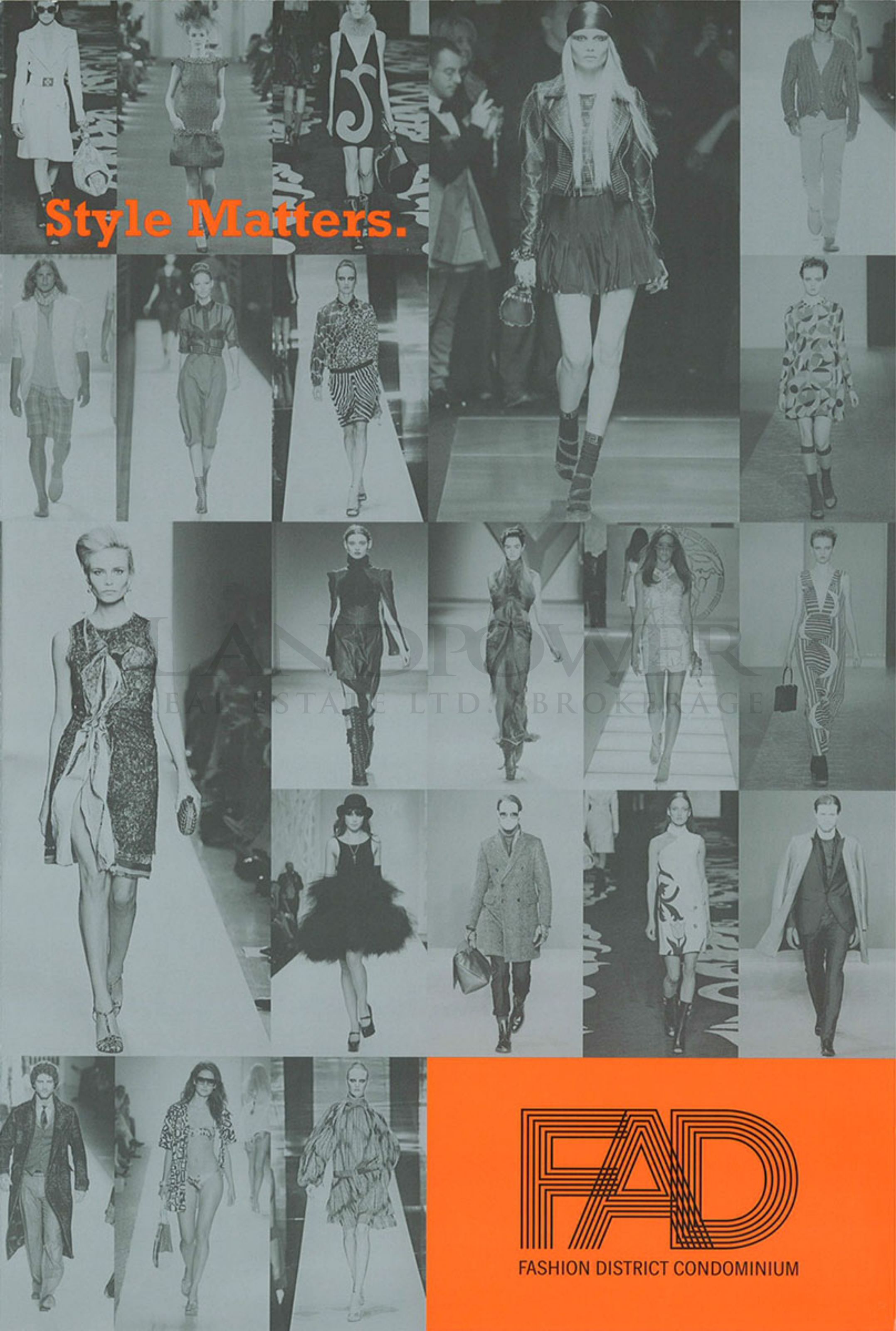


Style Matters.



UNIVERSITY OVER  
ESTATE LTD. BROKERAGE

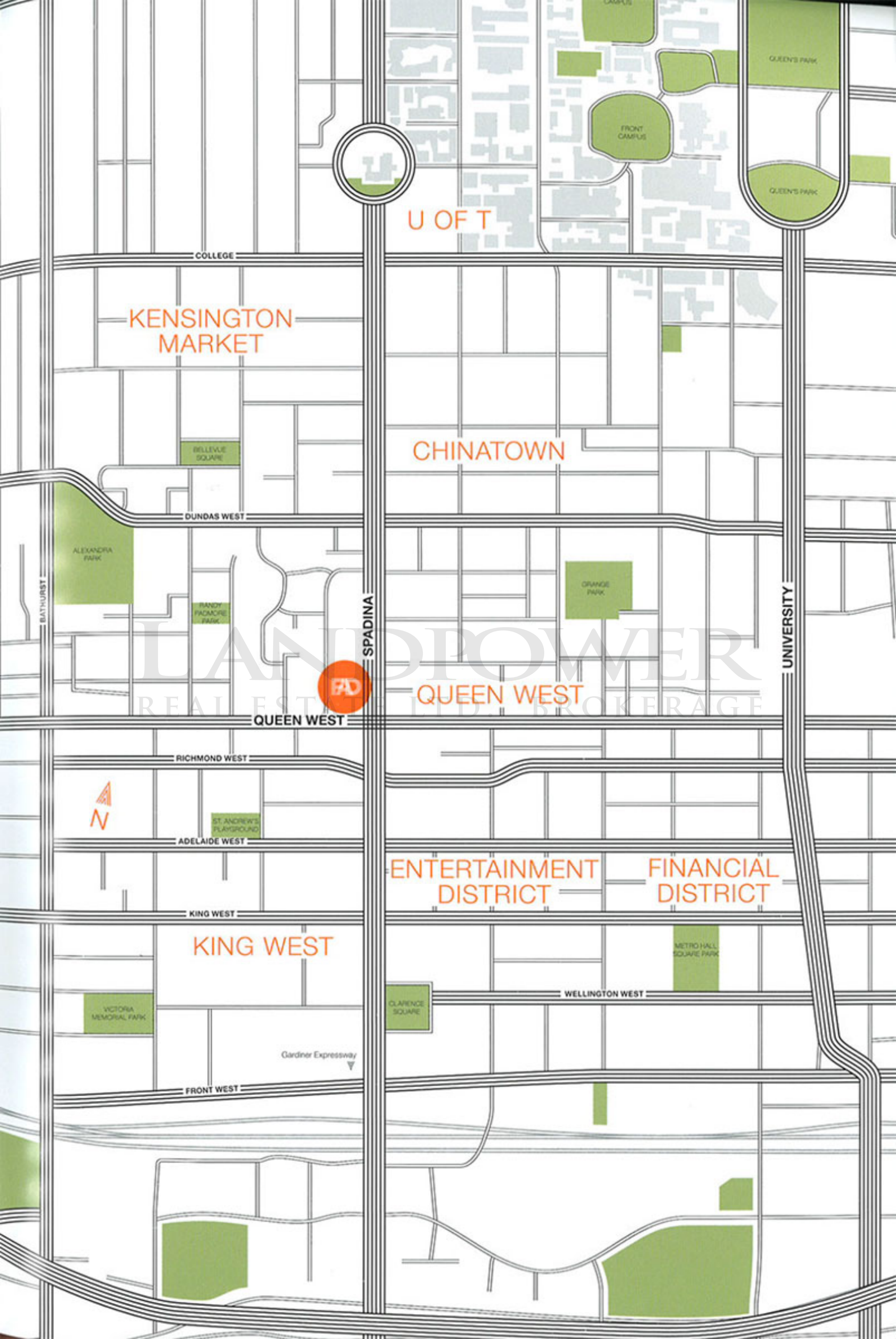


FASHION DISTRICT CONDOMINIUM



LA  
REAL

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AGE



U OF T

KENSINGTON MARKET

CHINATOWN

QUEEN WEST

ENTERTAINMENT DISTRICT

FINANCIAL DISTRICT

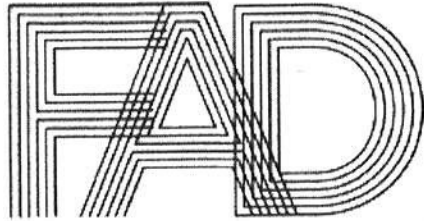
KING WEST



LANDPOWER REAL ESTATE LTD. BROKERAGE



Gardiner Expressway



**FASHION DISTRICT  
CONDOMINIUM**

SPADINA MEETS QUEEN WEST

**December 16, 2012**

Type	Model	Size (sf)	Exposure	Floors	Price*
1B	01	530	S	3-17	\$327,000
2B	02	860	SW	3-17	\$515,000
1BD	03	625	W	3-17	\$380,000
1BD	04	610	W	3-17	\$383,000
3B	05	845	NW	3-17	\$503,000
1B	06	515	N	3-17	\$299,000
Jr 1B	07	455	N	2-17	\$274,000
2B	08	885	NE	2-17	\$529,000
1BD	09	590	E	2-17	\$358,000
1BD	10	575	E	2-17	\$349,000
2B	11	910	SE	2-17	\$542,000
Jr 1B	12	435	S	2-17	\$261,000

\*starting prices

\*floor premiums and additional premiums may apply

<p><b>Deposit Structure**</b>          \$5,000 with the offer          Balance to 5% in 30 days          5% in 90 days          5% in 180 days          5% in 365 days          five percent on occupancy</p> <p>*See Sales Representatives for international deals</p> <p>Taxes: Estimated at 1.0% of purchase price</p>	<p><b>Parking \$45,000**</b></p> <p><b>Lockers \$5,000**</b></p> <p>**Estimated Maintenance Fees: \$0.53 per sf</p> <p><b>**OCCUPANCY: May 2016</b></p>
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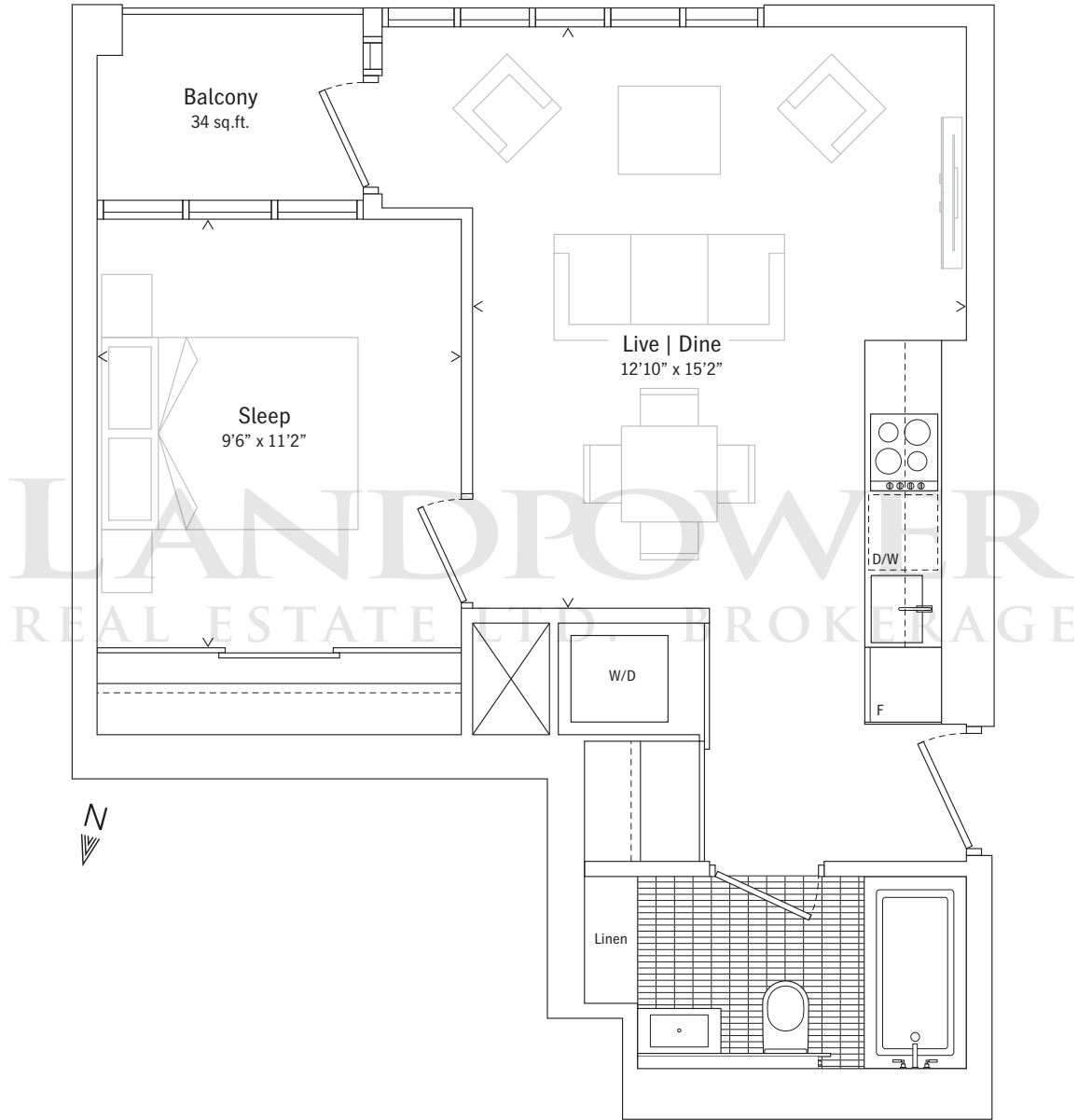
\*\*All prices, conditions, figures and materials are preliminary and are subject to change without notice E & O.E. December 16, 2012

**Presentation Centre:**  
**170 Spadina Avenue, just north of Queen on the west side**  
**Hours of Operation:**  
**Mon to Wed 12-6pm**  
**Sat & Sun 12-5pm**

**WEBSITE:** <http://www.fadcondo.ca>  
**EMAIL:** [info@fadcondo.ca](mailto:info@fadcondo.ca)  
**PHONE:** (416) 815.1818  
**FAX:** (647) 748 1822

01

530 SQ.FT.  
ONE BEDROOM  
+ BALCONY 34 SQ.FT.



LANDPOWER  
REAL ESTATE LTD. BROKERAGE

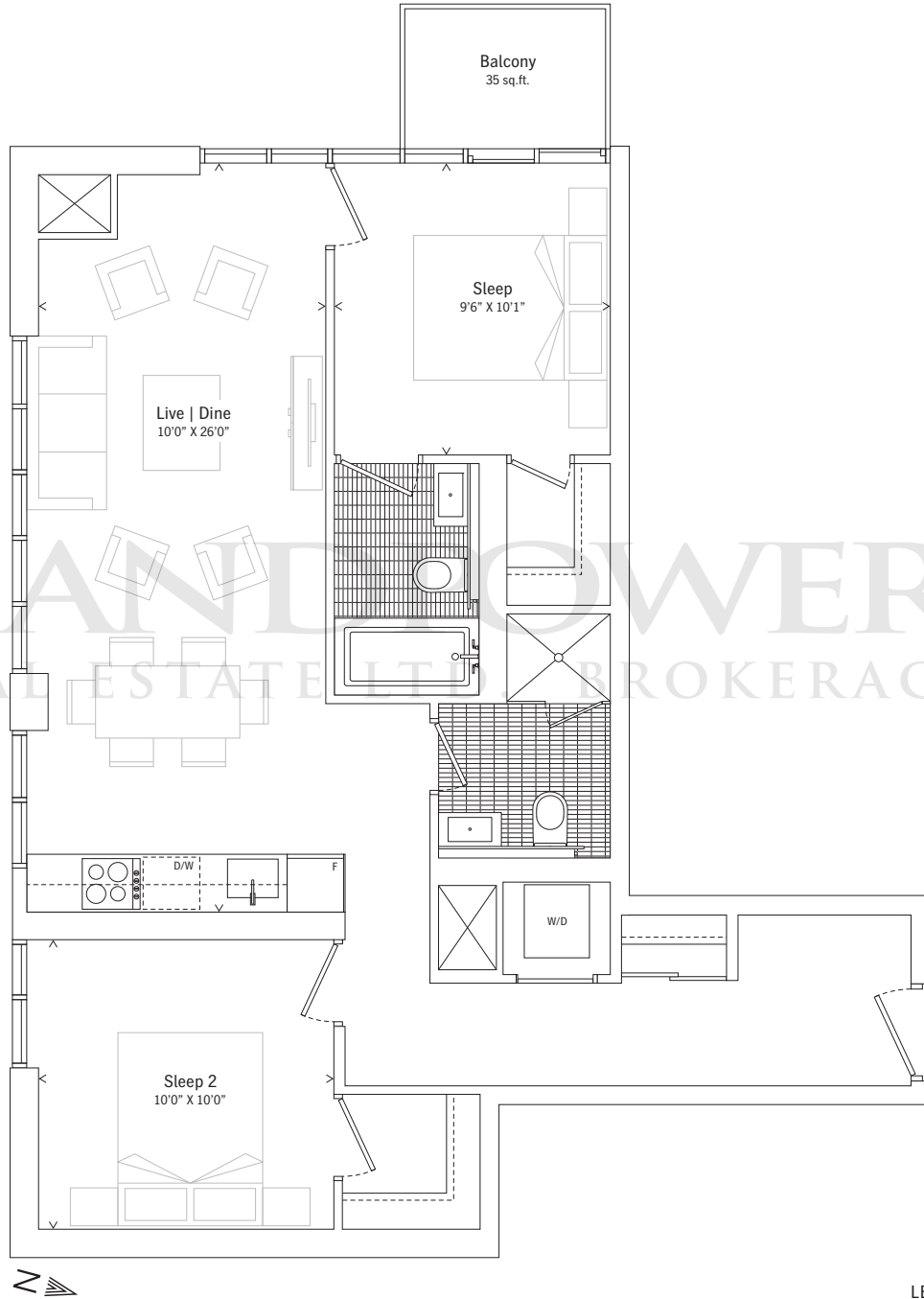


LEVEL 3-19



02

860 SQ.FT.  
TWO BEDROOM  
+ BALCONY 35 SQ.FT.



LANDFLOWER  
REAL ESTATE LTD. BROKERAGE

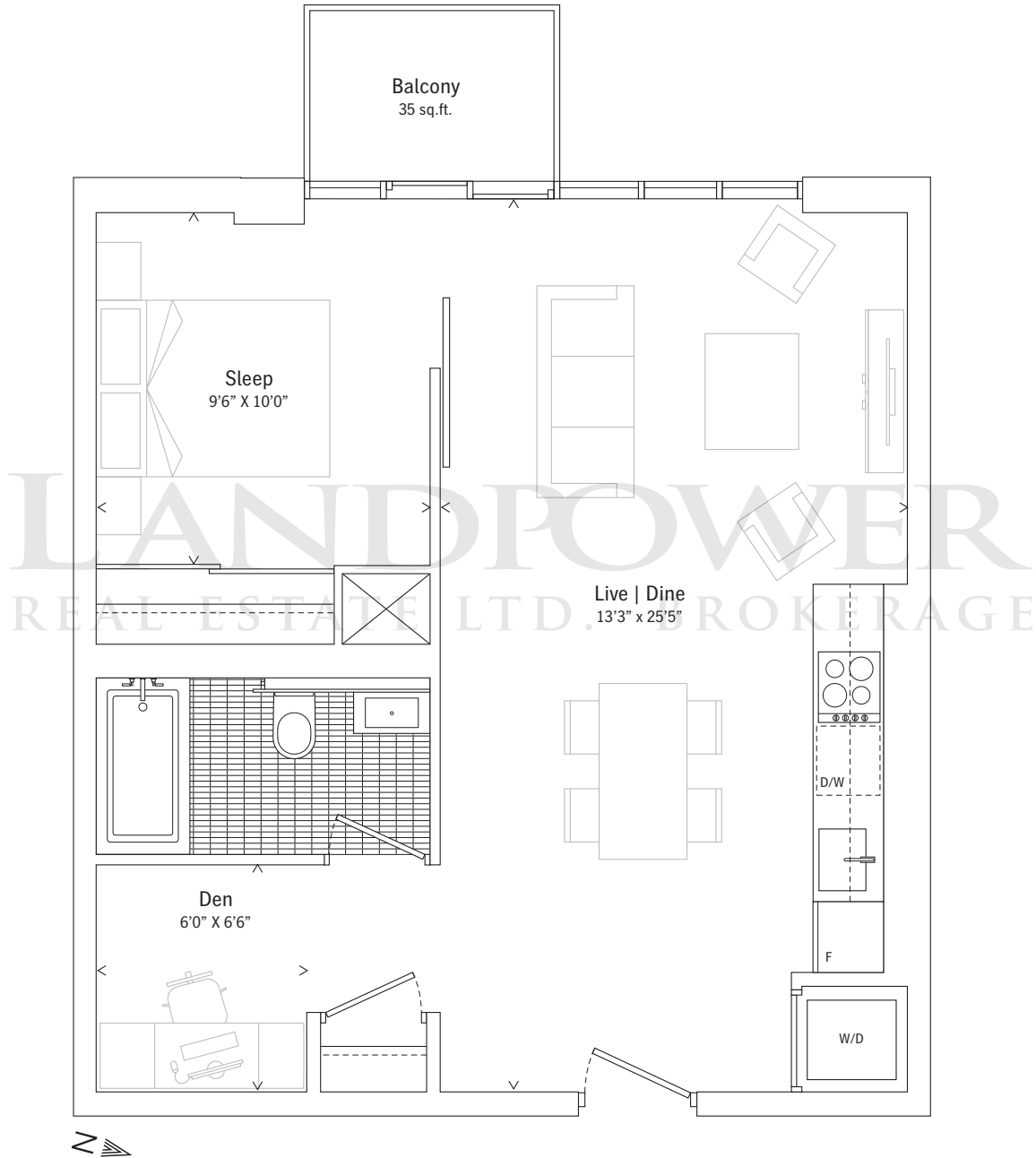


LEVEL 3-19



03

**625 SQ.FT.**  
**ONE BEDROOM = DEN**  
**+ BALCONY 35 SQ.FT.**



LANDPOWER  
REAL ESTATE LTD. BROKERAGE

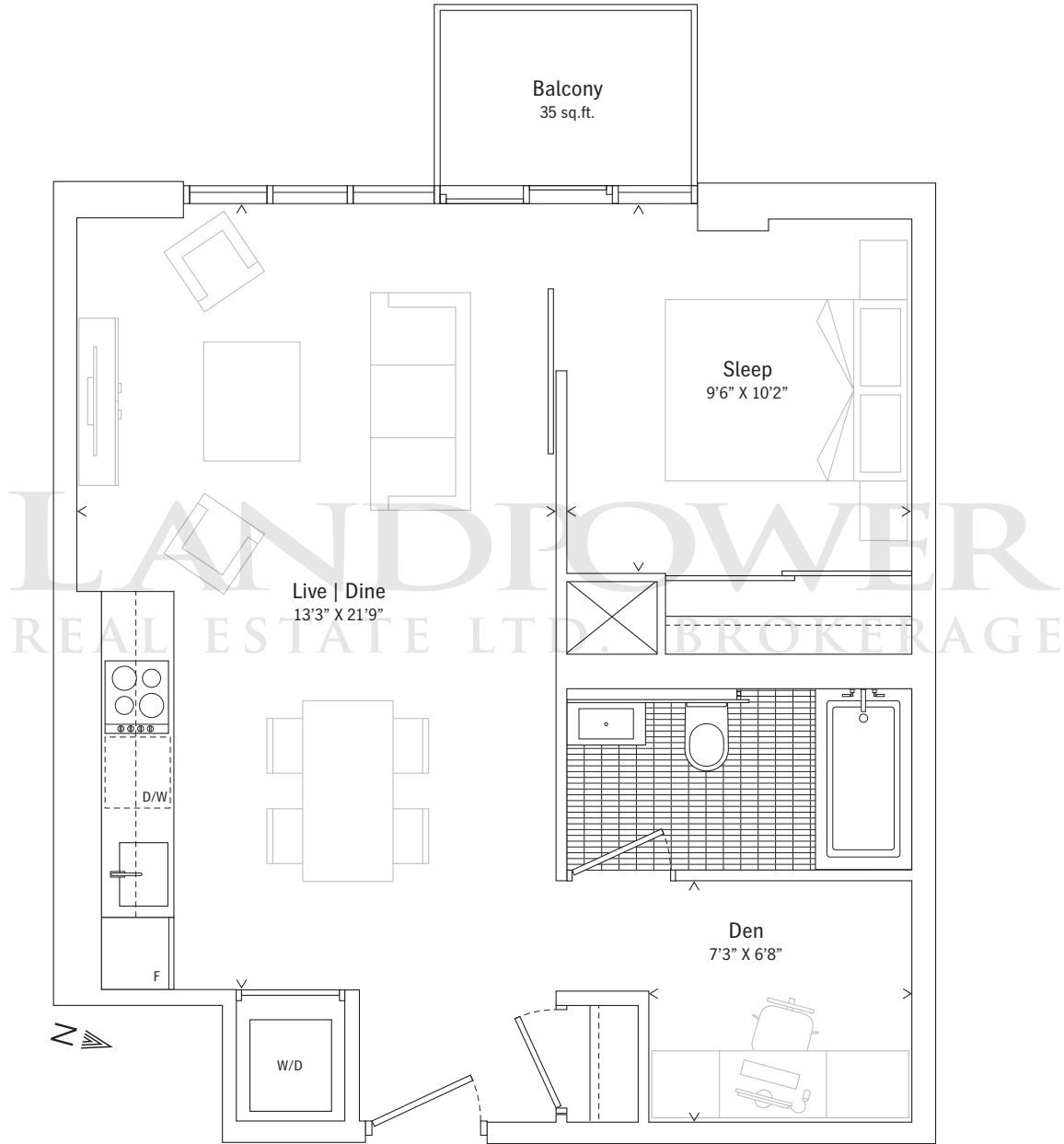


LEVEL 3-19



04

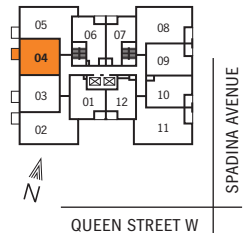
**610 SQ.FT.**  
**ONE BEDROOM + DEN**  
**+ BALCONY 35 SQ.FT.**



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



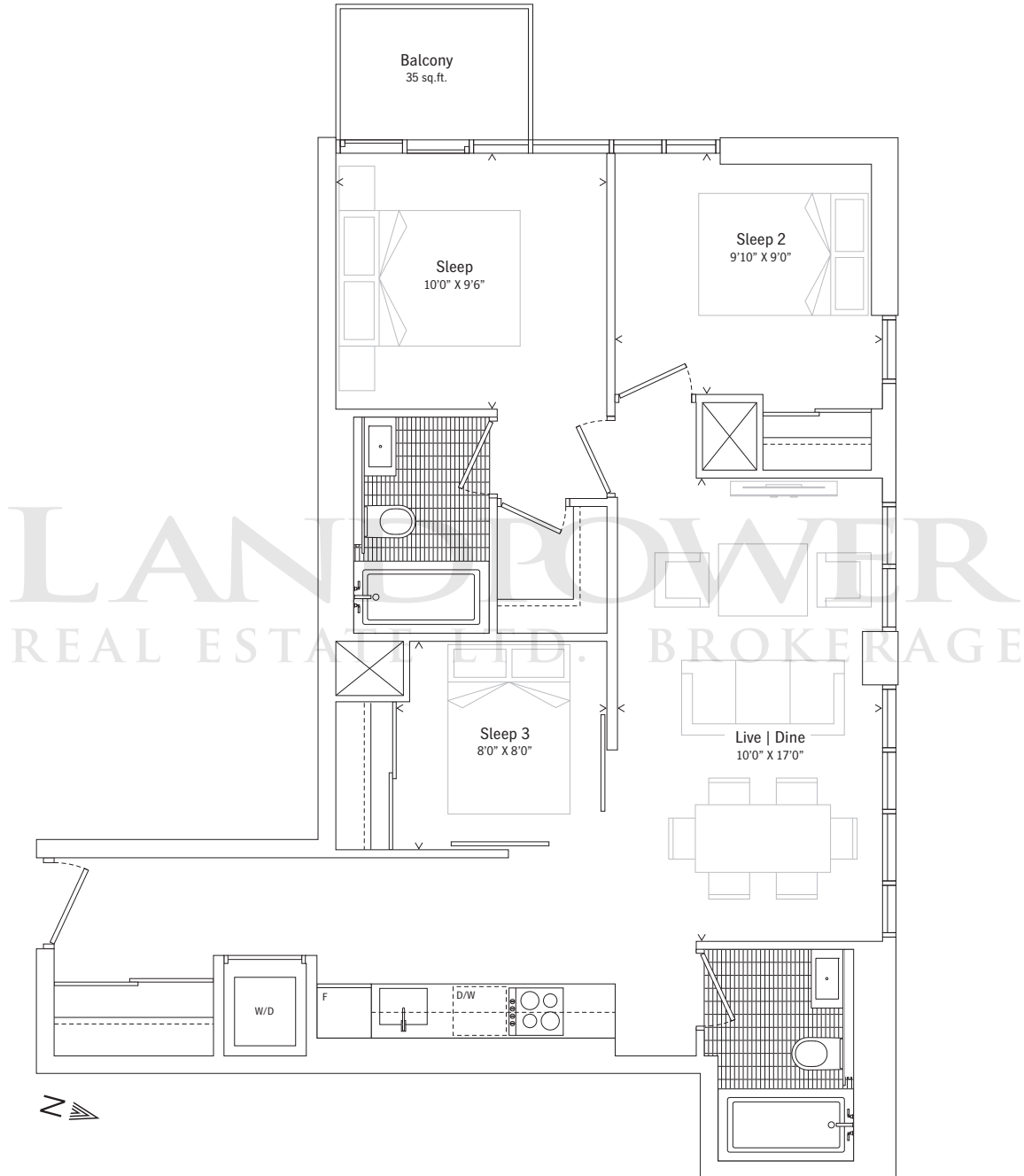
LEVEL 3-19





05A

845 SQ.FT.  
THREE BEDROOM  
+ BALCONY 35 SQ.FT.



LANDFLOWER  
REAL ESTATE LTD. BROKERAGE

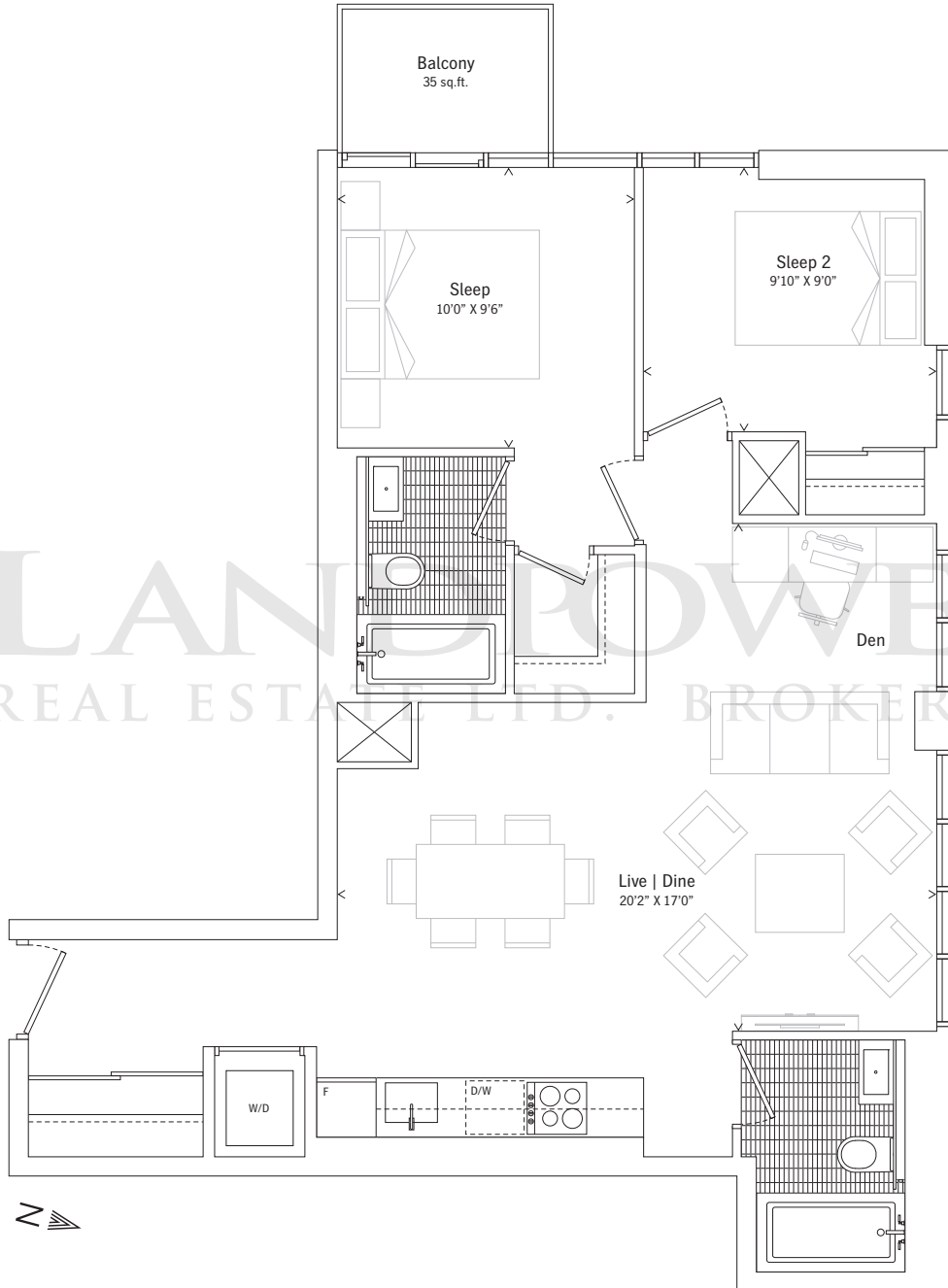


LEVEL 3-19



05B

**845 SQ.FT.**  
**TWO BEDROOM + DEN**  
**+ BALCONY 35 SQ.FT.**



LANE BLOWER  
REAL ESTATE LTD. BROKERAGE

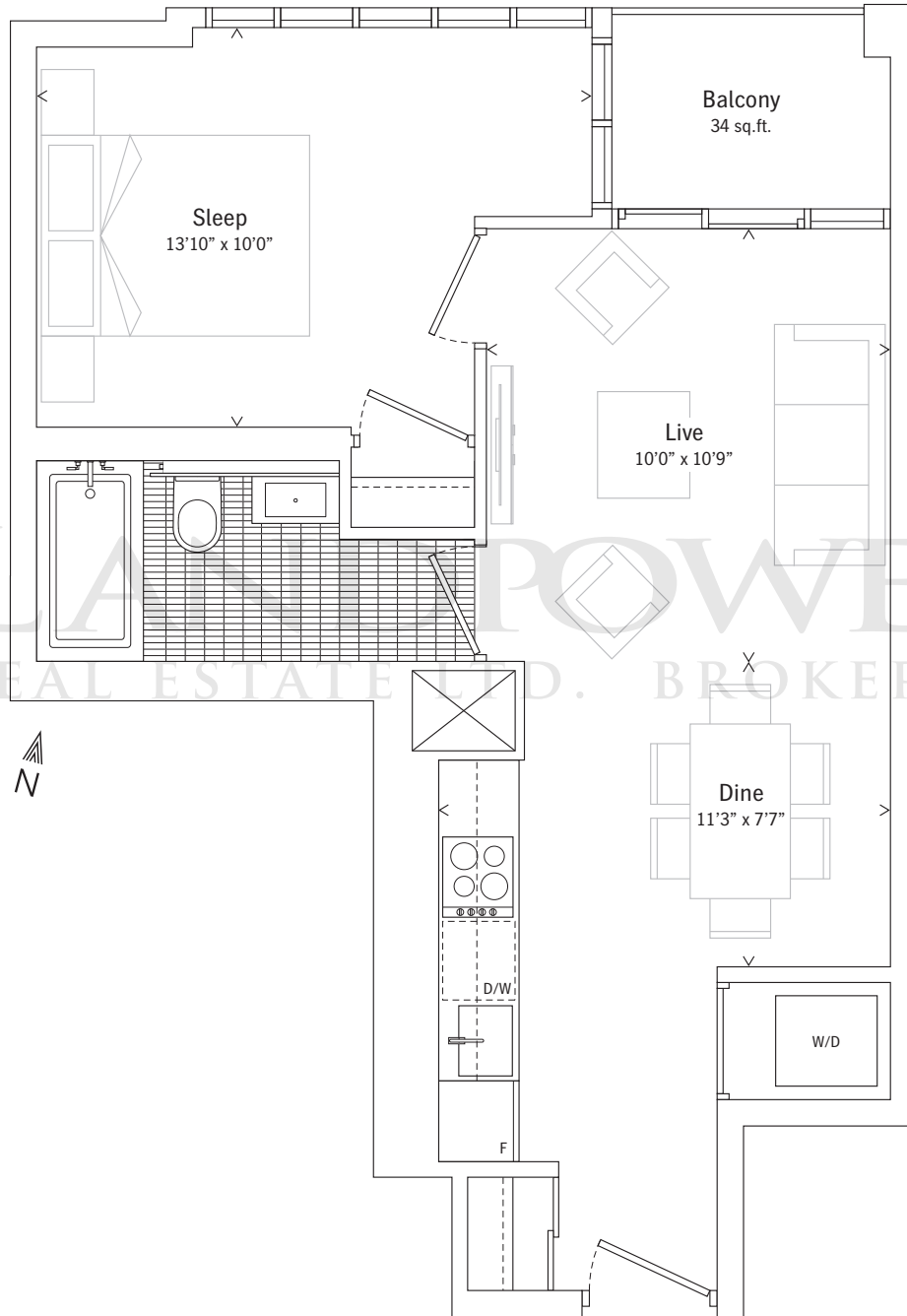


LEVEL 3-19



06

515 SQ.FT.  
ONE BEDROOM  
+ BALCONY 34 SQ.FT.



LAWPOWER  
REAL ESTATE LTD. BROKERAGE



LEVEL 3-19

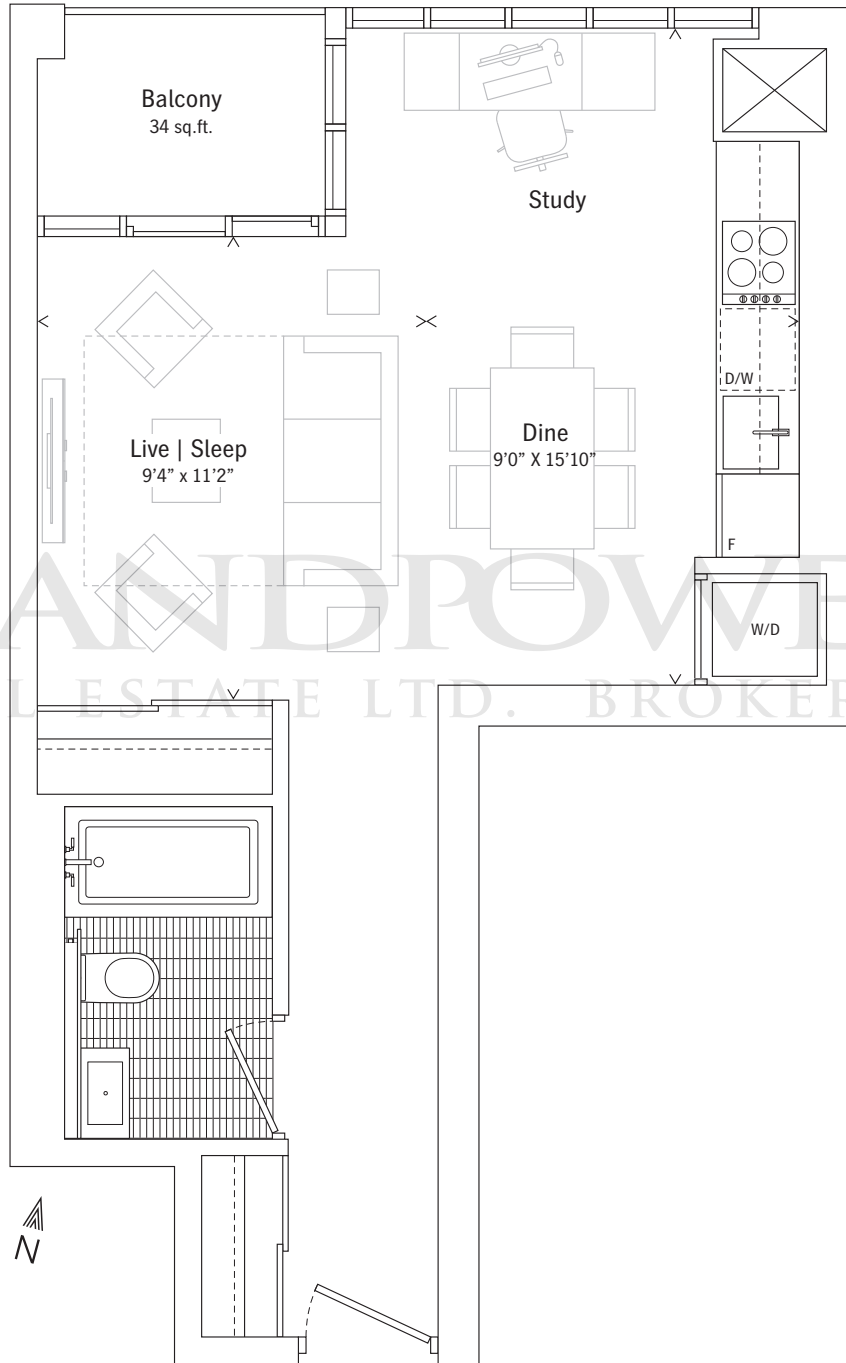


07

455 SQ.FT.

STUDIO

+ BALCONY 34 SQ.FT.



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



FASHION DISTRICT CONDOMINIUM

LEVEL 3-19



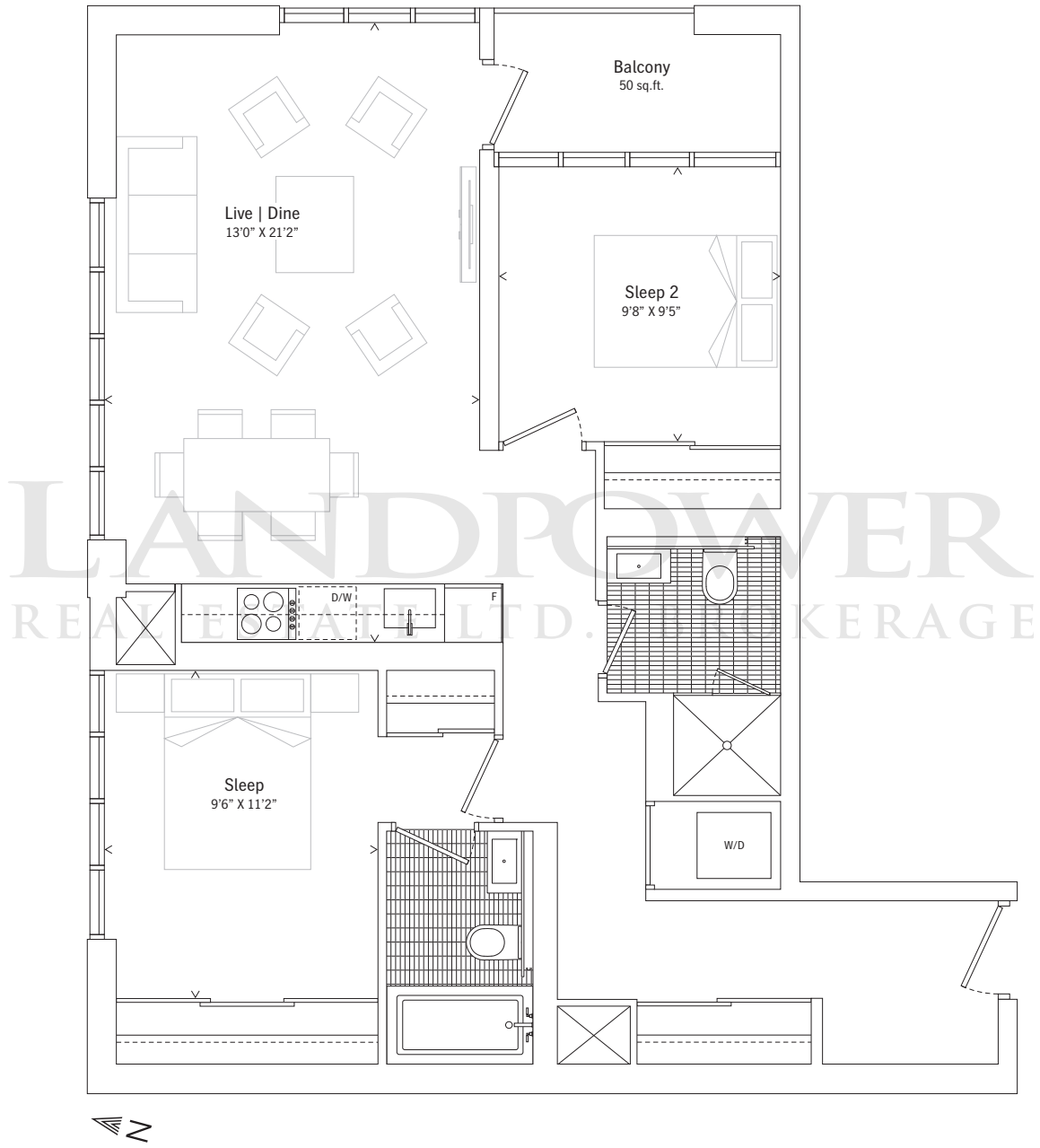
QUEEN STREET W

SPADINA AVENUE

ALL SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.

08

885 SQ.FT.  
TWO BEDROOM  
+ BALCONY 50 SQ.FT.



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



FASHION DISTRICT CONDOMINIUM

LEVEL 3-19



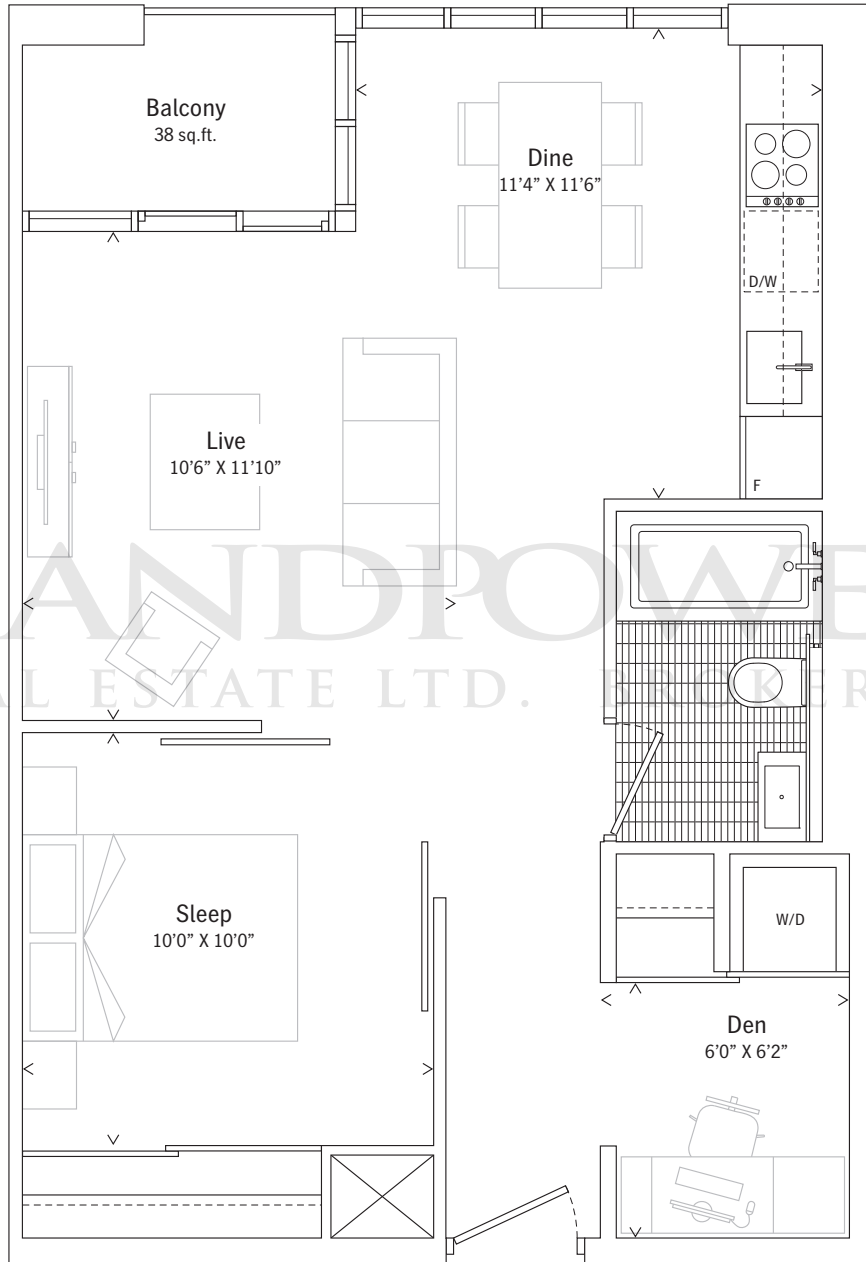
QUEEN STREET W

SPADINA AVENUE

ALL SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.

09

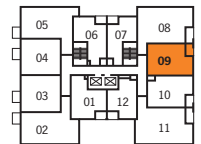
**590 SQ.FT.**  
**ONE BEDROOM + DEN**  
**+ BALCONY 38 SQ.FT.**



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



LEVEL 3-19



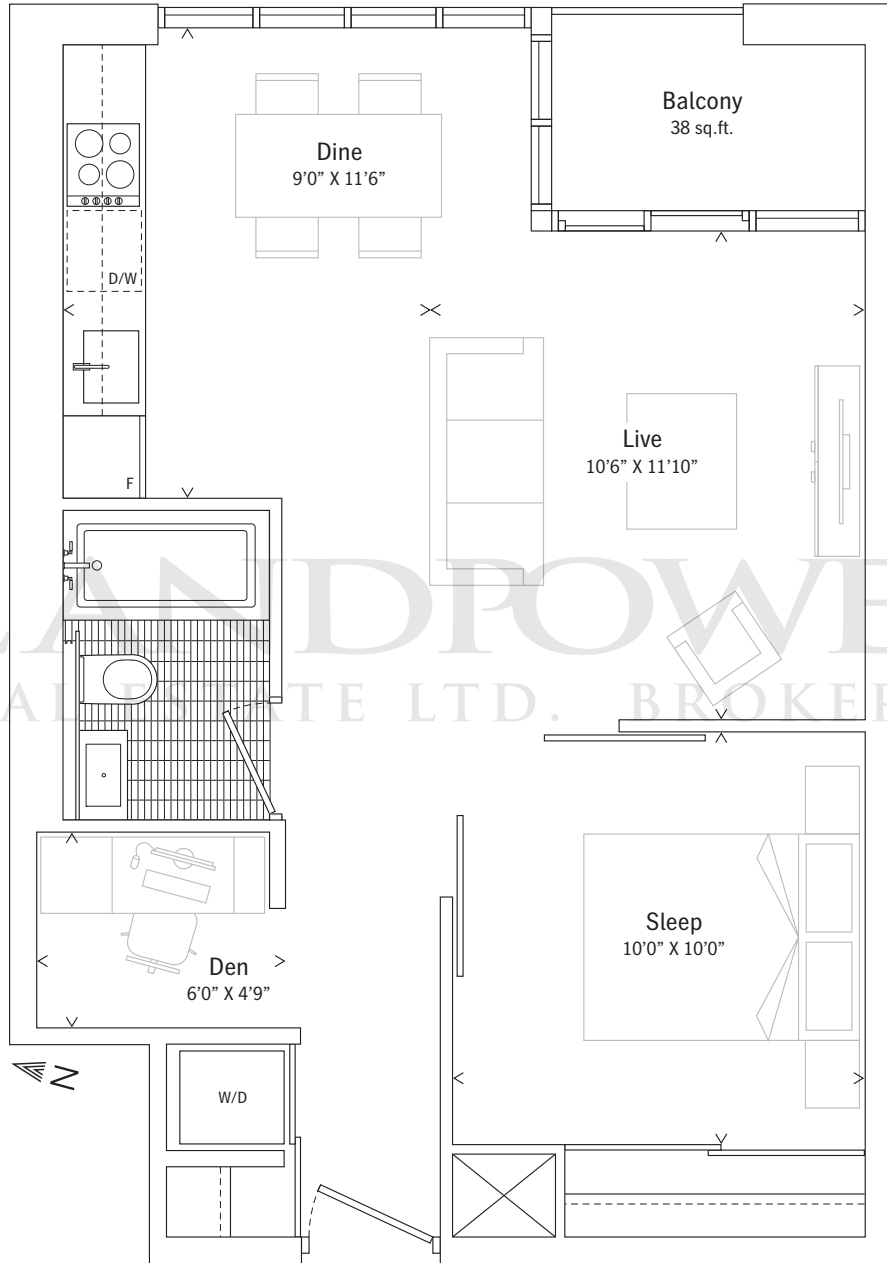
SPADINA AVENUE

QUEEN STREET W

ALL SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.

10

**575 SQ.FT.**  
**ONE BEDROOM + DEN**  
**+ BALCONY 38 SQ.FT.**



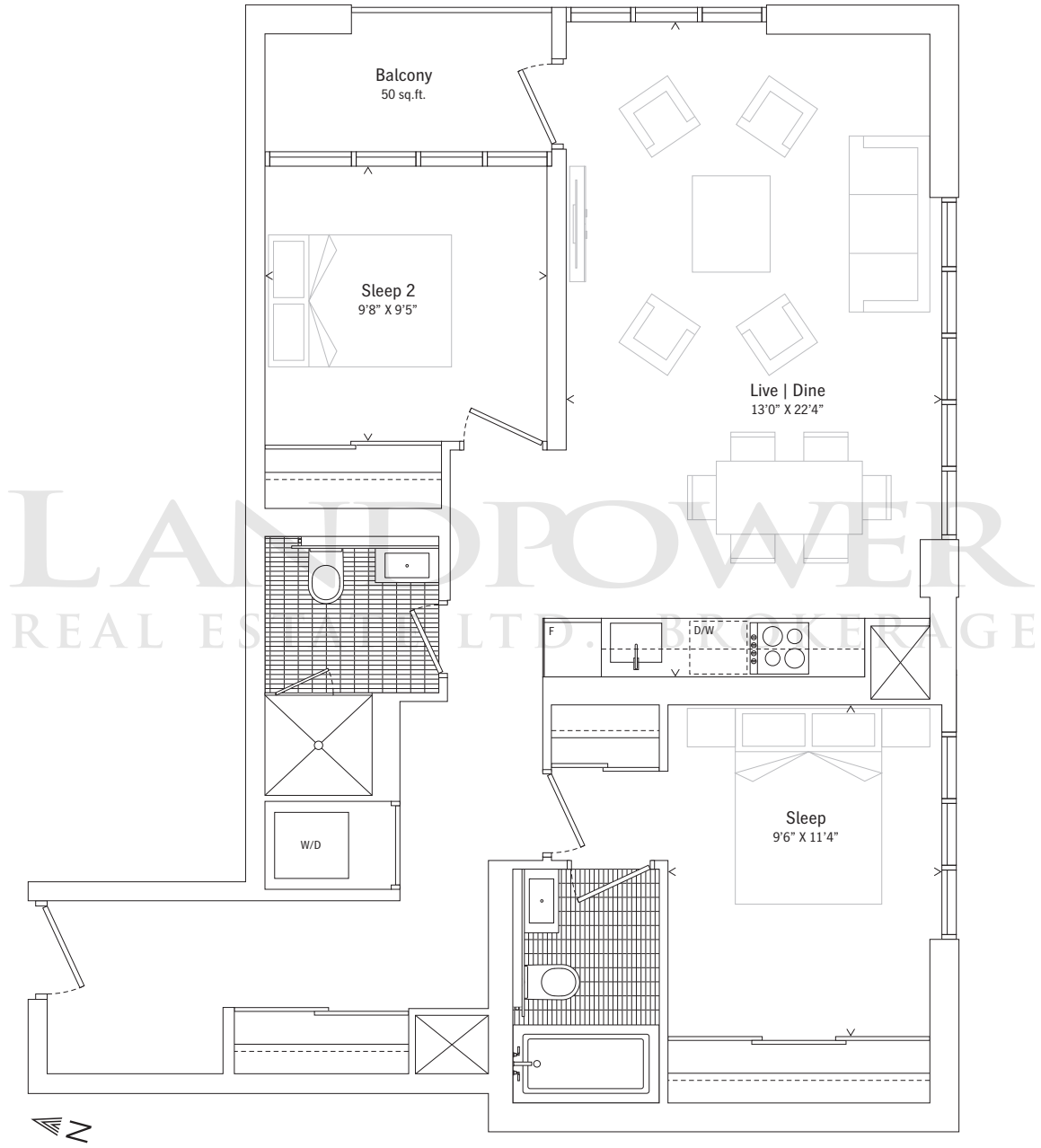
LANDPOWER  
REAL ESTATE LTD. BROKERAGE



LEVEL 3-19



910 SQ.FT.  
TWO BEDROOM  
+ BALCONY 50 SQ.FT.



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



LEVEL 3-19





# FEATURES + FINISHES

## THE RESIDENCES

- \_ ceiling height in principal rooms are 8ft or 9ft<sup>†</sup>
- \_ warehouse style floor to ceiling windows<sup>†</sup>
- \_ sliding or swing doors open onto the balcony and terrace<sup>†</sup>
- \_ smooth drywall painted white ceilings
- \_ white painted interior walls
- \_ 4" baseboard and 2 1/2" door casing
- \_ slab style bathroom, closet and washer/dryer room doors with brushed chrome hardware
- \_ glass sliding door(s) for bedroom<sup>†</sup>
- \_ vinyl coated wire shelving in all closets and storage areas
- \_ full-size stacked washer and dryer
- \_ individually controlled heating and air conditioning system

## KITCHEN

- \_ custom designed kitchen cabinetry in a selection of finishes\*
- \_ quartz surface counter top\*
- \_ porcelain tile backsplash\*
- \_ single bowl under-mount stainless steel sink
- \_ single lever deck mounted faucet set with pull-out spray
- \_ integrated and stainless steel appliances; frost free refrigerator, full-size dishwasher, over the range microwave oven, electric cook top, and electric built-in oven

## BATHROOMS

- \_ custom designed bathroom cabinetry in a selection of door finishes\*
- \_ full width mirror with integrated cabinet
- \_ porcelain wall tile\* on all wet wall surrounds (bathtub and shower<sup>†</sup>)
- \_ white bathroom fixtures
- \_ deep soaker bathtub and/or shower with frameless glass enclosure<sup>†</sup>
- \_ pressure balanced mixing valve in the bathtub and shower<sup>†</sup>
- \_ exhaust fan vented to the exterior

## FLOOR COVERINGS

- \_ engineered wood floors\* throughout, except for bathroom(s) and washer/dryer room
- \_ porcelain floor tile\* in bathroom
- \_ ceramic floor tile in washer/dryer room

## SAFETY AND SECURITY

- \_ pre-wired for a personally encoded suite intrusion alarm system
- \_ electronic communication system located in the secure main entry vestibule. guests in the main entry vestibule can be viewed on the resident's television
- \_ surveillance cameras in the lobby, and main entry vestibule
- \_ key fob controlled access system at all main building entry points and parking garage
- \_ smoke and carbon monoxide detectors provided in all suites

## ELECTRICAL FIXTURES

- \_ individual electrical panel with circuit breakers
- \_ white 'decora style' receptacles and switches throughout
- \_ ceiling mounted track lighting in kitchen
- \_ ceiling mounted light fixtures in foyer<sup>†</sup> and hallways<sup>†</sup>
- \_ recessed lights in bathroom(s) and powder room<sup>†</sup>
- \_ capped ceiling light fixture outlet in dining room<sup>†</sup>
- \_ switch-controlled split outlets in living room, den and bedroom(s)<sup>†</sup>

## MULTI-MEDIA TECHNOLOGY

- \_ structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- \_ pre-wired telephone, cable television and communication outlets. category 6 telephone wiring to all telephone outlets. rg-6 coaxial cable to all cable television outlets. each cable television and telephone outlet connects directly to the suite network centre

<sup>†</sup> as per plan \* from the vendor's samples

\_ natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. tile is subject to pattern, shade and colour variations

\_ if the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items

are of quality to or better than the materials and items setout herein

\_ the Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request; references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;

\_ all dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated;

\_ all specifications and materials are subject to change without notice E. & O.E.;

\_ pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit

or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect;

\_ the Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect

\_ all suites protected by the Tarion New Home Warranty Program



**FAD : FASHION DISTRICT CONDOMINIUM**  
170 SPADINA AVENUE, TORONTO  
**FADCONDO.CA 416.815.1818**

**TRI-WIN**