



musée

KING ADELAIDE WEST

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Pure Plaza



All illustrations are artist concept. E.&O.E. April 2013.

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The purity of a limited edition.

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Amidst a civilized, tree-lined pocket off Adelaide West, near the vibrant street scene along King Street West, is a cosmopolitan condominium like no other. Musée elevates the urban experience with places and spaces that prompt surprise and delight.

The 21-storey building brings an unmistakable gravitas to the neighbourhood. The dark and dramatic, stone-like base is paired with a luminous glass tower. Brilliant splashes of colour are scattered throughout, much like an immense painted canvas of a field accented with bunches of bright wild flowers.

The modern lobby with its long, low Zen fireplace invites the outside in. Dramatically long and deep sofas interrupt texts and tweets with a social space that encourages lounging and laughing with friends. With dramatic architecture, exquisitely detailed interiors and luxurious amenities, Musée presents an uncompromisingly sophisticated take on urban style.

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Musée has taken up residence in the midst of an historic part of the city. Where horse drawn carriages once clopped along cobblestone streets, Musée residents can now stroll gracefully along beautifully paved mews and saunter under heritage archways to be connected to a series of charming lanes and canopy covered walkways. Everywhere you turn, there's an opportunity to discover and explore.

A long pedestrian galleria showcases rotating art exhibits. Running the length of Musée, the galleria spills out onto Adelaide Place and the surprising delight of discovering an 8,000 square foot parkette enhanced by sculptural installations. Cars are noticeably absent from the landscape. Access to the underground parking is discretely tucked away, making Musée an extraordinarily people-friendly oasis in Toronto's downtown urban core.

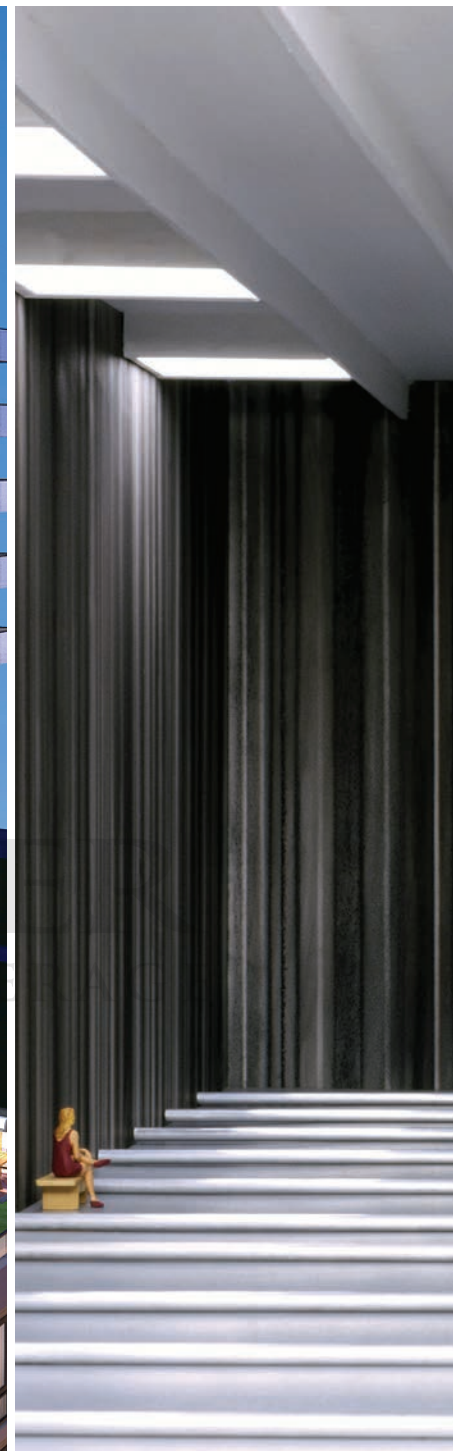
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The purity of expressionism.

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As founder and principal of Quadrangle, Les Klein is committed to the notion that urban design, city building and architectural excellence all play important roles in maintaining and enhancing the quality of life for the entire community.

Established in 1986, Klein's firm Quadrangle works with high-profile clients in media, hospitality, retail and other sectors, as well as leading developers of multi-unit residential projects. The company is known for its innovative residential developments for diverse populations, their adaptive reuse of existing structures and the creation of dynamic environments for ideas-based private sector entrepreneurs.

A firm believer in sharing knowledge, Klein lectures extensively at professional conferences and seminars. In 1994, Les was inducted into the College of Fellows of the Royal Architectural Institute of Canada (FRAIC). He served as Chair of the Ontario Fire Code Commission and the Ontario Association of Architects (OAA) Complaints Committee, and currently sits on the OAA Discipline Committee.



Les Klein
Principal and Founding Partner
of Quadrangle Architects

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Amenities



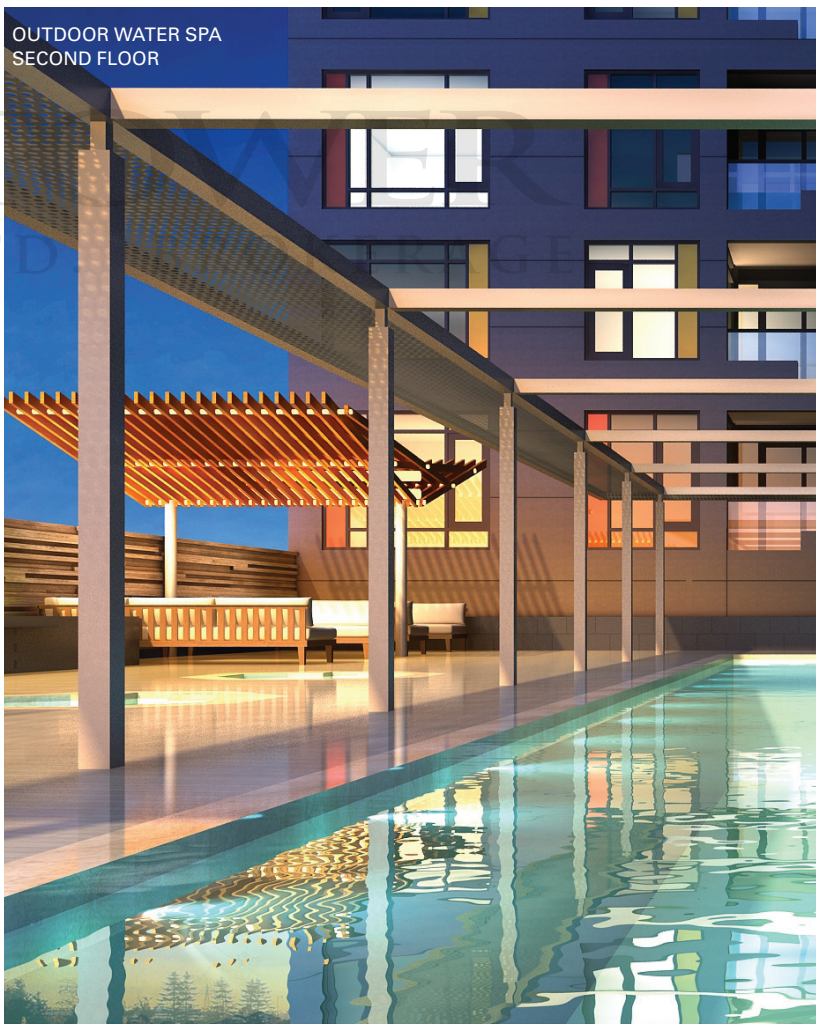
PARTY ROOM
FOURTEENTH FLOOR



FITNESS CLUB
GROUND FLOOR



LOUNGE & BAR
GROUND FLOOR



OUTDOOR WATER SPA
SECOND FLOOR

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The purity of vision.

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East View



West View



South View



North View



From the comfort and convenience of your living space, Musée provides panoramic views of a city skyline bursting with beauty and excitement. Regardless of where your suite is located, enjoy stunning, world-class views of Toronto and beyond. To the east and west of Musée, relish in the sights and sounds of the city. To the south, enjoy the beauty of the waterfront. To the north, feast your eyes on the lush greenspace that connects the urban metropolis with its natural surroundings.

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Features & Finishes

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VENDOR’S FINISHINGS COMPRISE THE FOLLOWING:

DESIGN AND DÉCOR FEATURES

- Solid core suite entry door, contemporary hardware, deadbolt lock, keyed entry, through-door viewer
- Modern designer selected interior doors with lever door hardware in satin nickel finish throughout
- Painted baseboard trim with matching door casings and jambs throughout
- Hard surface flooring* or 60 oz. carpet* or Berber/Sisal style broadloom* in entrance area (if any), kitchen, living/dining area, bedroom(s) and den as per Vendor’s plan; white ceramic tile flooring in laundry area
- Horizontal white mini-blinds on all exterior windows
- Rocker style white light switches and matching white receptacles
- Ceiling light in walk-in closet; bedroom(s) and den as per Vendor’s Plan
- Capped ceiling outlet in the dining area as per Vendor’s plan
- White designer selected windows and sliding door sills as per Vendor’s plan

COMFORT AND CONVENIENCE FEATURES

- Individually controlled year-round heating and air-conditioning systems (heat pump) with thermostat to suit Purchaser’s personal comfort levels
- All water (for drinking, bathing, washing and cooking) filtered by the Building’s central-source water filtration system
- Pre-wiring and outlets for telephone/cable television/internet access in living room, bedroom(s) and den as per Vendor’s plan
- Individual consumption meter for electricity to reflect Purchaser’s personal consumption; separate billing from the Corporation or its service provider
- Thermally isolated double-glazed windows throughout with operable sections as per Vendor’s plan
- Intrusion alarm rough-in for suite entry door(s) and for windows on Level 1, which rough-in shall be provided for Purchaser’s own remote monitored individual intrusion alarm system
- Built-in heat detector(s) as per Building Code
- Stacked full-sized white front-loading washer and dryer vented to the outdoors
- Sliding glass door or swing door with full glazing for access to Balcony, Terrace or Patio as per Vendor’s plan
- Balconies have waterproof electrical outlet
- Terraces and Patios have outdoor wall light, waterproof electrical outlet and hose bib as per Vendor’s plan

KITCHEN FEATURES

- Solid granite slab countertop* or quartz countertop* as per Vendor’s plan
- Kitchen cabinets* with a full bank of drawers as per Vendor’s plan
- Engineered laminate flooring* in kitchen where applicable as per Vendor’s plan
- Light valances under upper kitchen cabinets as per Vendor’s plan
- Small format halogen track lighting fixture as per Vendor’s plan
- Ceramic tile* or glass tile* backsplash, all as per Vendor’s plan
- Stainless steel undermounted kitchen sink as per Vendor’s plan
- Single-lever kitchen faucet with integral pull-out vegetable spray
- Slide-in glass cooktop and self-cleaning oven; built-in multicycle dishwasher; frost-free double door refrigerator with bottom mount freezer; built-in combination microwave over/range hood vented directly to the outdoors (stainless steel facing for each appliances)

WASHROOM FEATURES

- Solid marble slab vanity countertop* with undermounted square format sink and square format faucet
- Vanity cabinet* with space saver drawer as per Vendor’s plan
- Ceramic or porcelain tile flooring* and tile baseboard as per Vendor’s plan
- Small format halogen pot lighting in dropped washroom ceiling as per Vendor’s plan
- Full-height, full-width fitted mirror above vanity countertop as per Vendor’s plan (decorative mirror in powder room)
- Wall-mounted square format temperature balance controls and rainshower shower head
- Privacy lock on washroom door
- Washroom ventilation fan vented directly to the outdoors

SPECIAL FEATURES FOR CERTAIN WASHROOM TYPES

A. WASHROOM WITH SEPARATE TUB AND SEPARATE SHOWER

- Soaker tub
- Glass door in shower stall
- Full height ceramic tile* shower stall walls

B. FOUR-PIECE WASHROOM WITH COMBINATION TUB AND SHOWER

- Soaker tub
- Full height ceramic tile* surround on walls around tub

* Purchaser’s choice from an array of Vendor’s standard samples

Every suite at Musée is finished to the same high standards. We use the same premium materials, granites, marbles, hard surface flooring, ceramic tiles, superior cabinetry, name-brand appliances and fixtures and fittings, to provide you with a reassurance of quality and a well-founded confidence in the future value of the your home.

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Marketing Name	View	SQFT.	Starting Price
1 BEDROOM			
1-A	W	528	\$275,900
1-B	SW	538	\$281,900
1-C	W	509	\$274,900
1-D	S	522	\$276,900
1-E	E	542	\$277,900
1-F	S	524	\$301,900
1 BEDROOM + DEN			
1D1-E	W	601	\$288,900
1D1-H	S	544	\$284,900
1D1-N	S	537	\$283,900
1D2-A	N	765	\$384,900
1D2-B	E	712	\$369,900
1D2-C	S	668	\$343,900
1D2-F	S	738	\$364,900
1D2-G	SE	679	\$348,900
1D2-K	W	668	\$345,900
1D2-M	S	708	\$365,900
1D2-P	E	731	\$365,900
1D2-R	NW	721	\$368,900
2 BEDROOMS			
2-B	N	764	\$425,900
2-E	S	822	\$418,900
2-J	SE	696	\$387,900
2 BEDROOMS + DEN			
2D-D	NE	831	\$443,900
3 BEDROOMS			
3-C	SW	976	\$566,900
3-F	SW	987	\$597,900

BUILDING DETAILS

Total # of Suites	453
Total # of Levels	21
Location	525 Adelaide Street West

DEPOSIT STRUCTURE

5% On Signing (Mortgage Approval Required)
 5% In 120 Days
 5% Payable the earlier of 270 Days or Excavation
 10% On Occupancy

COMMON ELEMENT EXPENSE

Approx. \$0.52 per square foot plus Hydro & Hot Water
 Parking Fee - \$55/month
 Locker Fee - \$15/month

TENTATIVE OCCUPANCY DATE

July 1, 2016

PARKING & LOCKER

1 Locker Included
 1 Parking Included for 2 Bedrooms or Larger Suites
 Parking - \$30,000/Each
 (Available only for Purchase for 1 Bedroom+Dens Only)

Property Tax Approx. 1%

Capp at Approx. \$6,500.00

1 Free Assignment Included (contact Sales for details)

BUILDING AMENITIES

24 Hour Concierge Service
 Year Round Heating and Air Conditioning
 Fully Equipped Fitness Centre
 Outdoor Swimming Pool
 Party Room
 3 Guest Suites

SALES OFFICE INFORMATION

Helena Wong helena@plazacorp.com

Fabrizio D'Amico fab@plazacorp.com

Darlene Berezuc darlene@plazacorp.com

Address: 525 Adelaide Street West

Toronto, ON., M4V 1T6

Tel: 416-862-0888

Fax: 416-862-0188

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Musée - Prices and Availability as of April 2, 2013

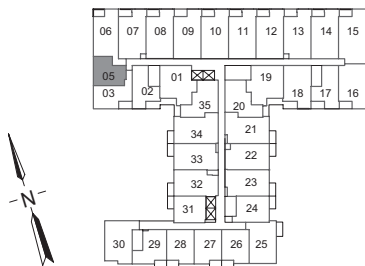
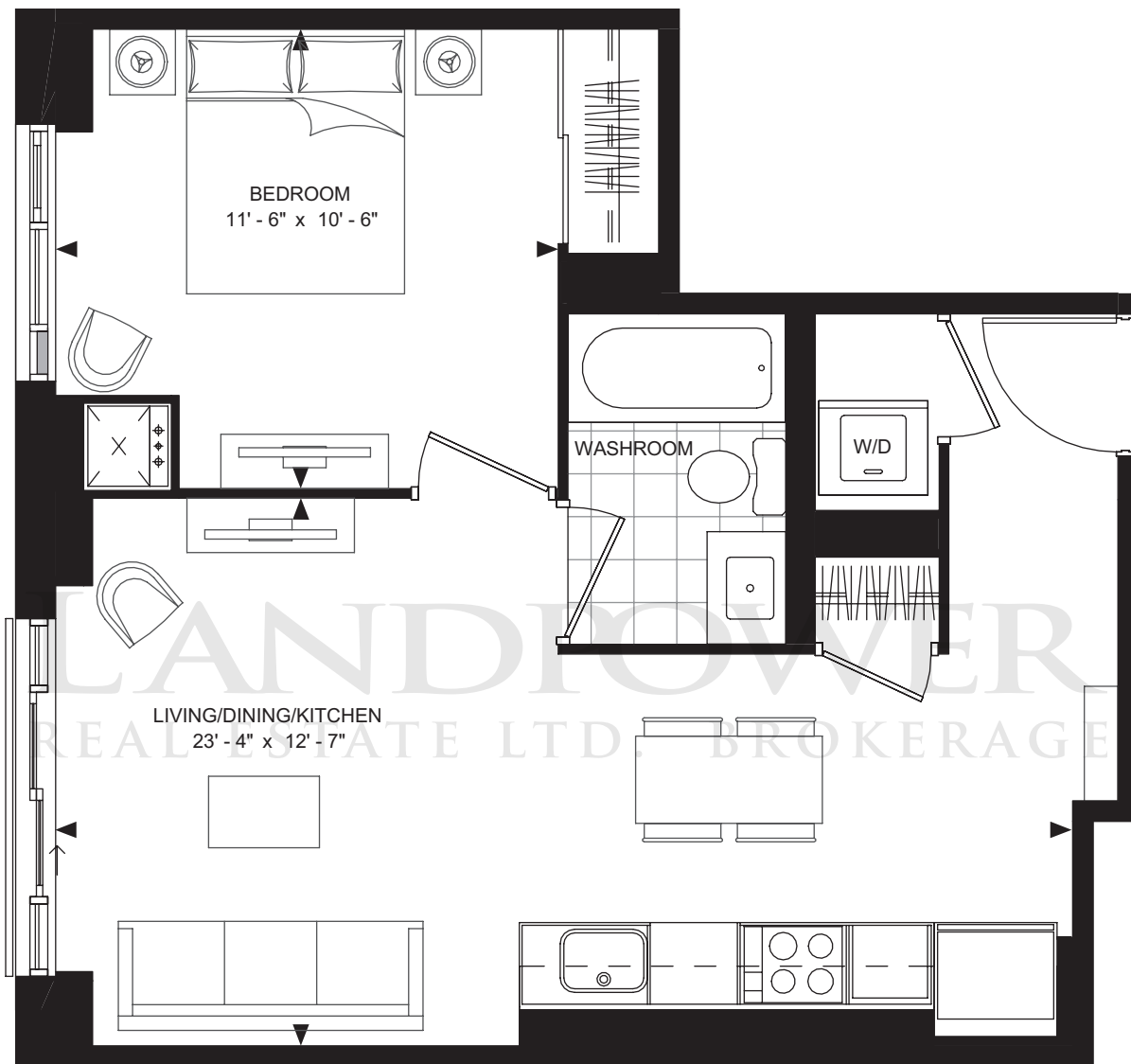
Prices Availability Subject to Change without Notice. E. O. E.

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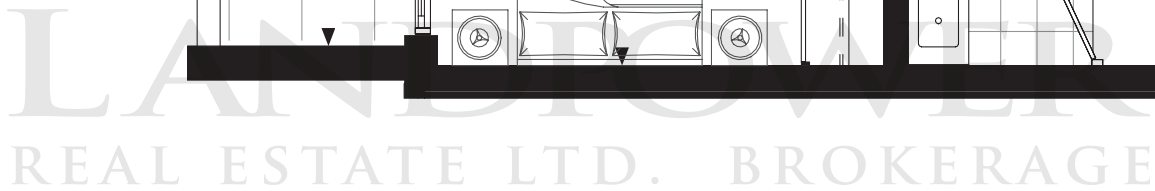
LANDPOWER
REAL ESTATE LTD. BROKERAGE

Suite 1-A
528 sq.ft. – 1 Bedroom

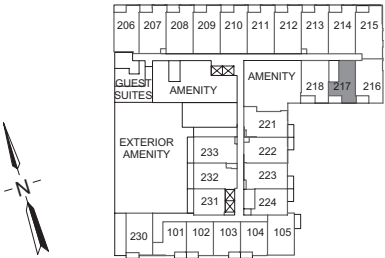
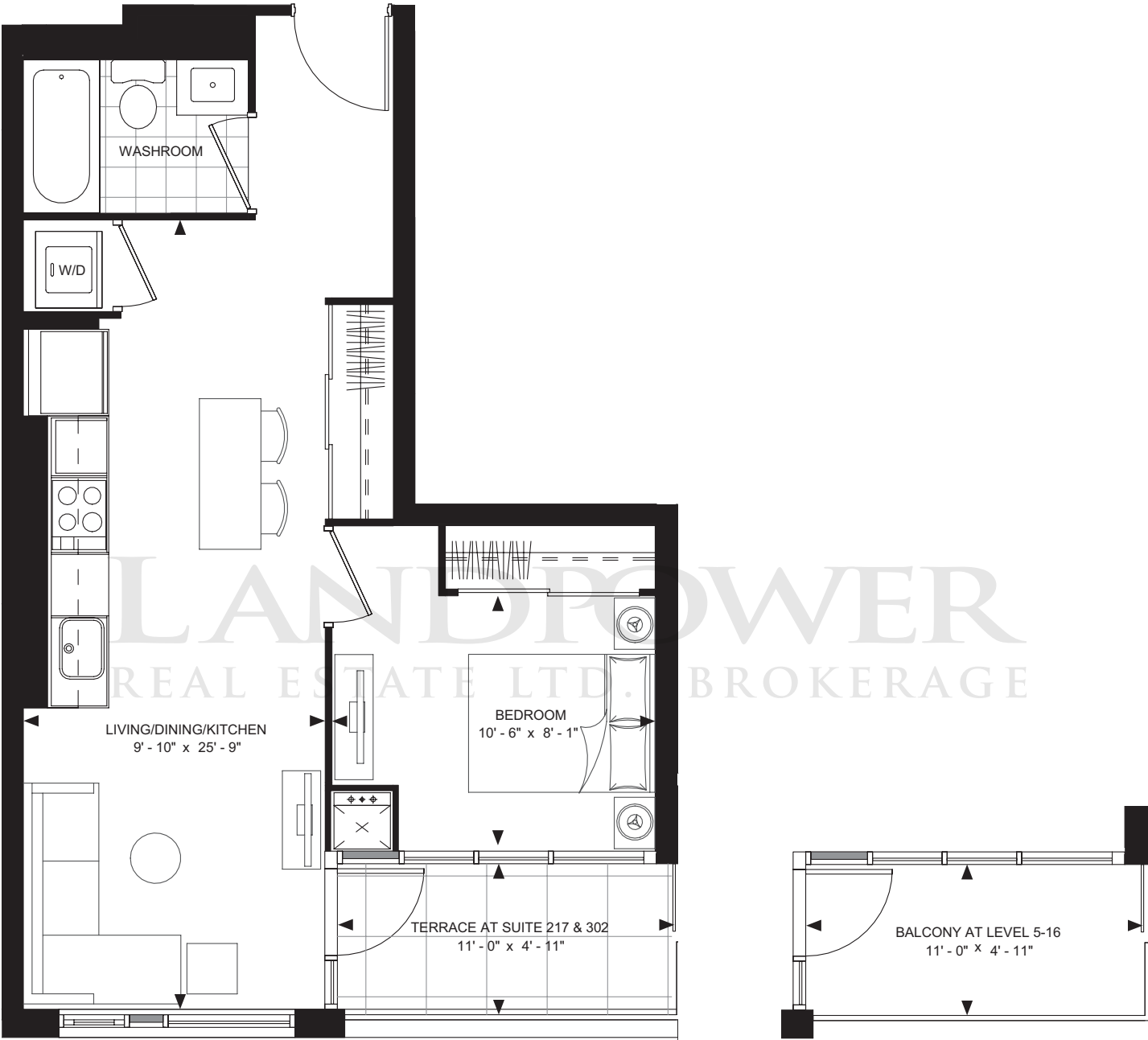


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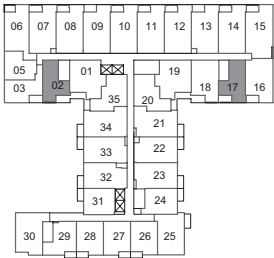
509 sq.ft. – 1 Bedroom



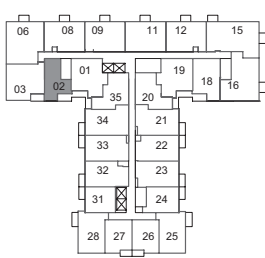
Suite 1-D
522 sq.ft. – 1 Bedroom



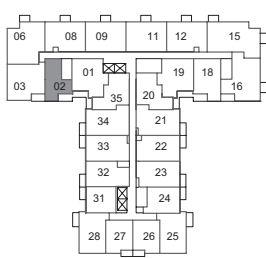
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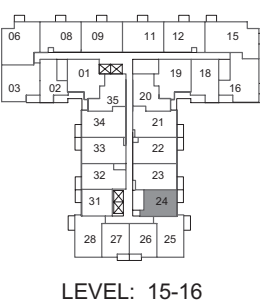
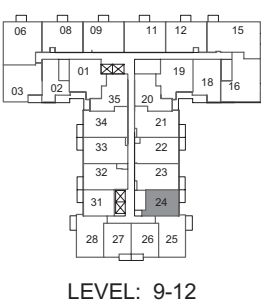
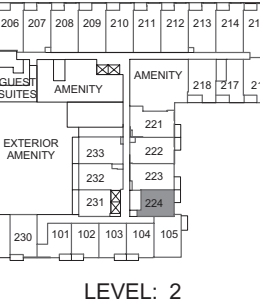
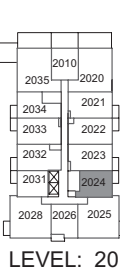
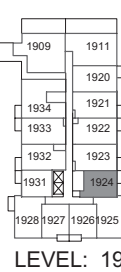
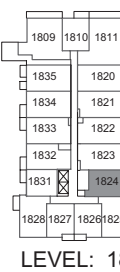
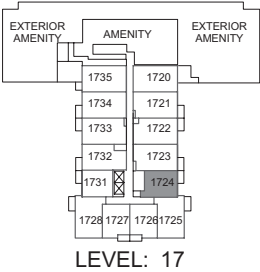
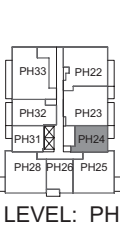
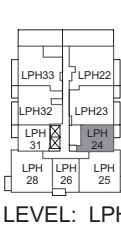
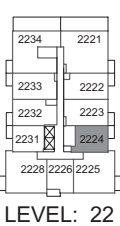
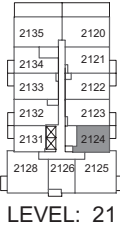
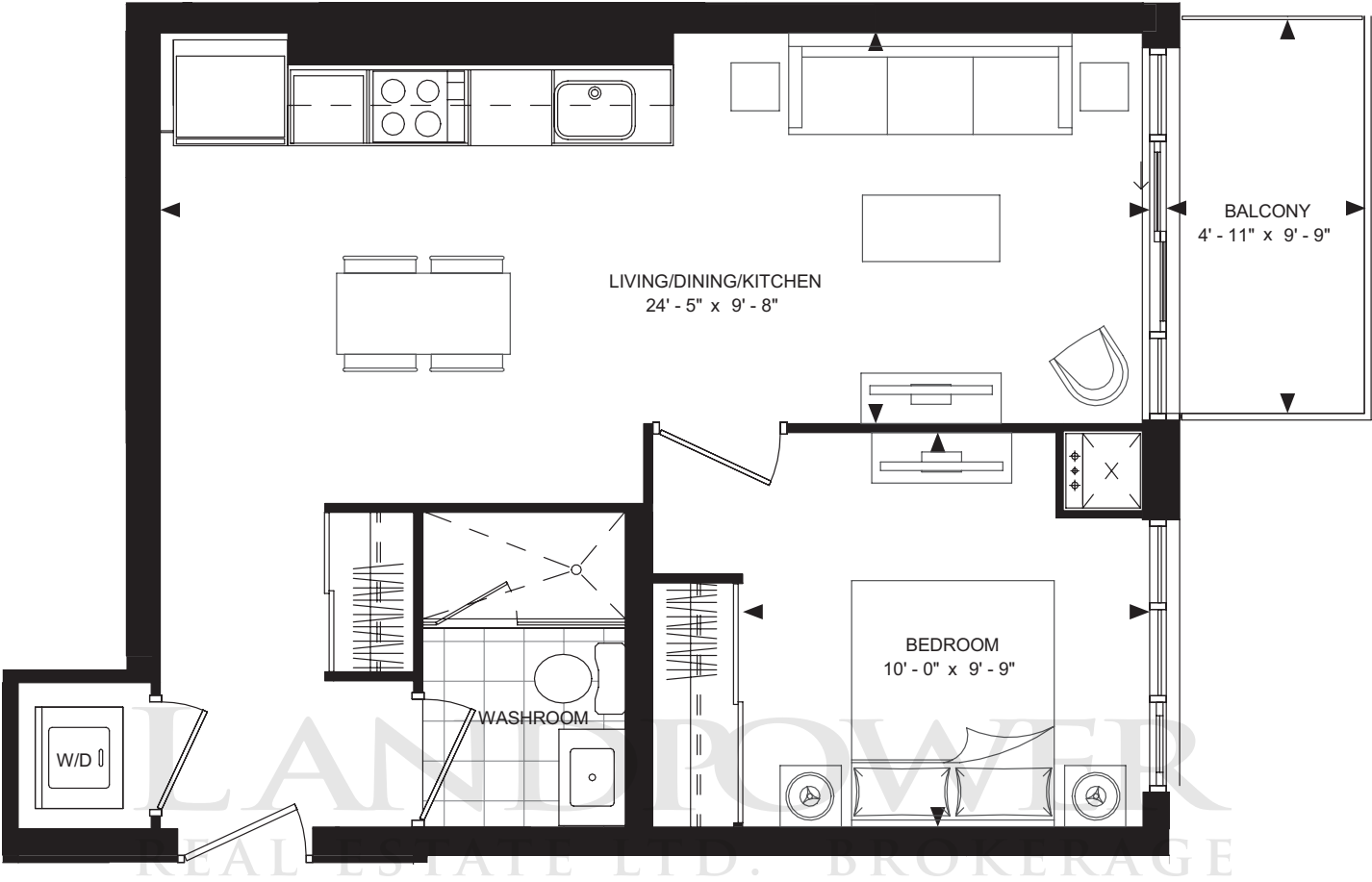


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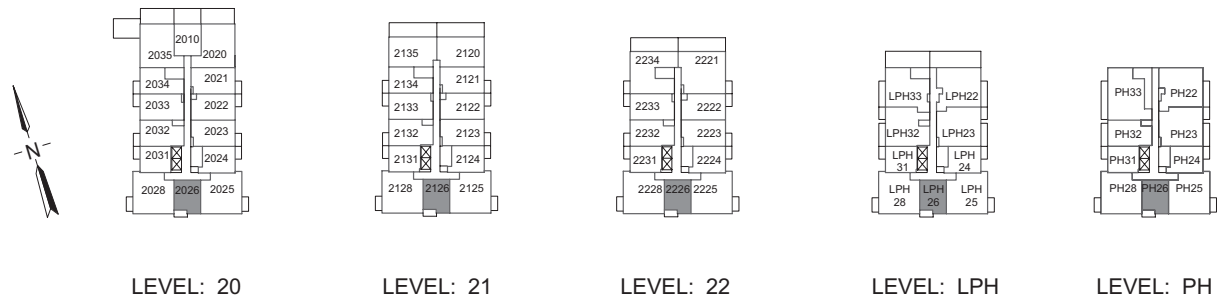
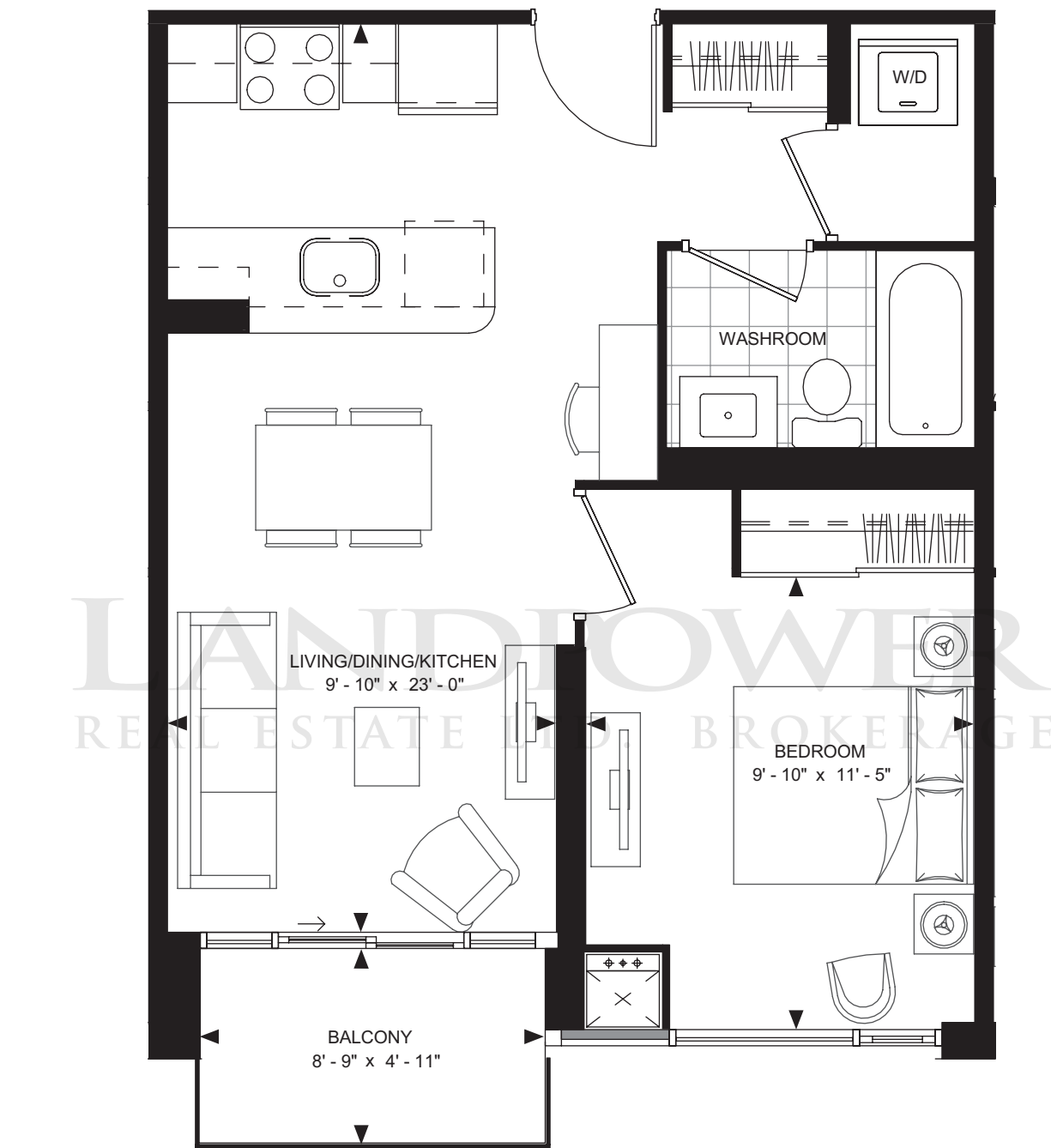


LEVEL: 15-16

Suite 1-E
542 sq.ft. – 1 Bedroom



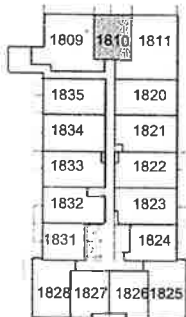
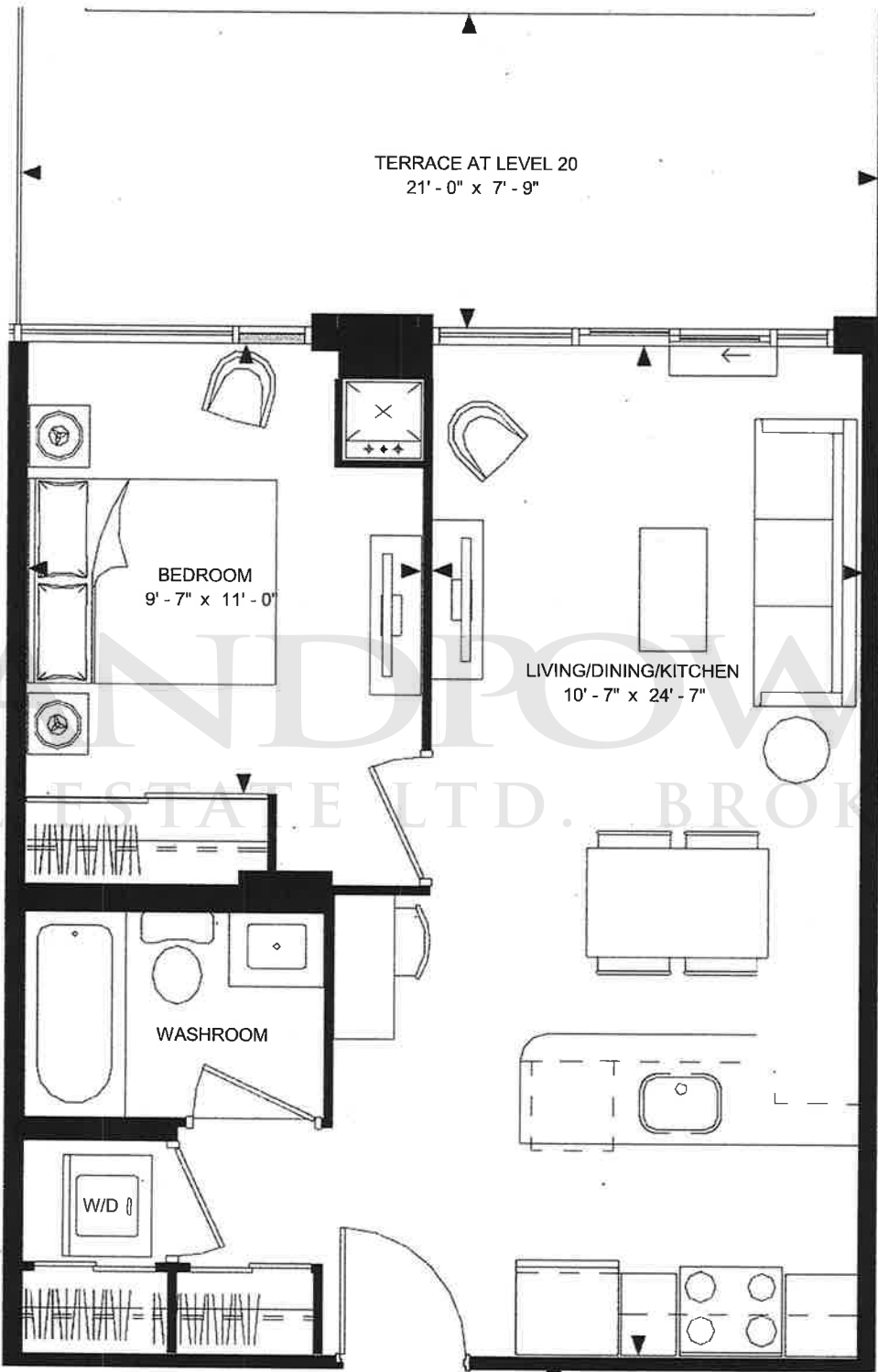
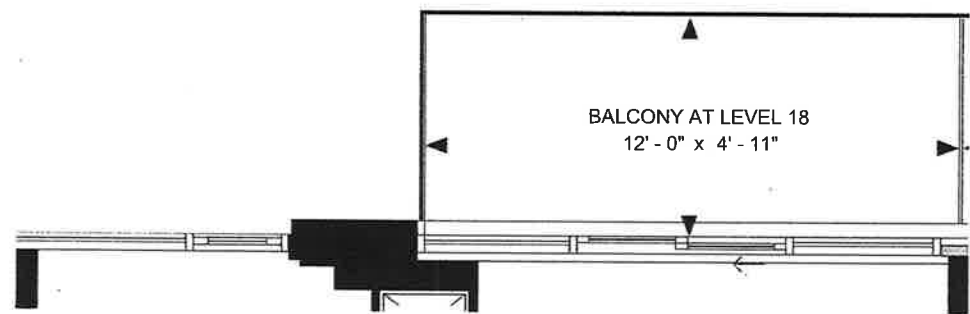
Suite 1-F
524 sq.ft. – 1 Bedroom



SUITE 1-G

525 ADELAIDE STREET WEST

DRAFT



LEVEL: 18



LEVEL: 20

SUITE 1-G
SUITE AREA: 530 Sq.Ft.



Disclaimer : Materials, specifications & floor plans are subject to change without notice. All renderings are artist's conceptions.
All floor plans have approximate dimensions. Actual usable floor space may vary from the stated floor area. E.&O.E.

NOT TO SCALE

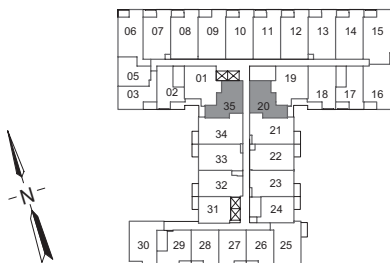
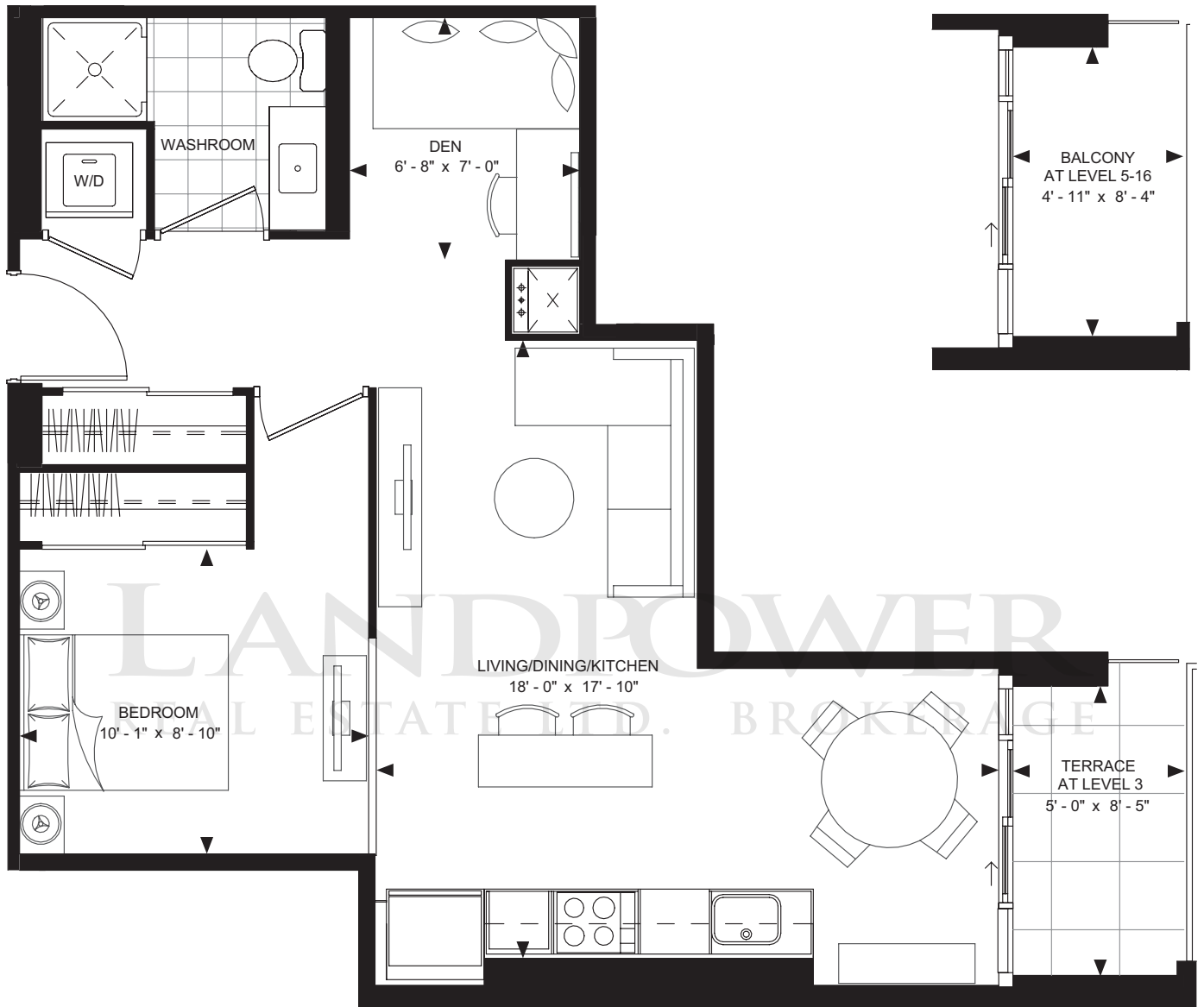
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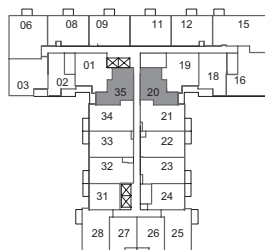
LANDPOWER
REAL ESTATE LTD. BROKERAGE

Suite 1D1-E

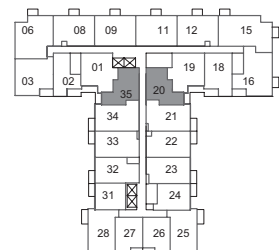
601 sq.ft. – 1 Bedroom + Den



LEVEL: 3, 5-8



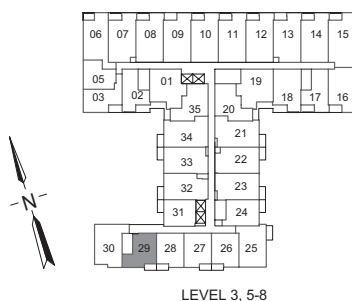
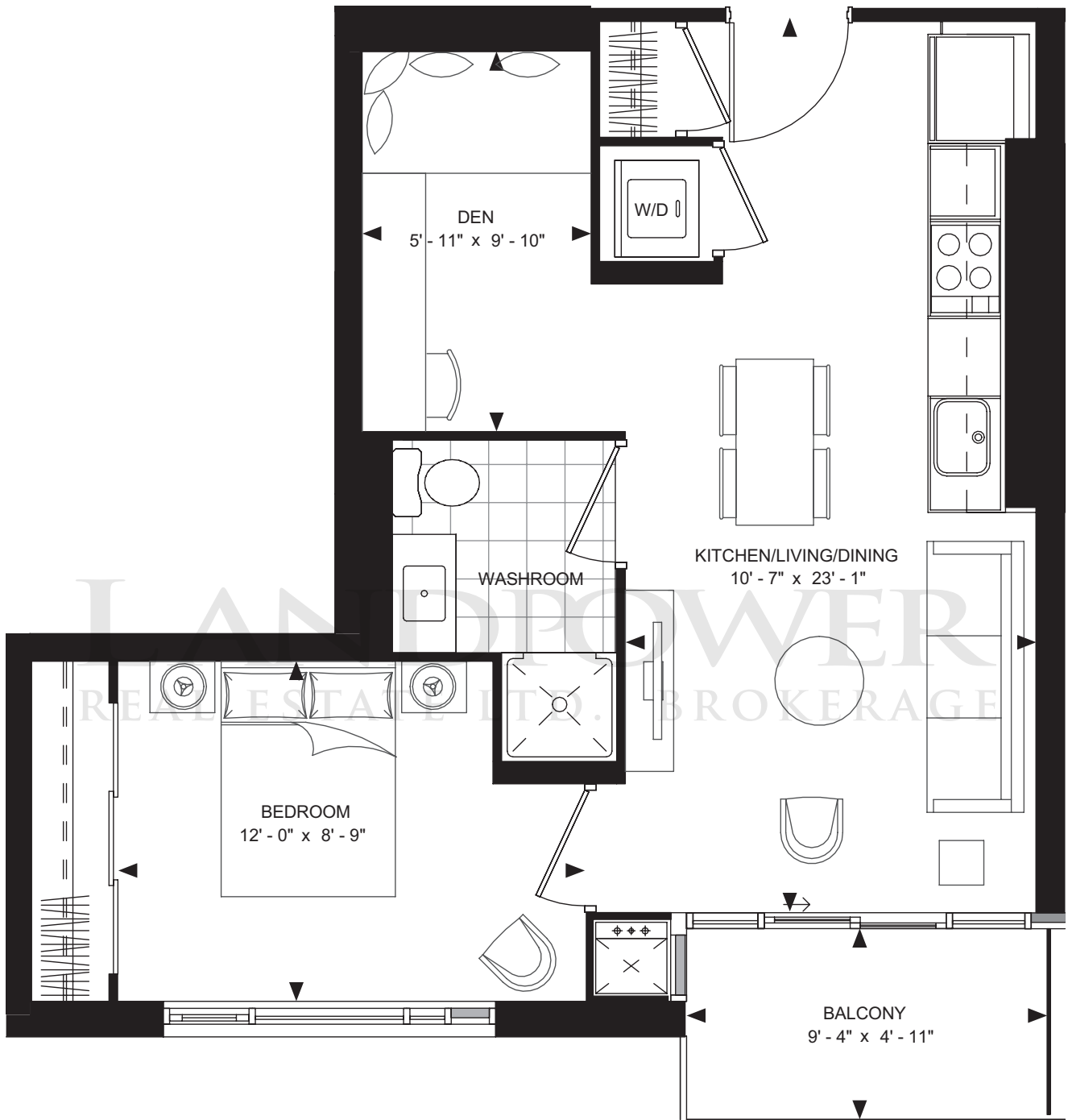
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LEVEL: 15-16

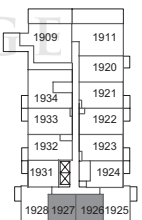
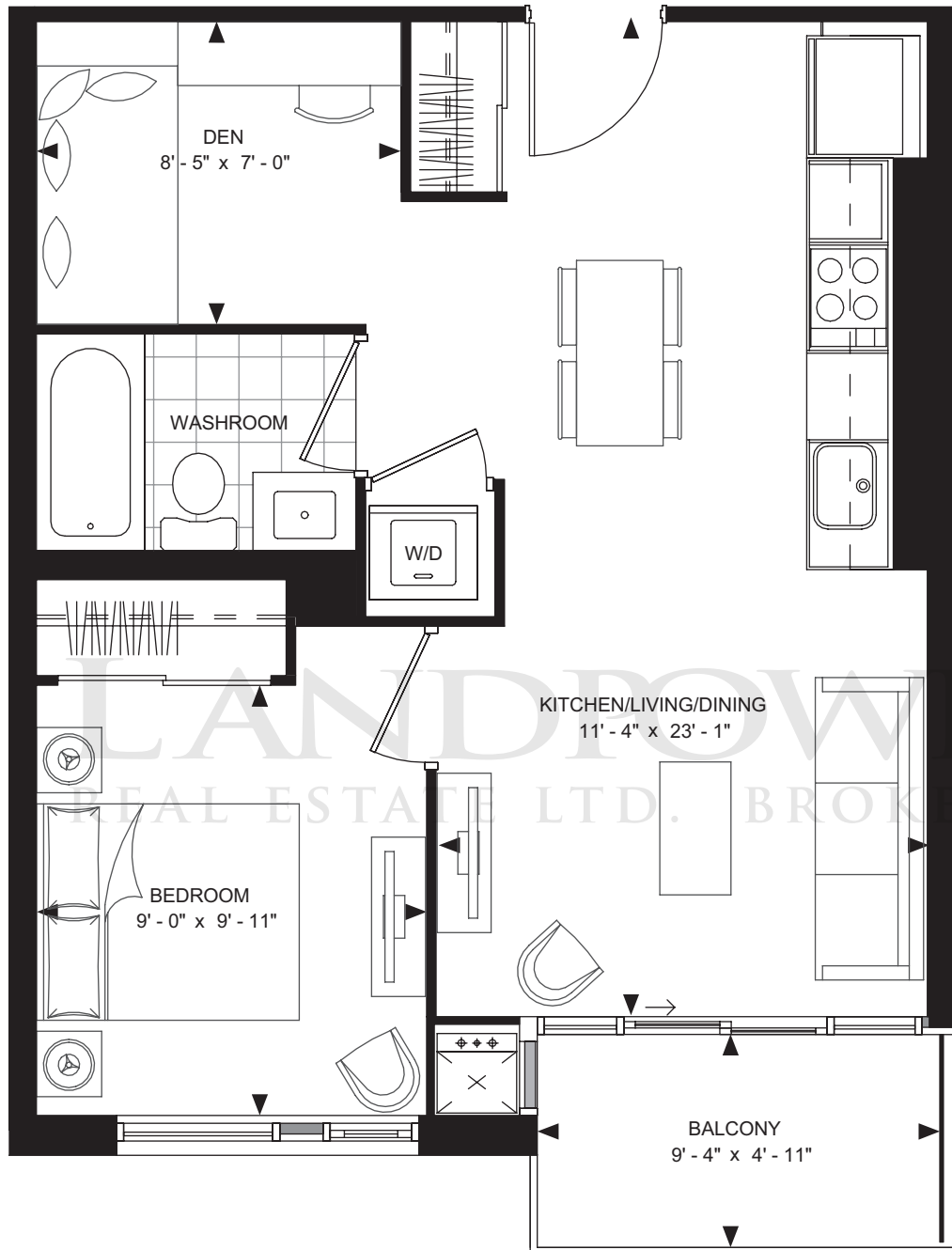
Suite 1D1-H

544 sq.ft. – 1 Bedroom + Den

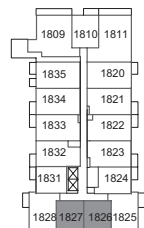


Suite 1D1-N

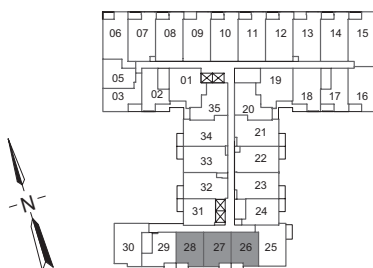
537 sq.ft. – 1 Bedroom + Den



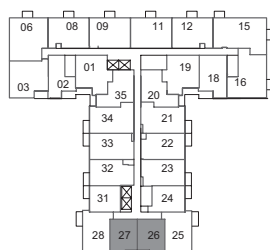
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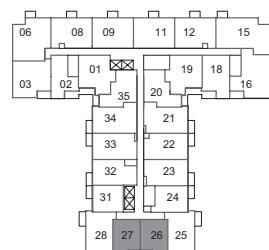
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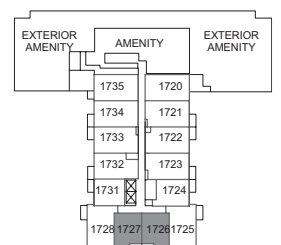
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LEVEL: 9-12



LEVEL: 15-16



LEVEL: 17

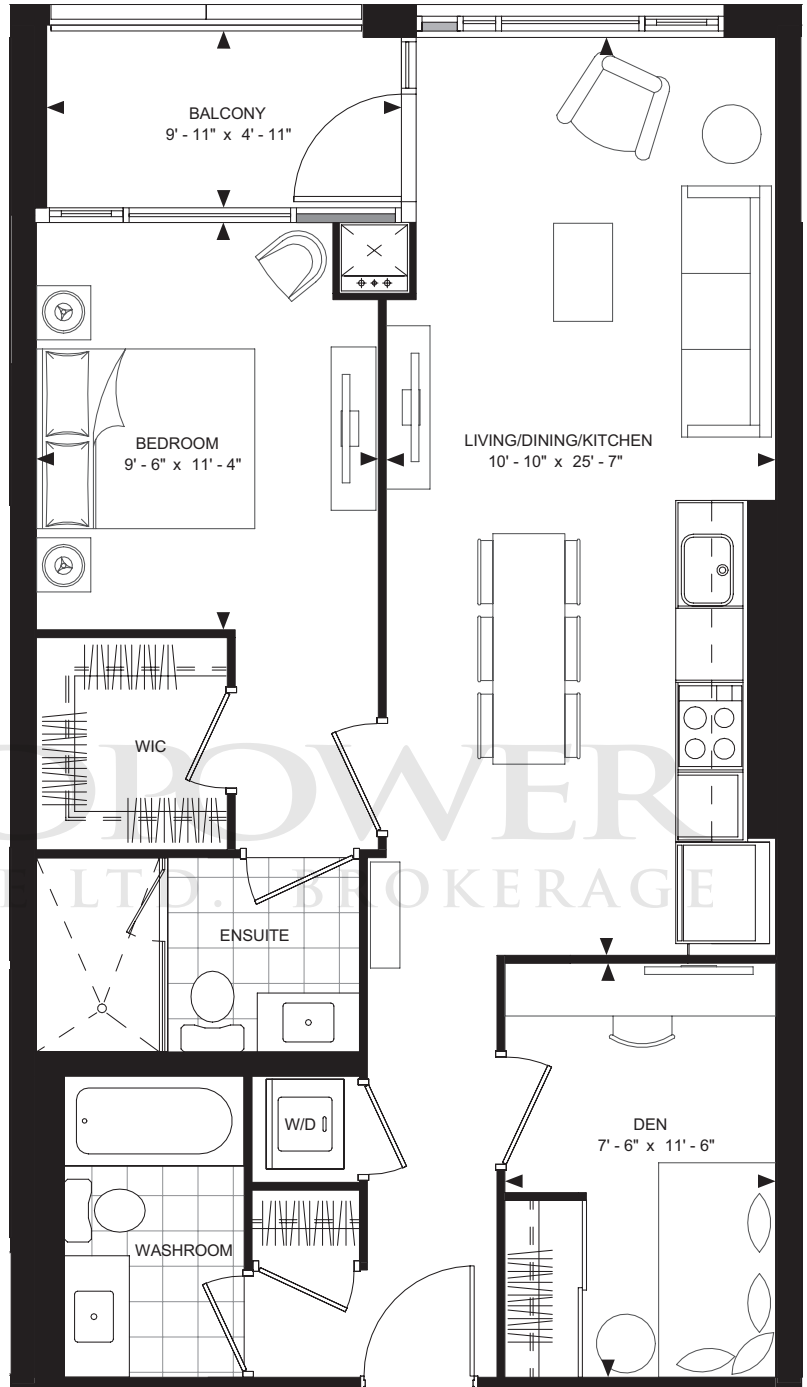
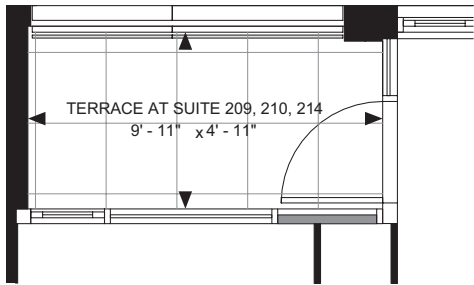
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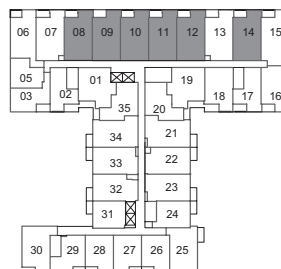
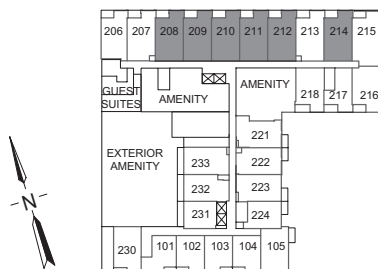
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Suite 1D2-A

765 sq.ft. – SOHO – 1 Bedroom + Den

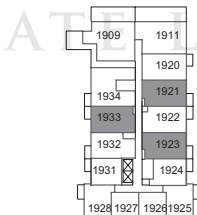
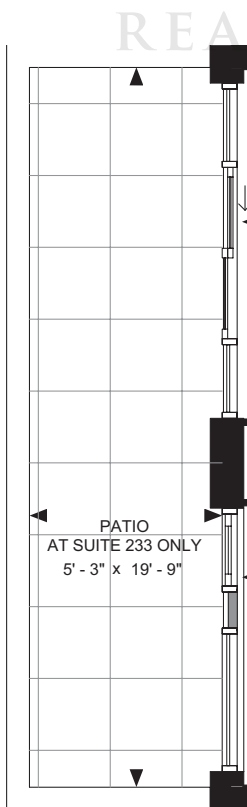
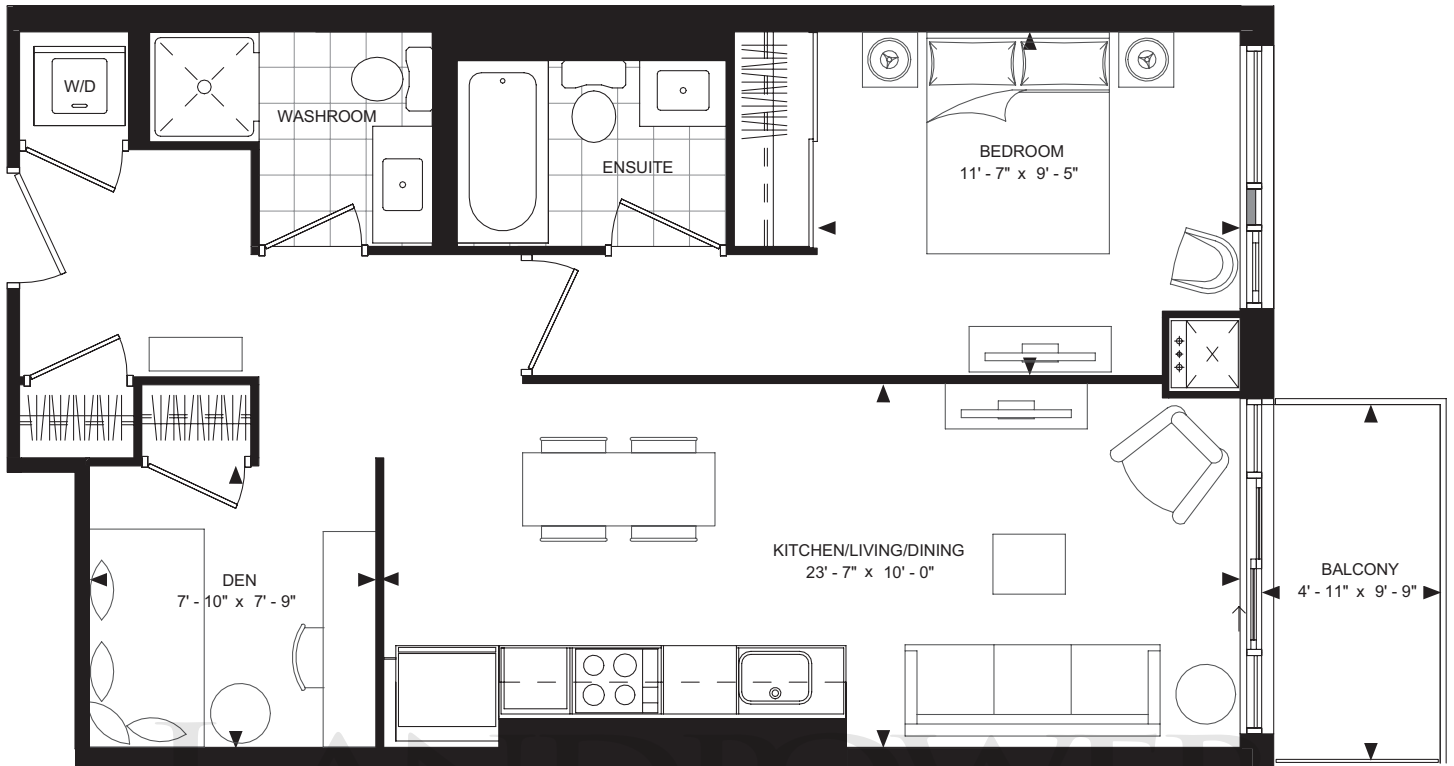


LANDPOWER
REAL ESTATE LTD. BROKERAGE

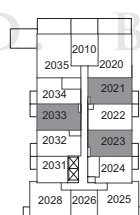


Suite 1D2-B1

688 sq.ft. – SOHO – 1 Bedroom + Den



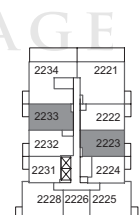
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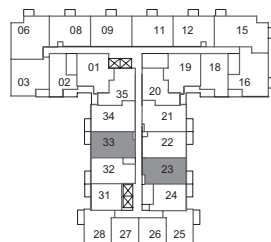
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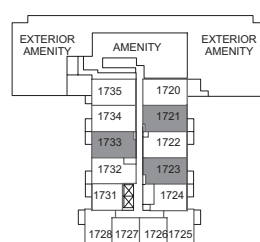
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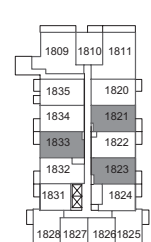
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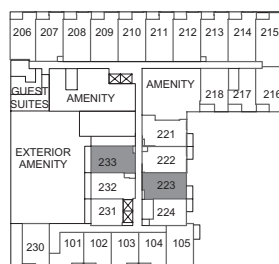
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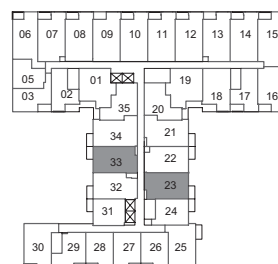
LEVEL: 17



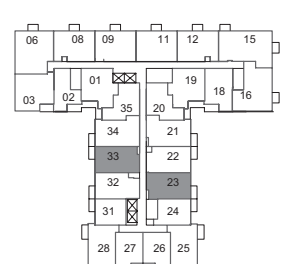
LEVEL: 18



LEVEL: 2



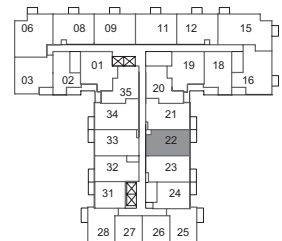
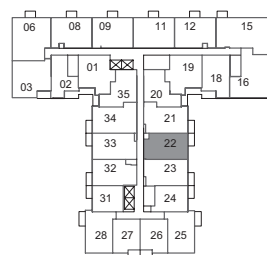
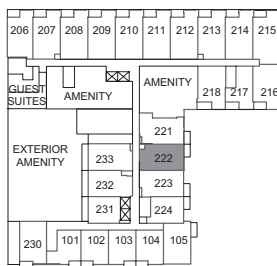
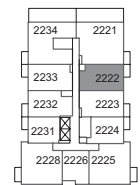
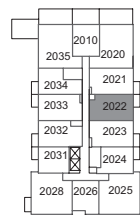
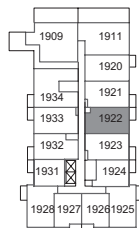
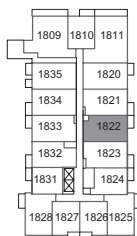
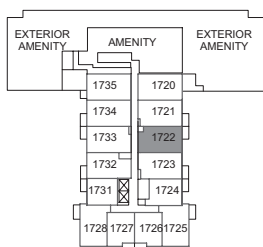
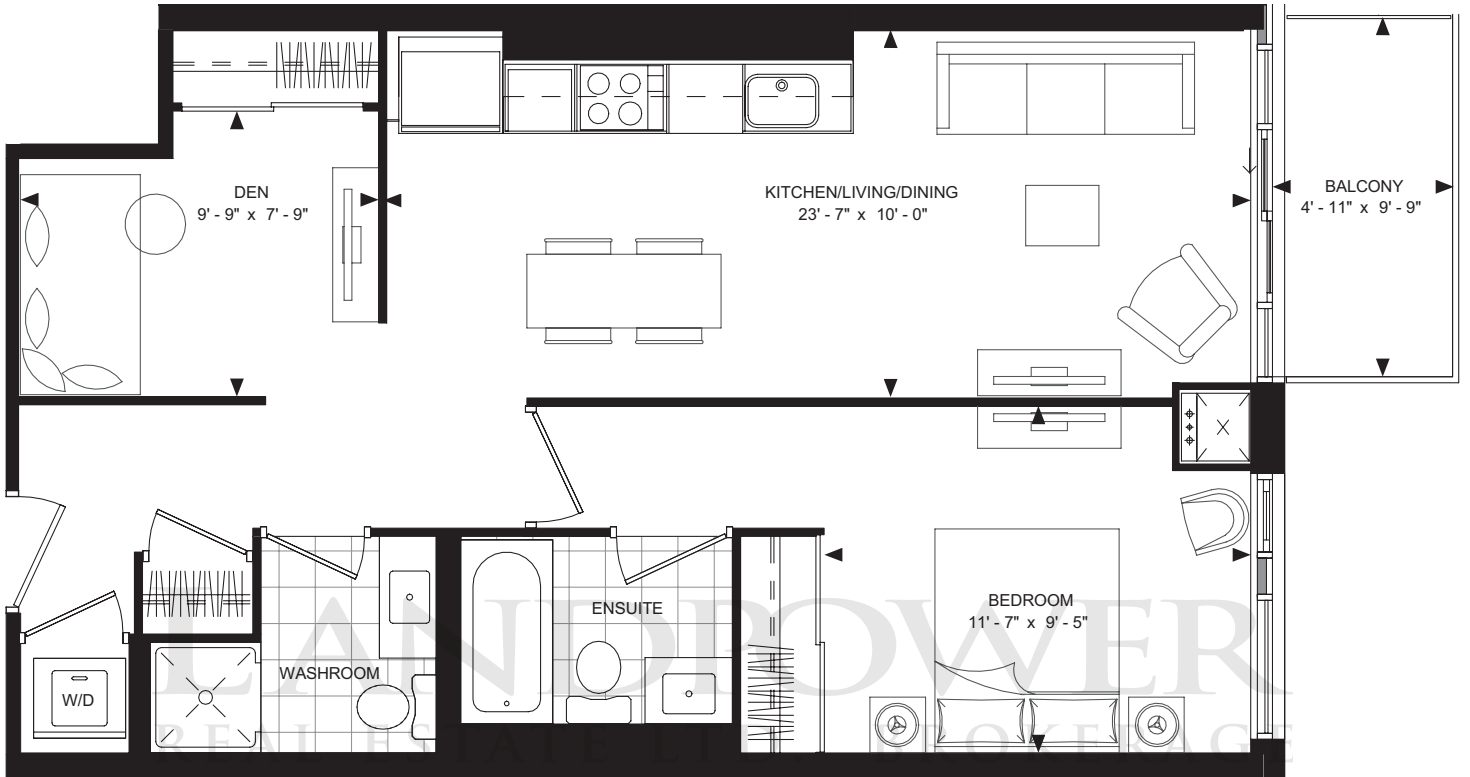
LEVEL: 3, 5-8



LEVEL: 9-12

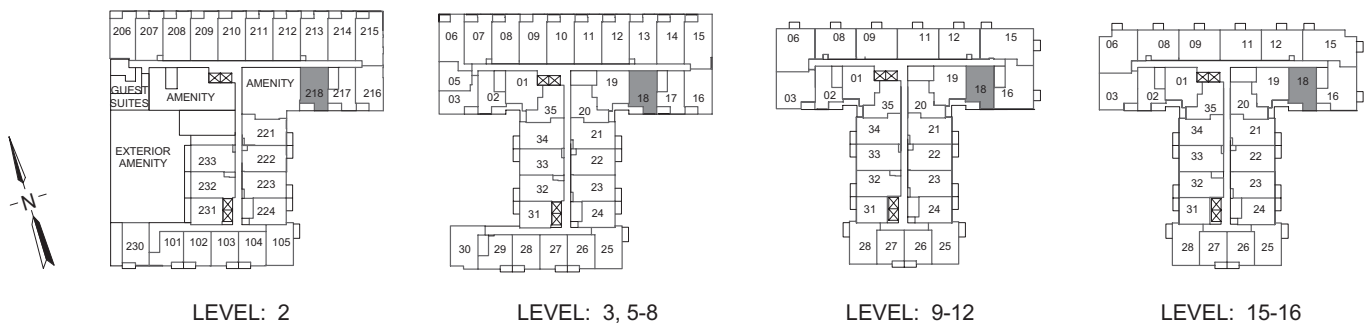
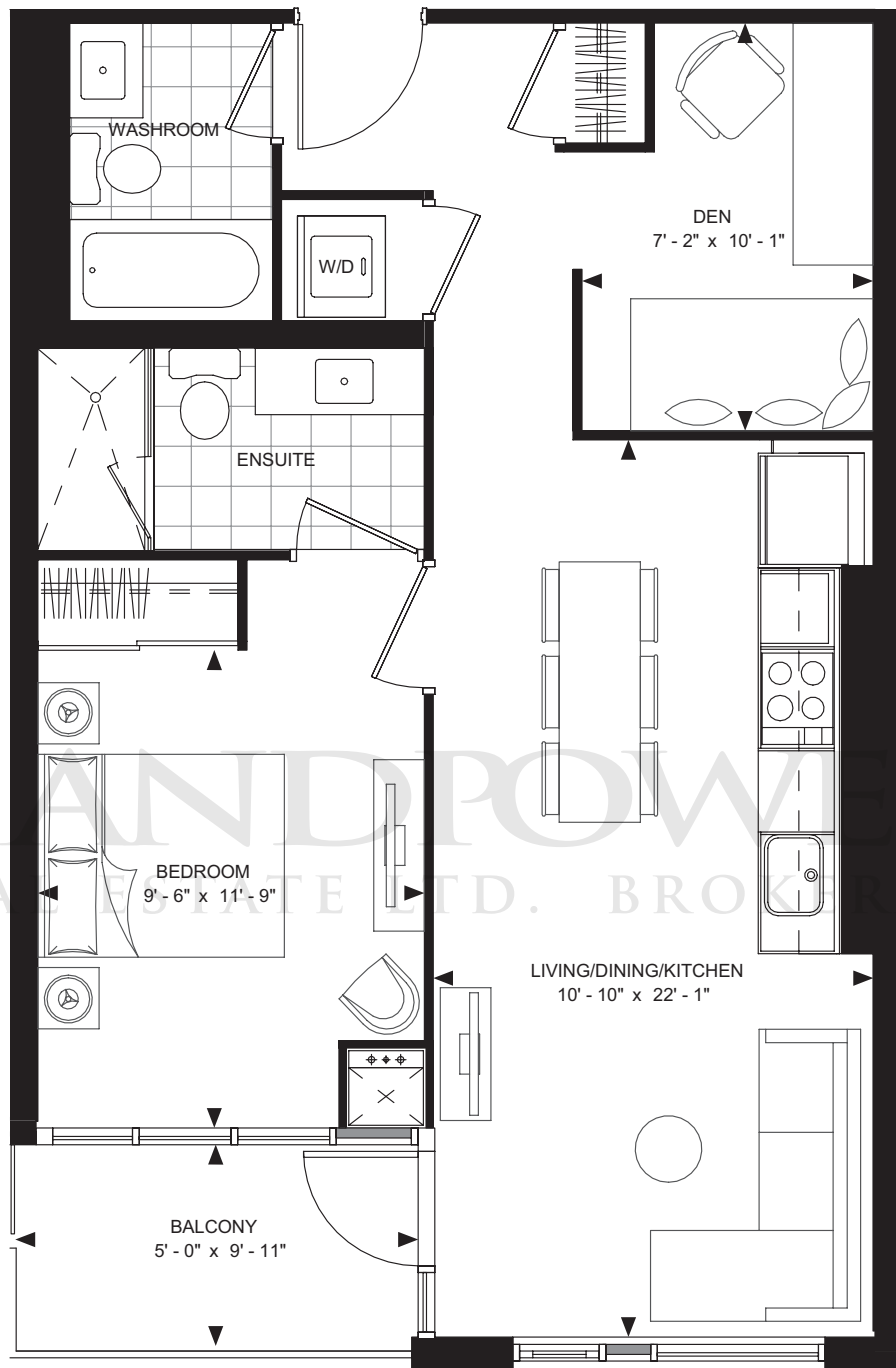
Suite 1D2-B2

686 sq.ft. – SOHO – 1 Bedroom + Den



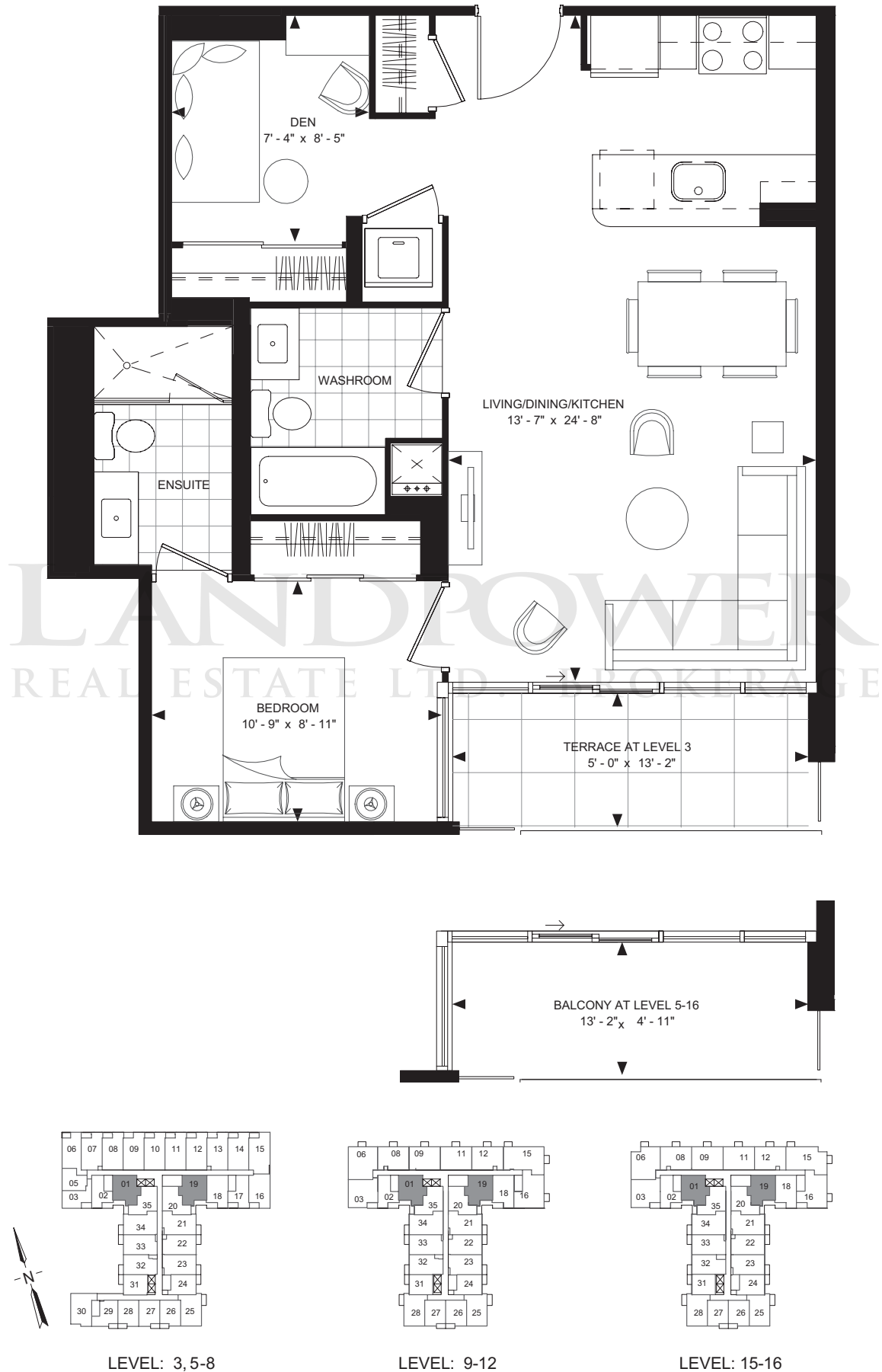
Suite 1D2-C

668 sq.ft. – SOHO – 1 Bedroom + Den



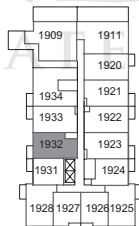
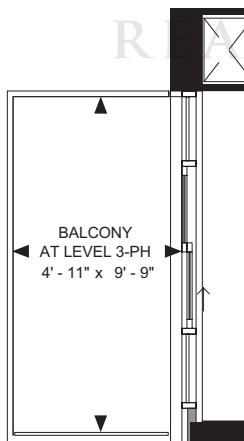
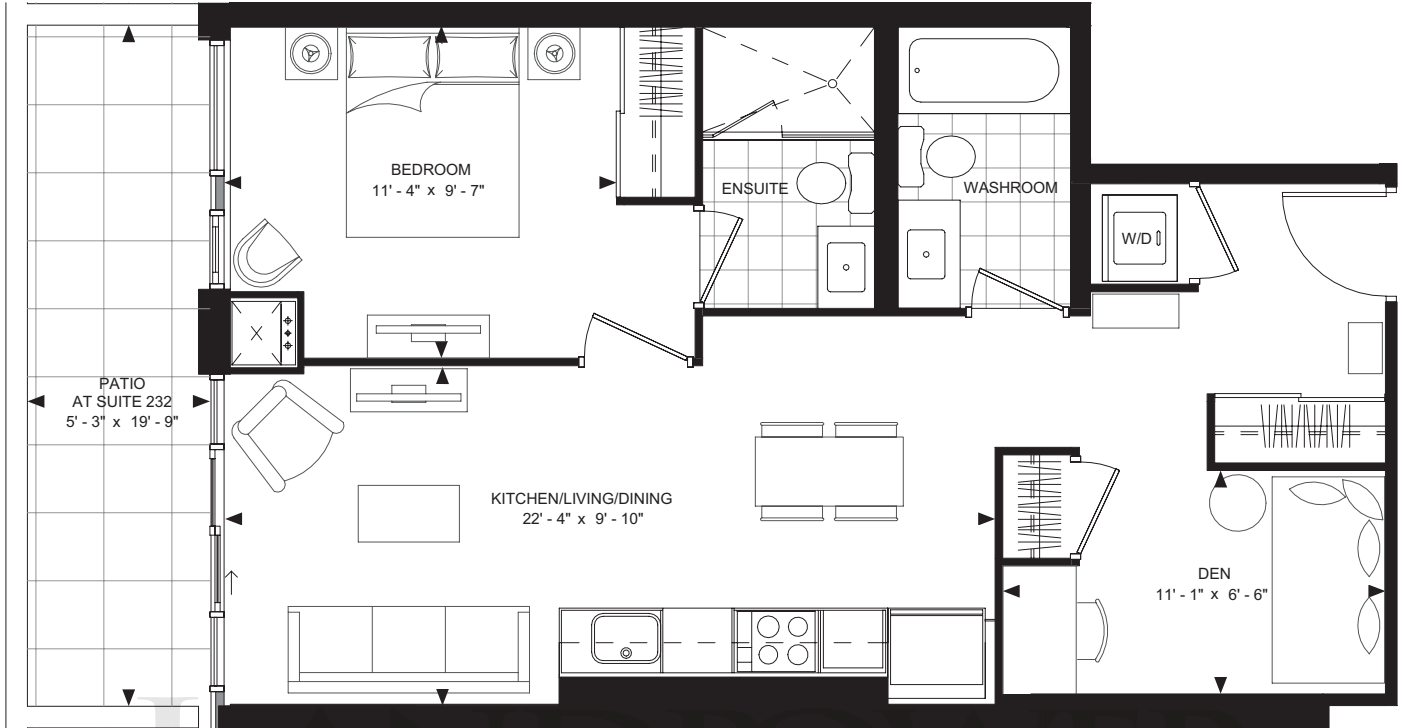
Suite 1D2-F

738 sq.ft. – SOHO – 1 Bedroom + Den

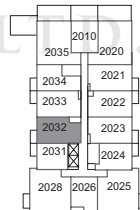


Suite 1D2-K

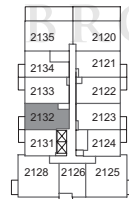
668 sq.ft. – SOHO – 1 Bedroom + Den



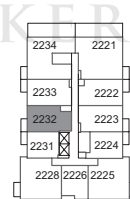
LEVEL: 19



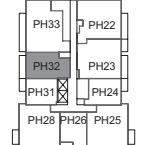
LEVEL: 20



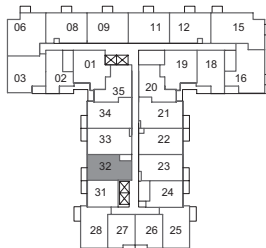
LEVEL: 21



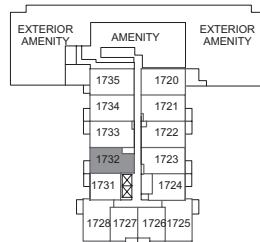
LEVEL: 22



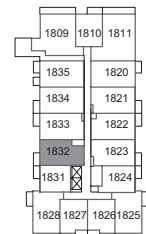
LEVEL: PH



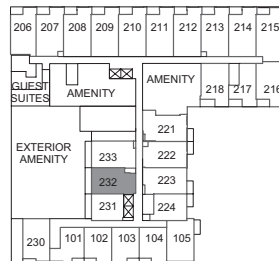
LEVEL: 15-16



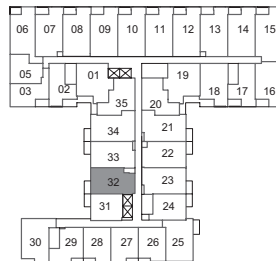
LEVEL: 17



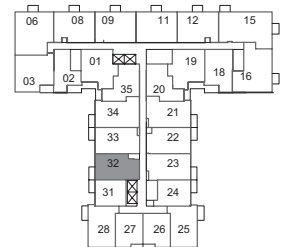
LEVEL: 18



LEVEL: 2



LEVEL: 3, 5-8

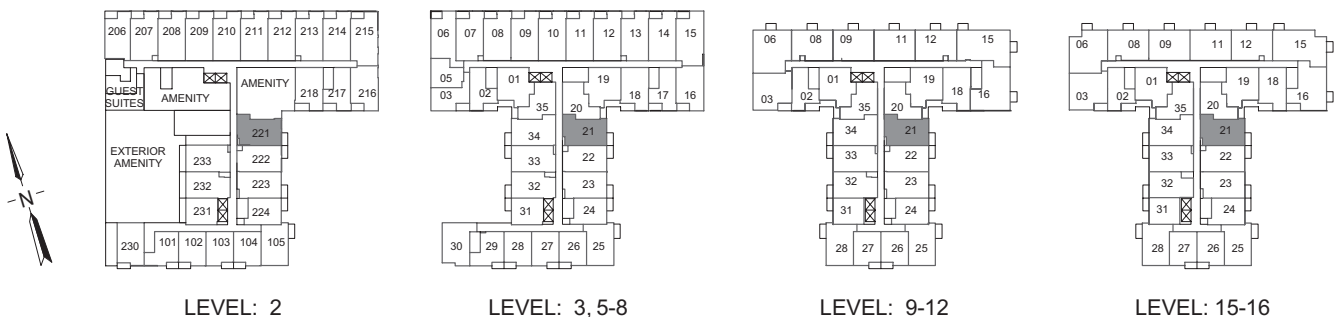
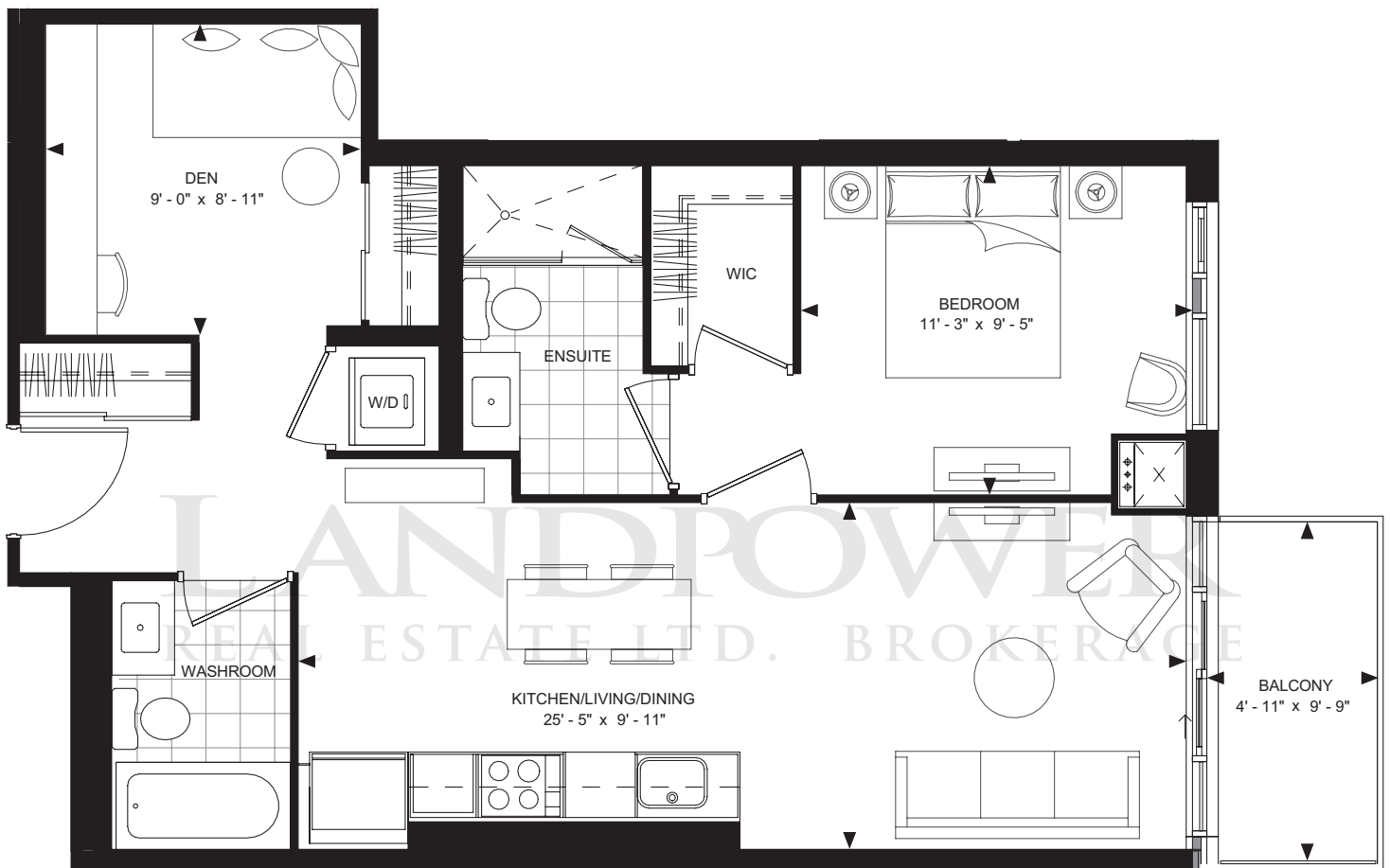


LEVEL: 9-12



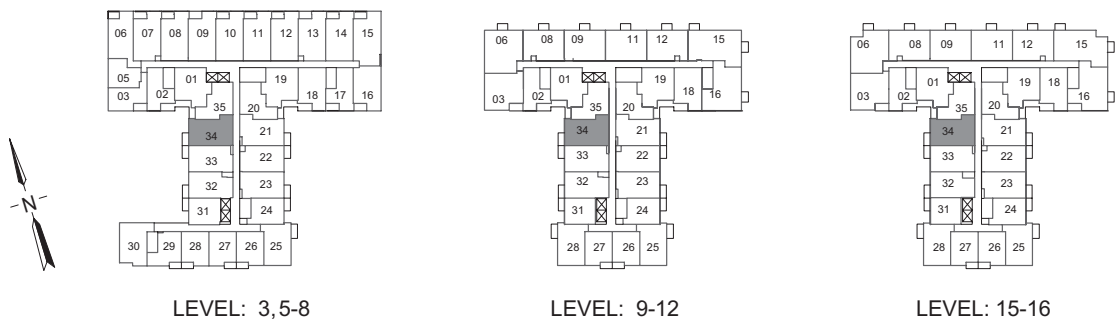
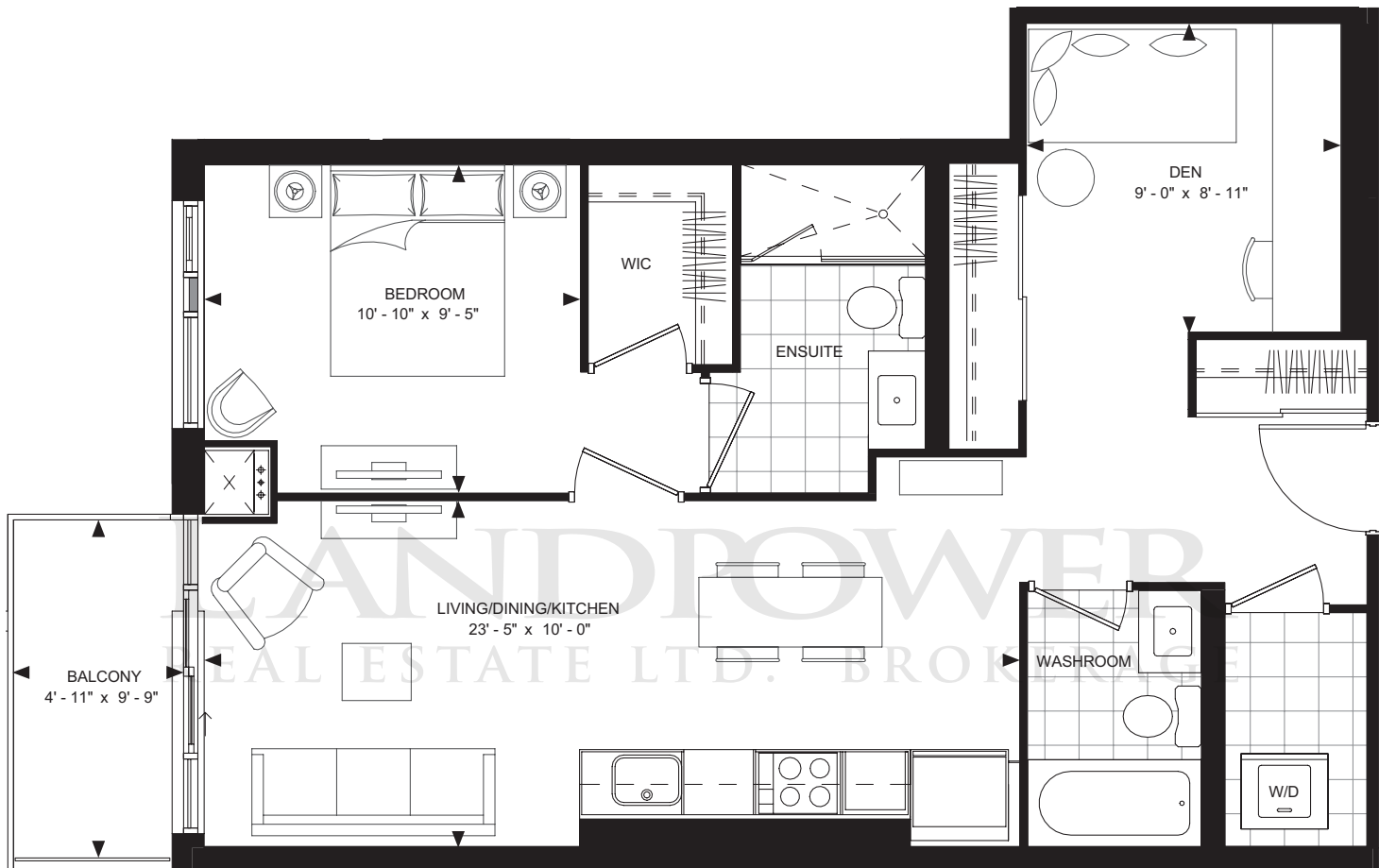
Suite 1D2-P

731 sq.ft. – SOHO – 1 Bedroom + Den



Suite 1D2-P1

746 sq.ft. – SOHO – 1 Bedroom + Den

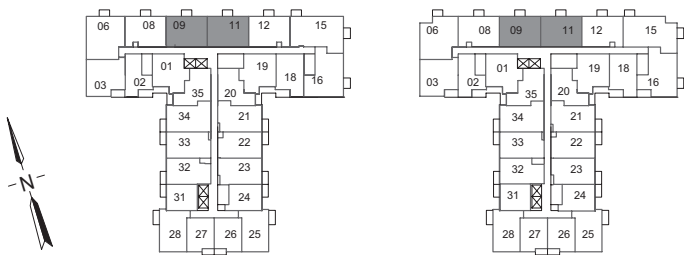
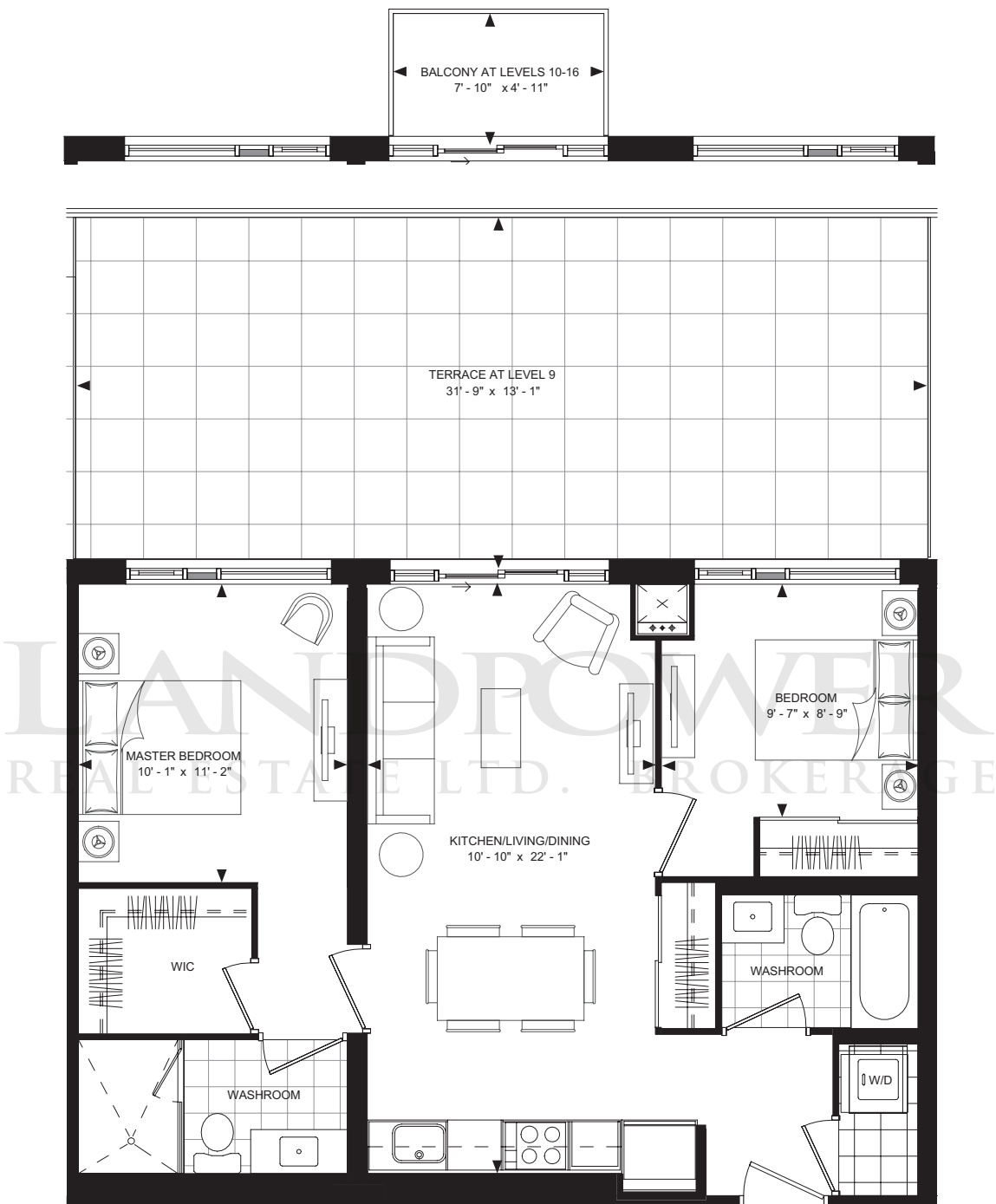


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Suite 2-B
764 sq.ft. – 2 Bedroom

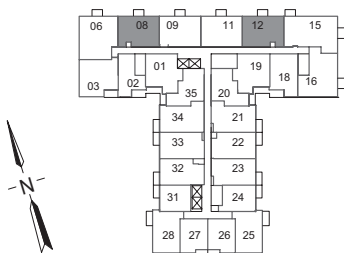
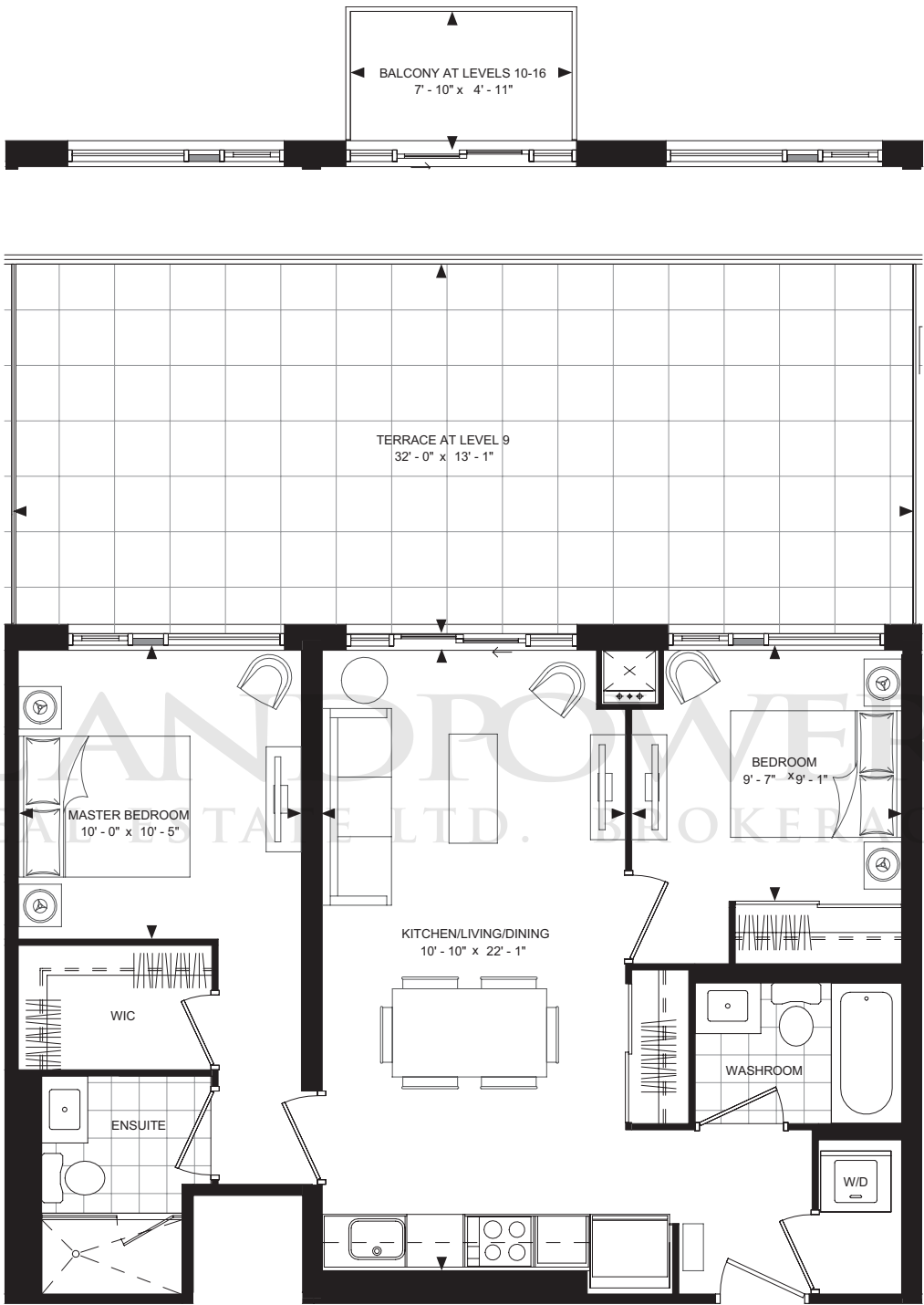


LEVEL: 9-12

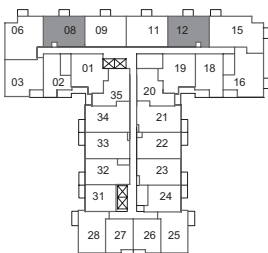
LEVEL: 15-16

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Suite 2-B1
749 sq.ft. – 2 Bedroom

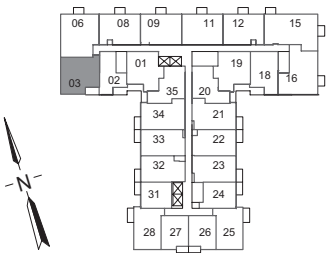
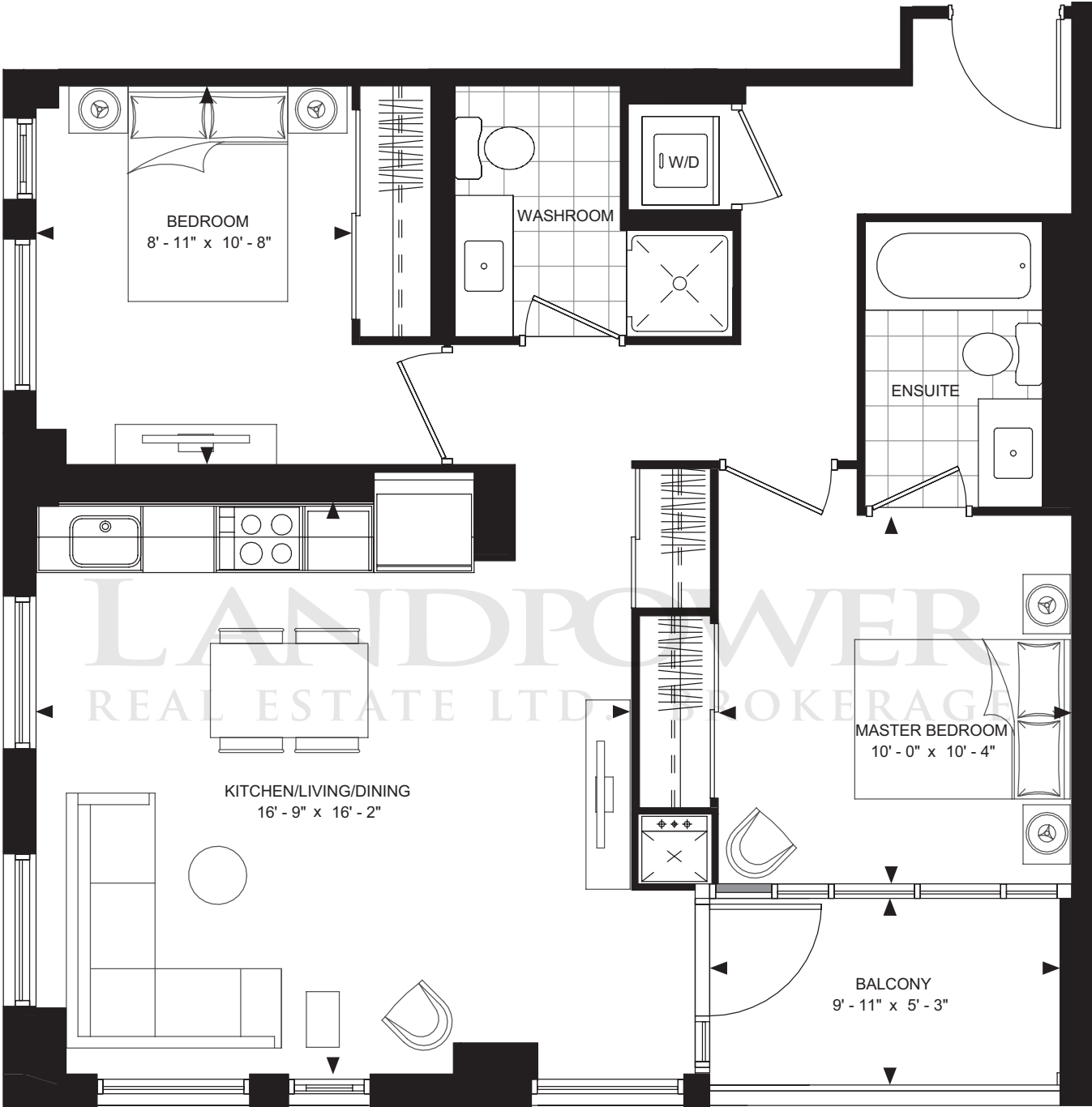


LEVEL: 9-12

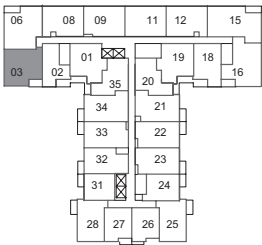


LEVEL: 15-16

Suite 2-E
822 sq.ft. – 2 Bedroom

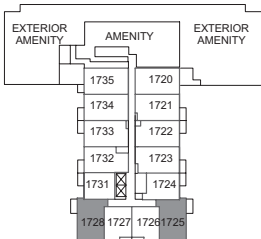
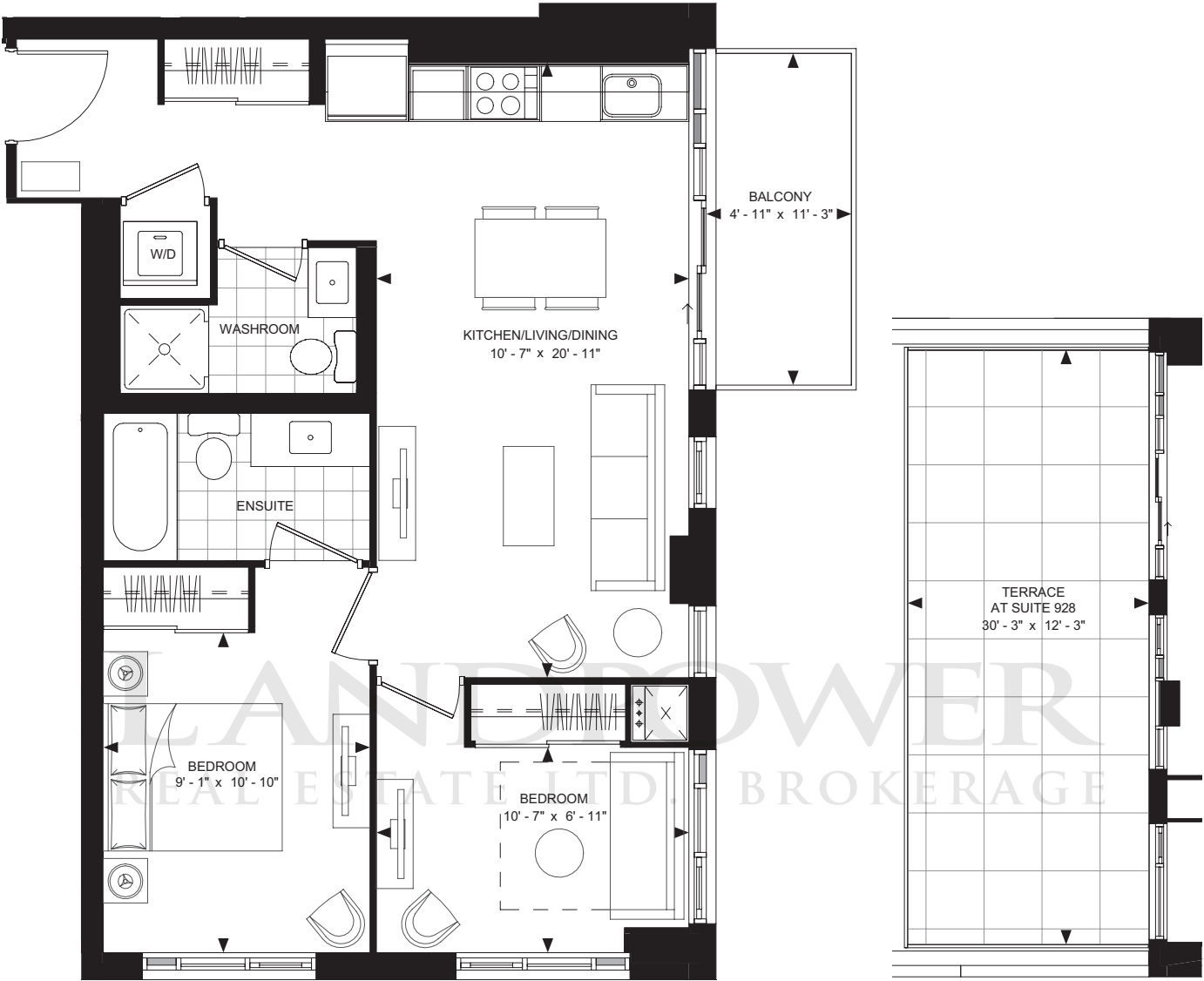


LEVEL: 9-12

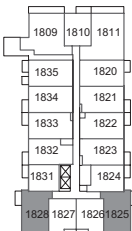


LEVEL: 15-16

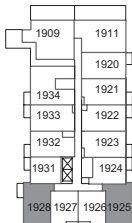
Suite 2-J
696 sq.ft. – 2 Bedroom



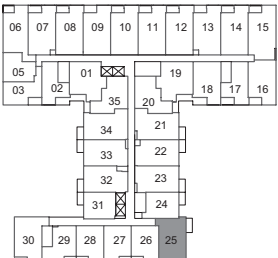
LEVEL: 17



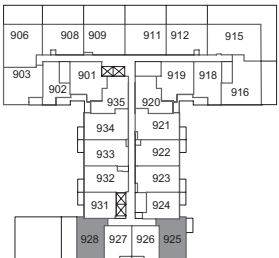
LEVEL: 18



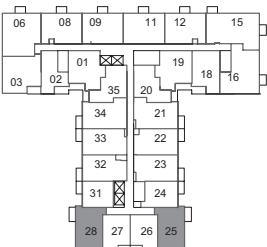
LEVEL: 19



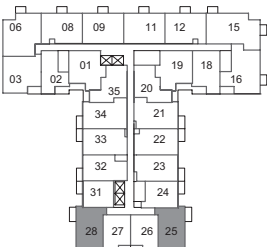
LEVEL: 3, 5-8



LEVEL: 9



LEVEL: 10-12



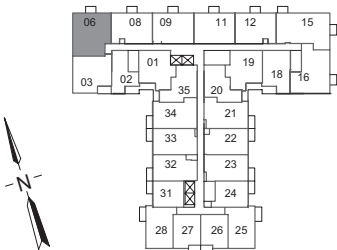
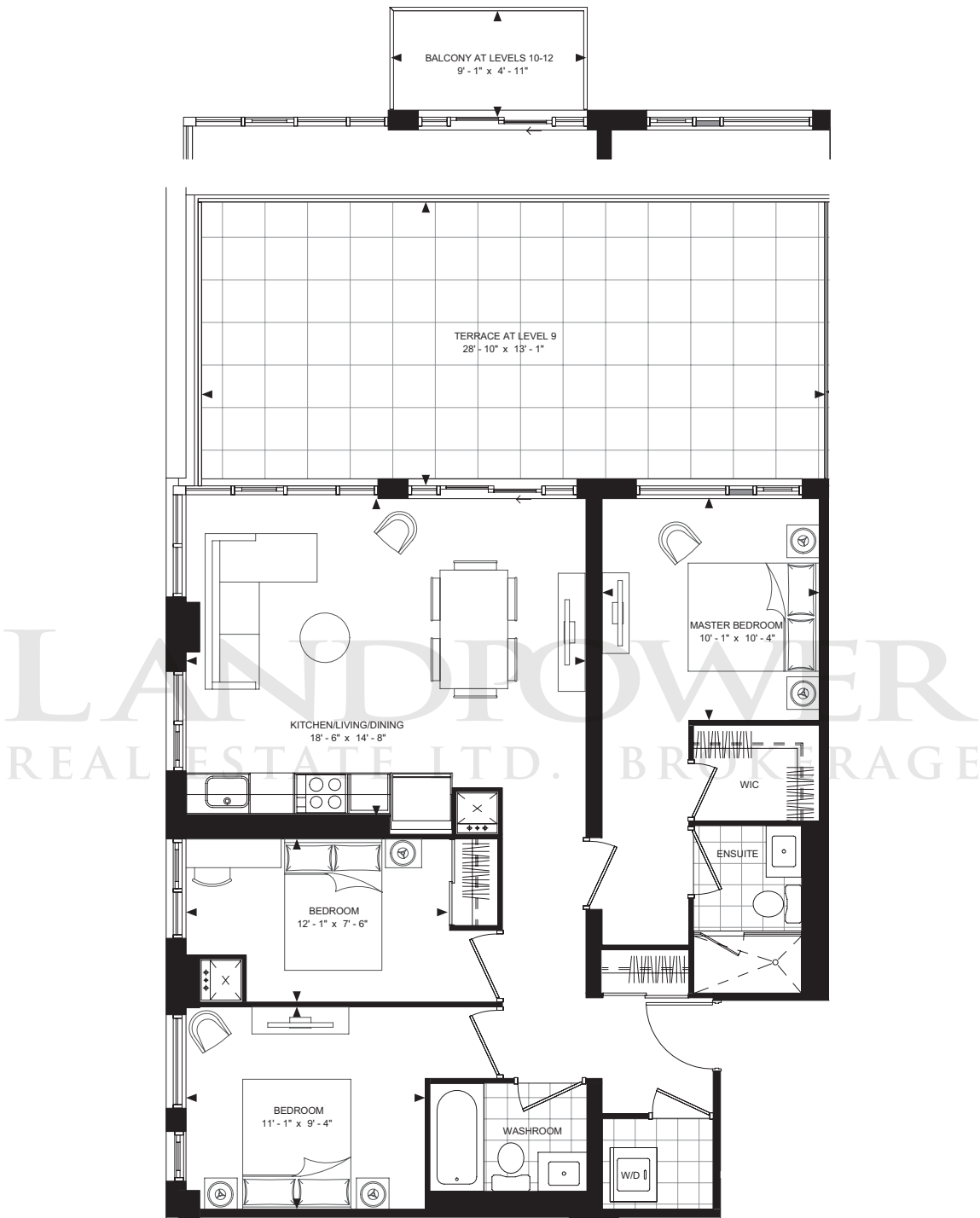
LEVEL: 15-16

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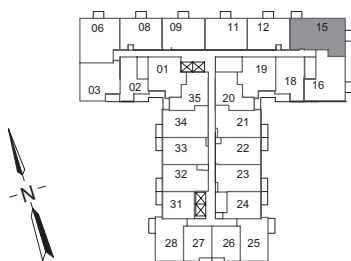
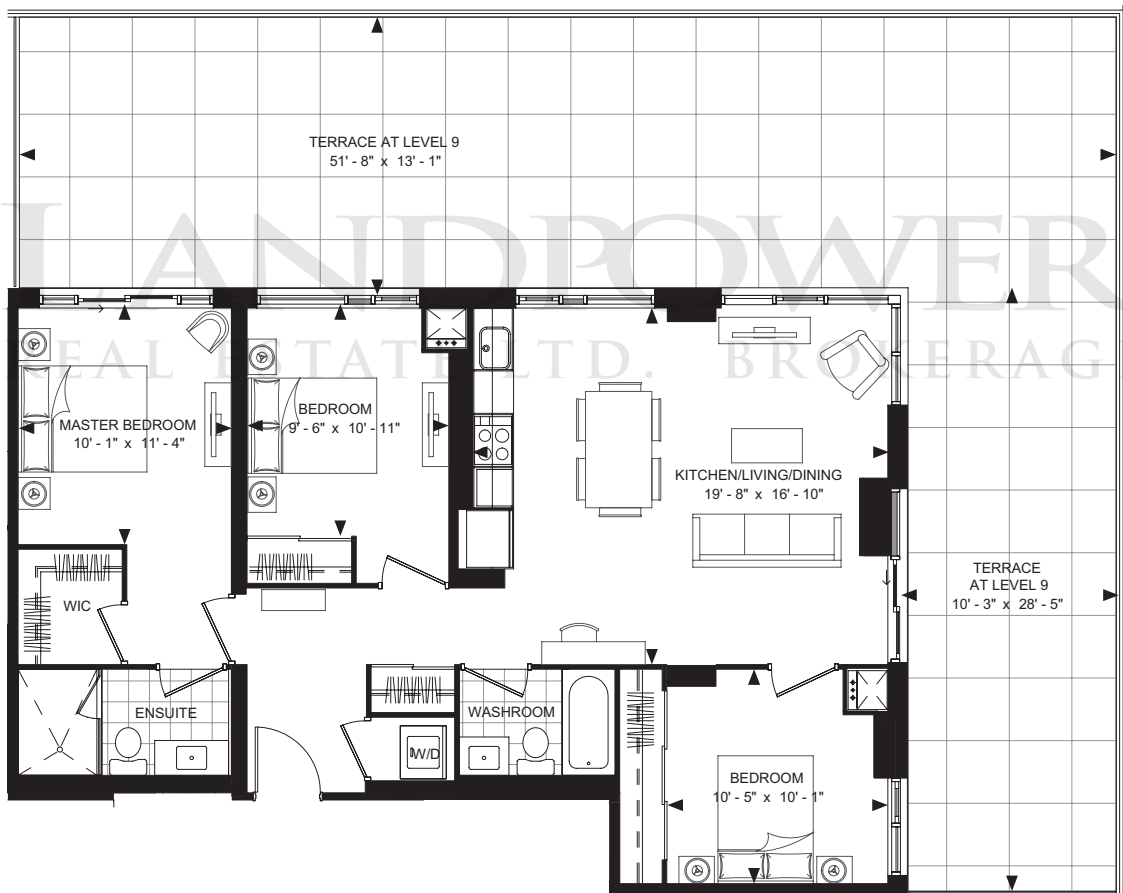
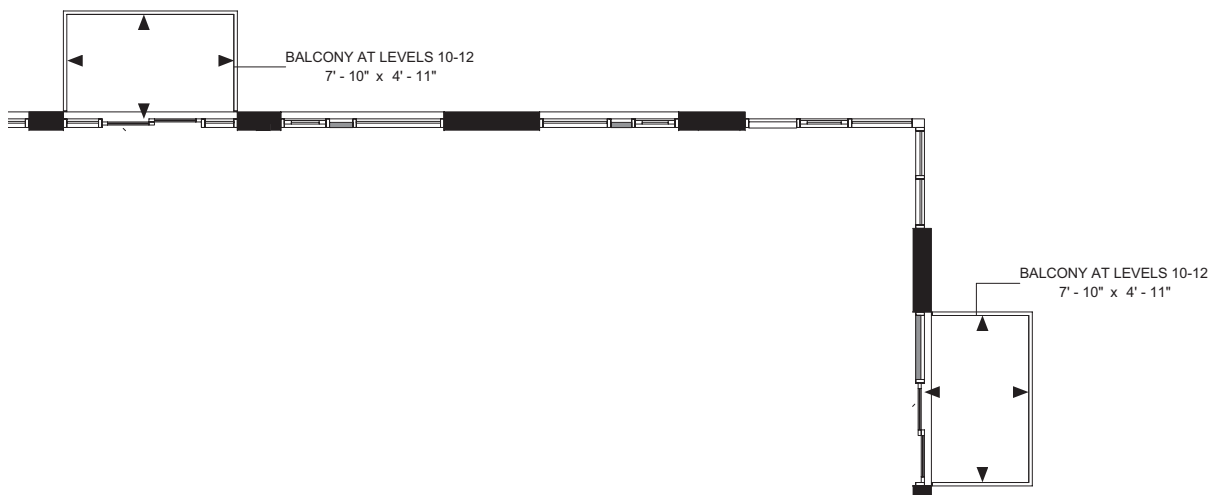
Suite 3-A
972 sq.ft. – 3 Bedroom



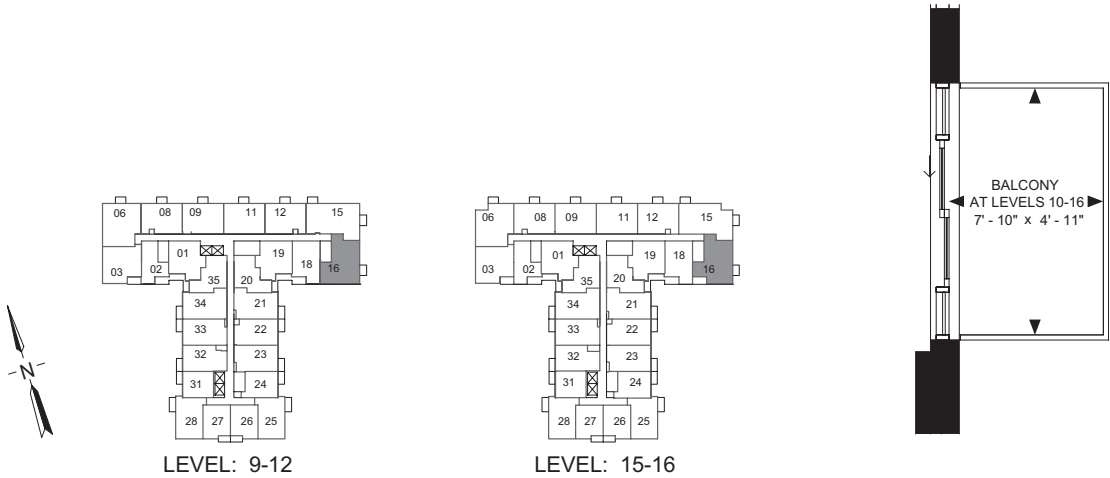
LEVEL: 9-12

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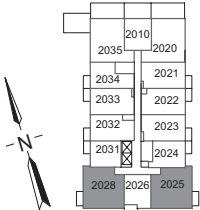
Suite 3-B
1,055 sq.ft. – 3 Bedroom



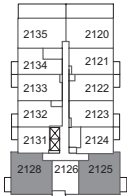
Suite 3-C
976 sq.ft. – 3 Bedroom



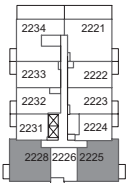
Suite 3-F
987 sq.ft. – 3 Bedroom



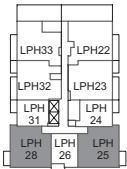
LEVEL: 20



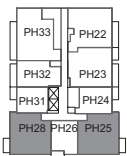
LEVEL: 21



LEVEL: 22

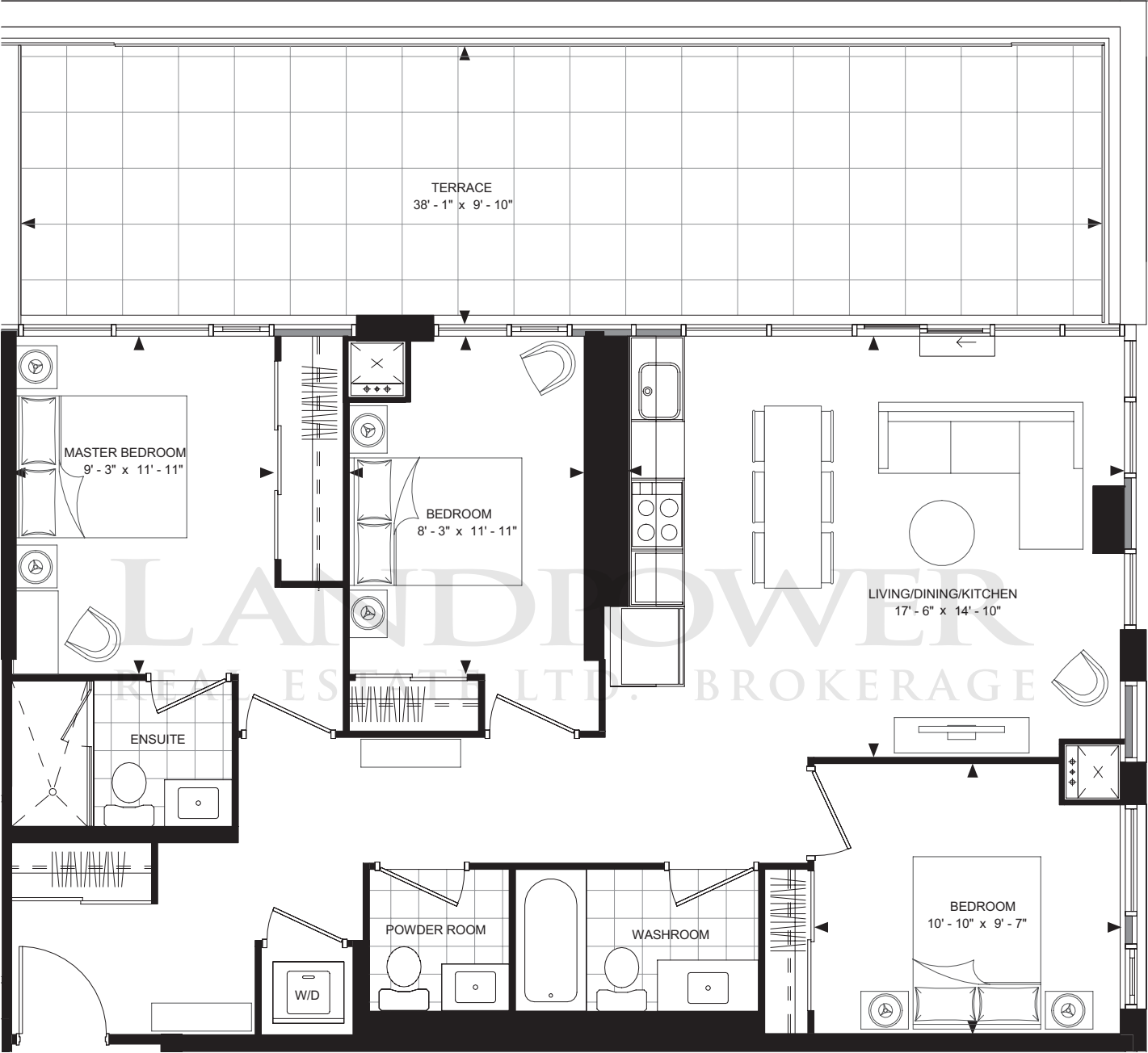


LEVEL: LPH



LEVEL: PH

Suite 3-H
1,009 sq.ft. – 3 Bedroom



LEVEL: 19

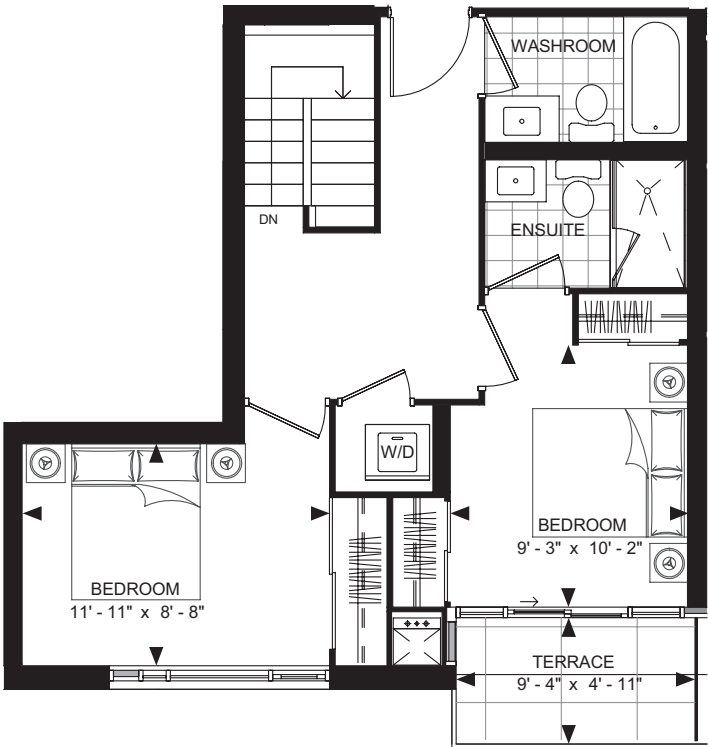
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KING ADELAIDE WEST

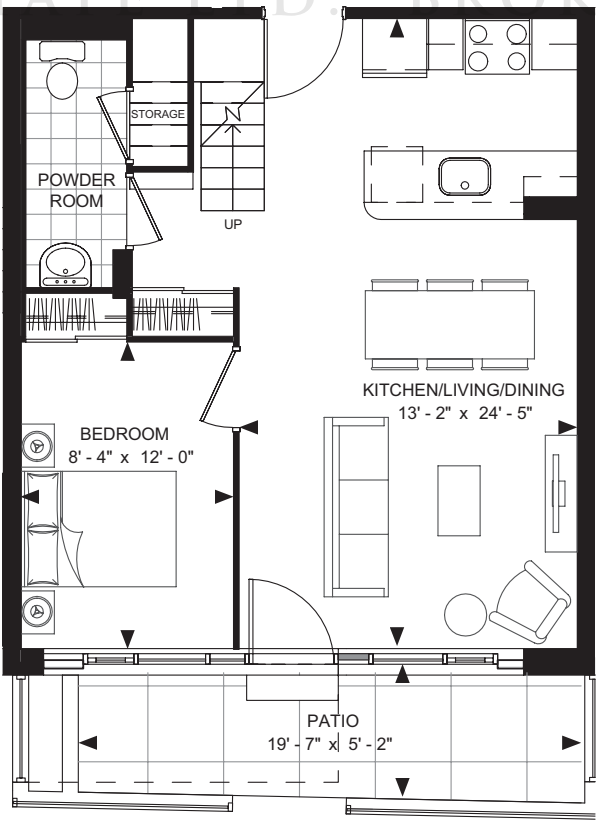
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Suite Mews Town A

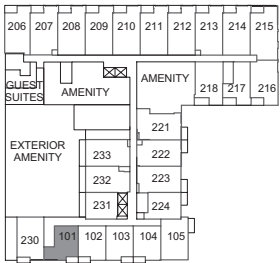
1,128 sq.ft. – 3 Bedroom



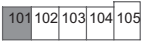
LEVEL: 2



LEVEL: GROUND



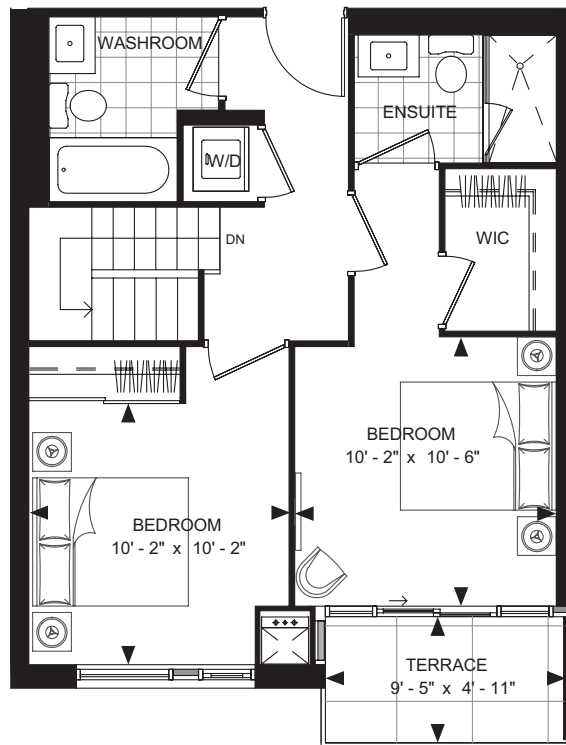
LEVEL: 2



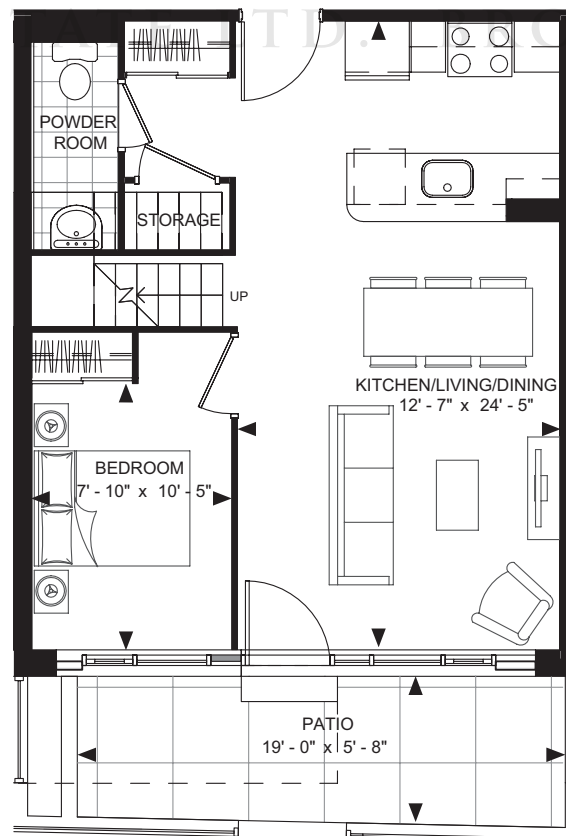
LEVEL: GROUND

Suite Mews Town B

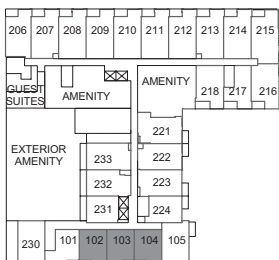
1,085 sq.ft. – 3 Bedroom



LEVEL: 2



LEVEL: GROUND



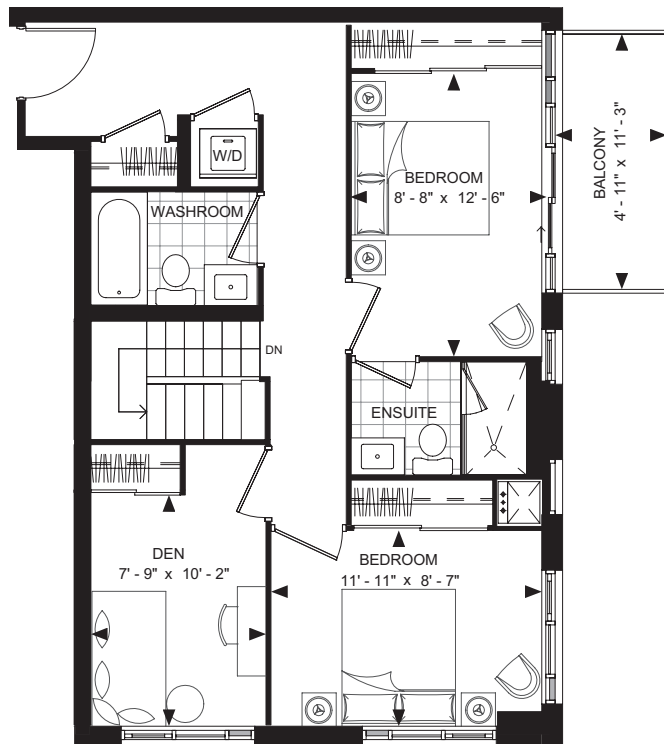
LEVEL: 2



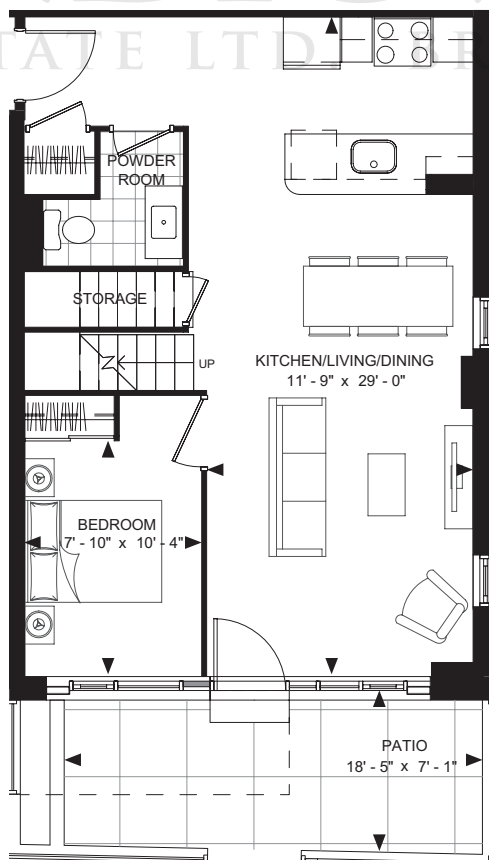
LEVEL: GROUND

Suite Mews Town C

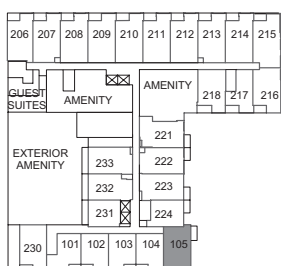
1,343 sq.ft. – 3 Bedroom + Den



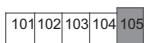
LEVEL: 2



LEVEL: GROUND



LEVEL: 2



LEVEL: GROUND

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