



LUXE
C O N D O M I N I U M S

EXCLUSIVE PREVIEW
LIVE THE LIFE ON YONGE IN NORTH YORK

menkes

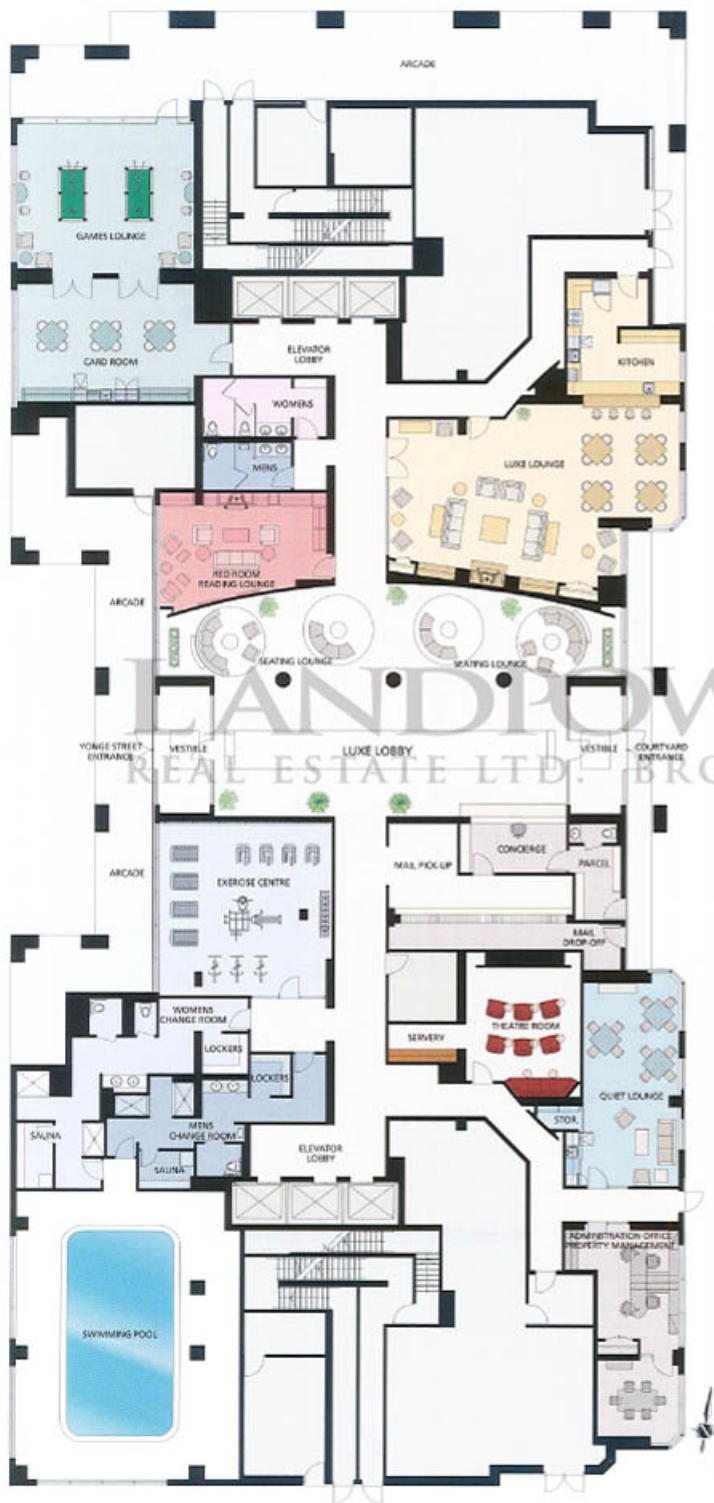


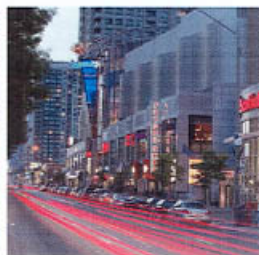
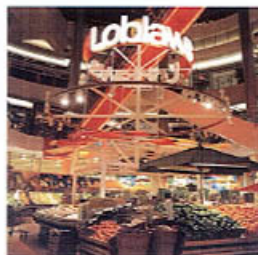
LUXE
CONDOMINIUMS

Live the life of **LUXURY**

Live the LIFE. Live the life of FUN. Live the life of LEISURE.
Live the life of CONVENIENCE. Live the life of LUXURY.
LUXE on Yonge, in North York City Centre embodies all the
quintessential elements of a true luxury condominium
residence. This is the life. Live it.

menkes







Live Green At Luxe

At Menkes, we care about how our communities will affect the environment. As a Menkes Green condominium, LUXE will feature innovative environmental initiatives for a clean, energy efficient and more economical lifestyle. Menkes – dedicated to building a green and sustainable future, one condominium residence at a time.

Menkes Green Suite Highlights:

- › Exclusive Magic-Pak meter technology provides year round, individually controlled heating and cooling system for energy efficiency
- › Individual hydro meters for separate hydro billing
- › Suites built with energy saving construction materials, including superior wall insulation, double-glazed windows, energy saving lighting, and low volatile compound paints and adhesives
- › High pressure, low flow showerheads and faucets for water efficiency
- › Premium quality Energy Star appliances, including front loading washing machines designed to conserve water and detergent

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

Menkes Green Community Highlights:

- › Located in a prime, transit-friendly location to encourage use of public transportation
- › Construction waste recycled to reduce landfill
- › Convenient building facilities for sorting household recyclables
- › Timed CO monitoring in parking garages to increase efficiency of fans used for fresh air distribution
- › Easily accessible and secure bicycle parking areas



LUXE

C O N D O M I N I U M S

Agent Preview Price List

Suite Name	Unit	Bedroom Type	Sq. Ft.	Exp.	6 th Fl. Price
The Luster*	05	1 bedroom	545	NW	\$169,990 (available on 3 rd fl only)
The Velvet*	06	1 bedroom	550	N	\$176,490
The Cashmere	01	1 bedroom	565	S	\$194,490
The Bliss	05	1 bedroom + den	660	NW	\$224,490
The Satin	08	2 bedroom	705	E	\$236,490
The Gold	10	2 bedroom	725	S	\$239,490
The Sterling	07	2 bedroom	765	NE	\$249,490
The Silk	03	2 bedroom	820	NW	\$264,490
The Glow	09	2 bedroom	825	SE	\$269,490
The Diamond	02	2 bedroom + den	920	SW	\$294,490

Total No. of Floors: 24

Total No. of Suites: 199

Price Includes: GST, one parking space*

Suite Features: Granite kitchen countertops, ceramic tile backsplash, porcelain floor tiles in foyer, kitchen/breakfast area**and bathroom(s), engineered wood flooring in living and dining room, six quality appliances and vertical blinds

Maintenance/month: Estimated at \$0.42 per square foot – excluding gas and hydro

Taxes: Estimated at 1.25% of the purchase price

Building Features: 24 hour Concierge, Indoor Swimming Pool, Scandinavian Saunas, Fitness Room, ladies/mens change rooms, Games Lounge and Card Room, Theatre Room, Luxe Lounge and Quiet Lounge, Red Reading Room, Luxe Outdoor Lounge and 1 Guest Suite

Locker: Small - \$2,500 plus GST

Tentative Occupancy Date: March 2009

Deposit Structure:

	With Offer	60 Days	120 Days	180 Days	240 Days	Total Deposit
1 Bdrm* (06)	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$30,000
1 Bdrm (01)	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$35,000
1 Bdrm + Den (05)	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$35,000
2 Bdrm (07, 08, 10)	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$40,000
2 Bdrm (03, 09)	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$45,000
2 Bdrm+ Den (02)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000

Sales Representatives: Christine Ramsay and David Chung

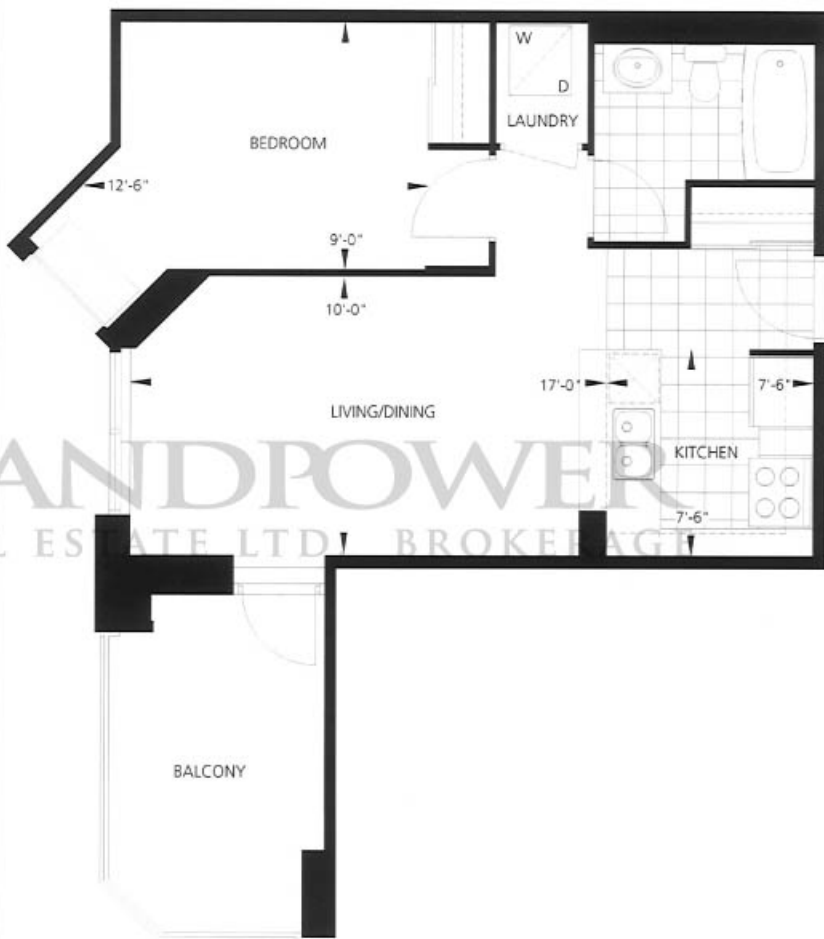
5793 Yonge Street, North York, Ontario
Phone No. 416-730-9722 ♦ Fax No. 416-730-0495



*Parking not available for 06 unit (The Velvet) & 05 unit (The Luster). **As per plan. Prices and specifications subject to change without notice. E. & O. E. The area of any unit as stated herein is approximate only. Actual useable floor space may vary from any stated or represented floor area or gross floor area and the extent of the actual or useable living space or net floor area within the confines of a unit may vary from any represented square footage or floor area measurements made by or on behalf of the vendor. For more information on the method of calculating the floor area of any unit, reference should be made to Builder Bulletin No. 22 published by Tarion. 08/08/06

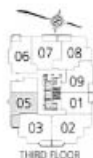


- Kitchen granite countertops, engineered wood flooring and 6 black or white appliances
- Right at the Yonge & Finch Subway station
- Close to shops, supermarkets, restaurants, cinemas and theatre
- Contemporary styled lobby with 24 hour Concierge
- Landscaped courtyard entry
- Luxe club with full recreation Centre including an indoor swimming pool

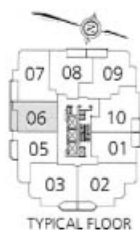
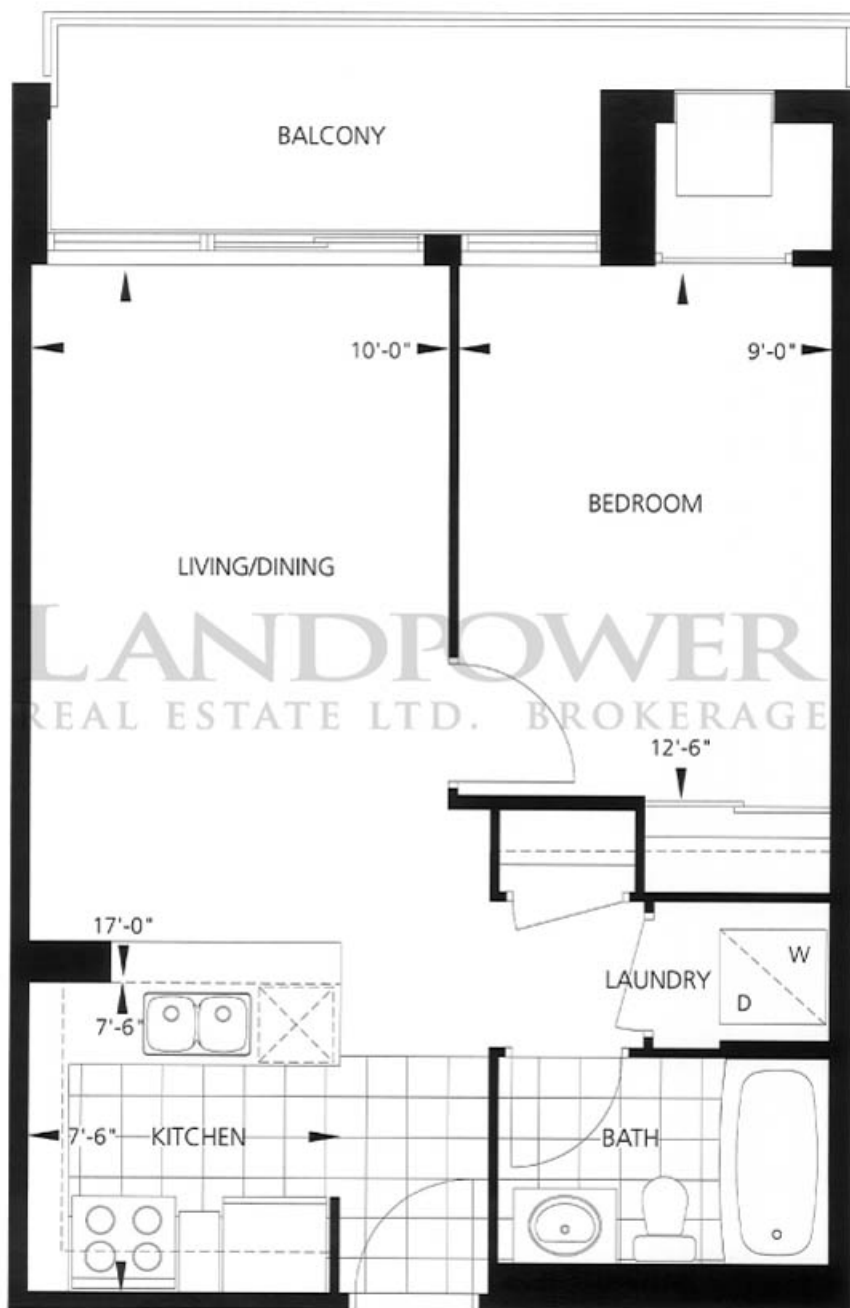


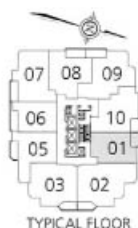
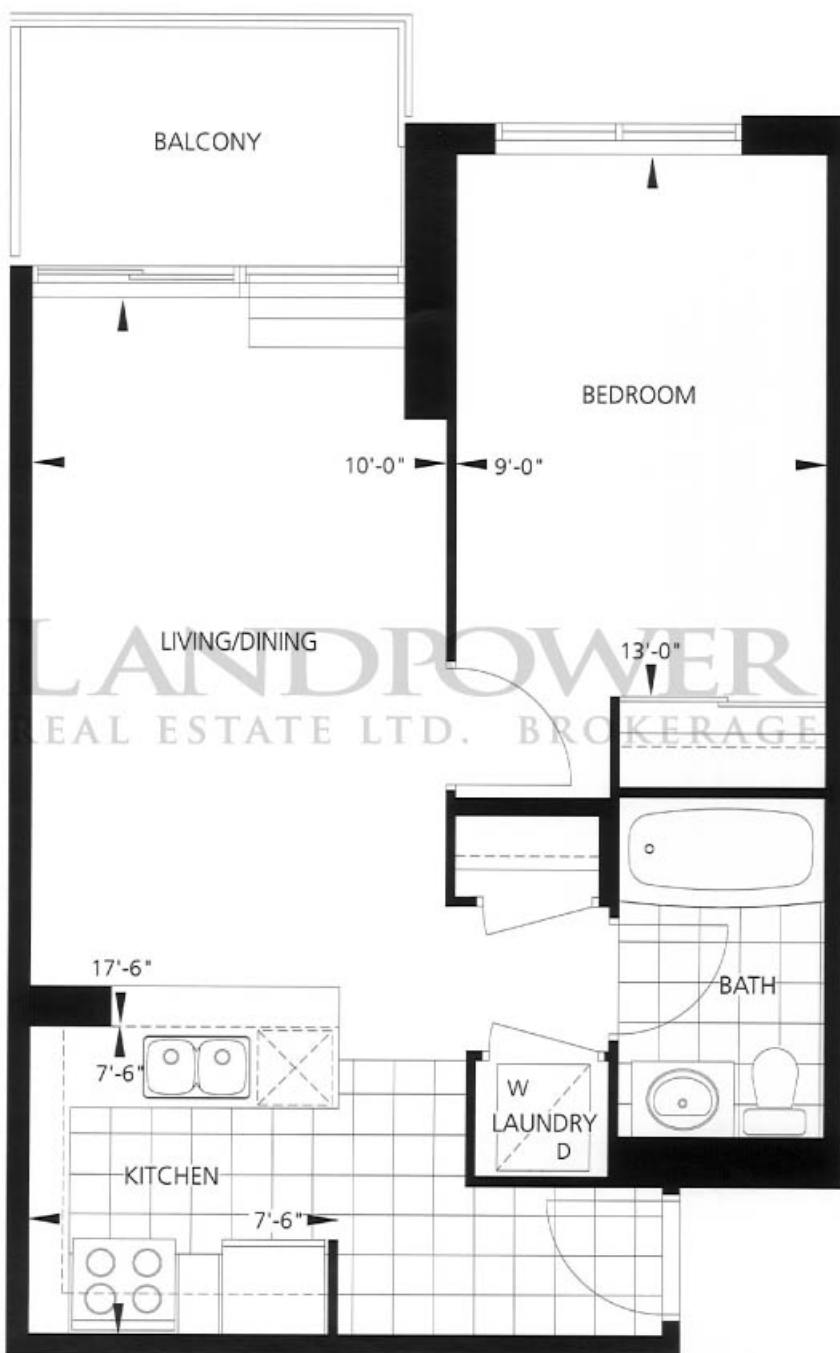
LUXE CONDOMINIUM SALES CENTRE

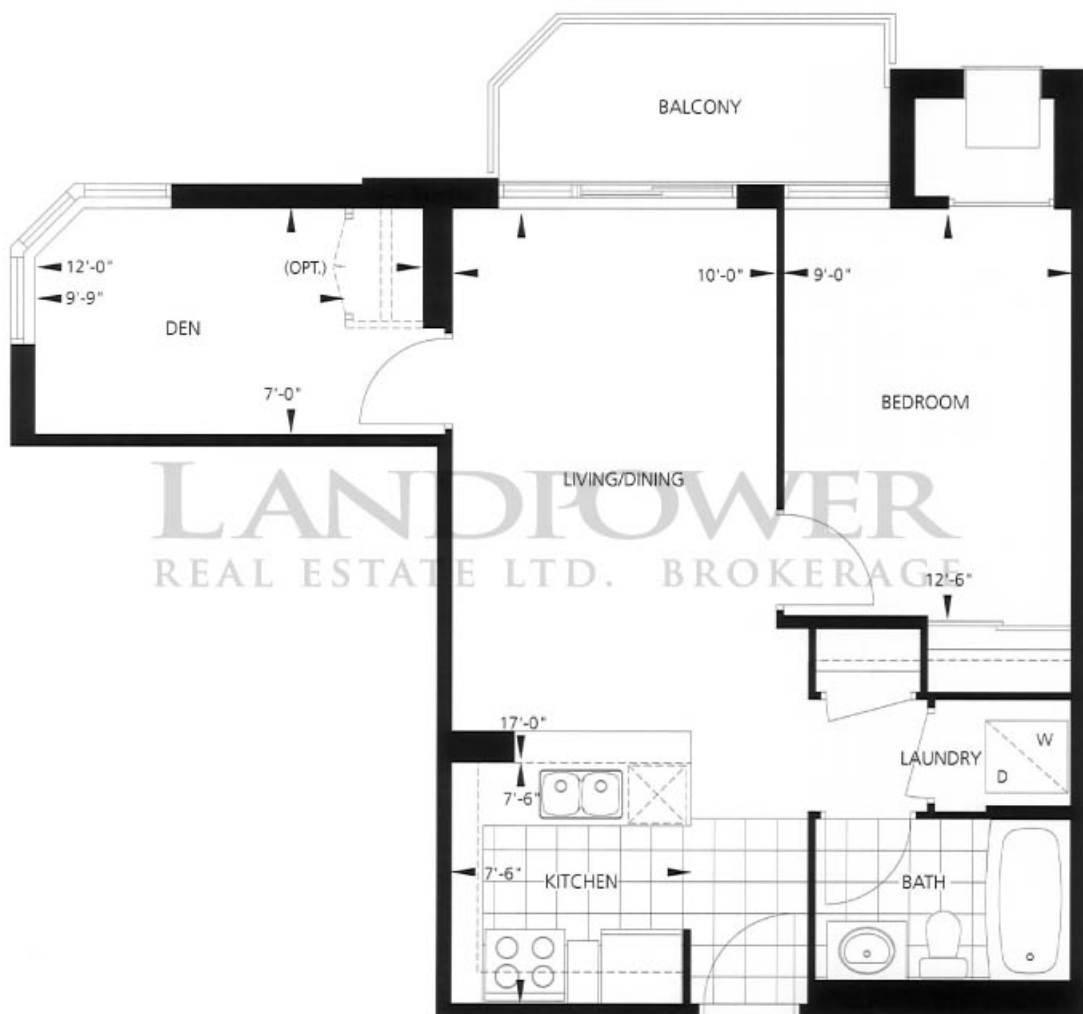
5793 Yonge Street,
north of Finch Avenue
(416) 730-9722

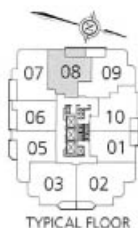


THIRD FLOOR



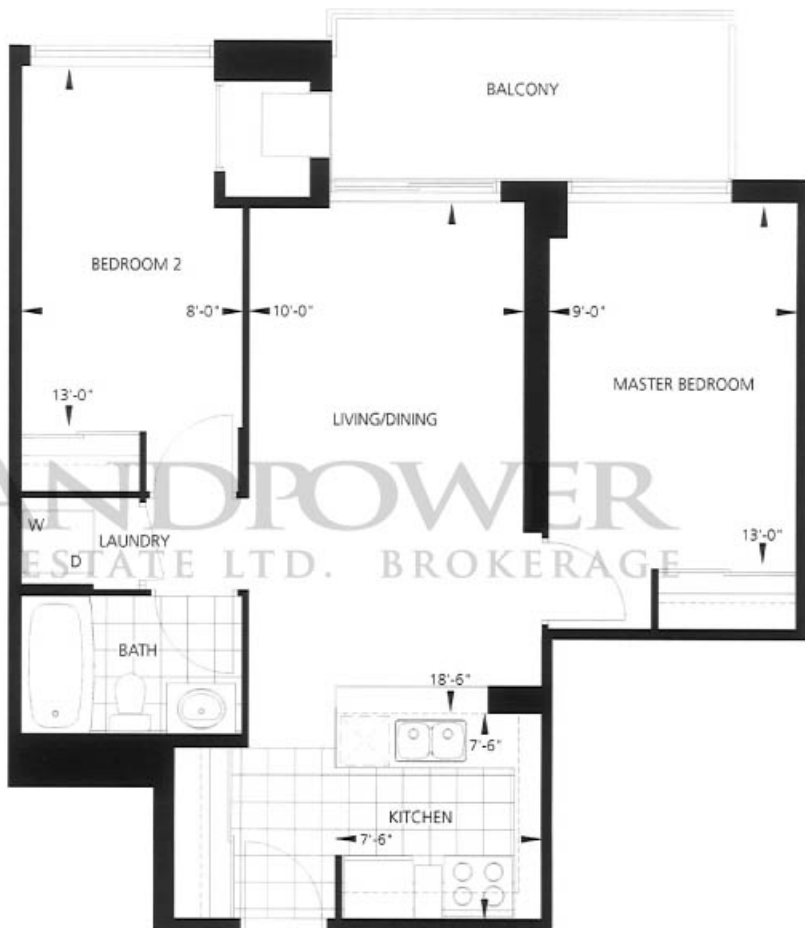






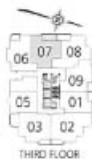


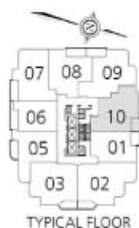
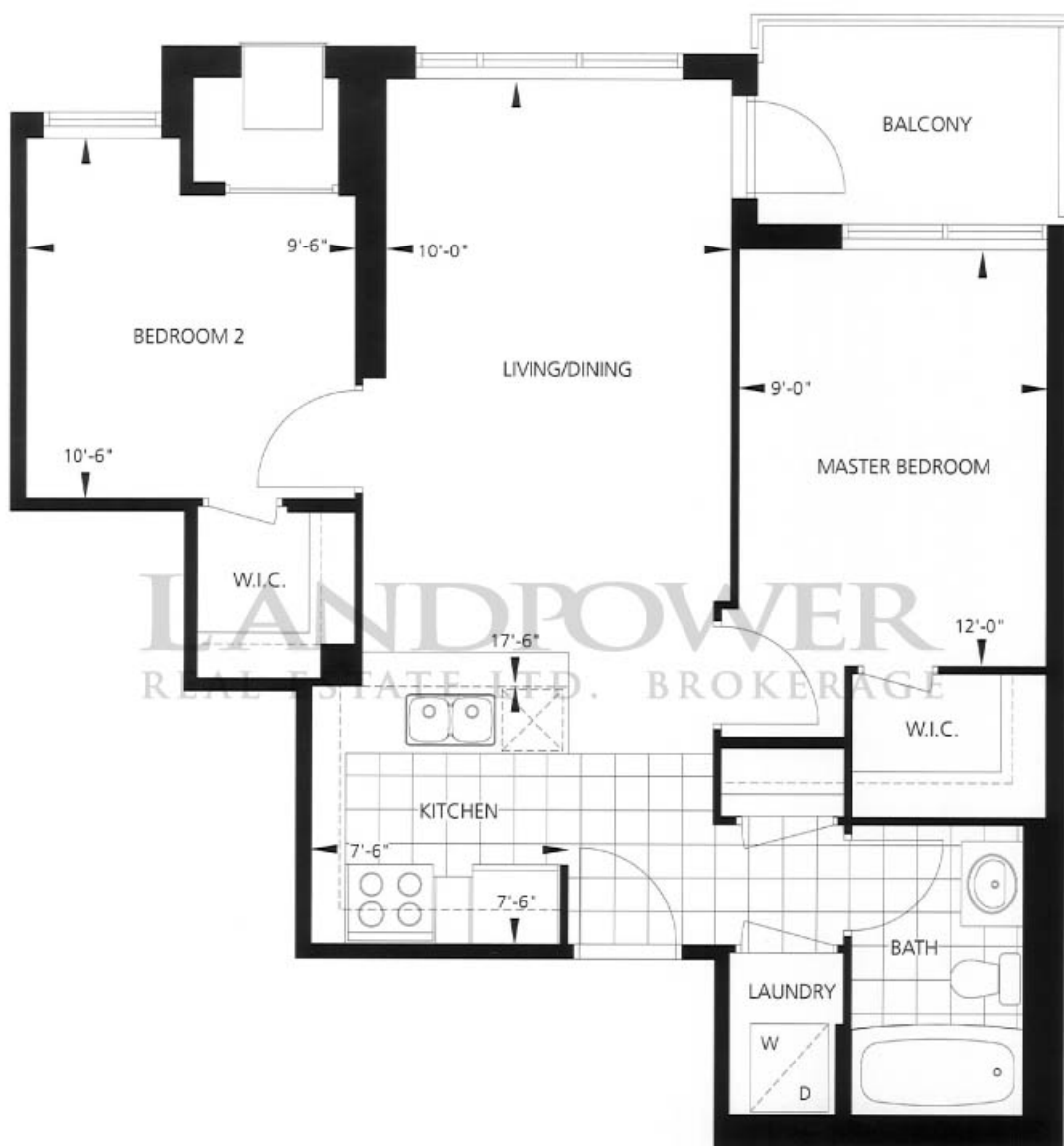
- Kitchen granite countertops, engineered wood flooring and 6 black or white appliances
- Right at the Yonge & Finch Subway station
- Close to shops, supermarkets, restaurants, cinemas and theatre
- Contemporary styled lobby with 24 hour Concierge
- Landscaped courtyard entry
- Luxe club with full recreation Centre including an indoor swimming pool



LUXE CONDOMINIUM SALES CENTRE

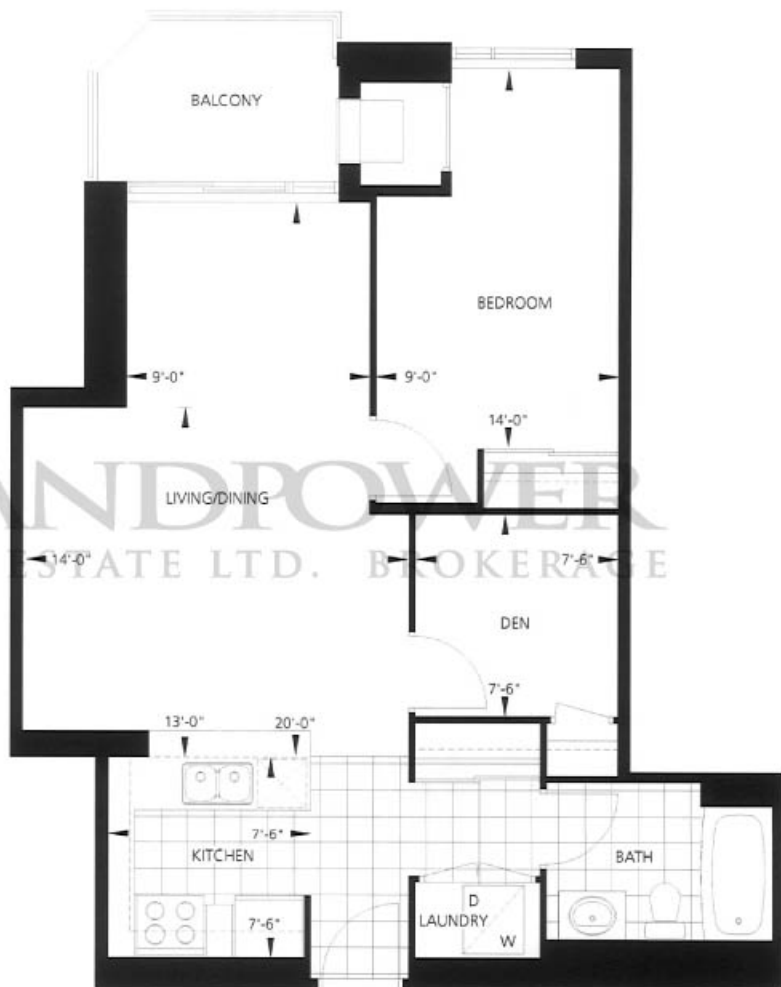
5793 Yonge Street,
north of Finch Avenue
(416) 730-9722





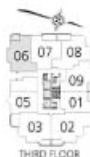


- Kitchen granite countertops, engineered wood flooring and 6 black or white appliances
- Right at the Yonge & Finch Subway station
- Close to shops, supermarkets, restaurants, cinemas and theatre
- Contemporary styled lobby with 24 hour Concierge
- Landscaped courtyard entry
- Luxe club with full recreation Centre including an indoor swimming pool

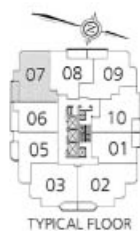


LUXE CONDOMINIUM SALES CENTRE

5793 Yonge Street,
north of Finch Avenue
(416) 730-9722

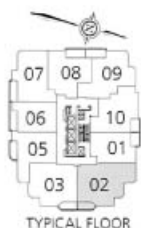


THIRD FLOOR









life



5000 Yonge Street, North York



Royal Pinnacle, North York



Ultima, North York



Chicago, North York



Spectrum, North York



Procter & Gamble, North York



The Chateaux, Brampton



100 Mural Street, Richmond Hill



MENKES Life Storeys.

Our life storey began over 50 years ago. Today, Menkes continues to raise the standard for outstanding quality design and superior value as a fully integrated, multi-disciplinary real estate development company. Exclusive luxury condominiums with stunning amenities; elegant family homes that exude character and charm; and highly coveted office and industrial space, all set in prime locations. Let us bring our passion for superior design and lasting value to your life storey today.

