

LANE DOWVER  
REAL ESTATE LTD. BROKERAGE  
*THE* FLORIAN  
THE RESIDENCES *of*  
UPPER YORKVILLE

BROKER PREVIEW

OCTOBER 2007



Elegantly sweeping architectural lines and a curved podium that embraces the history of the area and creates a contemporary context to this genteel residence. The architecture is distinguished by an original combination of expansive glass and accent museum quality rare brick.



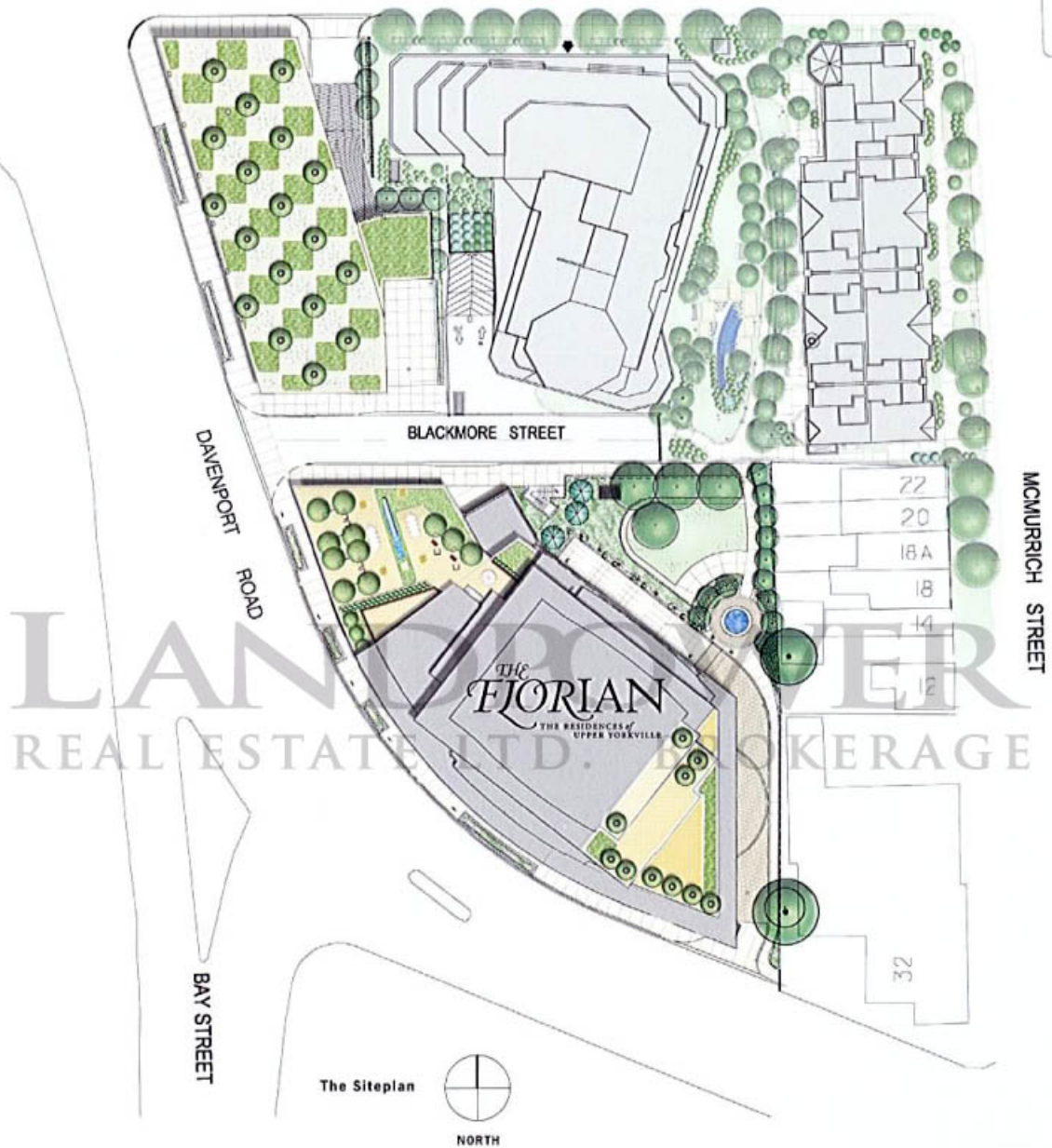


The 4th Floor Rooftop Terrace

LANDPOWER  
REAL ESTATE BROKERAGE



The 4th floor podium features a rooftop garden with summer bar that is flawlessly landscaped to provide both privacy and an erudite garden setting. The building offers a distinguished compendium of amenities as well as an opulent distinguished entrance way.



Lush and continuous gardens at grade, combined with green landscaped open spaces, created and designed by award winning Ferris + Associates, offer The Florian an unparalleled setting. The extended set back from Davenport Road allows for wide boulevard-style sidewalks, and deep terraces allows for open views and multiple green landscaped roofs.





## FOYER AND ENTRANCE HALL

- Stately ebony stained "macassar" veneer solid core door with distinctive hardware complimented by elegant frame and side dark mirror panel
- Choice of pre-finished engineered hardwood flooring\*\* or large format marble, or limestone tiles in foyer and coat closet. Cornice molding in foyer\*

## PRINCIPAL ROOMS

- Your choice of prefinished engineered hardwood flooring on sound attenuating underlay\*\* or 100% cut pile wool carpet on premium underlay\*\*
- 8-foot high sealed unit windows extending to the floor with awning type opening sashes where applicable
- Double sliding single panel glass balcony doors\*
- 7-inch baseboards with 4-inch door casing complete with backband
- Paint grade single panel, elegant design solid core interior doors (8-foot high in suites with 10-foot floor to ceiling height and 7-foot in suites at 9-foot floor to ceiling height) with designer chrome lever handles
- Wood shelving and chrome coat rod in all closets and walk-in closets
- Gas fireplaces\* in living room with floor to ceiling ¾-inch marble side columns\*\* and central full height tempered smoke
- Mirror panel or choice of plaster or wood mantel\*\*
- All walls, ceilings, bulkheads, cornice moldings, baseboards, trim and doors are prime painted

## CEILINGS

- 10-foot ceilings on floors 5 through 21 in all principal rooms and 9-foot floor to ceiling height in suites on floors 2 to and including 4, except where ceilings are dropped for mechanical and construction reasons
- Ceiling height is measured from the top of the concrete slab to the underside of the concrete ceilings above
- Ceilings are dropped 1-foot for the entire area in laundry rooms, bathrooms, kitchens and powder rooms
- All ceilings are smooth satin finish
- Elegant 6-inch plaster cornice mouldings in living room, dining rooms, foyer and entrance hall of the suites located in the tower, 5th floor and in suites above 1500 square feet in the podium

## LIGHTING

- Capped ceiling electrical connection in the kitchen, breakfast room\*, den/family room, powder room\*, main bathroom, foyer, laundry room, walk in closets.
- One waterproof halogen light will be provided in the shower of the master ensuite bathroom as well as two wall sconce outlets will be provided above the vanity of the master ensuite bathroom.
- Door activated switch in the master bedroom walk in closet.

- Two switched wall outlets will be provided in the living room, master bedroom, and second bedroom
- One switched wall outlet will be provided in the dining room
- Recessed led pot lights\*\* can be located in the perimeter bulkheads at the client's discretion. The suite will be provided with one led pot light per approximately 100-square feet of suite area

## KITCHEN

- Your choice of pre-finished engineered hardwood flooring\*\* on sound attenuating underlay or large format marble or limestone tile\*\* or porcelain tile\*\* with 7-inch baseboard
- Hand crafted signature kitchen cabinets designed by Brian Gluckstein made by Marana Kitchens
- Unique 8-foot, 3/4-inch plywood box construction cabinets, as manufactured by the finest craft woodworkers expressed in your choice finishes and traditional, transitional, or contemporary styles, hand finished in a wood stain or lacquer in a satin or polished finish\*\*
- Soft closing hinges on all cabinet doors
- Stainless steel drawer mechanisms and sliders
- Choice of cabinet door handles\*\*
- The island\*\*\* is provided with a double row of drawers for the convenient storage of plates, pots, and pans
- The sink is a double stainless steel bowl with vegetable pull out spray faucet
- Choice of sandblasted mirror or stainless steel or ceramic tiles\*\* as a back splash
- Choice of freestanding stainless steel hood fan or concealed undermounted retractable fan
- Choice of straight edge granite\*\*, marble\*\* or stainless steel countertop
- Top of the line kitchen appliances
- Refrigerator – subzero, 700 series, 27-inch, with stainless steel door or panel to match cabinets
- Cook top – Viking, 4 burners, single continuous grill cook top
- Wall oven – Viking, 27-inch, available in graphite colour, or other Viking available colours
- Microwave – Viking\*
- Warming drawer – Viking\*
- Wine cooler – kitchen aid, under counter wine cooler fridge\*
- Dishwasher - Asko fully integrated dishwasher with stainless steel door or wood panel to match cabinets

## MASTER ENSUITE BATHROOM

- Choice of large format marble\*\*, limestone\*\*, or porcelain\*\* tiles
- Drop in acrylic 6-foot soaker tub with center drain and double sided slanted back for the comfort of two people
- Chrome 8-inch tub faucet and hand shower mounted on the tub dedicated deck
- Kohler, 4 shower heads mounted on a freestanding shower column or on a wall unit\* at different heights will provide a

complete spa experience. The units can be operated individually or in combination through the single touch intelligent system and are controlled by a remote thermostatic electronic valve

- The shower system is prewired for mp3 uploading, and allows the use of future waterproof speakers, the system also allows the client to install led relaxing multicolour lights
- The shower walls are marble\*\* or limestone\*\* and the enclosure is clear frameless glass
- Custom designed vanities in a traditional or contemporary style\*\* with marble\*\* full-length top
- Custom designed floor to ceiling tower linen closets\*
- Oversized custom vanity mirror\*
- Undermount oval vanity sink(s)\* with 8-inch chrome faucets
- Etched translucent glass enclosure and glass door in water closet room\*
- Kohler one piece elongated bowl toilette with complimenting bidet\*

#### GUEST BATHROOMS

- Choice of 1-inch by 2-inch limestone mosaic\*\*, 12-inch by 12-inch porcelain\*\* or marble\*\* flooring
- Shower base in same material as the floor cut in smaller size to allow proper drainage
- Luxurious shower stall enclosed by back painted floor to ceiling glass, framed glass door, pressure balanced shower control, multi spray shower head
- Master handcrafted vanity in satin or glossy lacquer\*\* finish with choice of marble\*\* or limestone\*\* vanity top, banjo\* and backsplash, top mounted oval basin and elegant European single lever faucet
- Extending over the length of the vanity and banjo\*, full size mirror
- Elegant one piece elongated bowl low flow rated toilette with quiet-close seat

#### POWDER ROOM

- Choice of large limestone\*\* or marble\*\* or porcelain tiles
- Elegant handcrafted console vanity with marble\*\* top and stainless steel bowl sink mounted on the marble
- Elegant comfort height one piece elongated bowl toilet with quiet-close seat

#### LAUNDRY ROOM

- Choice of ceramic\*\* floor tiles
- Front loading sided by side or stacked\*\* energy star rated whirlpool washer and dryers
- Lever operated main shut off valve
- White laundry sink\*\* and laminate top to side by side installation\*
- Bottom and top white cabinets\*
- Receptacle located above the counter top and on the wall parallel to the side of the counter top

- Backsplash from a selection of ceramic subway tiles\* \*\*
- Electrical panel for the suite located behind laundry room door\* where possible and as per code
- Electrical receptacle above the counter top and on the adjacent wall of the room\*\*

#### MECHANICAL SYSTEM

- From one to three heating and air conditioning zones, depending on the size and the orientation of the suite
- Each zone will be heated or cooled by a quiet four-pipe fan coil mechanical unit controlled by individual thermostat. Each four-pipe fan coil unit is equipped with an air filter

#### BALCONIES

- Sealed concrete balconies
- Hose bib connection on tower balconies with depth of more than 6-feet
- Exterior ground fault receptacle

#### TERRACES

- Paving stones on terraces
- 2 ground fault receptacles on a separate 15-amp circuit and hose bib

#### PEACE OF MIND FEATURES

- Your privacy is of the utmost importance at the Florian of upper Yorkville and as such we have designed for a separate elevator for guests from visitor parking, directly to the concierge, to ensure that no unwanted persons gain entry to the residential portion of the building
- A dedicated security channel on television will allow residents to identify guests as they enter the building

#### SECURITY AND SAFETY FEATURES

- Keypad entry panel at suite front door with alarm connected to the concierge
- Heat detector wired to the central alarm panel, smoke and carbon monoxide detectors, as well as voice alarm speakers option of valet parking or self-park using your programmable remote garage door control
- Brightly lit and painted garage, which contains video cameras with intercom to concierge
- Key chain remote control activates the garage alarm system should there be a concern while in the garage
- Proximity access device permits access to the main lobby, garage, elevator lobby and amenity areas

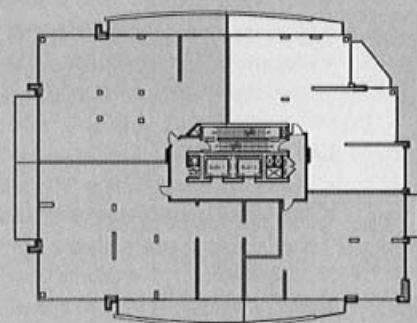
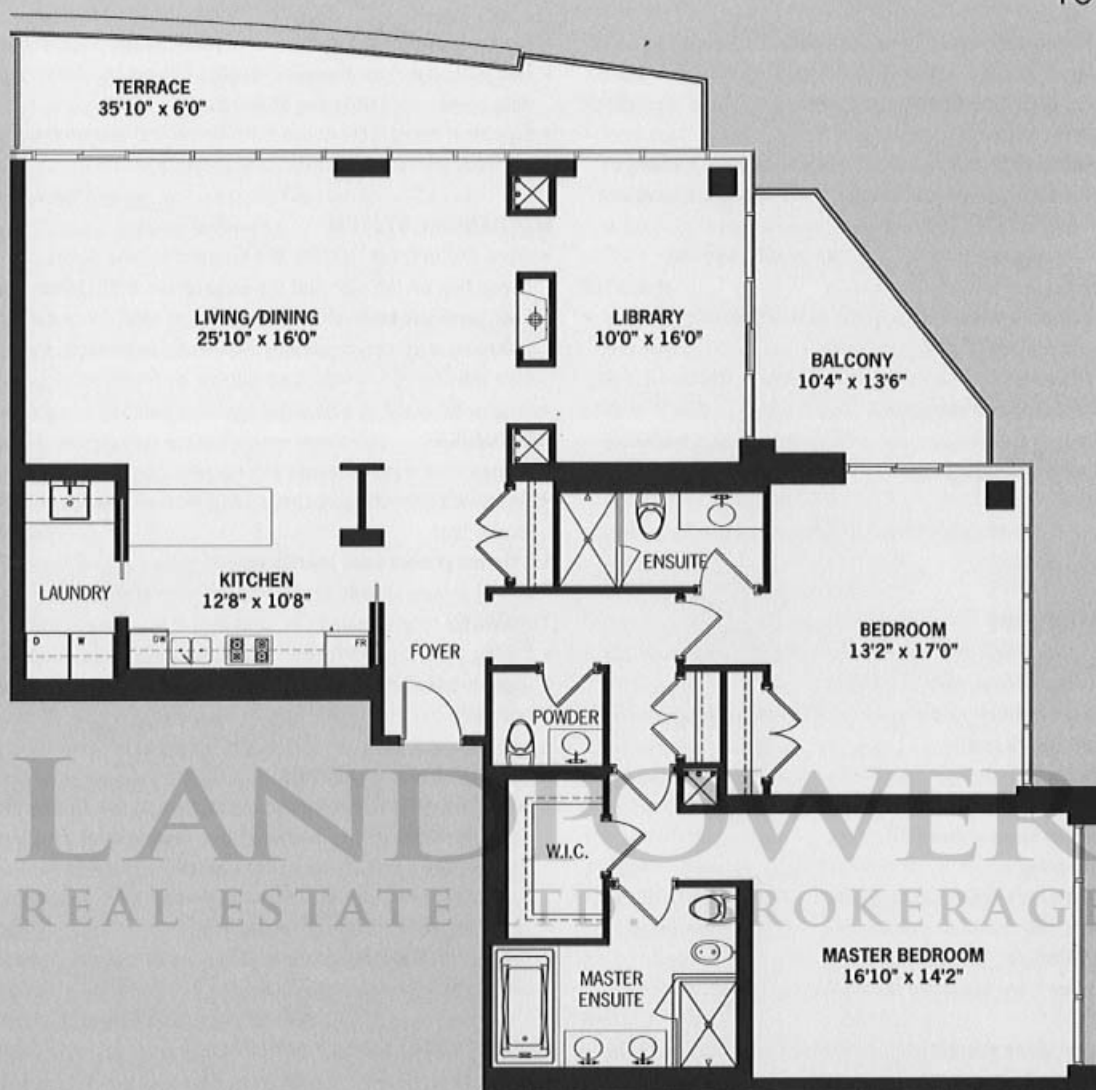
\*As per plan, \*\*from builder's sample, \*\*\*As per plan, and where there are no appliances.

Principal rooms: living/dining room, kitchen, library, master bedroom, guest bedroom

Please note: prices and specifications are subject to change without

notice. Builder may substitute materials for those provided in the plans and

specifications, provided that such materials are of quality equal to or better than the material provided for in the plans and specifications above. E. & O.E.

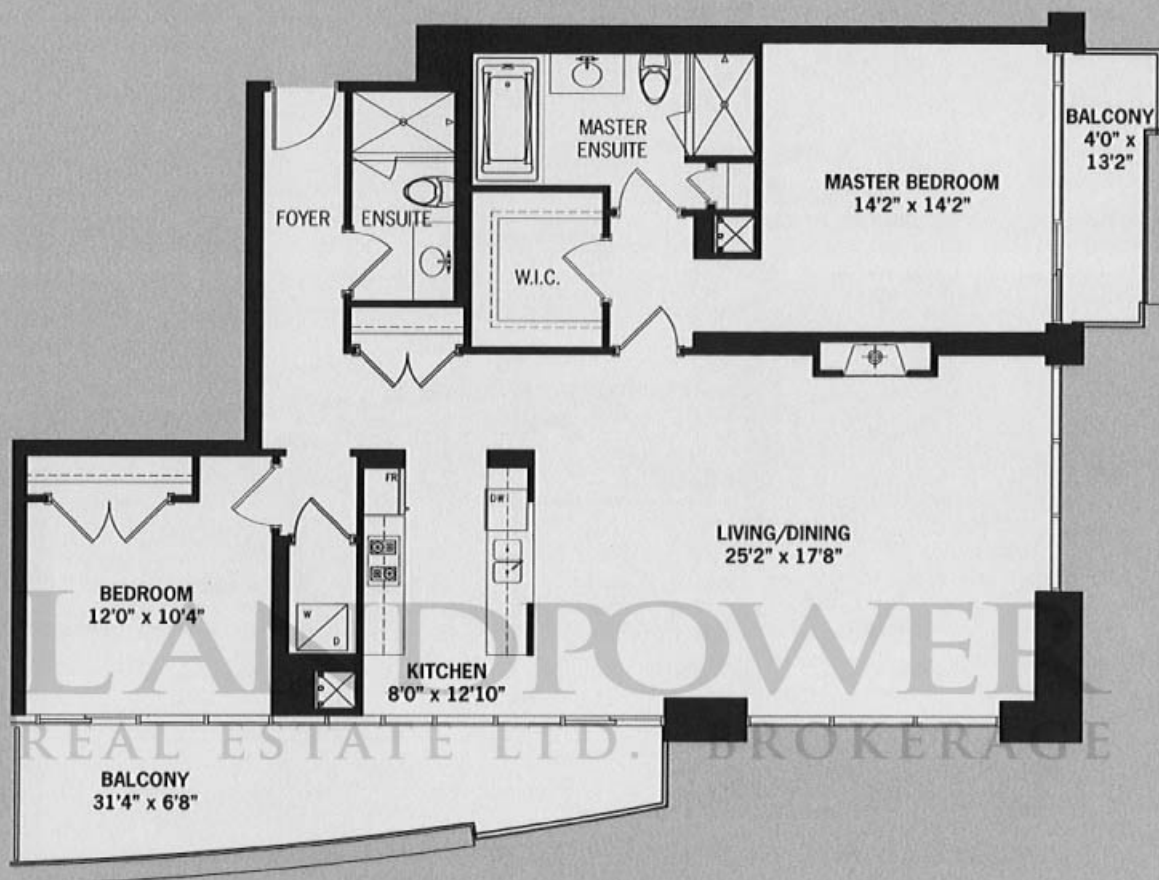


UNIT ONE SIXTH TO NINETEENTH FLOORS

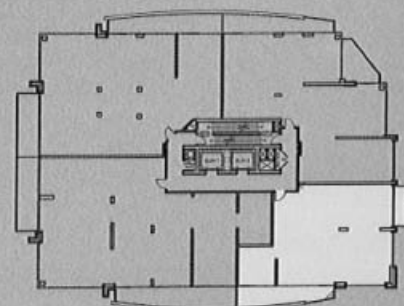
TWO BEDROOM PLUS DEN 1,941 SQ. FT.

All stated room dimensions, areas and drawings shown are approximate. Information subject to change without notice. Floor area measured in accordance with ONWIP bulletin #22. Actual living area may vary from floor area stated. Purchaser acknowledges that the unit may be a reverse layout to the plan shown, E. & O.E. Illustration is artist's concept only.





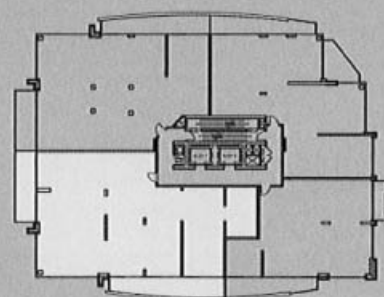
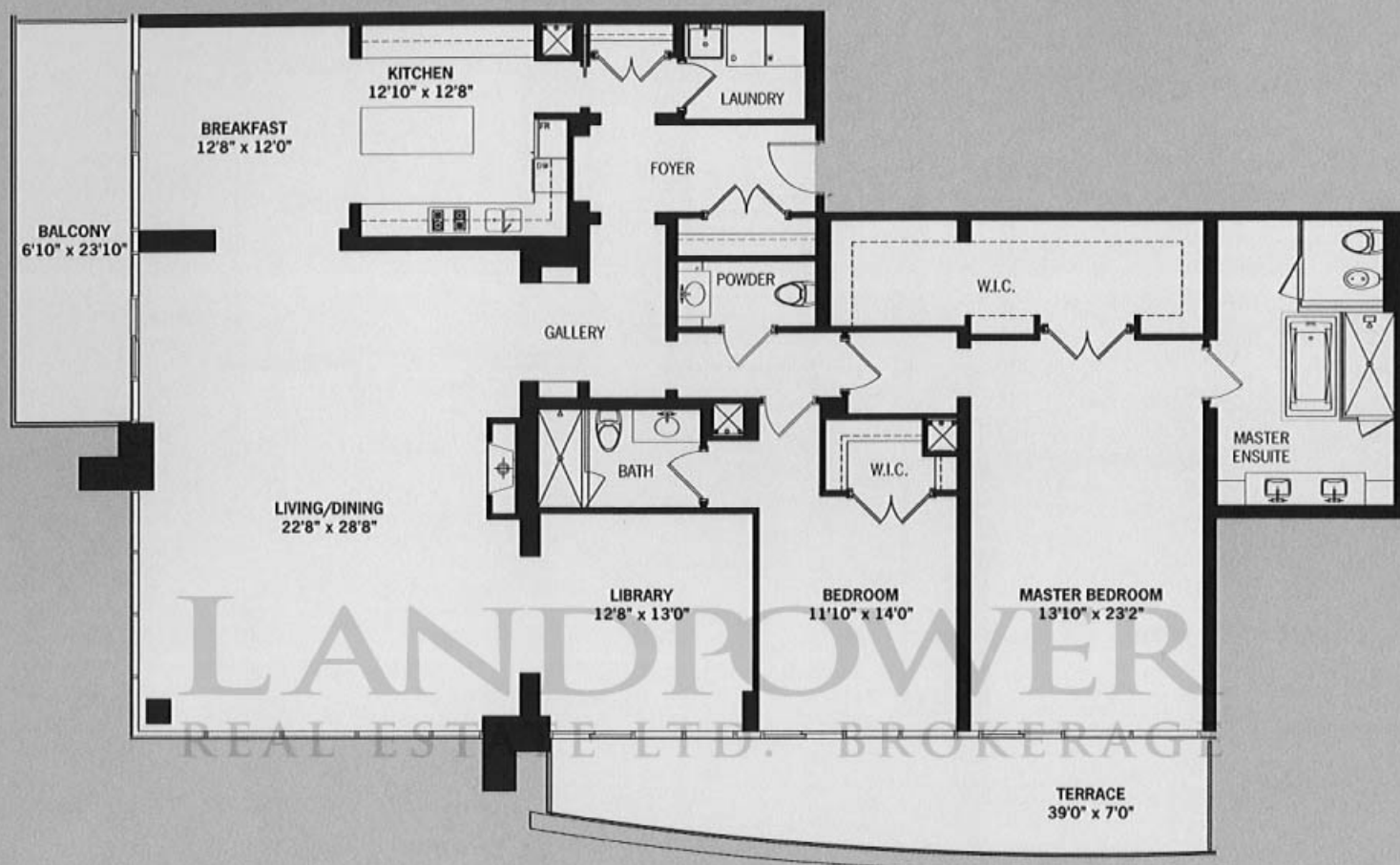
NORTH



UNIT TWO SIXTH TO NINETEENTH FLOORS

TWO BEDROOM 1,476 SQ. FT.

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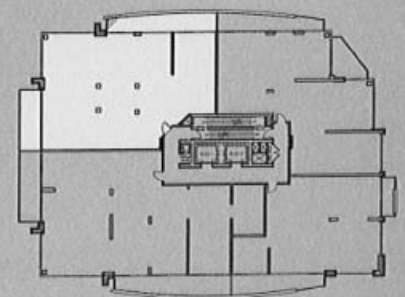
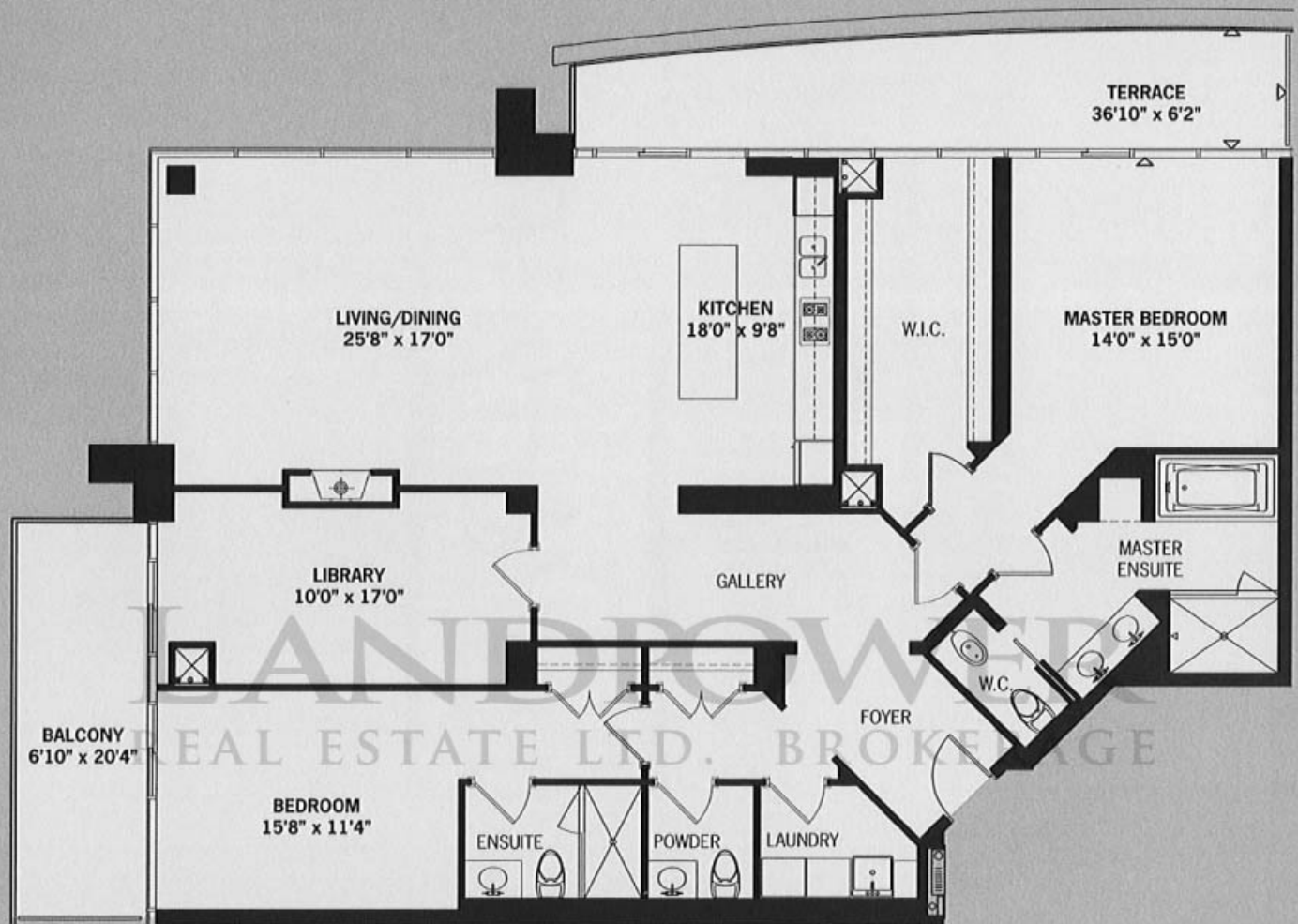


UNIT THREE SIXTH TO NINETEENTH FLOORS

TWO BEDROOM PLUS DEN 2,709 SQ. FT.

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# TOWER SUITES



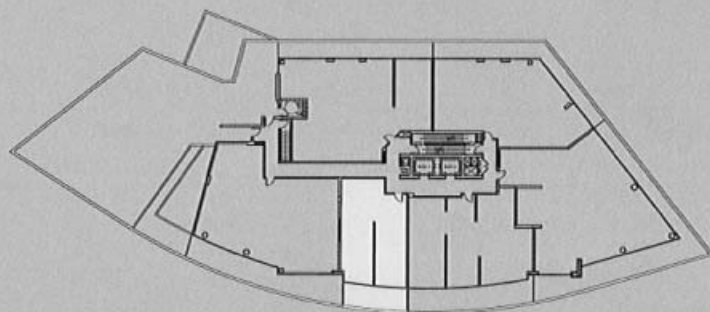
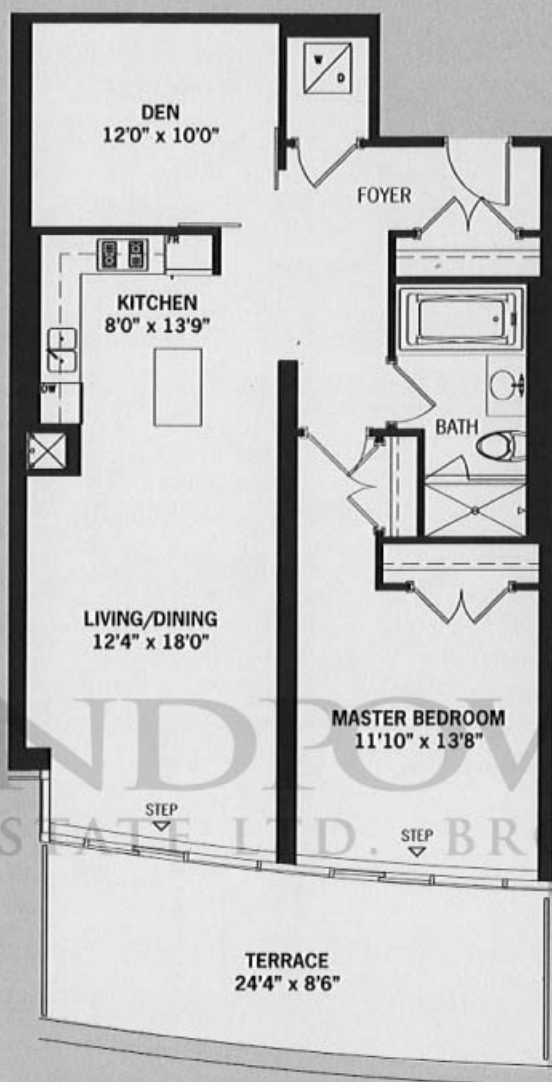
UNIT FOUR SIXTH TO NINETEENTH FLOORS

TWO BEDROOM PLUS DEN 2,197 SQ. FT

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# PODIUM ONE-OF-A-KIND SUITES

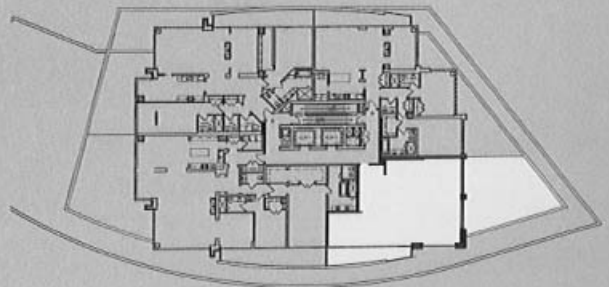
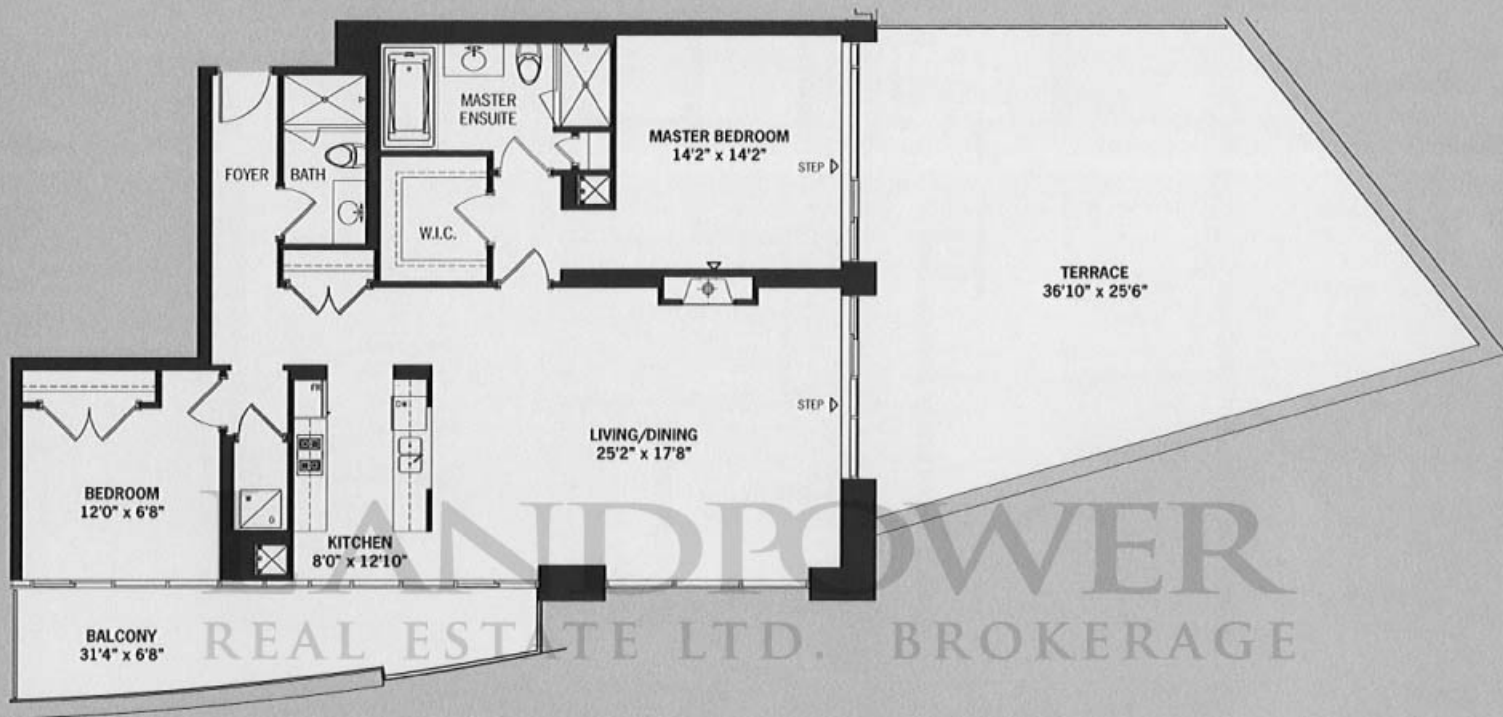


UNIT FOUR FOURTH FLOOR

ONE BEDROOM PLUS DEN 1,024 SQ. FT.

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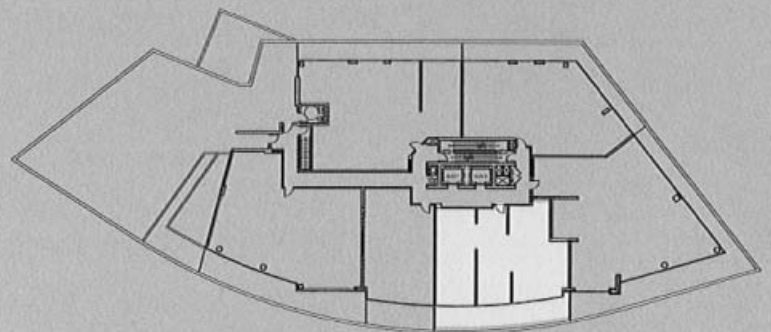


UNIT TWO FIFTH FLOOR

TWO BEDROOM 1,476 SQ. FT.

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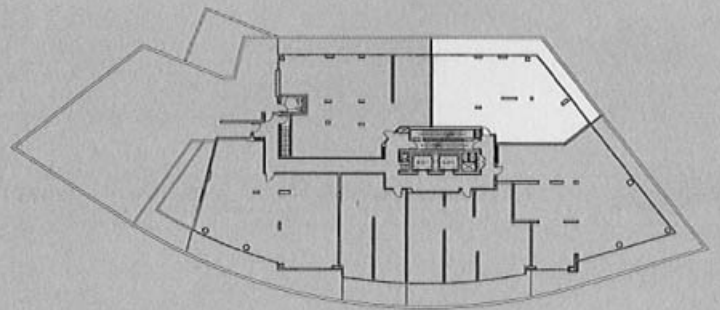
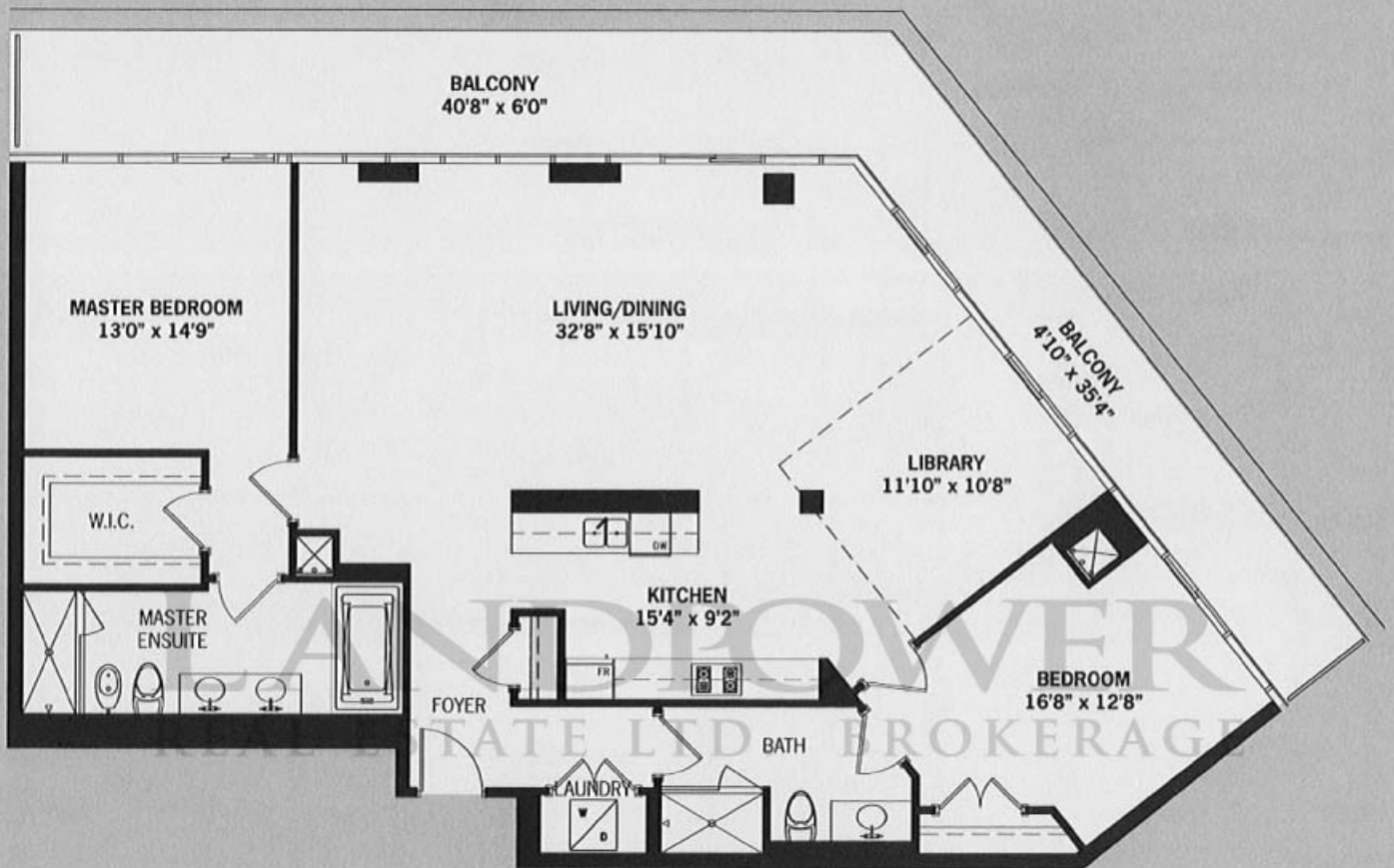
UNIT THREE FOURTH FLOOR

TWO BEDROOM PLUS DEN 1,603 SQ. FT.

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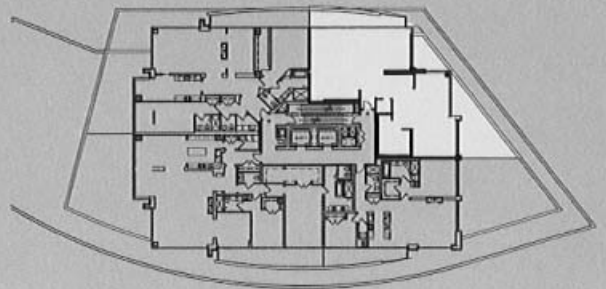
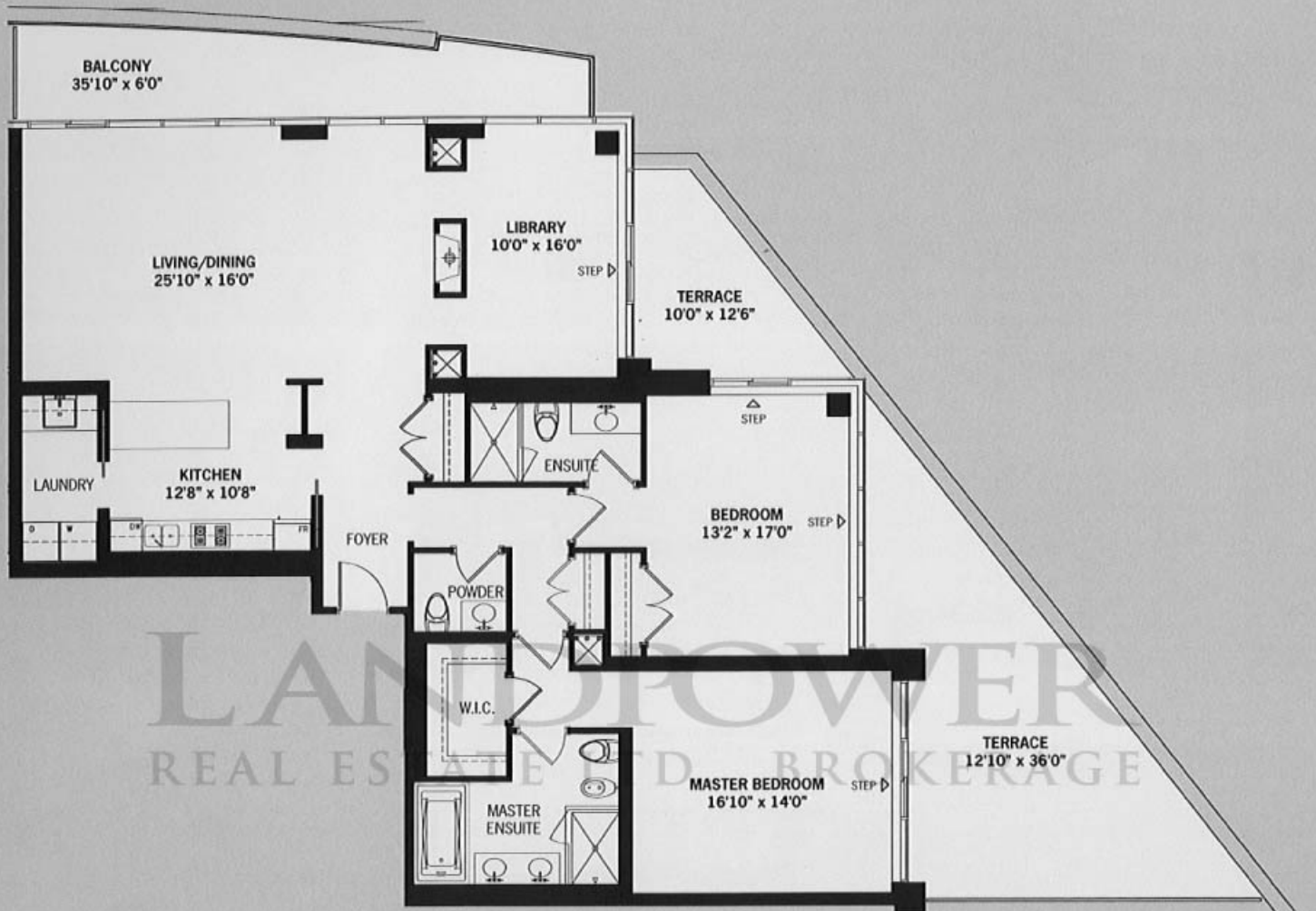


UNIT ONE FOURTH FLOOR

TWO BEDROOM PLUS DEN 1,682 SQ. FT.

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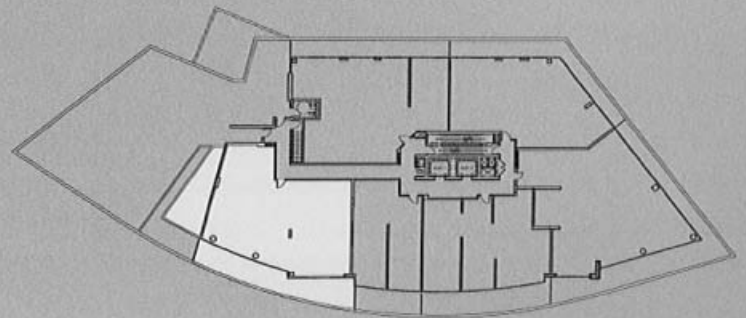
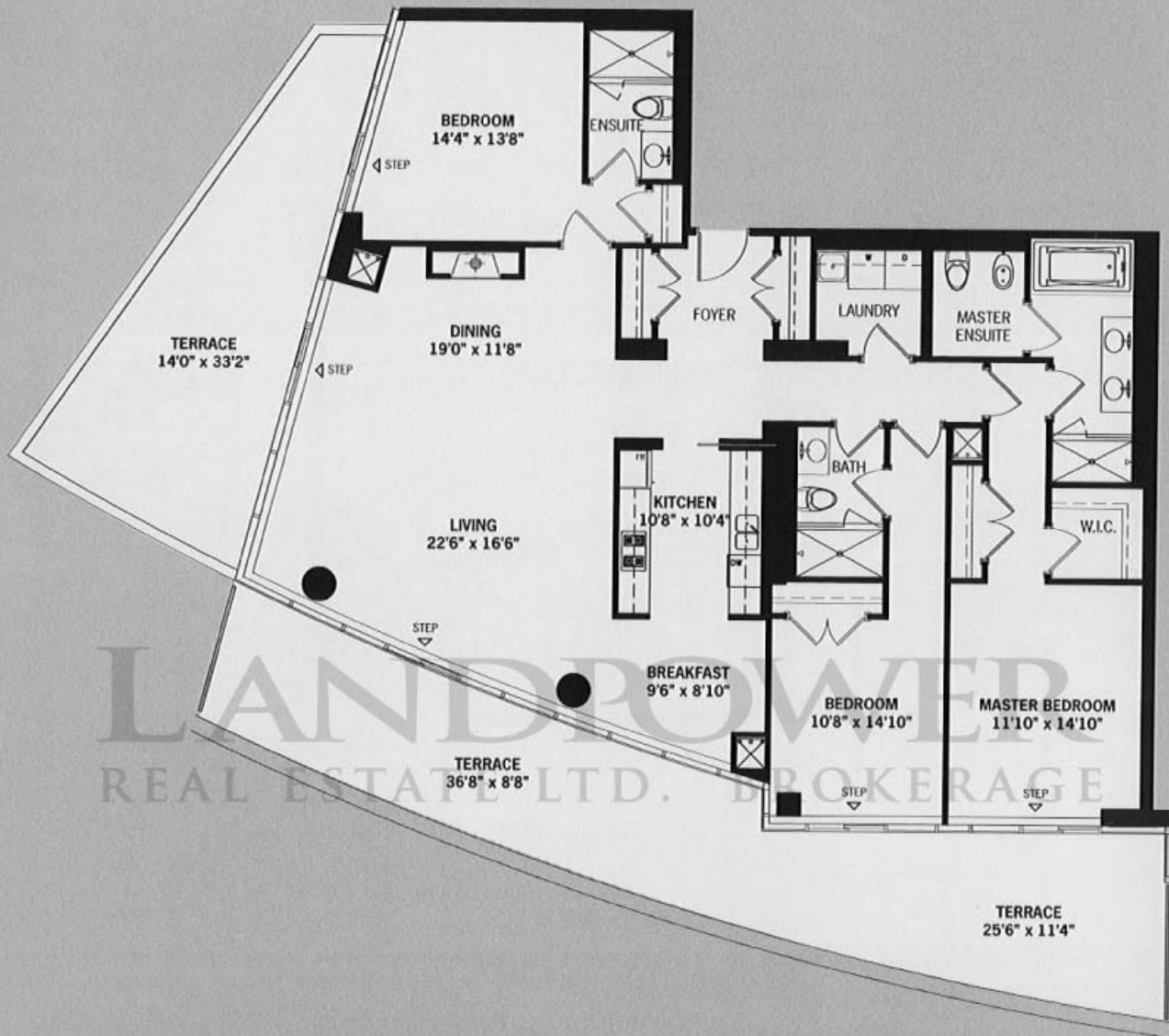


UNIT ONE FIFTH FLOOR

TWO BEDROOM PLUS DEN 1,941 SQ. FT.

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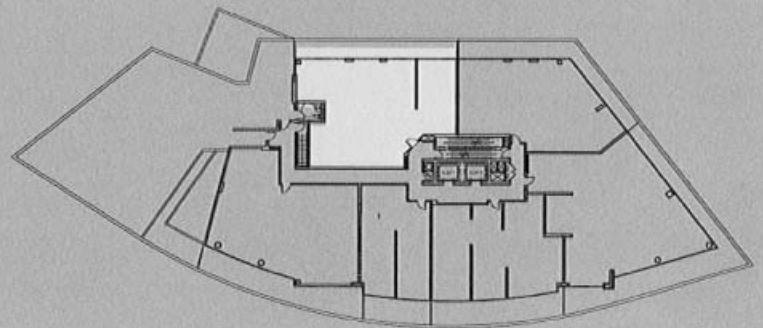
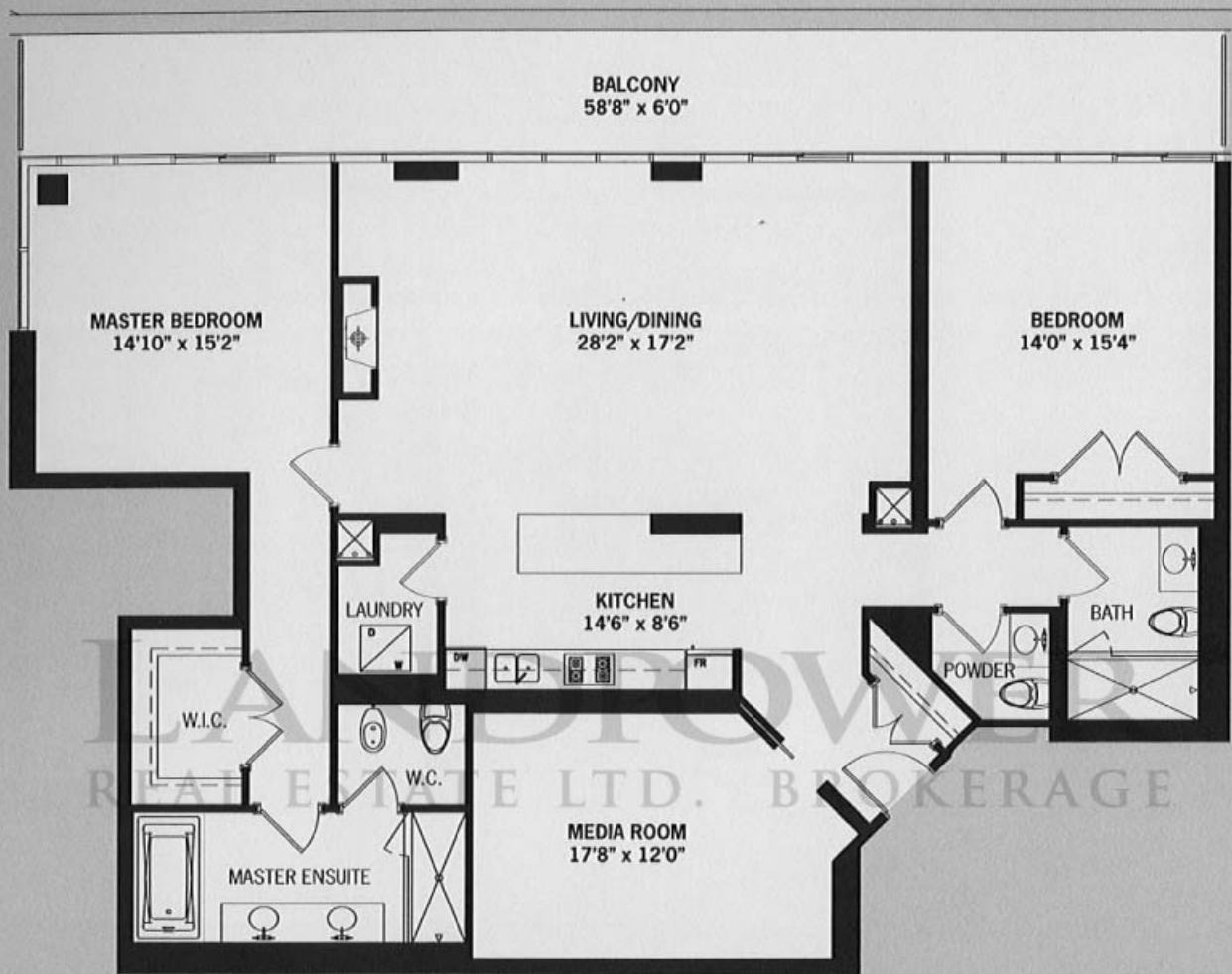
UNIT FIVE FOURTH FLOOR

THREE BEDROOM 2,032 SQ. FT.

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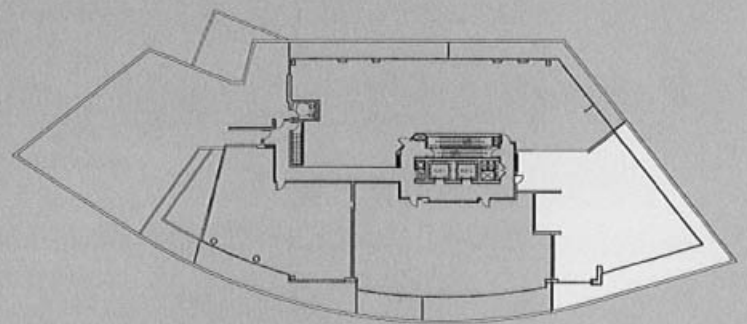
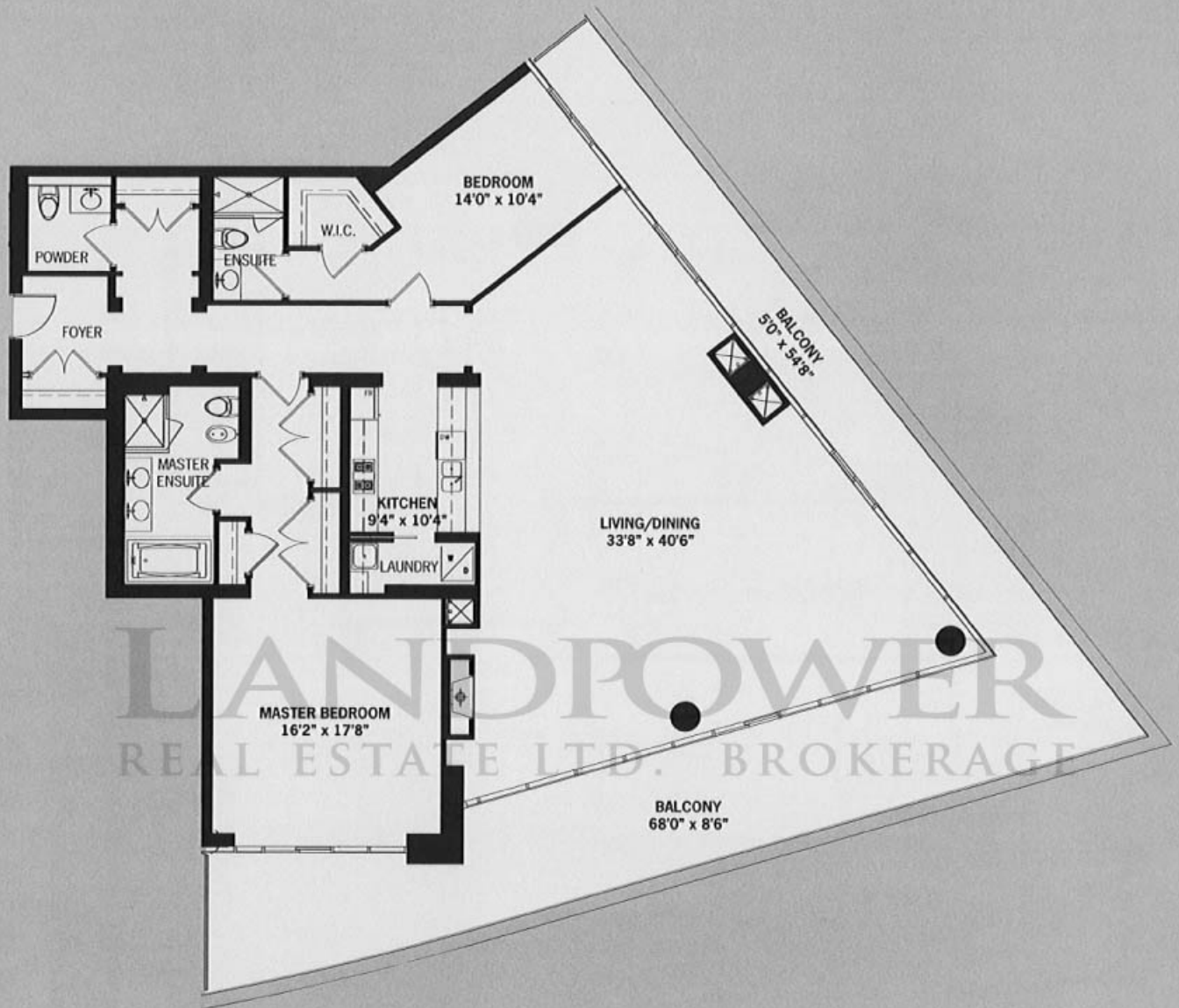


**UNIT SIX FOURTH FLOOR**

**TWO BEDROOM PLUS DEN 2,036 SQ. FT.**

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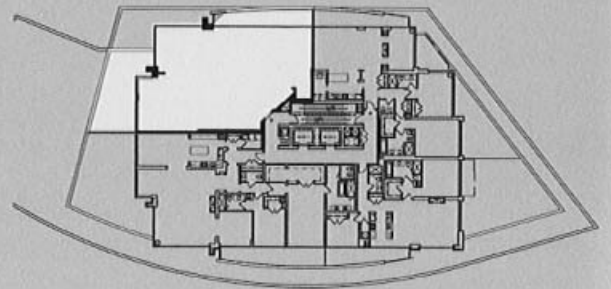
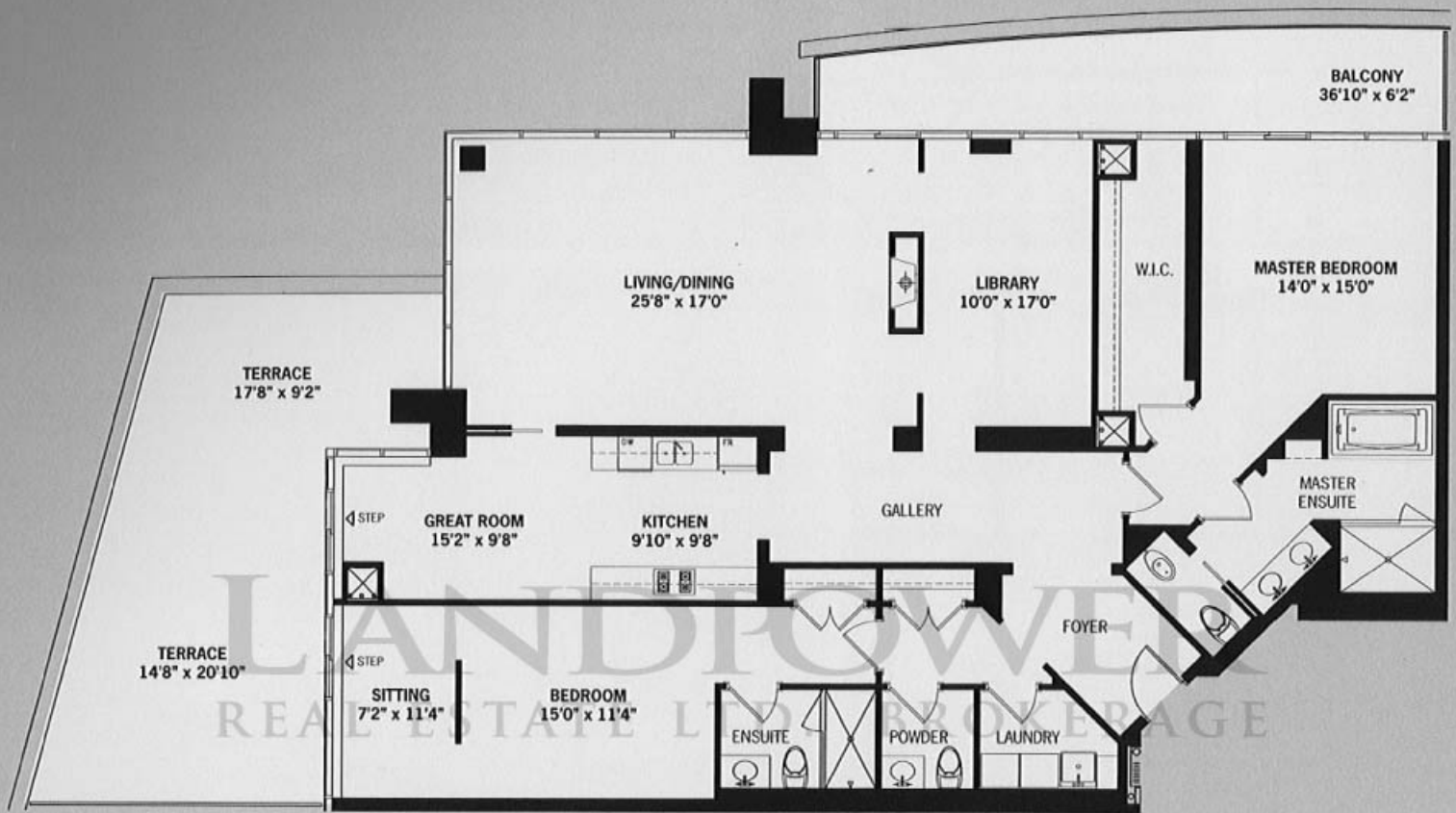


UNIT TWO FOURTH FLOOR

TWO BEDROOM 2,332 SQ. FT.

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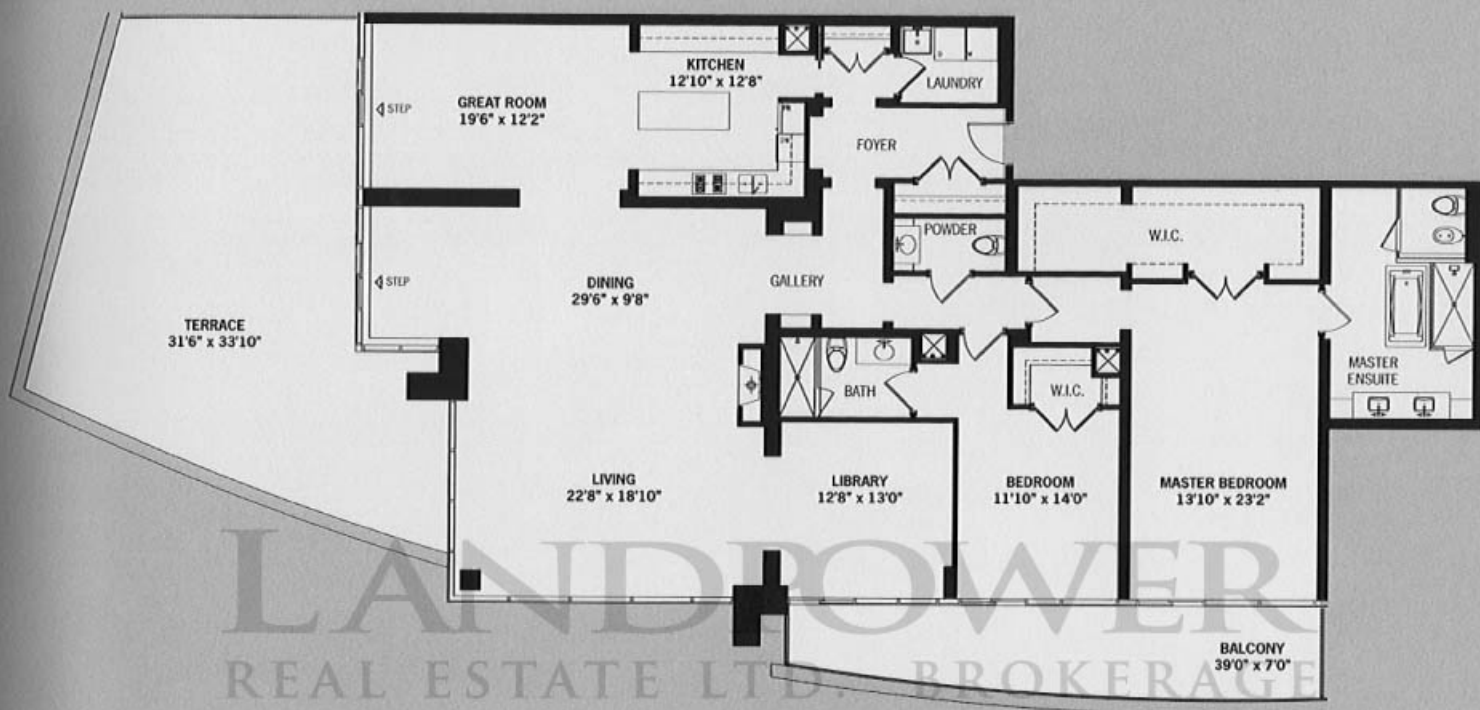
UNIT FOUR FIFTH FLOOR

TWO BEDROOM PLUS DEN 2,339 SQ. FT.

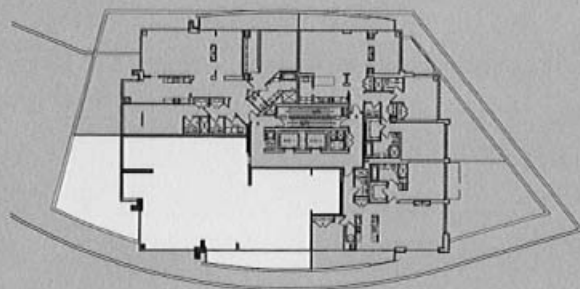
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# PODIUM ONE-OF-A-KIND SUITES



NORTH



UNIT THREE FIFTH FLOOR

TWO BEDROOM PLUS DEN 2,875 SQ. FT.

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# LANDPOWER

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