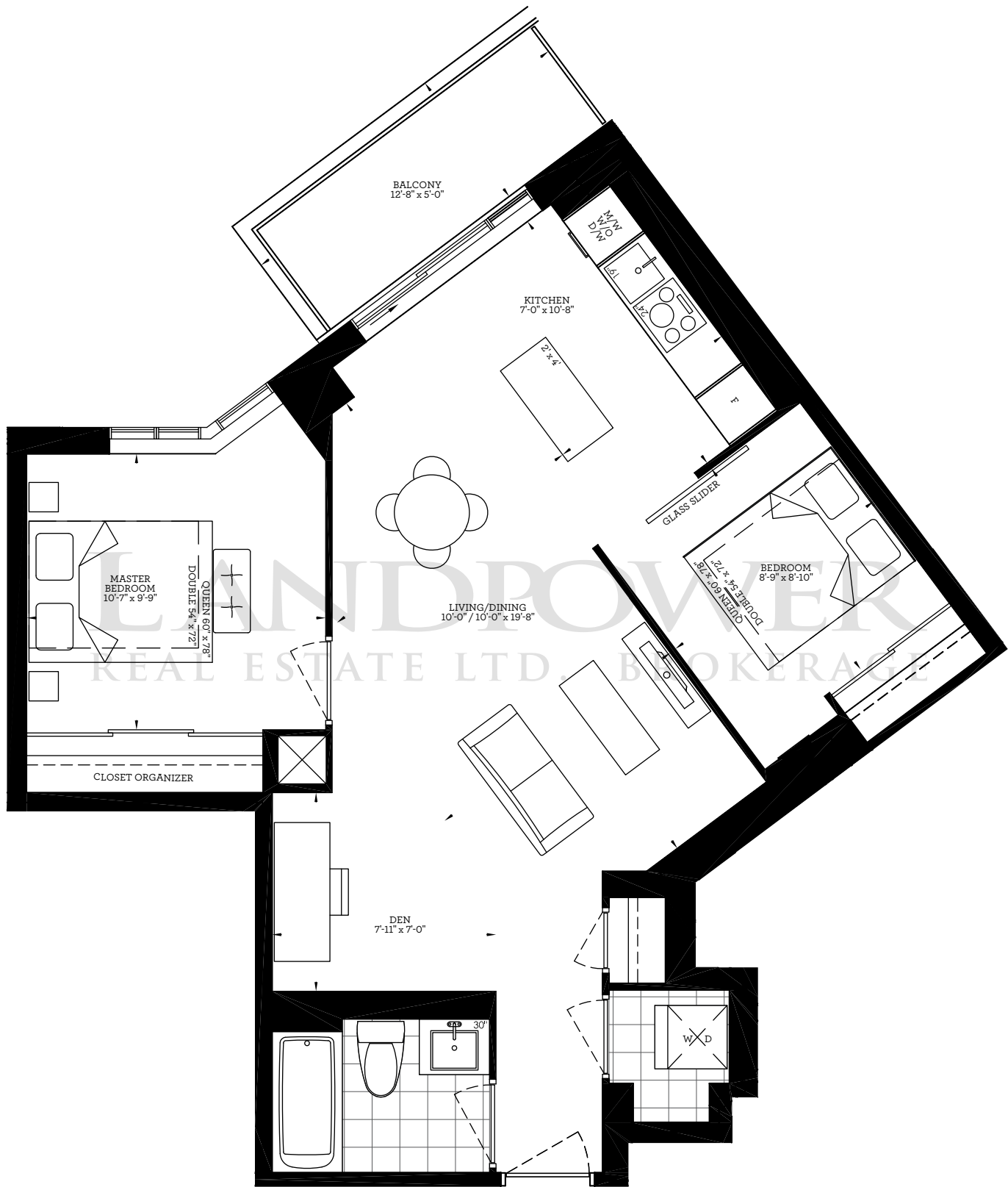
- 770 SQ FT -
2 BEDROOM



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- 775 SQ FT -
2 BEDROOM + DEN

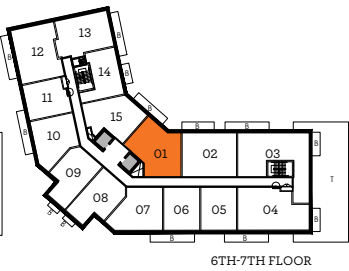
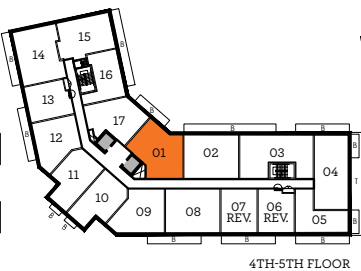
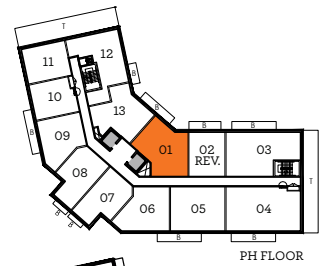


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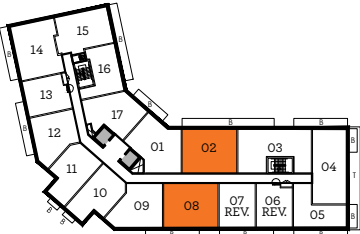
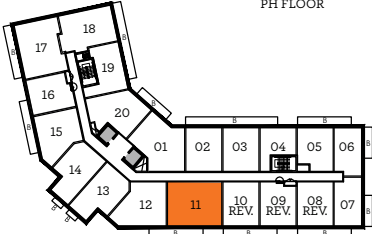
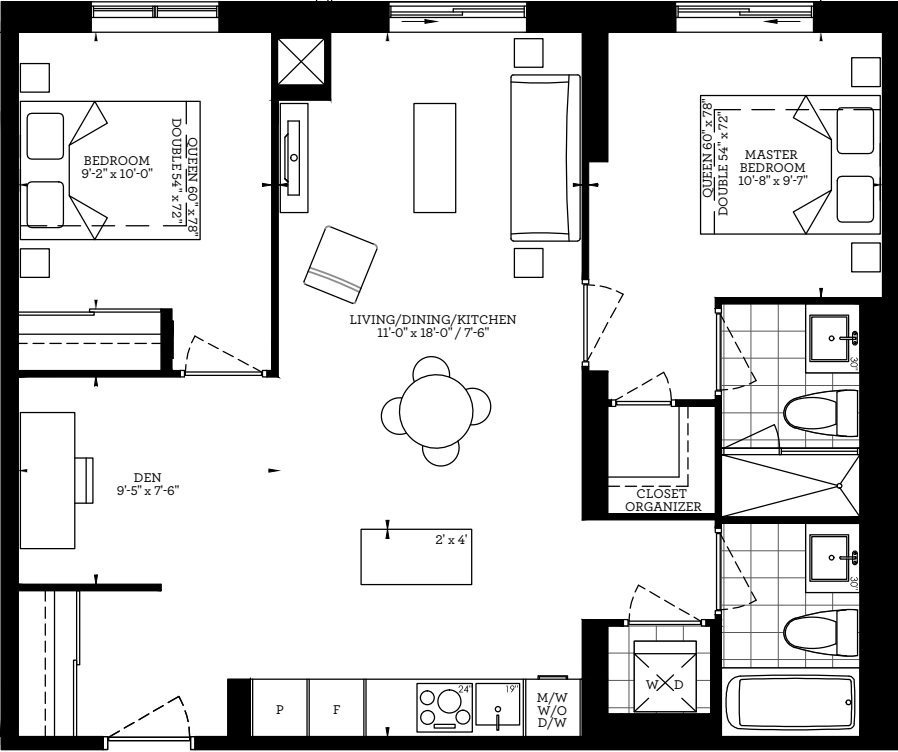
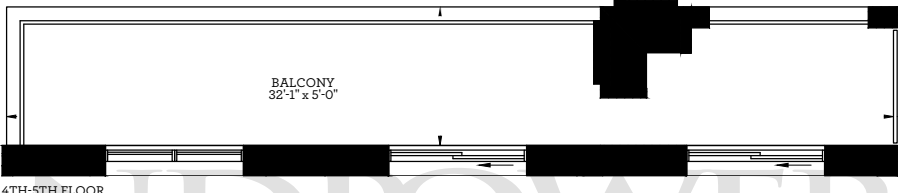
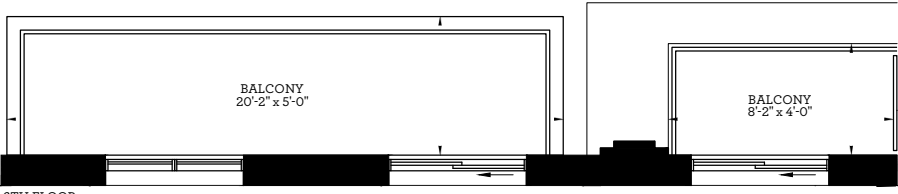
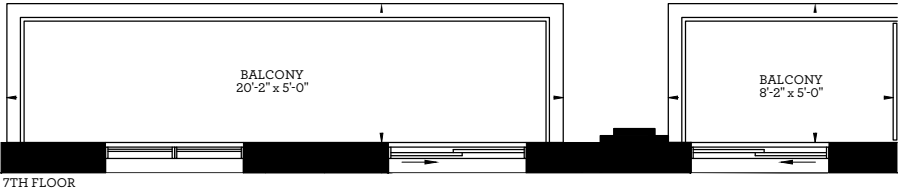
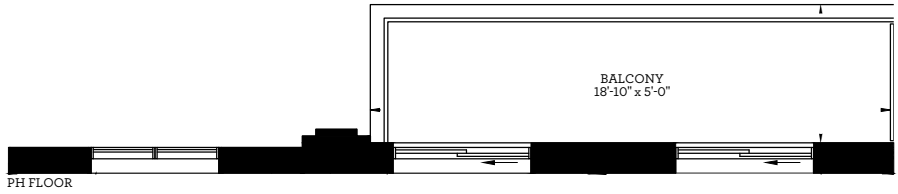
- 825 SQ FT -
2 BEDROOM



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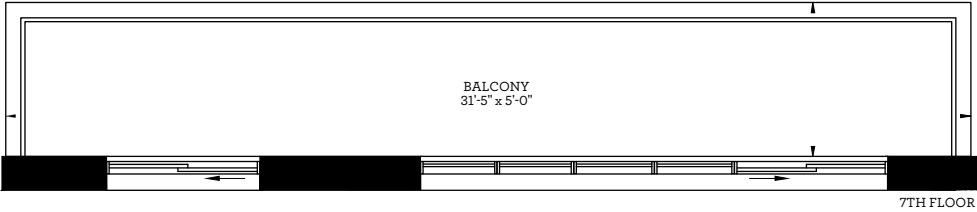
- 865 SQ FT -
2 BEDROOM + DEN



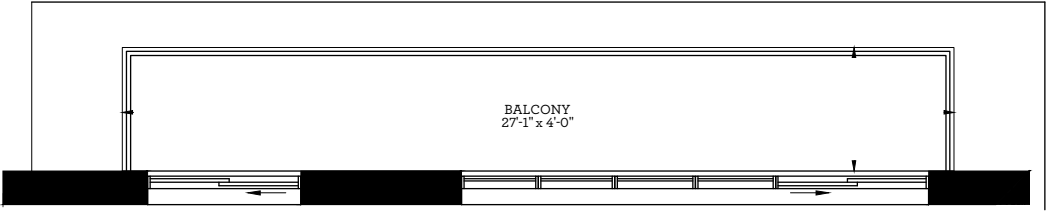
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- 870 SQ FT -
2 BEDROOM



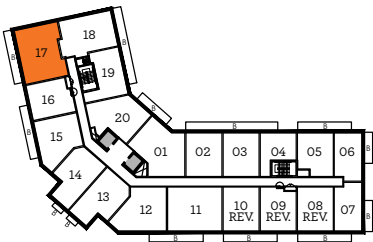
7TH FLOOR



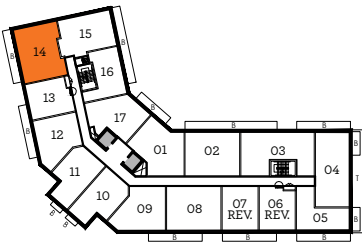
6TH FLOOR



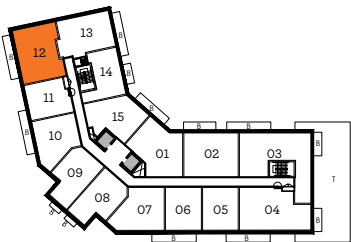
2ND-5TH FLOOR



2ND-3RD FLOOR



4TH-5TH FLOOR



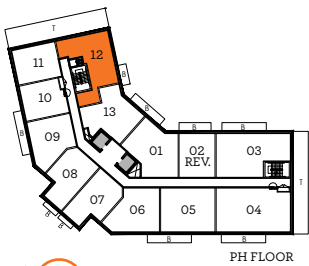
6TH-7TH FLOOR



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- 885 SQ FT -
2 BEDROOM

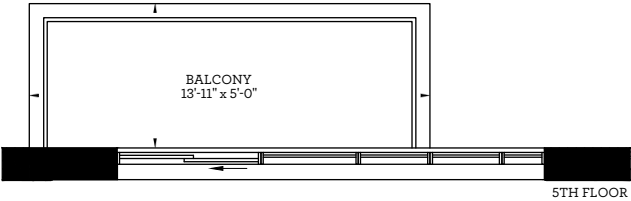


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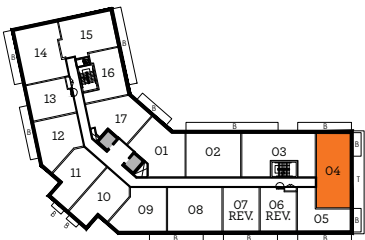
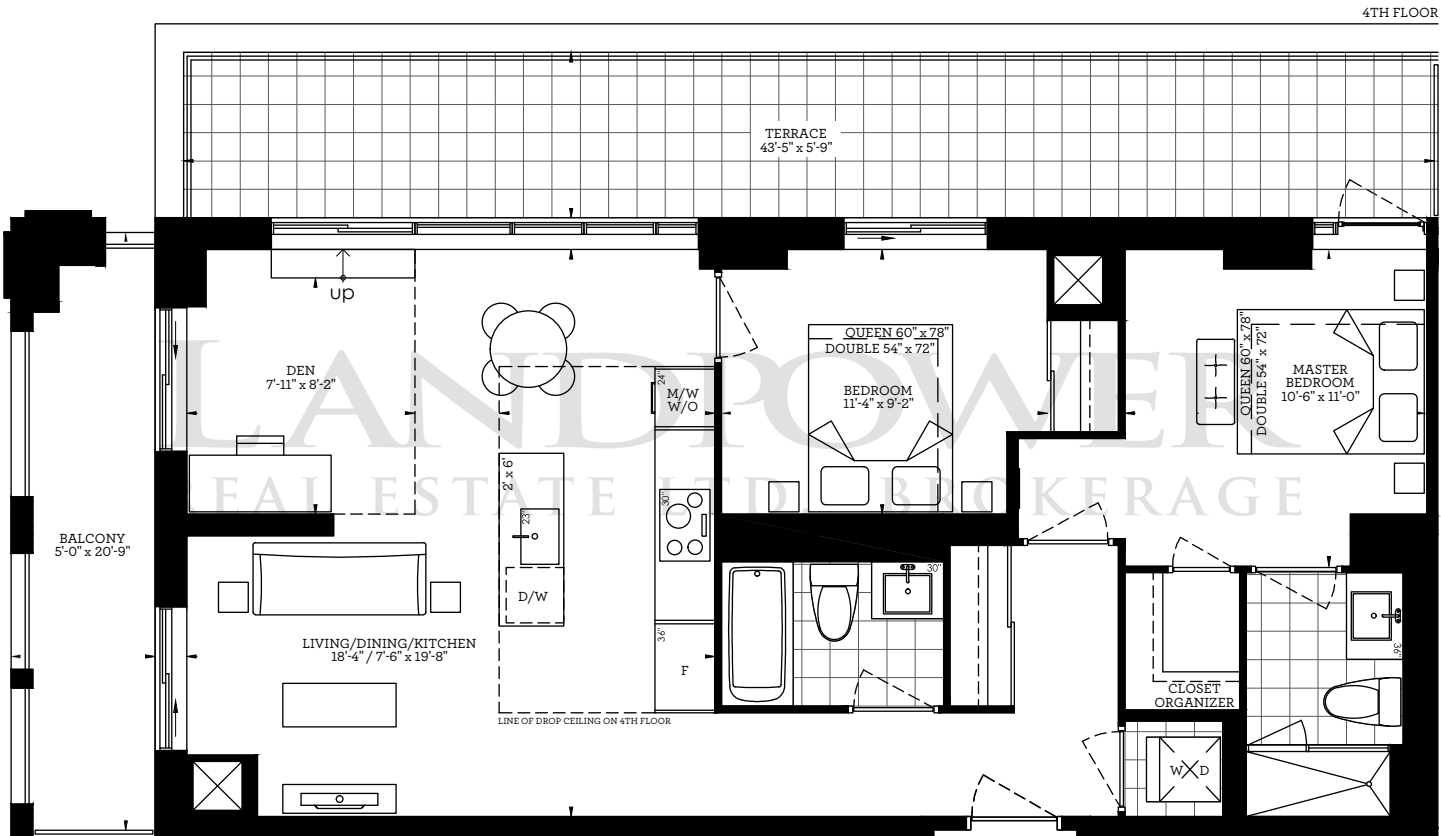




- 940 SQ FT -
2 BEDROOM + DEN



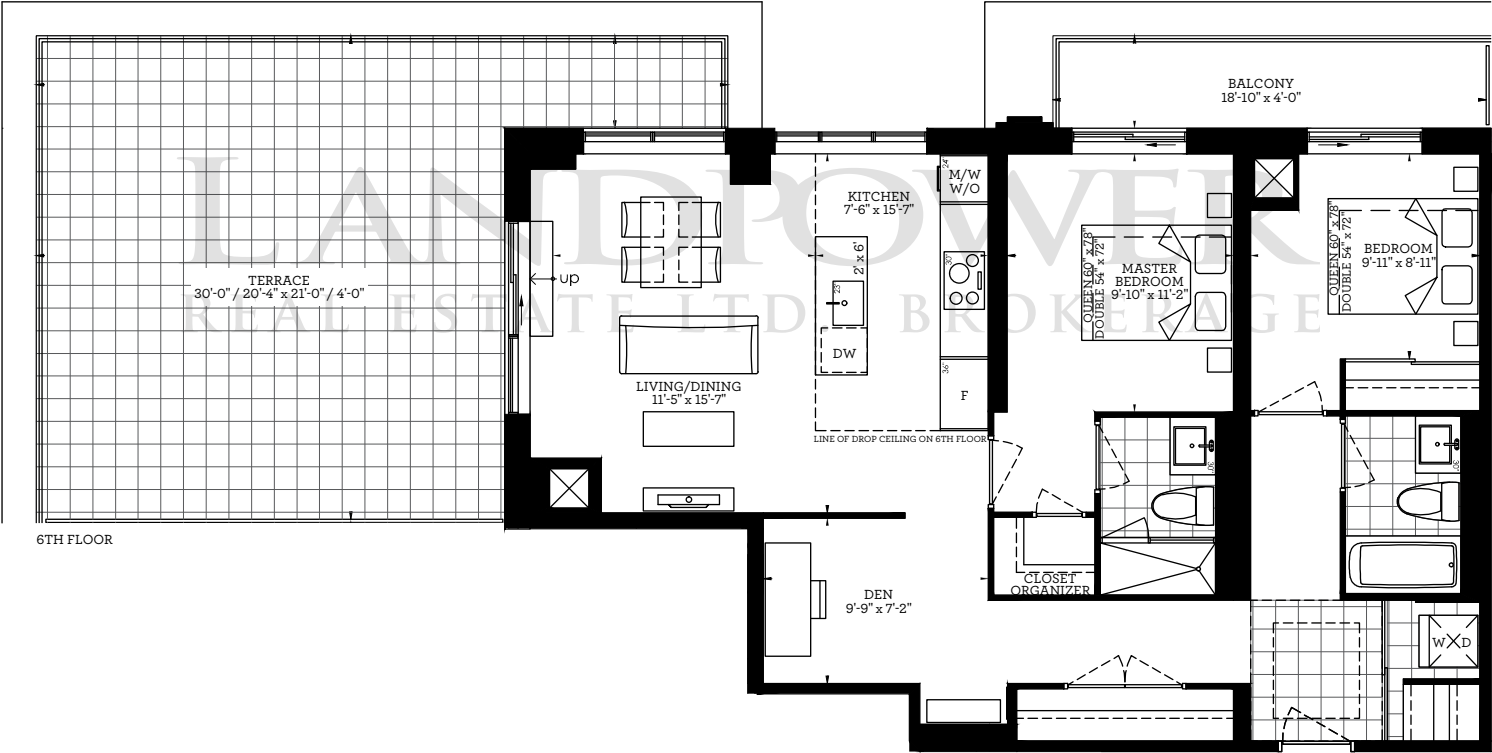
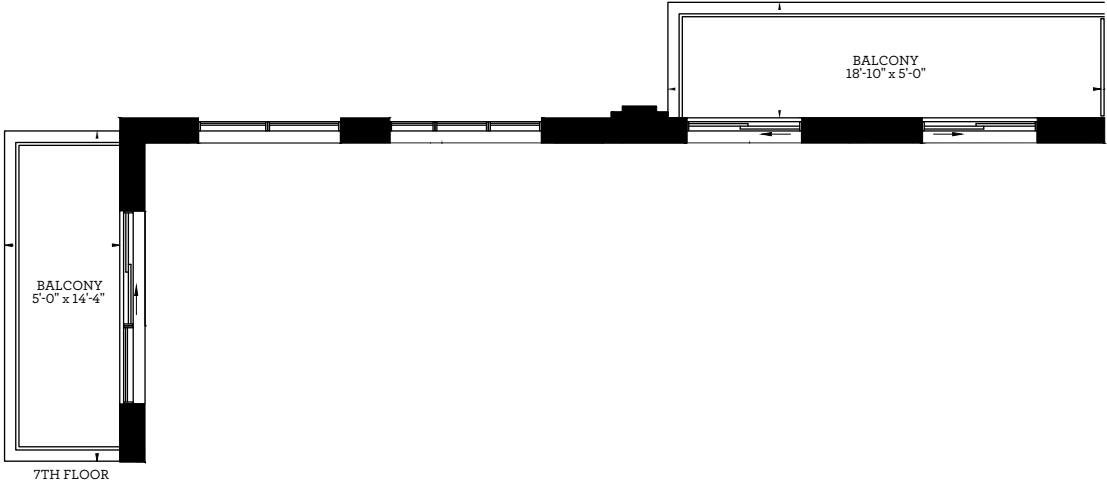
5TH FLOOR



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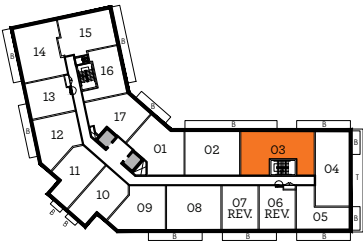
- 1015 SQ FT -
2 BEDROOM + DEN



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- 1040 SQ FT -
2 BEDROOM + DEN



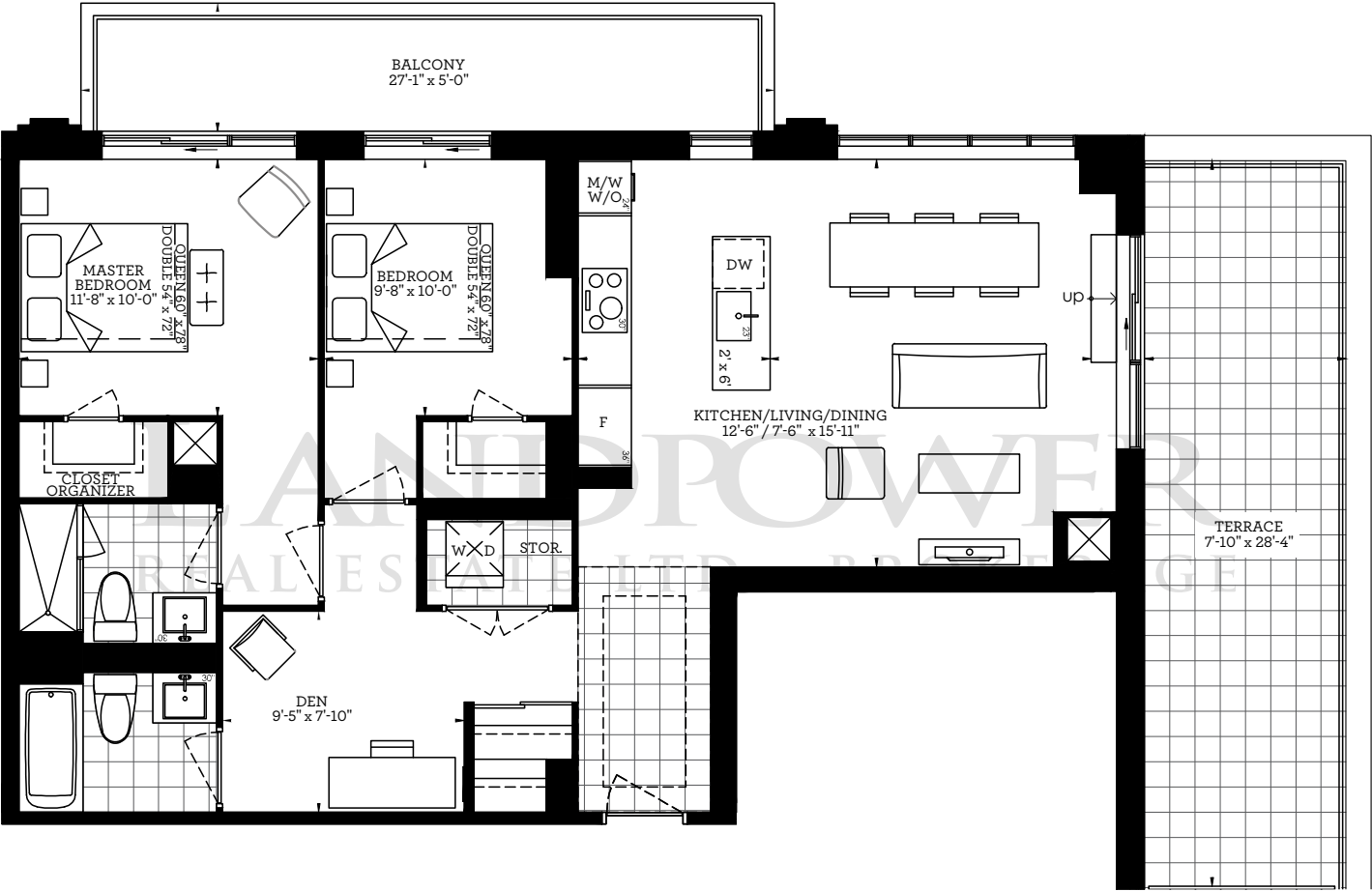
4TH-5TH FLOOR



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- 1045 SQ FT -
2 BEDROOM + DEN



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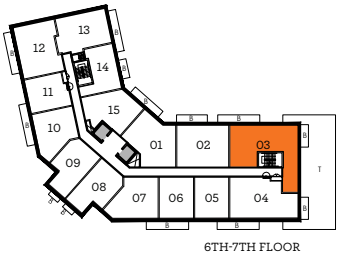
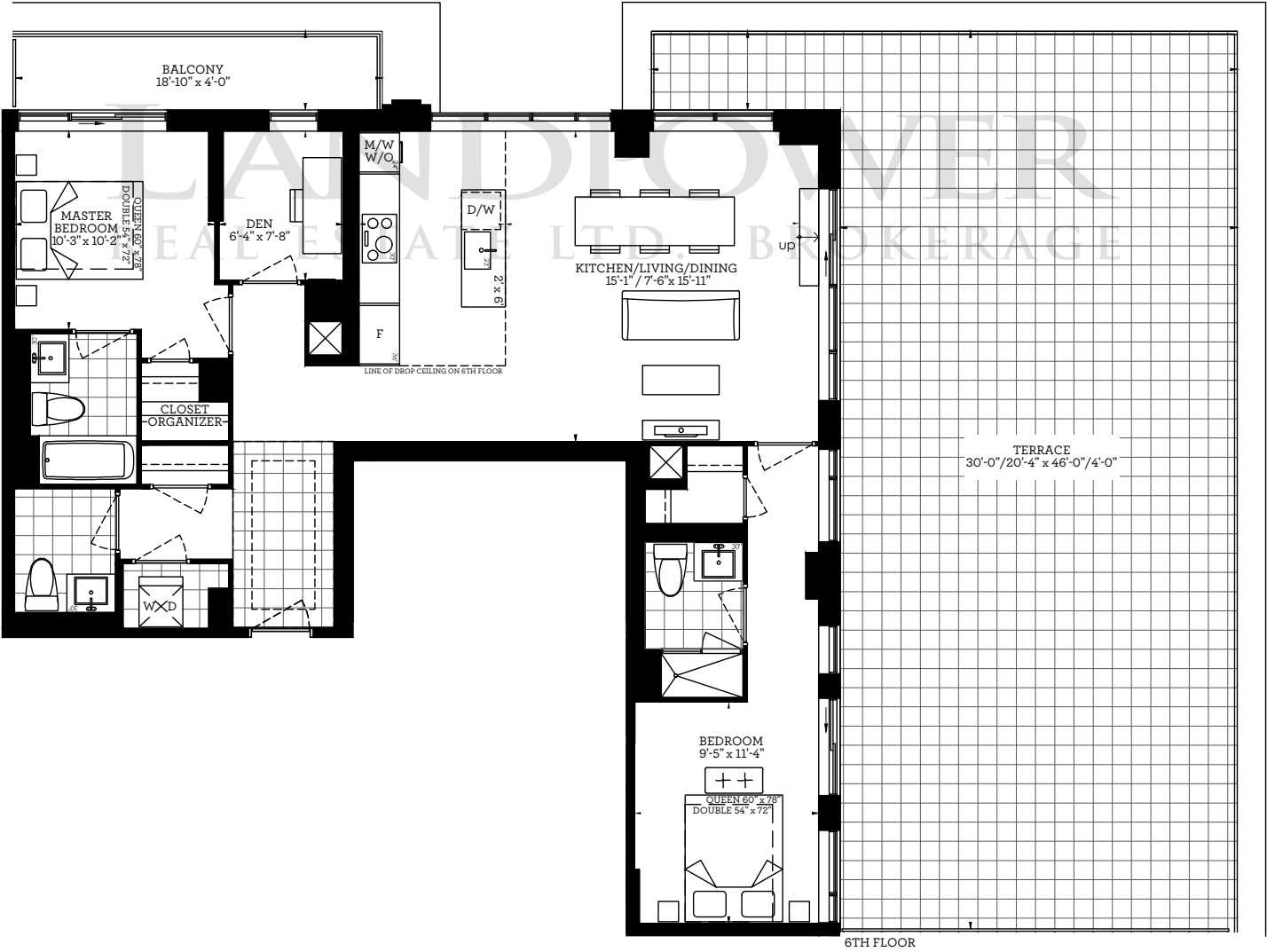
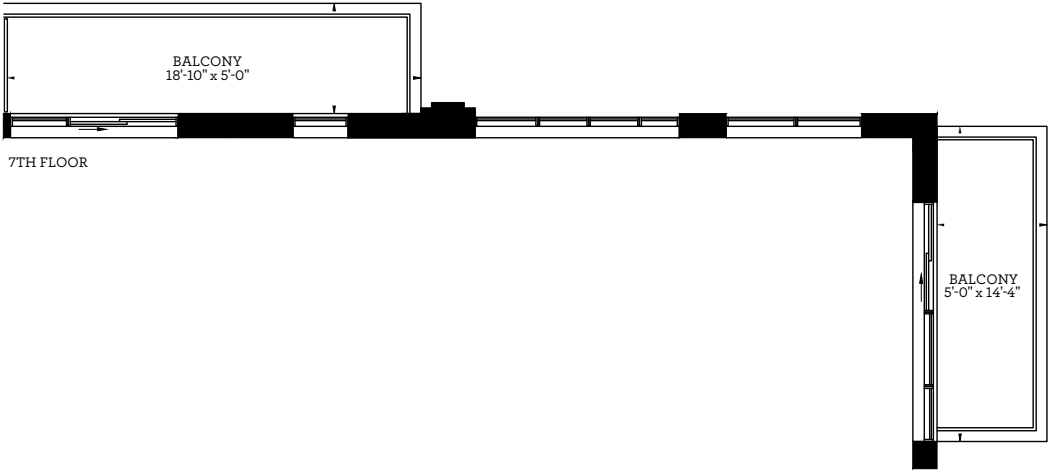
- 1160 SQ FT -
2 BEDROOM + DEN



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- 1175 SQ FT -
2 BEDROOM + DEN



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