

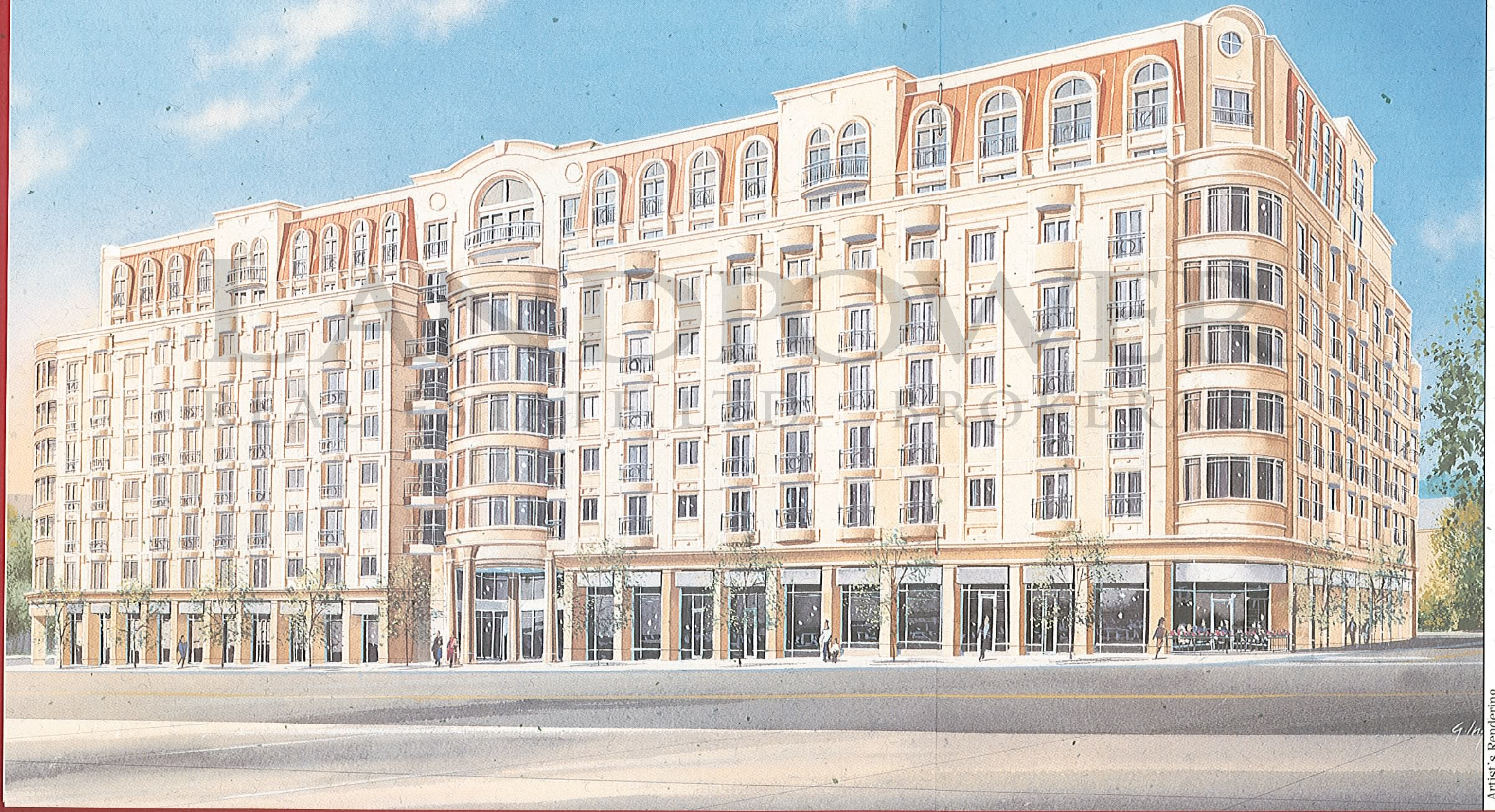


LANDPOWER

REAL ESTATE LTD. BROKERAGE

ONE
BALMORAL
CONDOMINIUMS

One Balmoral





FEATURES & FINISHES

BUILDING FEATURES

Building Features

- Grand two storey lobby finished in limestone, granite and classic plaster mouldings
- Sculptured Renaissance garden
- Seating area in Rear Court Garden
- Neo Classic garden fountain centred to main lobby
- Elegantly designed European style entrance door at main lobby
- Fully secured access with 24 hr. concierge
- Closed circuit camera monitoring building entry points
- Double glazed thermopane windows and doors
- Card controlled access to common areas
- Copper mansard roof on top floor
- Precast Frenchstone colour classical exterior
- Two furnished suites for your guests comfort
- Meeting room/Boardroom
- Party Room with glamorous high ceiling and gas fireplace
- Equipped exercise room
- Four elegantly appointed passenger elevators
- Individual storage lockers on lower levels
- Individual bicycle storage
- Visitor parking area
- Car Wash Bay with high powered spray
- Steps to the best restaurants, shops and theatres
- Minutes away from the St. Clair Subway Station
- Large Terraces, Juliette and French balconies

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One Balmoral Avenue, Toronto, Canada, M4V 3B9
Telephone: 416 920 • 0001 Facsimile: 416 920 • 3511



FEATURES & FINISHES

SUITE FINISHES

Suite Features

- Exterior French Doors*
- French or Juliette Balconies*
- Solid Core entry door with distinctive hardware and security viewer
- Choice of marble, slate or limestone on foyer floor
- Choice of 36 ounce nylon designer series colour coordinated broadloom with foam underpad*
- Individually controlled Fan coil heating and cooling system
- Double swing closet doors or mirrored sliders*
- Ensuite smoke and heat detector monitored by 24 hr. concierge
- Tilt and turn glass exterior french doors at living room balcony, with hidden vegetable screen system*
- Glass sliding doors*
- White decora architectural rocker switches and receptacles throughout
- Cable television outlets in living room, and bedrooms, as per suite design
- Telephone outlets in living room, and bedrooms as per suite design
- Convenient ensuite laundry with full size stacked washer and dryer, ducted to outside
- 5 1/2 inch classical baseboard
- Designer selected brass hardware on each door
- Designer selected series 800 classical doors and trim
- Long-life service panel, with circuit breaker and copper wiring throughout
- Oversized windows*
- Choice of designer series paint

Kitchen

- Granite slab on kitchen pass-through*
- Selected granite slab countertops with mirror backsplash from builders samples
- Walls painted as per designer selections
- Choice of ceramic, slate, marble or limestone floor from builders samples
- Choice of finely crafted cabinetry in traditional or contemporary design finishes, including high gloss lacquer
- Double stainless steel sink with single lever faucet and pull out spray
- All white brand name appliances
- Built-in multi cycle dishwasher
- Frost free refrigerator
- Self cleaning range
- Selected choice of contemporary or traditional cabinet door handles
- Halogen ceiling track lighting
- Dual speed hood fan vented to exterior

Main Bathroom

- Choice of colours from Designer selected ceramic tile flooring
- Selected traditional or contemporary vanity
- Cultured marble vanity tops with integrated basin
- 5' soaker tub with shower
- Pressure balanced shower control unit
- Designer selected premium white plumbing fixtures

Powder Room

- Choice of ceramic, slate or marble floor
- Elegant white pedestal porcelain sink with chrome faucets
- Designer selected white one piece toilet

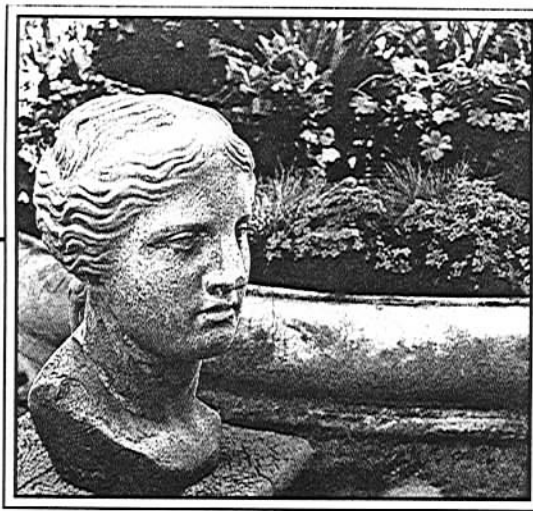
Master Ensuite Bathroom

- Choice of ceramic, slate or marble flooring
- Selected traditional or contemporary vanity with cultured marble countertops and integrated basin with chrome faucets
- Elegant 5' whirlpool tub with chrome faucets
- Clear enclosed separate shower stall*
- Pressure balanced shower control unit
- Full width, full height vanity mirror*
- Designer selected premium white plumbing fixtures
- Marble from base to ceiling in shower stalls*
- Elegant one piece toilet

*As per plan

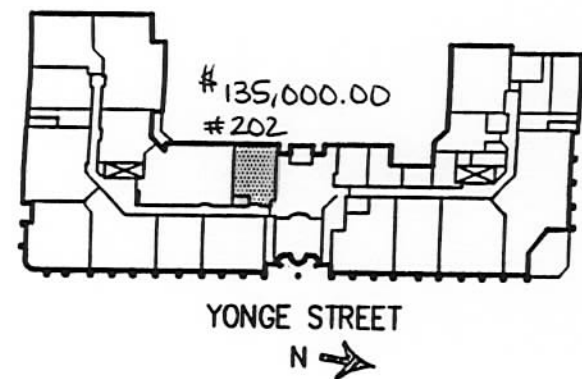
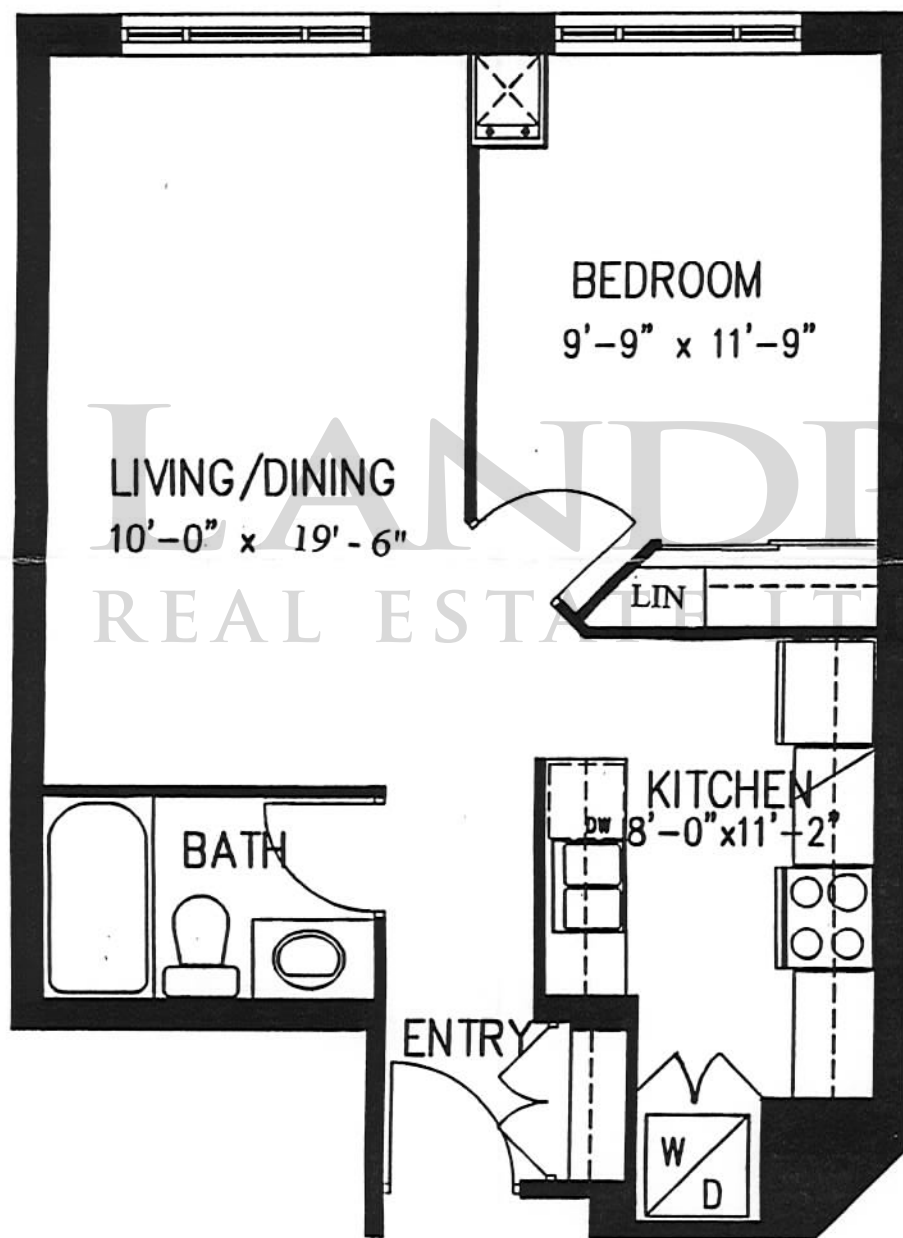
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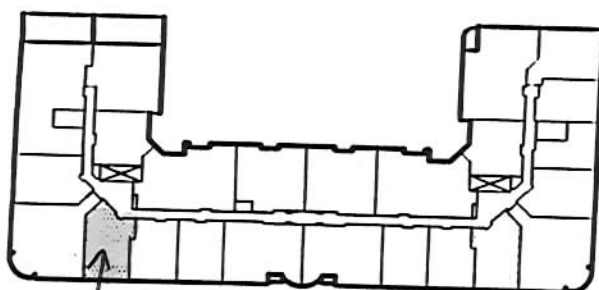
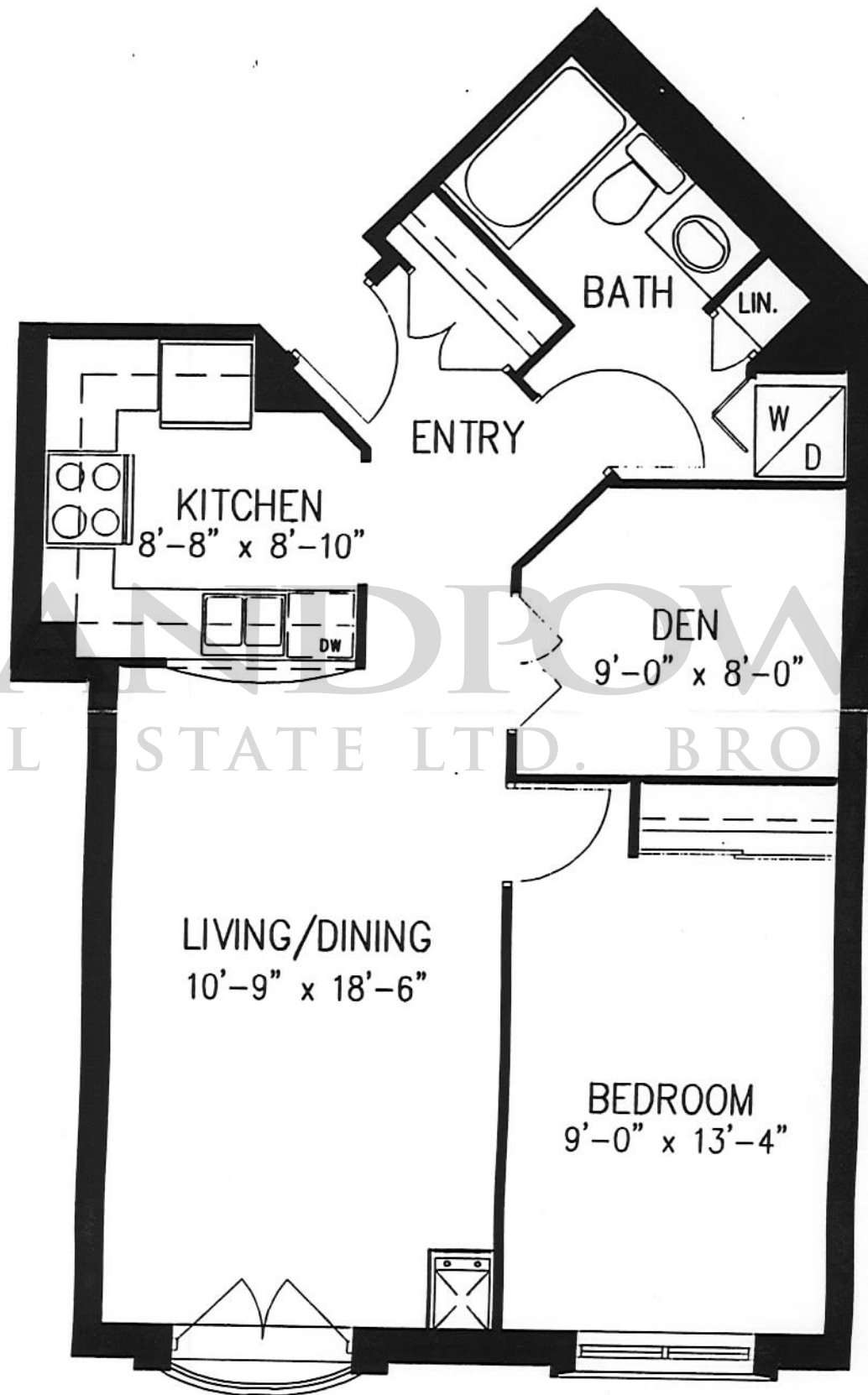
SUITE 1E

± 590 sq.ft.





SUITE 1C + DEN



3rd
175,000.00

YONGE STREET

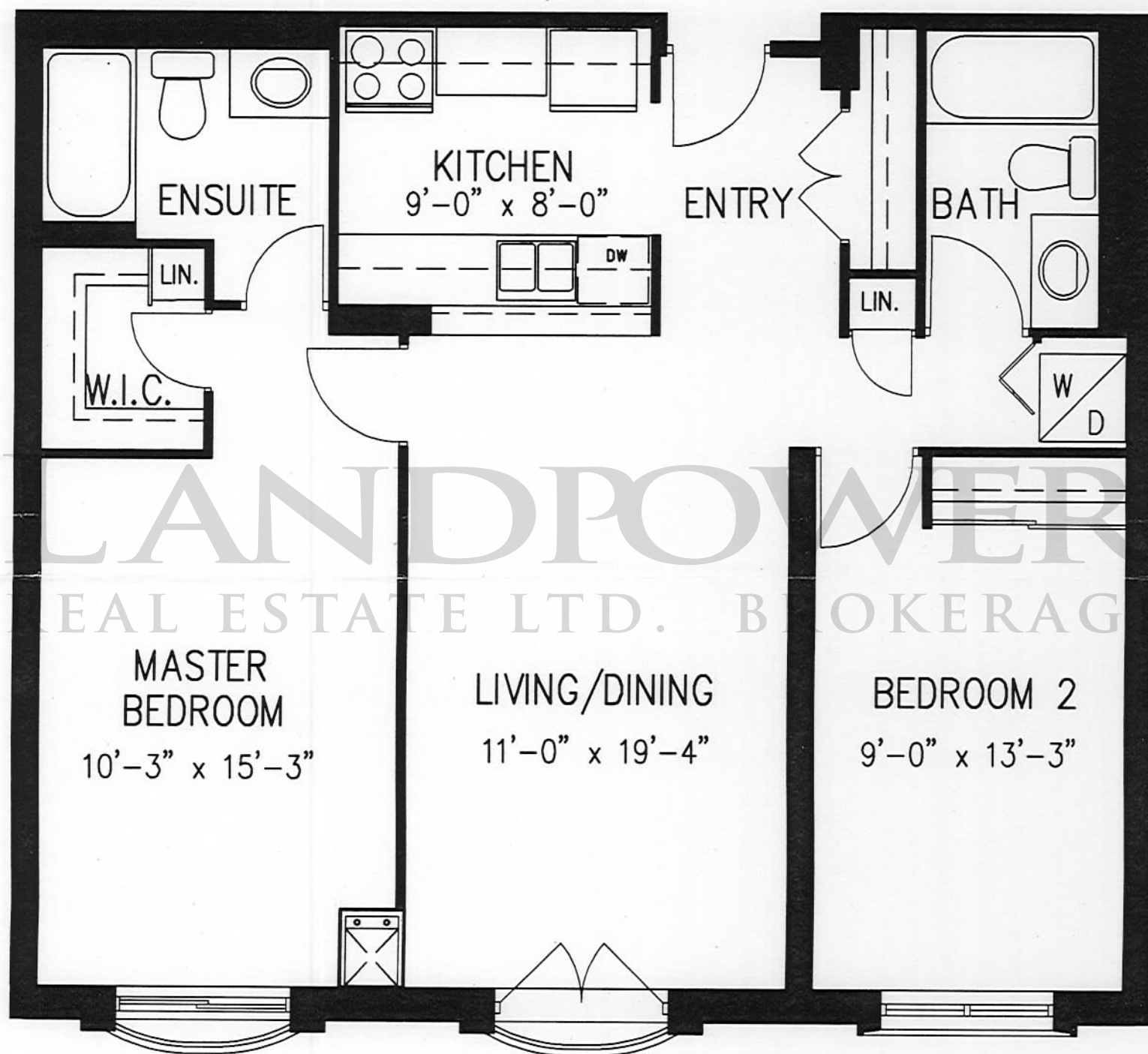


Suite 1C + Den
± 702 sq. ft.
Located on:
Floors 2, 3, 4, 5

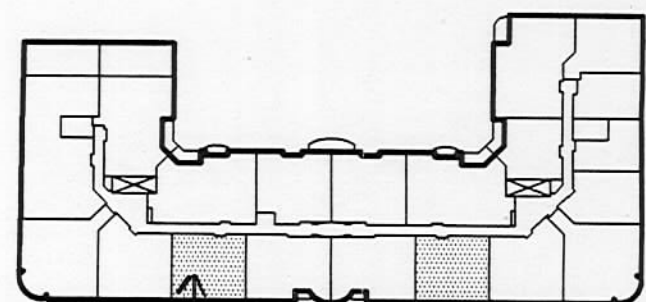
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SUITE 2 A



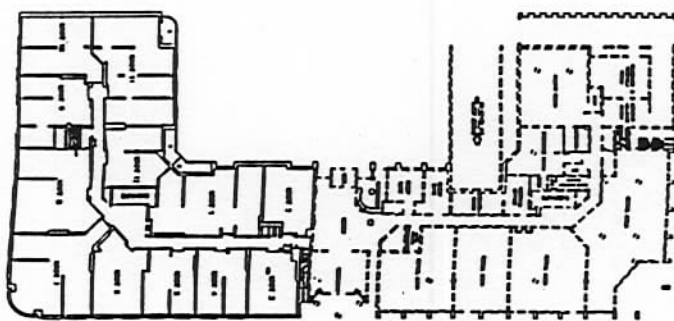
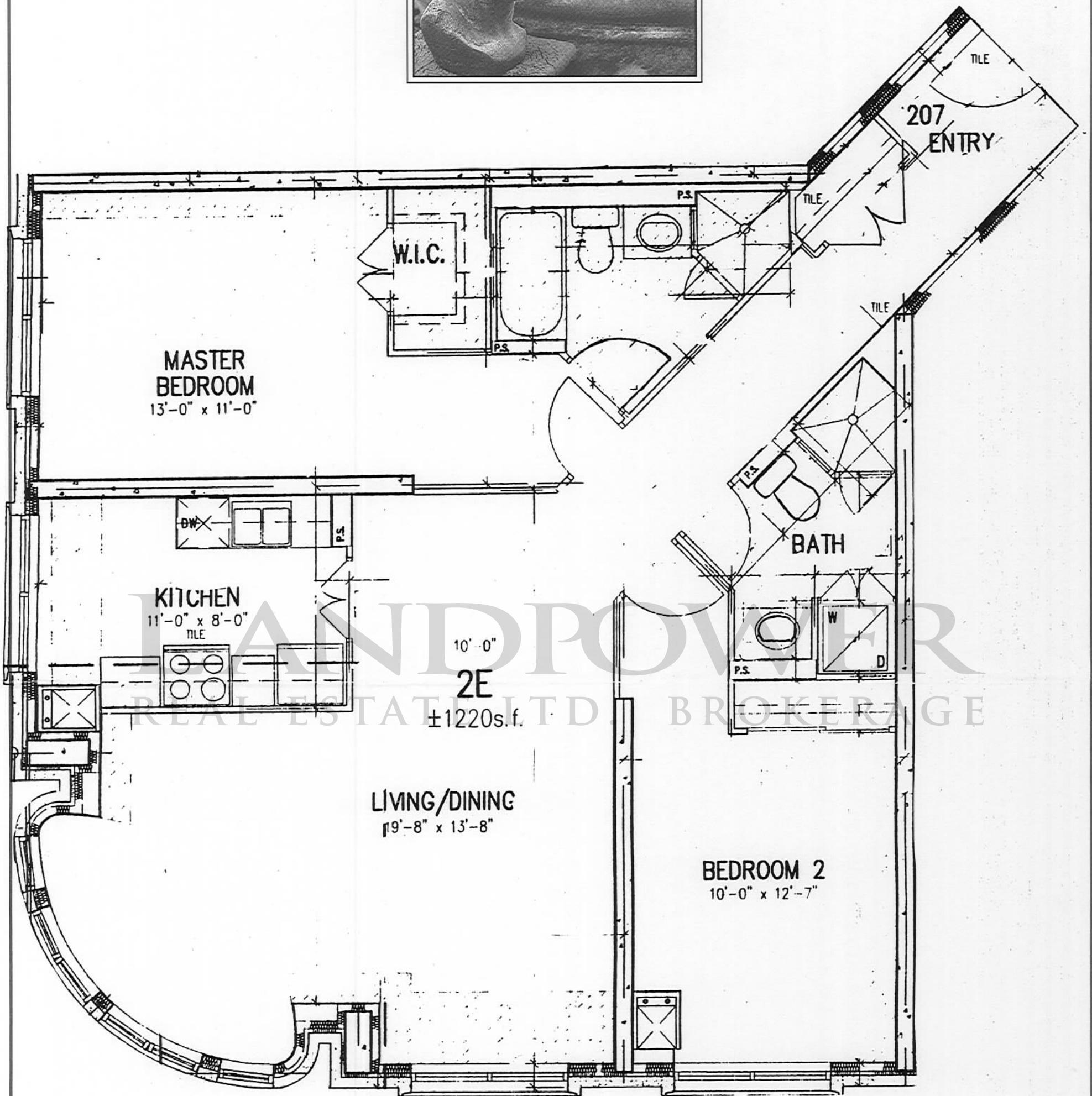
Suite 2A
± 938 sq. ft.
Located on:
Floors 6, 7



YONGE STREET

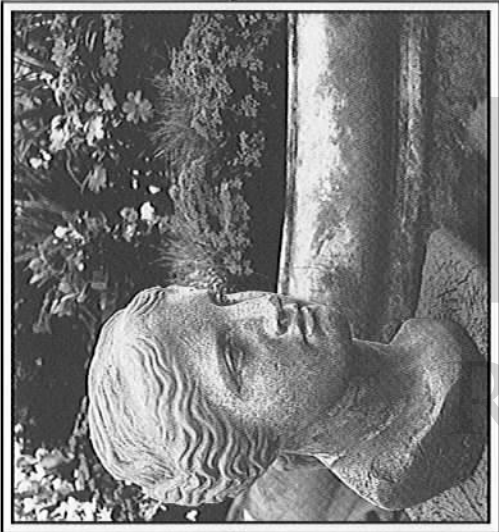
#239,000.00^N →
6th

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275,000.00
2nd floor.

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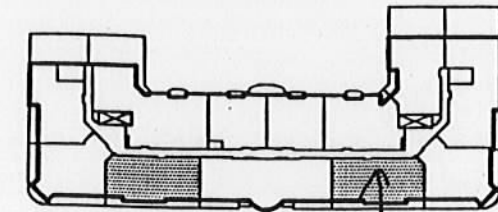


SUITE 2PB

±1350 sq.ft.

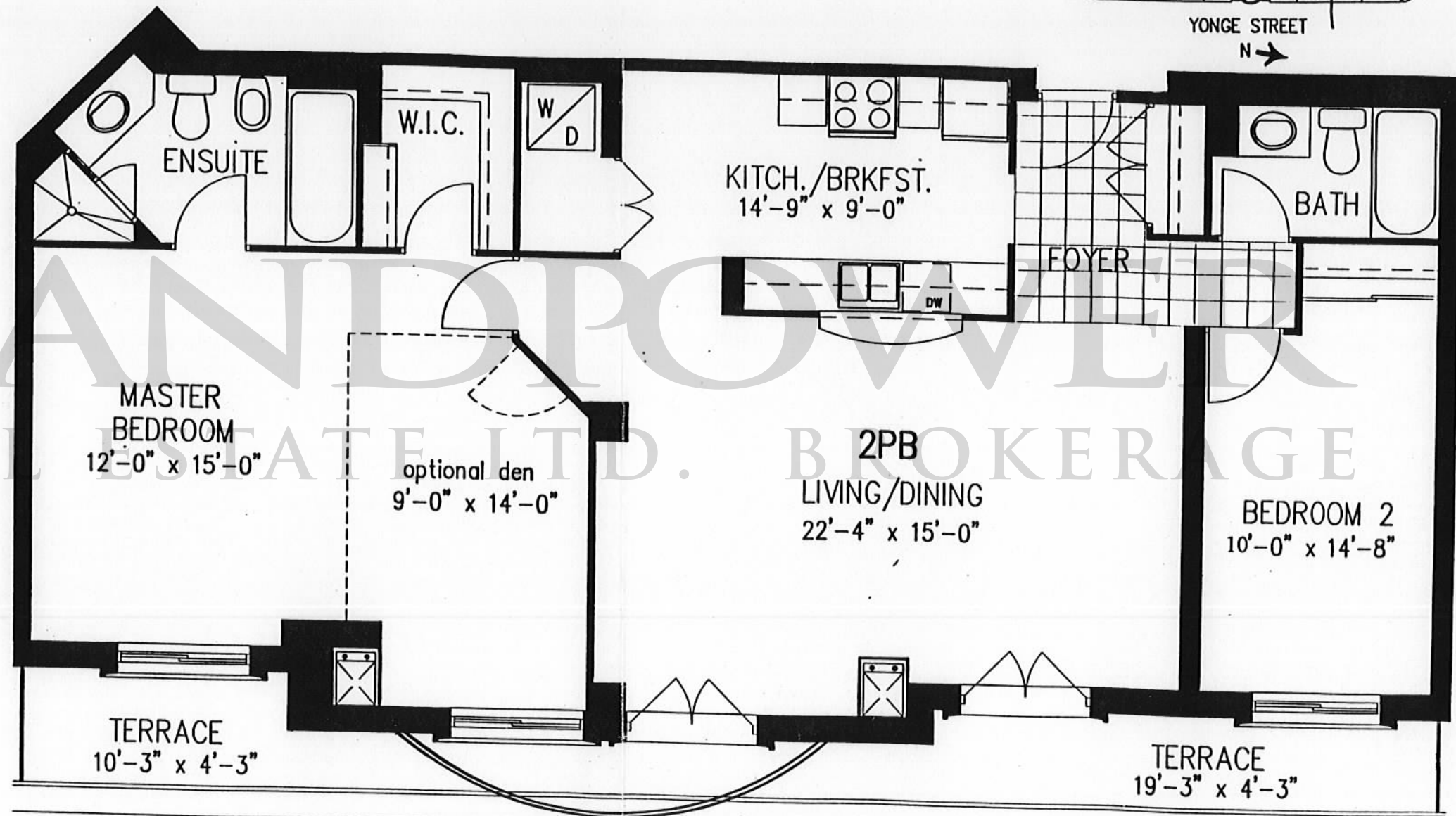
8th floor suite, mirror image
with terrace

9th floor with balcony,
no terrace



YONGE STREET

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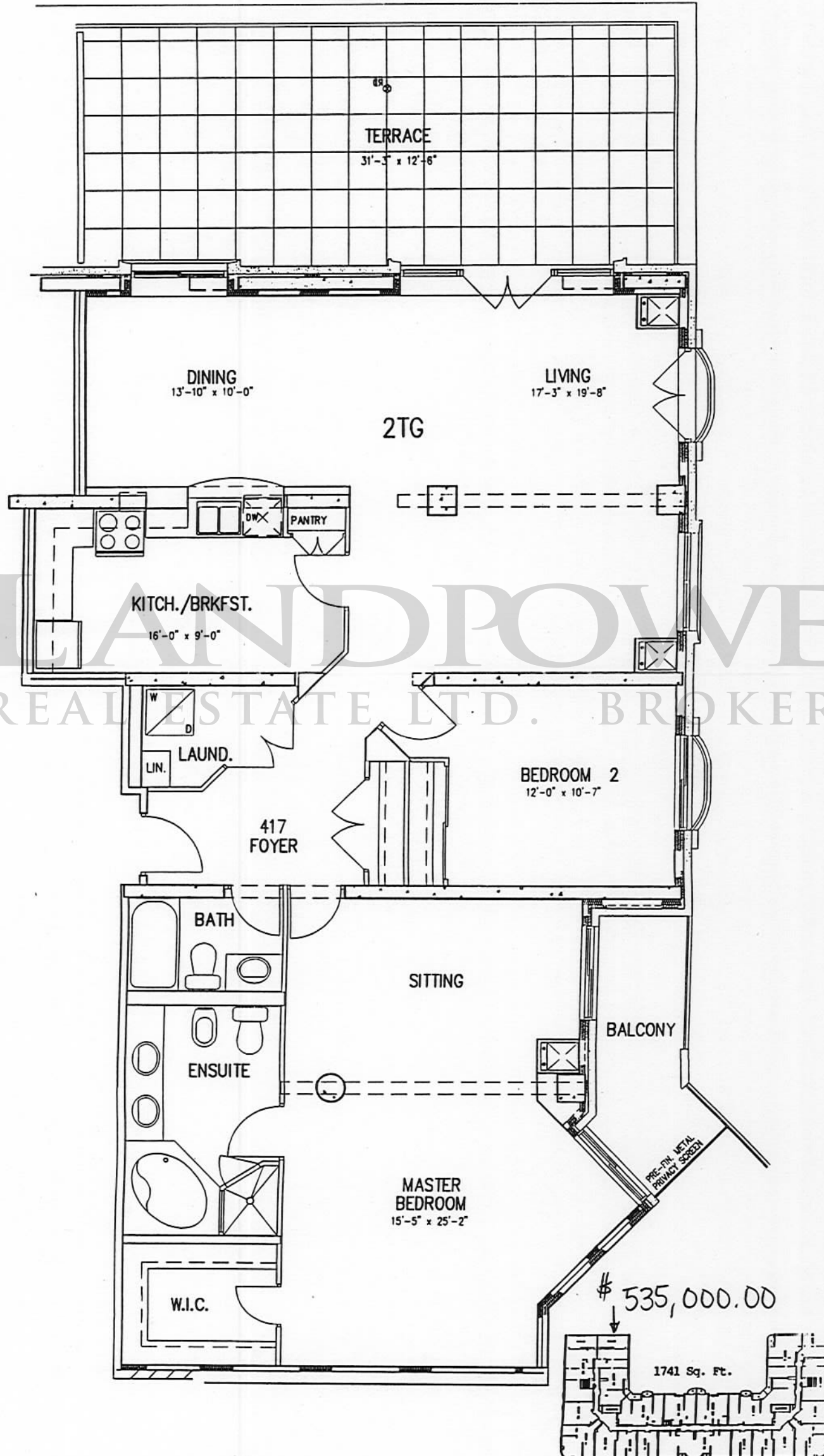


Penthouse Suite
East Exposure

439,000.00 2PB 9th

South, East and North Views
from terrace and balcony

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2TGX
± 1741 sq.ft.

4th floor
West Courtyard Terrace Suite
Suite #417

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