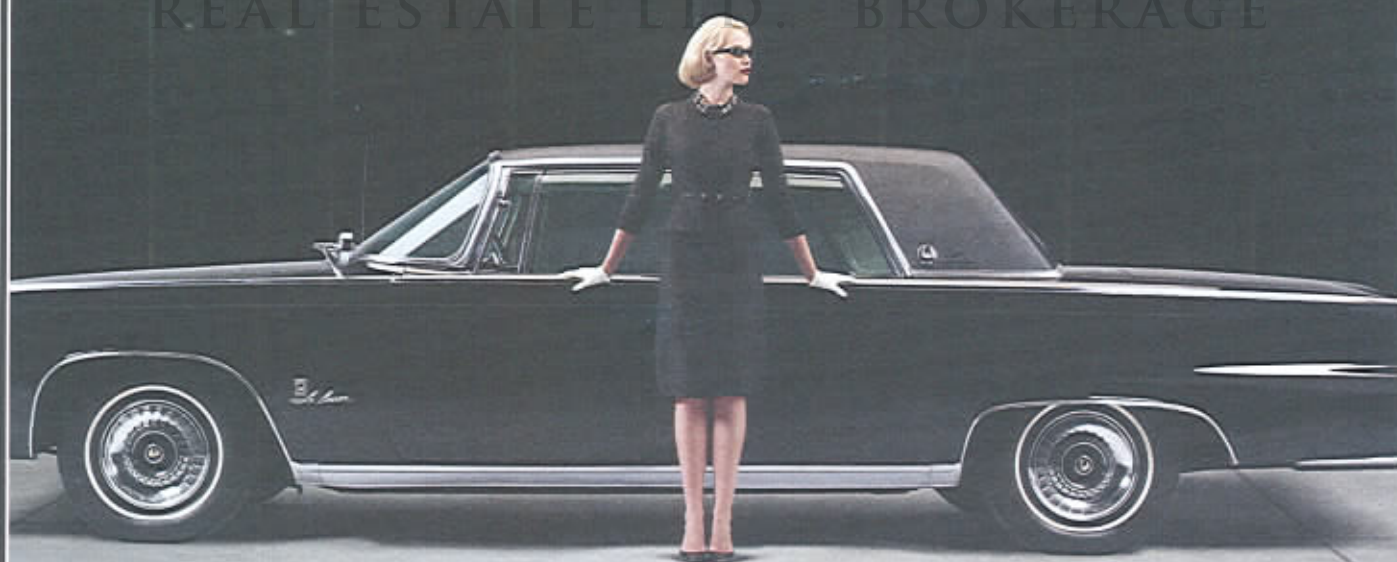


AN EXCLUSIVE PREVIEW

LANDPOWER
REAL ESTATE LTD. BROKERAGE



N

NICHOLAS
BLOOR BAY LIVING



A Classic Location Is Always In Style

Rendering by Michael McCann



LANDPOWER
REAL ESTATE LTD. BROKERAGE

2ND FLOOR AMENITIES



A Classic Location Is Always In Style



4TH FLOOR AMENITIES



A Classic Location Is Always In Style

FEATURES AND FINISHES

BUILDING FEATURES

- Architecture by Core Architects
- Interiors by Cecconi Simone Interior Design Consultants
- 29 storey glass and aluminum tower with two storey brick podium
- 1880s reconstructed three storey façade on St. Nicholas Street
- Three elevators servicing all levels including four level underground garage
- Two-storey lobby with winding sectional sofa sitting in front of a sixties-inspired metal sculpture. A large etched spherical light fixture hangs in the two story space and sits directly over the coffee table. Flag stone floors and walnut wall paneling will create a palette of natural materials. The second floor lounge overlooks the lobby with floor to ceiling glass.
- Second floor amenity space including gym, screening room, lounge and multi-purpose room with billiards table
- Fourth floor party room and landscaped roof terrace with outdoor gas BBQ and spectacular views of downtown Toronto. Large south-facing glass doors slide open for an indoor/outdoor experience. Interior spaces include a dining room, a cocktail bar and lounge with a two sided fireplace that is shared with an outdoor lounge. Roof terrace has trellised area for shade, a reflecting pool that runs along the width of the space and areas for lounging, tanning and dining.
- Every suite has a balcony, French balcony or terrace as per plan
- Two dedicated parking stalls for auto sharing

PRINCIPAL LIVING AREA FEATURES

- Floor to ceiling height of approximately 9 feet in principal rooms excluding mechanical system bulkheads (10 feet in penthouses)
- Smooth ceiling finish
- Pre-finished engineered wood flooring or German engineered, high performance wide-plank laminate flooring*
- Custom designed suite entry doors

CHEF'S KITCHEN FEATURES

- Custom Cecconi Simone design kitchen cabinetry and backsplash in choice of finishes*
- Choice of stone or Corian counter top*
- Undermount sink with single lever pull out faucet as per plan
- Valance lighting
- Pre-finished engineered wood flooring or German engineered, high performance wide-plank laminate flooring*

APPLIANCE PACKAGE

European styled kitchen appliances in black, white or stainless steel (Penthouse kitchen appliances in black, white, stainless steel or fully integrated):

- 24" refrigerator
- 18 or 24" dishwasher as per plan
- 24" cook top
- 24" oven
- microwave
- range hood
- Stacked washer/dryer

BATHROOMS

- Custom Cecconi Simone design bathroom cabinetry in imported Italian wood laminate in choice of finishes*
- Choice of floor and bathtub porcelain tiles*
- Vanity mirror and recessed overhead light
- Choice of stone or Corian counter top with porcelain sink
- Single lever deck mounted faucet
- Under sink storage cabinet
- Medicine cabinet with adjustable shelves
- White bathroom fixtures

COMFORT FEATURES

- Interphone system in lobby vestibule
- Strategically located cameras
- Concierge service
- Card access system at all main building entry points
- Rough-in for in-suite entry system
- Fully sprinklered
- Smoke and heat detectors in every suite and all common areas
- Garage is painted white and brightly lit

ELECTRICAL AND COMMUNICATION FEATURES

- Pre-wired for telephone and cable outlets in living areas and bedrooms with high speed internet access available
- Electrical service panel with breakers
- Switch controlled receptacles in living areas and bedrooms
- Track lighting in kitchen
- Recessed overhead lighting in bathrooms

ENVIRONMENTAL FEATURES

- Energy efficient in-suite HVAC system with energy recovery ventilator (ERV) permits individually controlled year round heating or cooling
- Exterior glazing with Low E glass
- Most appliances Energy Star™ rated
- Low flush toilets
- Individual suite hydro metering
- Rain water harvested for irrigation
- System's commissioning to ensure building energy systems are properly installed and calibrated

HOMEOWNER WARRANTY PROTECTION

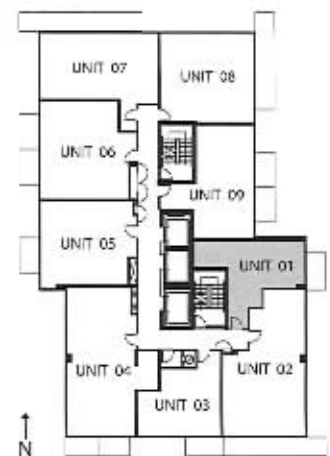
- Tiorion Warranty Corporation New Home Warranty Protection (formerly called the Ontario New Home Warranty Program)
- One Year, Two Year and Seven Year warranty protection as per Tiorion Construction Performance Guidelines
- Manufacturer's warranty on appliances



*From Builder's samples. The Builder has the right to substitute materials from various suppliers of equal or better value. A wide variety of upgrades and options are available. Specifications, terms and conditions may be subject to change without notice. E. & O.E. 2010.

THE OAK STUDIO

| AREA: 429 SQ.FT. | BALCONY: 47 SQ.FT. | TOTAL: 476 SQ.FT. |

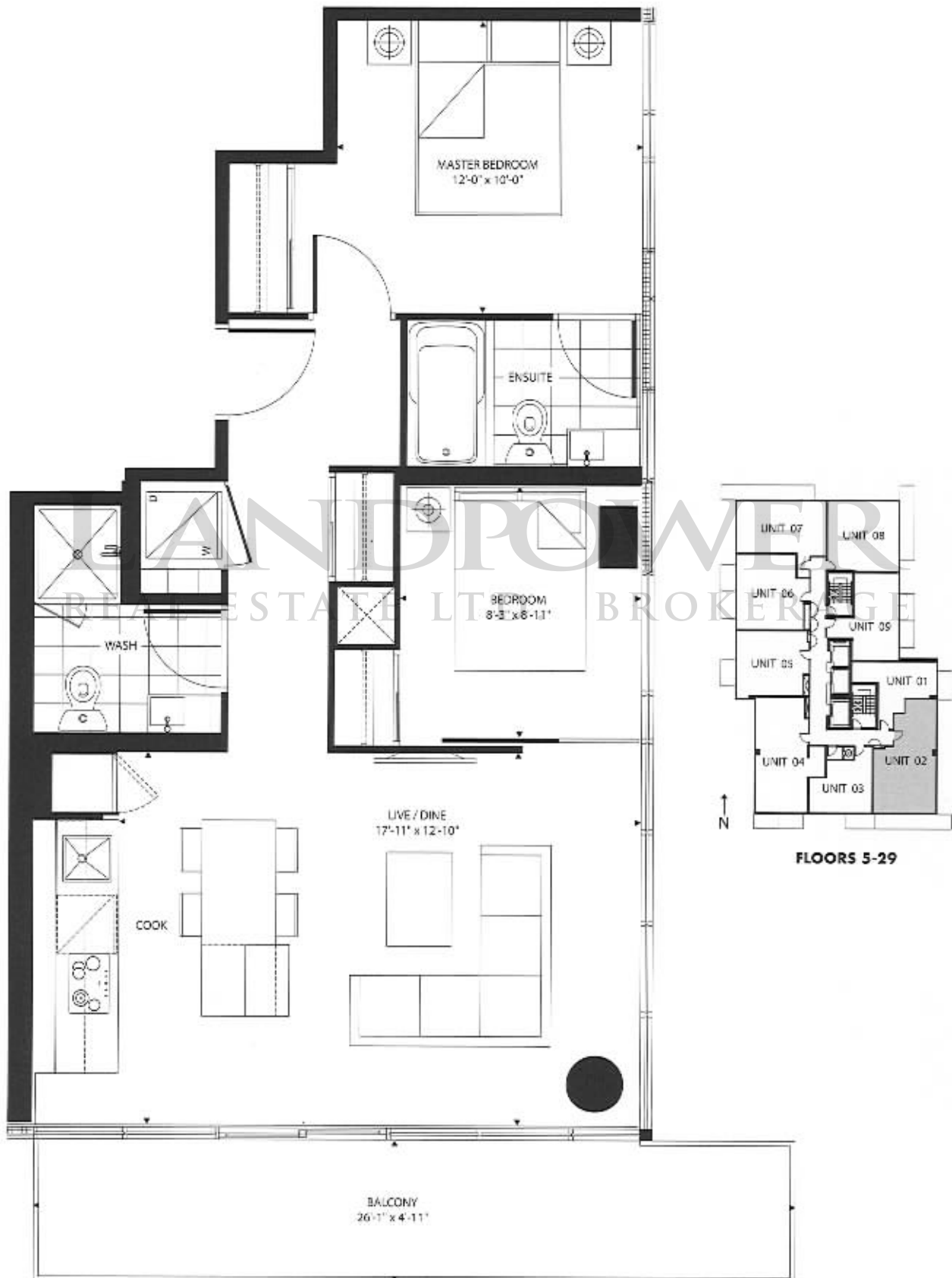


FLOORS 5-29

All areas and stated room dimensions are approximate. Actual usable floor space may vary from the stated floorplan.
Details and specifications are subject to change without notice. E. & O.E. 2010.

THE ELM 2 BEDROOM

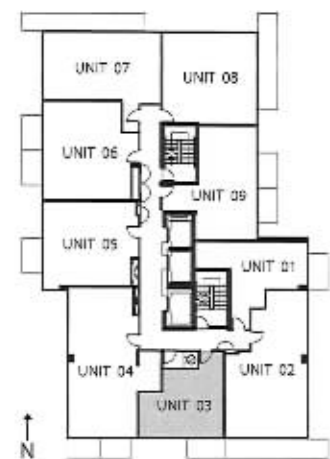
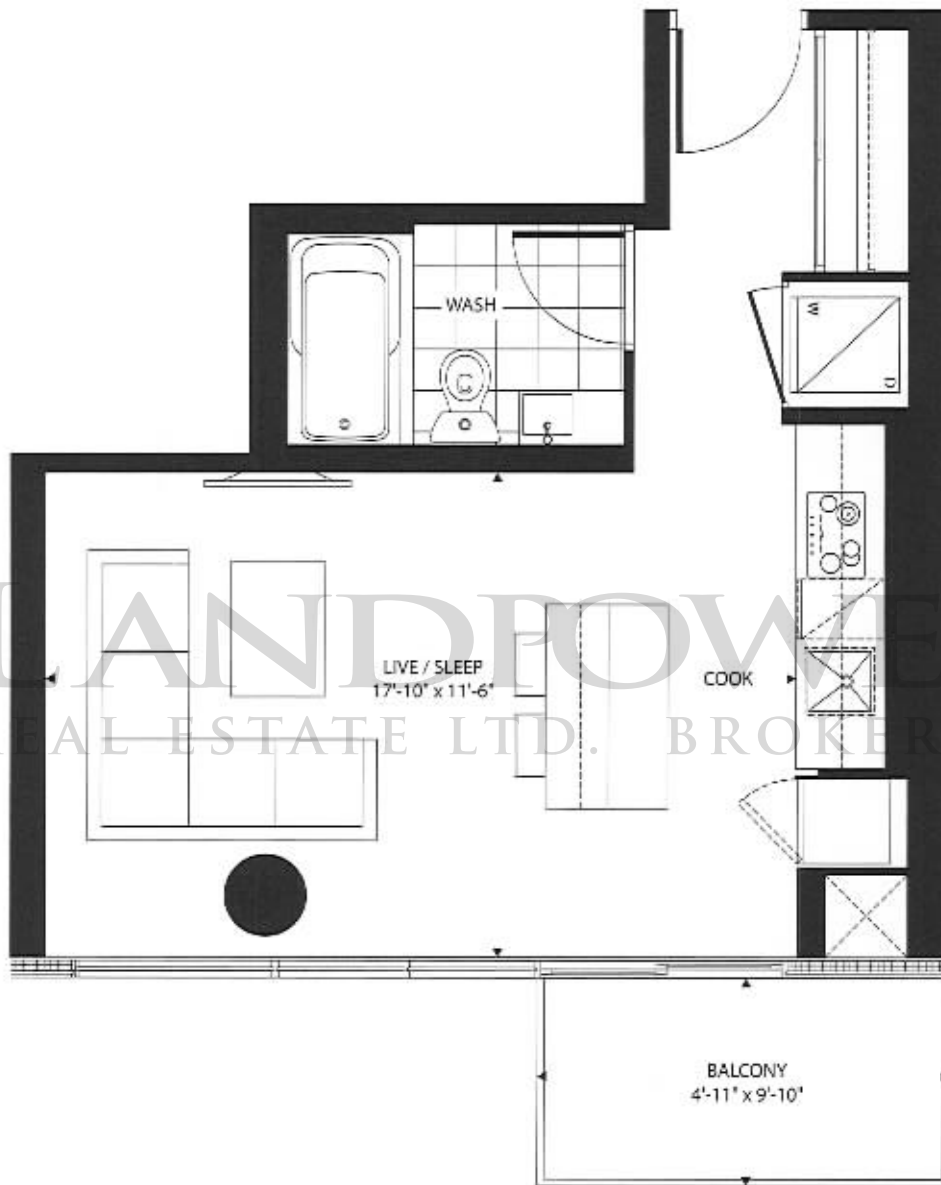
| AREA: 709 SQ.FT. | BALCONY: 128 SQ.FT. | TOTAL: 837 SQ.FT. |



All areas and stated room dimensions are approximate. Actual usable floor space may vary from the stated floorplan. Details and specifications are subject to change without notice. E. & O.E. 2010.

THE IVY STUDIO

| AREA: 395 SQ.FT. | BALCONY: 48 SQ.FT. | TOTAL: 443 SQ.FT. |

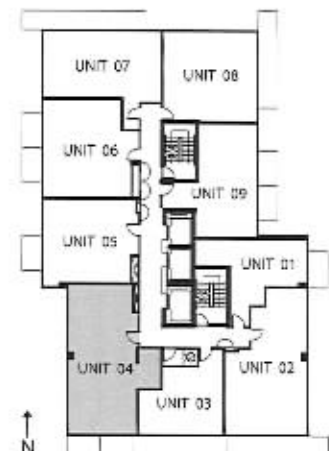
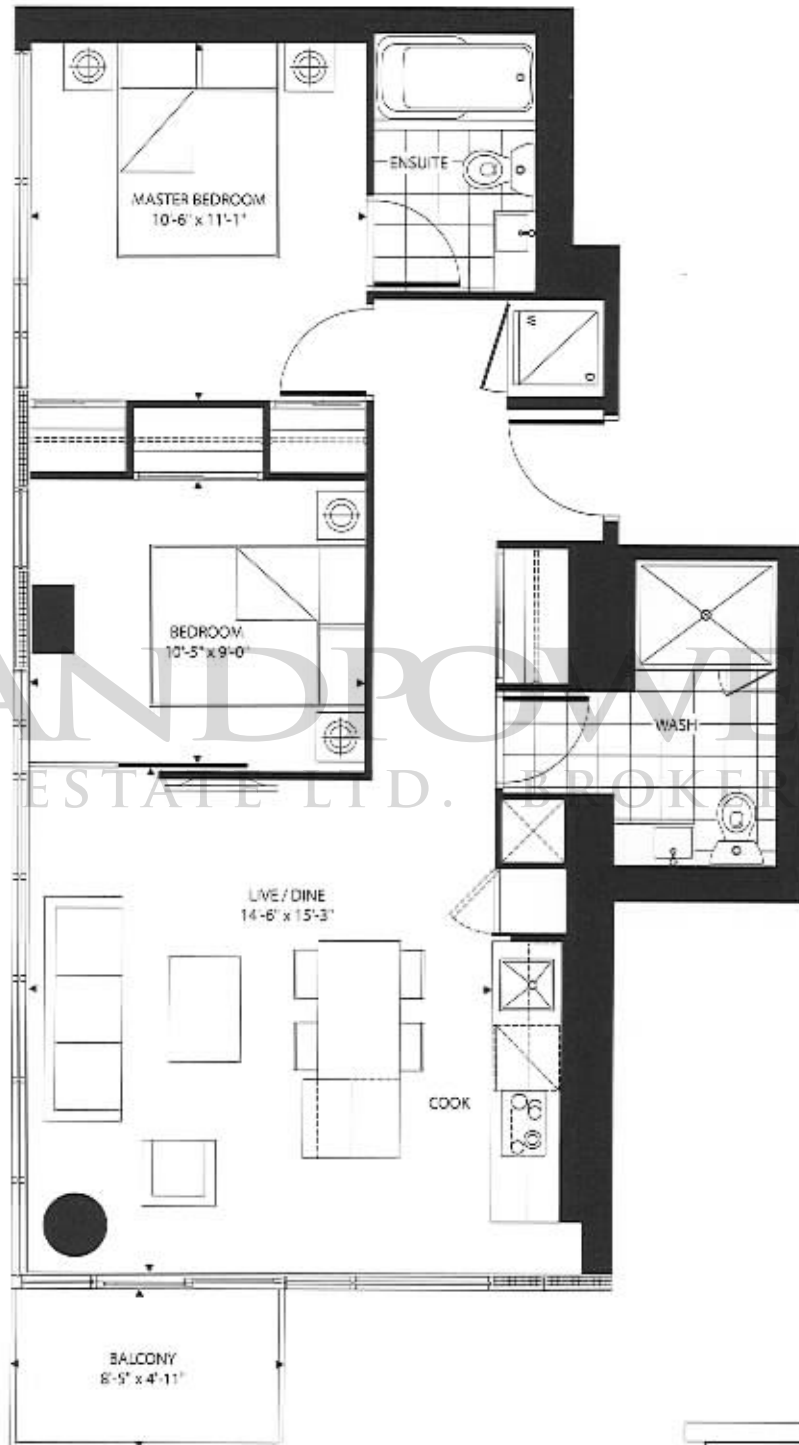


All areas and stated room dimensions are approximate. Actual usable floor space may vary from the stated floorplan.
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FLOORS 5-29

THE ASH 2 BEDROOM

| AREA: 778 SQ.FT. | BALCONY: 72 SQ.FT. | TOTAL: 850 SQ.FT. |

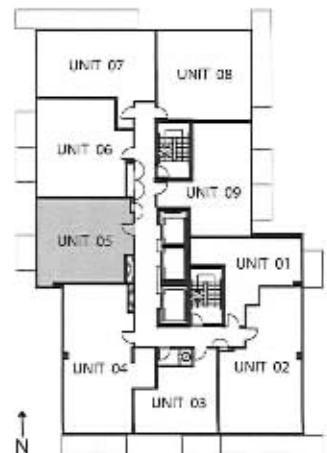


*Balcony on Unit 04 alternates location. All areas and stated room dimensions are approximate. Actual usable floor space may vary from the stated floorplan. Details and specifications are subject to change without notice. E. & O.E. 2010.

FLOORS 5-29

THE MAPLE 1 BEDROOM

| AREA: 546 SQ.FT. | BALCONY: 44 SQ.FT. | TOTAL: 590 SQ.FT. |

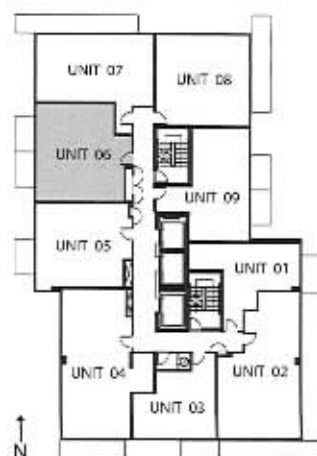
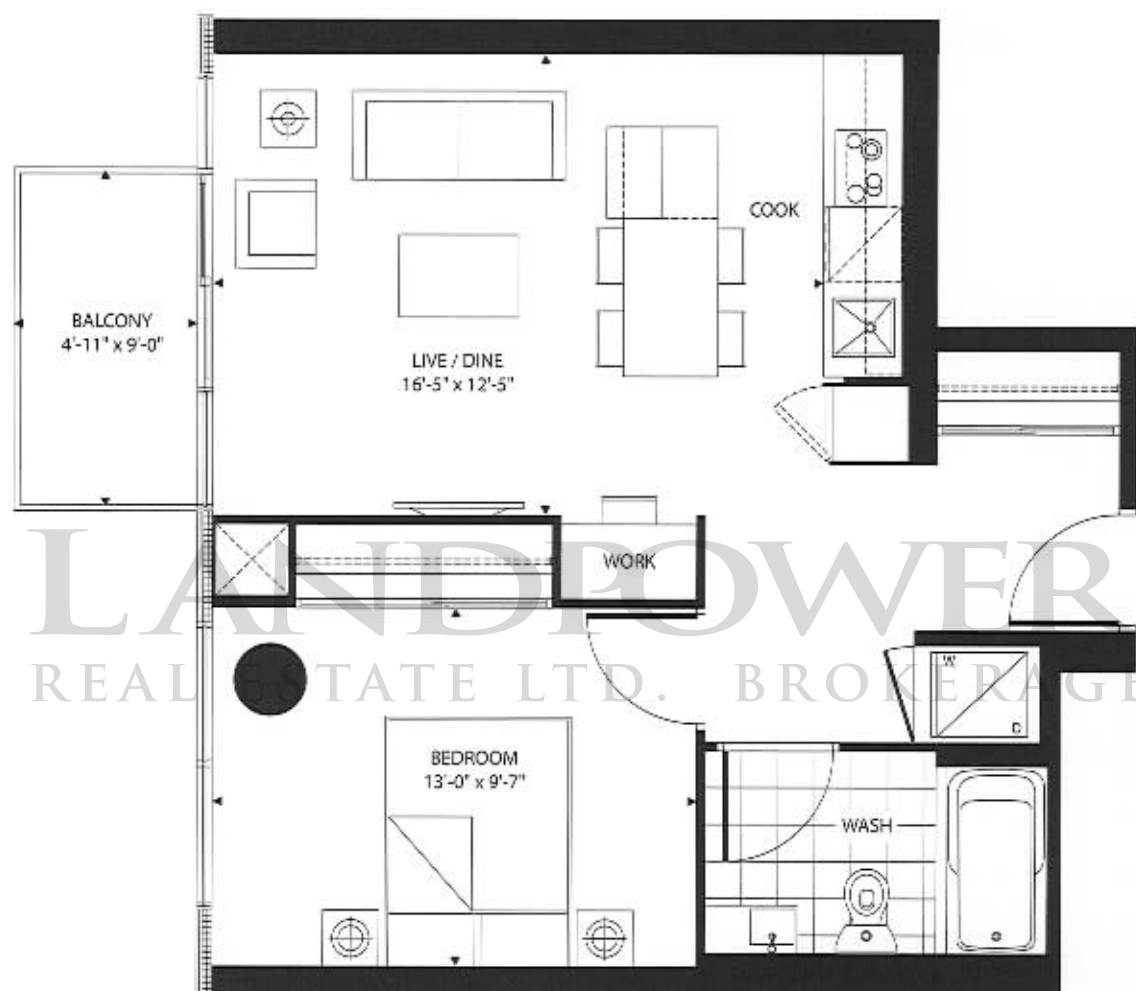


FLOORS 5-29

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THE HAZEL 1 BEDROOM

| AREA: 593 SQ.FT. | BALCONY: 44 SQ.FT. | TOTAL: 637 SQ.FT. |



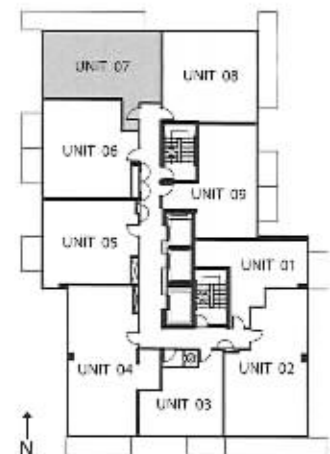
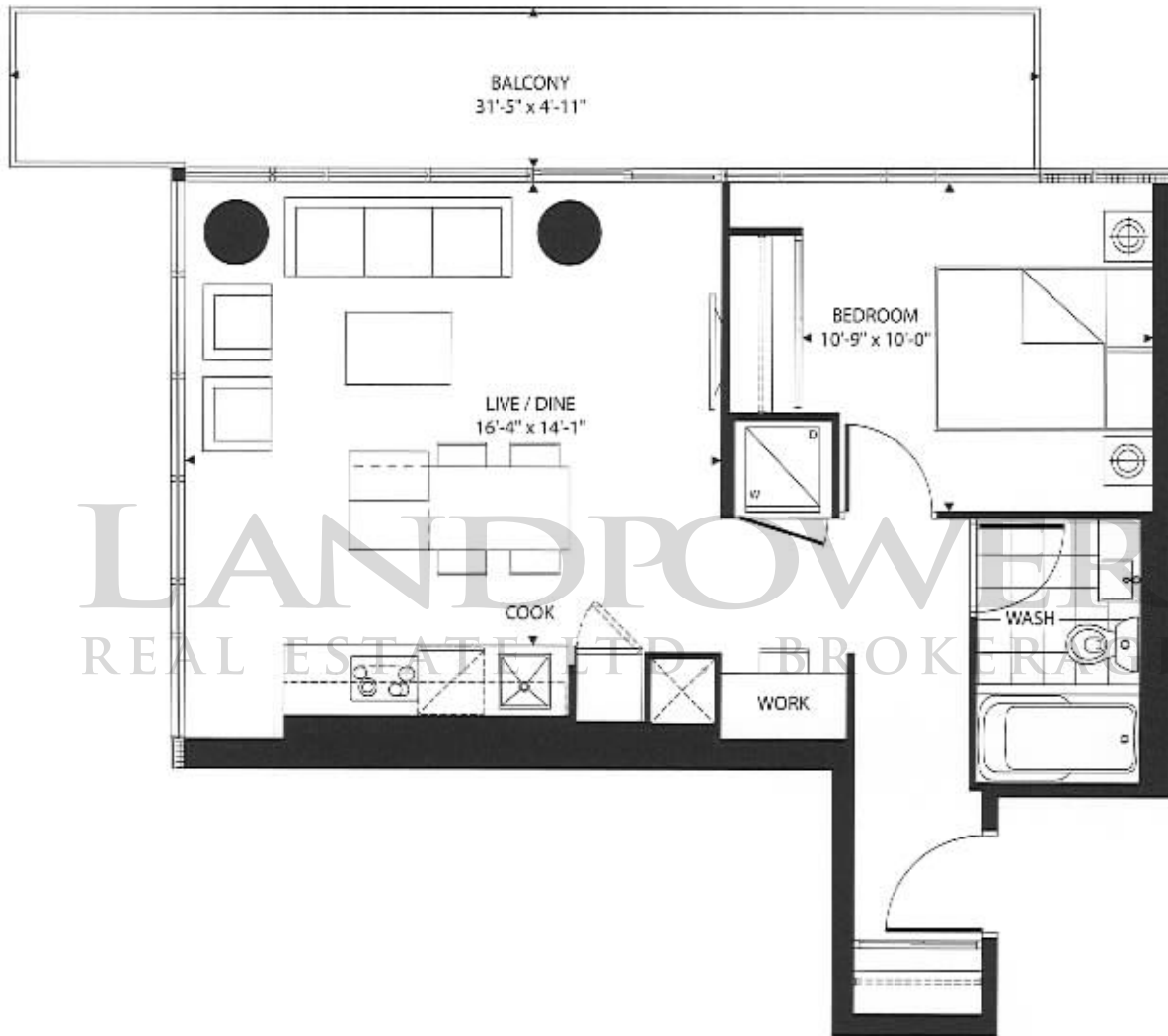
FLOORS 5-29

*Balcony on Unit 06 alternates location.

†Juliet balcony only on levels 5, 10, 16, 19, 22 and 23. All areas and stated room dimensions are approximate. Actual usable floor space may vary from the stated floorplan. Details and specifications are subject to change without notice. E. & O.E. 2010.

THE SPRUCE 1 BEDROOM

| AREA: 594 SQ.FT. | BALCONY: 155 SQ.FT. | TOTAL: 749 SQ.FT. |



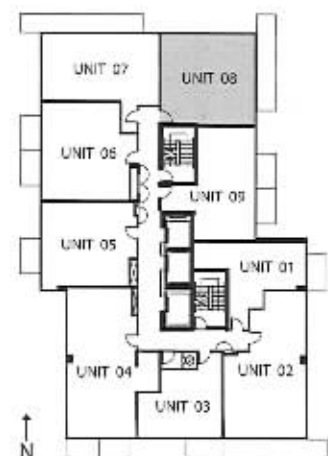
All areas and stated room dimensions are approximate. Actual usable floor space may vary from the stated floorplan. Details and specifications are subject to change without notice. E. & O.E. 2010.

FLOORS 5-29

THE BIRCH

1 BEDROOM + DEN

| AREA: 596 SQ.FT. | BALCONY: 123 SQ.FT. | TOTAL: 719 SQ.FT. |

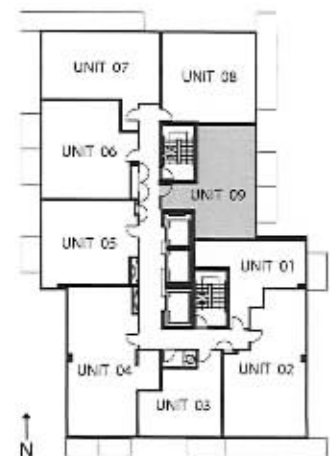


All areas and stated room dimensions are approximate. Actual usable floor space may vary from the stated floorplan.
Details and specifications are subject to change without notice. E. & O.E. 2010.

FLOORS 5-29

THE BEECH 1 BEDROOM

| AREA: 559 SQ.FT. | BALCONY: 44 SQ.FT. | TOTAL: 603 SQ.FT. |



*Balcony on Unit 09 alternates location. All areas and stated room dimensions are approximate. Actual usable floor space may vary from the stated floorplan. Details and specifications are subject to change without notice. E. & O.E. 2010.

FLOORS 5-29

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URBAN CAPITAL



All renderings are the artist's concept. All images are for mood and impression only. Details, specifications, terms and conditions are subject to change without notice. Actual usable floor space may vary from the stated plans. See sales representative for more information. E. & O. E. 2010.