

LANE BLOWER  
REAL ESTATE LTD. BROKERAGE  
/ TORONTO /

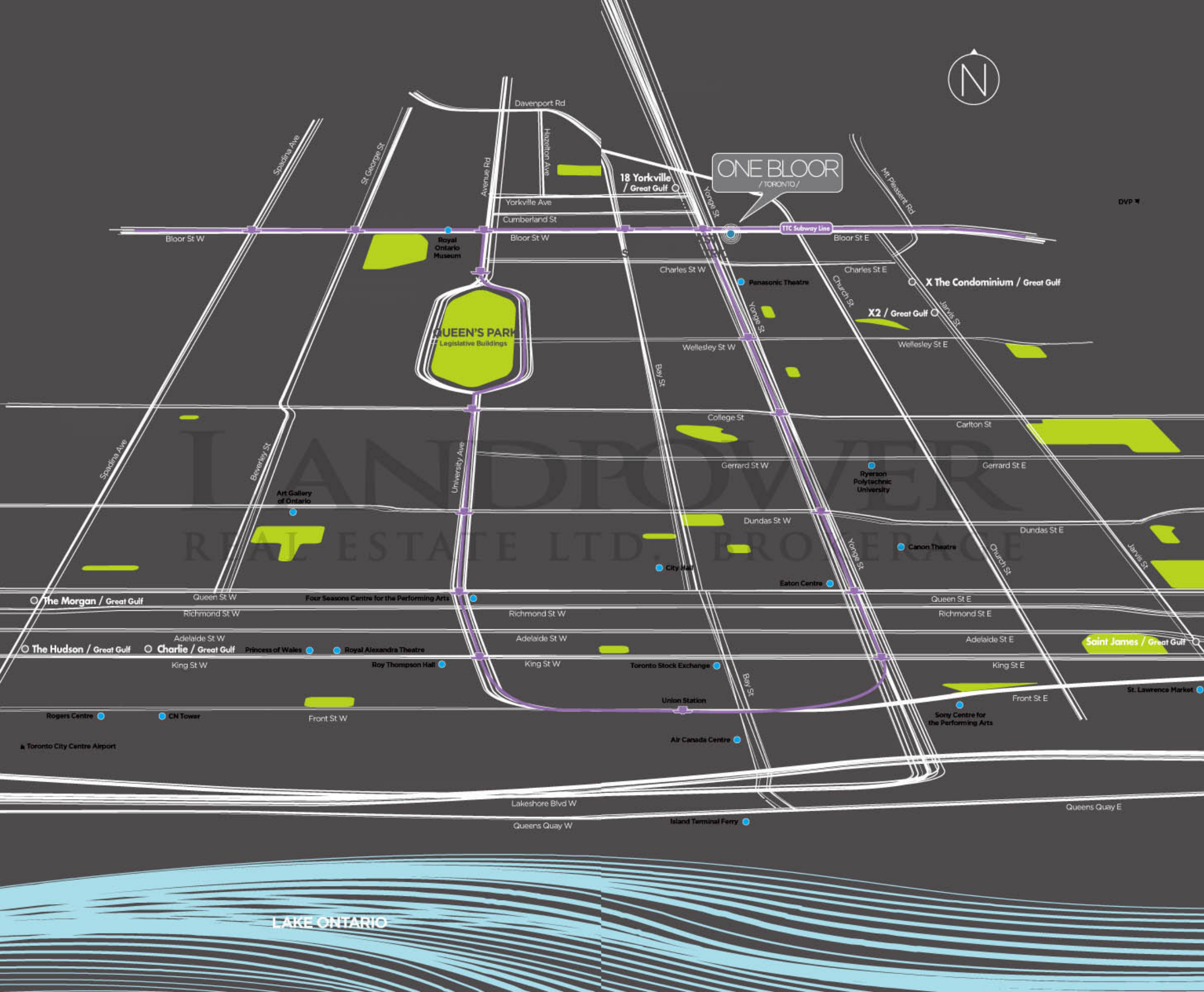
**GREAT GULF**





LANDER  
REAL ESTATE

Illustration is artist's impression.



ONE BLOOR  
/TORONTO/

18 Yorkville  
/ Great Gulf

X The Condominium / Great Gulf

X2 / Great Gulf

QUEEN'S PARK  
Legislative Buildings

The Morgan / Great Gulf

The Hudson / Great Gulf

Charlie / Great Gulf

Saint James / Great Gulf

LAKE ONTARIO

# YOUR NIRVANA FOR BODY AND SOUL.

- A /Shower/
- B /Cold Plunge/
- C /Hot Plunge/
- D /Laconium Steam Suite/
- E /Tepidarium Steam Suite/
- F /Ice Fountain/
- G /Jet Massage/
- H /Foot Relax Basins/
- I /Experience Shower/



LEVEL 6

WORK OUT.  
STRETCH. PLUNGE. RELAX.



LEVEL 7

/FLOORPLANS/

**LANDPOWER**  
REAL ESTATE LTD. BROKERAGE

# ONE BLOOR

/ TORONTO /

## Exclusive V.I.P. Agents' Preview Pricing

### Floors 8 - 38

| MODEL     | LEVEL   | TYPE                | APPROXIMATE SUITE SIZE | EXPOSURE   | V.I.P. AGENT PRICES FROM: |
|-----------|---------|---------------------|------------------------|------------|---------------------------|
| Adventure | 8 - 38  | One Bedroom         | 530 sq. ft.            | East       | \$398,990                 |
| Adventure | 9 - 38  | One Bedroom         | 535 sq. ft.            | East       | \$399,990                 |
| Beauty    | 8 - 38  | One Bedroom + Media | 607 sq. ft.            | North      | \$440,900                 |
| Bliss     | 9 - 38  | One Bedroom + Media | 612 sq. ft.            | North      | \$446,900                 |
| Beauty    | 8 - 38  | One Bedroom + Media | 607 sq. ft.            | South      | \$486,990                 |
| Bliss     | 9 - 38  | One Bedroom + Media | 612 sq. ft.            | South      | \$491,990                 |
| Comfort   | 9 - 37  | One Bedroom + Den   | 719 sq. ft.            | West       | \$548,990                 |
| Comfort   | 11 - 37 | One Bedroom + Den   | 724 sq. ft.            | West       | \$550,990                 |
| Energy    | 8 - 38  | Two Bedroom         | 812 sq. ft.            | North-East | \$594,990                 |
| Elation   | 8 - 38  | Two Bedroom         | 798 sq. ft.            | North-West | \$597,990                 |
| Dreams    | 8 - 38  | Two Bedroom         | 792 sq. ft.            | South-East | \$615,990                 |
| Eternity  | 9 - 38  | Two Bedroom         | 817 sq. ft.            | South-West | \$653,990                 |

REAL ESTATE BROKERAGE (Subject to availability). Premiums apply to floors and views.\*

### Floors 39 to 59

| MODEL       | LEVEL    | TYPE                | APPROXIMATE SUITE SIZE | EXPOSURE   | V.I.P. AGENT PRICES FROM: |
|-------------|----------|---------------------|------------------------|------------|---------------------------|
| Balance     | 39 to 59 | One Bedroom         | 530 q. ft.             | East       | \$465,990                 |
| Balance     | 39 to 59 | One Bedroom         | 535 sq. ft.            | East       | \$465,990                 |
| Desire      | 40 to 59 | One Bedroom + Den   | 744 sq. ft.            | North      | \$607,990                 |
| Desire      | 41 to 59 | One Bedroom + Den   | 744 sq. ft.            | South      | \$653,990                 |
| Fame        | 39 to 59 | Two Bedroom         | 829 sq. ft.            | West       | \$673,990                 |
| Happiness   | 39 to 59 | Two Bedroom + Den   | 899 sq. ft.            | West       | \$730,990                 |
| Hope        | 39 to 59 | Two Bedroom + Media | 1038 sq. ft.           | North-West | \$823,990                 |
| Inspiration | 39 to 59 | Two Bedroom + Media | 1046 sq. ft.           | North-East | \$836,990                 |
| Harmony     | 39 to 59 | Two Bedroom + Media | 1033 sq. ft.           | South-East | \$869,990                 |

(Subject to availability). Premiums apply to floors and views.\*

All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. April 13, 2010

\*Please see a Sales Representative for details.

\*\* As per plan from Vendor's samples.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

Phone Number: 416-922-0081

Fax: 416-922-5632 and 416-922-4397

[www.bakerrealtypartners.com/onebloor](http://www.bakerrealtypartners.com/onebloor)

# ONE BLOOR

/ TORONTO /

## Floors 60 to 65

| MODEL   | FLOOR    | TYPE                | APPROXIMATE SUITE SIZE | EXPOSURE   | V.I.P. AGENT PRICES FROM: |
|---------|----------|---------------------|------------------------|------------|---------------------------|
| Luxury  | 60 to 65 | Two Bedroom + Den   | 1065 sq. ft.           | East       | \$1,035,990               |
| Passion | 60 to 65 | Two Bedroom + Media | 1405 sq. ft.           | South-East | \$1,324,990               |
| Peace   | 60 to 65 | Two Bedroom + Media | 1410 q. ft.            | north-West | \$1,278,990               |
| Romance | 60 to 65 | Two Bedroom + Den   | 1419 sq. ft.           | North-East | \$1,260,990               |

(Subject to availability). Premiums apply to floors and views.\*

### Suite Features

**Silver Package (Standard Features on Floors 8-38)** include approximately 9-foot ceilings; pre-engineered hardwood flooring throughout; gourmet kitchens with 27" Blomberg stainless steel fridge, 30" black ceramic glass cook-top, built-in 30" stainless steel oven, built-in stainless steel microwave, 30" slide-out hood fan, Cecconi Simone-designed cabinetry, choice of granite or Corian® countertop, Cecconi Simone-designed island with display niche, prep area in granite or Corian® and Corian® eating table with an integrated trough for ice, candles or growing herbs. \*\*

**Gold Package (Standard Features on Floors 39-59)** includes solar screen window coverings in kitchen, dining, living areas (as per plan); blackout screens in master and second bedroom (as per plan); Sub Zero 27" fully integrated fridge/freezer, Wolf 30" glass cook-top; Wolf 30" built-in stainless steel self-clean convection oven; stainless steel dishwasher; 1<sup>st</sup> upgrade pre-engineered hardwood flooring throughout\*\*

**Platinum Package (Standard Features on Floors 60-65)** includes solar screen window coverings in kitchen, dining, living areas (as per plan); blackout screens in master and second bedroom (as per plan); Sub Zero 27" fully integrated fridge/freezer, Wolf 30" glass cook-top; Wolf 30" built-in stainless steel self-clean convection oven; Asko fully-integrated dishwasher with stainless steel interior; Sub Zero 24" built-in 46-bottle wine fridge with glass door; Sub Zero 24" built-in fully integrated under-counter bar fridge/freezer; 2<sup>nd</sup> upgrade pre-engineered hardwood flooring throughout, rough-in for future window covering automation; and Introductory Home Automation System; 9-foot ceilings. \*\*

### Building Features

Designed by Hariri Pontarini Architects, One Bloor will rise to 65 storeys. Interiors designed by Cecconi Simone. Two amenity floors on the 6<sup>th</sup> and 7<sup>th</sup> floor offer one-of-a-kind amenities including a large spa area with three treatment rooms, plus separate his and hers cold plunge, hot plunge, jet massage, experience showers, Laconium and Tepidarium steam suites, ice fountain and change rooms; outdoor terraces, lounges, a sculpture garden, bar, dining room, caterers' kitchen, a billiards room; two pools: a year-round indoor/outdoor pool and an outdoor pool, beautifully landscaped outdoor terraces with fireplaces, spa/hot tub, foot baths, state-of-the-art fully equipped fitness cardio rooms, kinesis/Pilates room, yoga/spinning room, steam rooms, & change rooms. One Bloor will have 24/7 concierge and an on site superintendent.

|                                                                                                                                                                                                                                             |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Deposit Structure</b><br>\$5,000 with offer<br>Balance of 5% in 30 days<br>5% in 90 days<br>5% in 180 days<br>5% in 360 day<br>5% in 730 days<br>1% on Occupancy<br><br><b>Taxes</b><br>Estimated at approximately 1 % of purchase price | <b>Deposit Structure International</b><br>\$5,000 with offer<br>Balance of 5% in 30 days<br>10% in 90 days<br>10% in 180 days<br>5% in 360 day<br>5% on occupancy<br><br><b>Occupancy Commencing</b><br>December 2014 | <b>Maintenance</b><br>\$0.50 per square foot<br>Hydro metered separately<br>Parking Maintenance fee - \$50.00/ month<br>Locker Maintenance - \$10.00/month<br><br><b>Parking</b><br>\$50,000 per parking space<br>(No parking available for suites 744 sq.ft. on North side and smaller plus Suite 810 and 910)<br><br><b>Locker</b><br>\$5,000<br><br>All prices quoted include HST |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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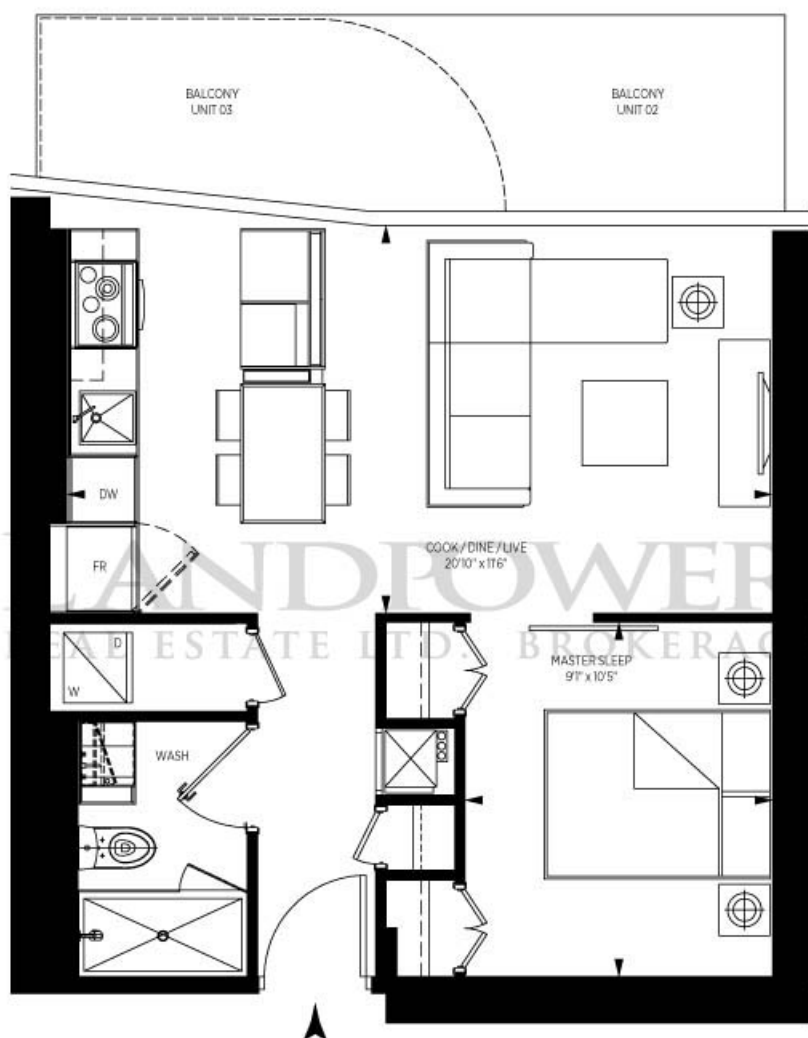
Fax : 416-922-5632 and 416-922-4397

535 SQ.FT.  
1 BEDROOM

Adventure.

UNIT 02-535 SQ.FT.

UNIT 03-530 SQ.FT.



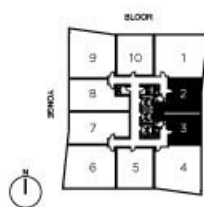
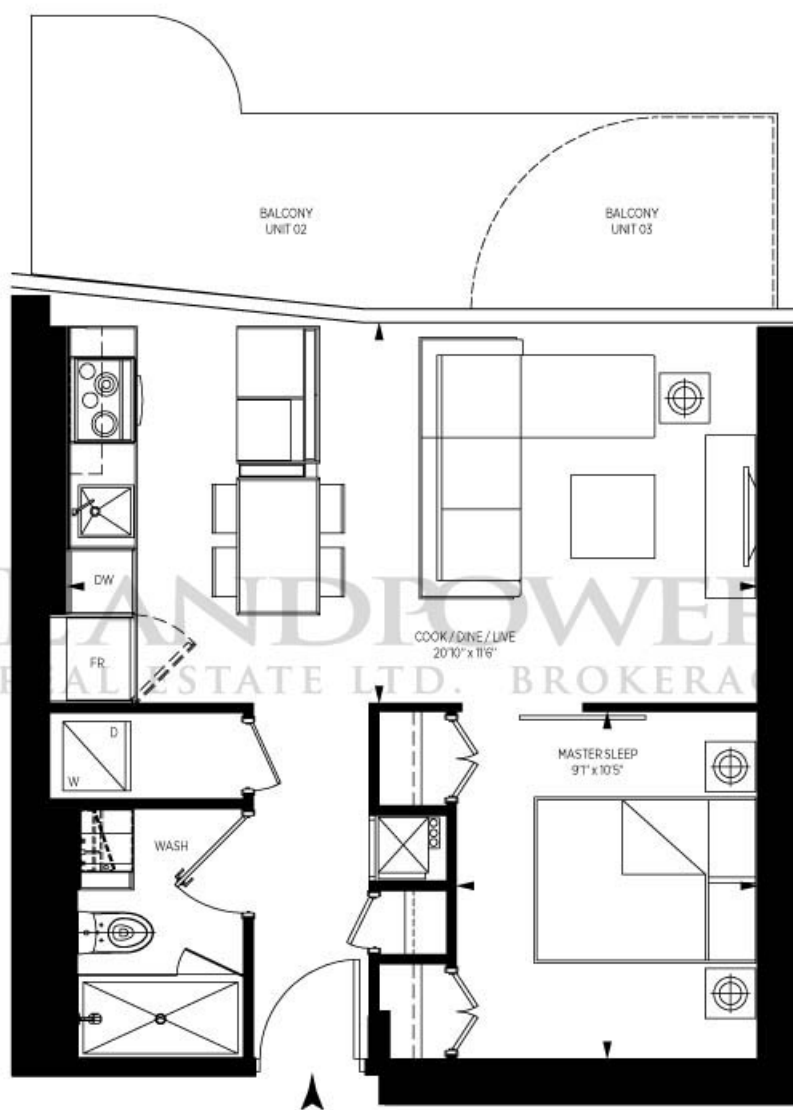
ONE BLOOR  
/ TORONTO /

**GREAT GULF**

All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O.E. Actual usable floor space varies from stated floor area. All furniture is for illustrative purposes only. Balcony sizes will vary from floor to floor due to the architectural design of building.

535 SQ.FT.  
1 BEDROOM

Balance.  
UNIT 02-535 SQ.FT.  
UNIT 03-530 SQ.FT.



ONE BLOOR  
/ TORONTO /

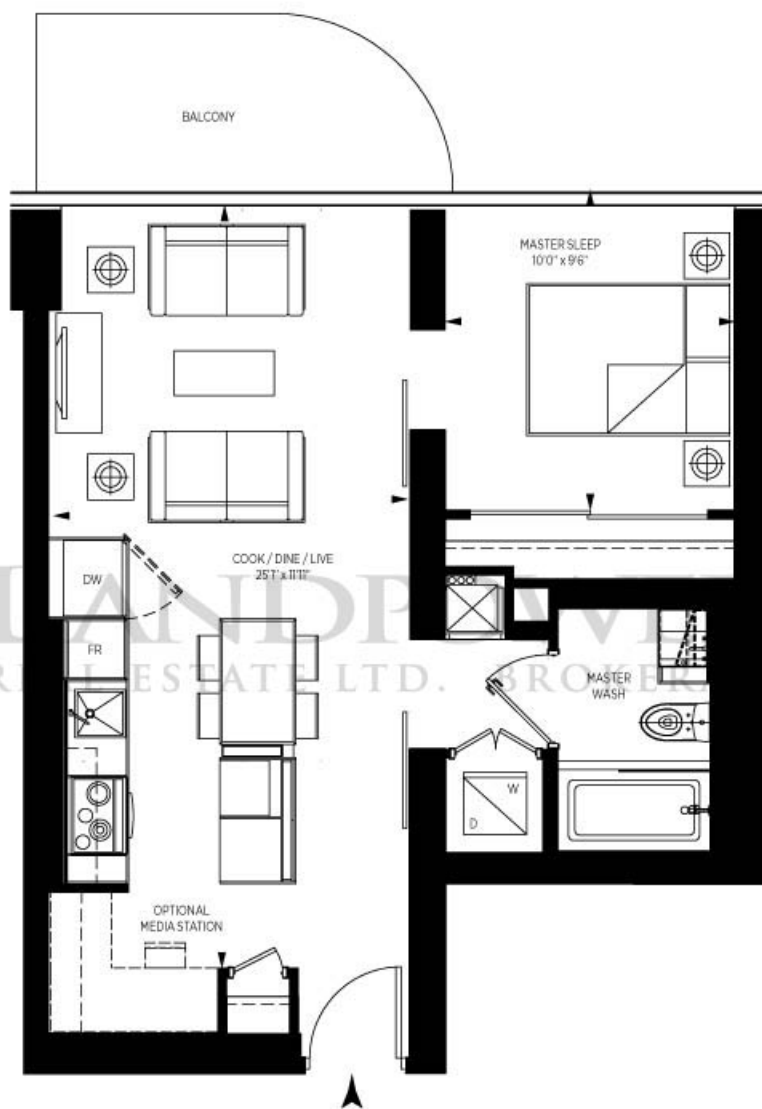
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# 607 SQ.FT.

## 1 BEDROOM

Beauty.



ONE BLOOR  
/ TORONTO /

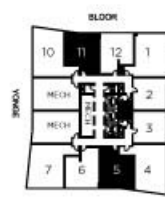
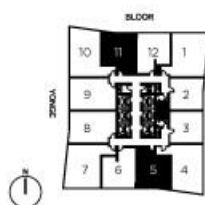
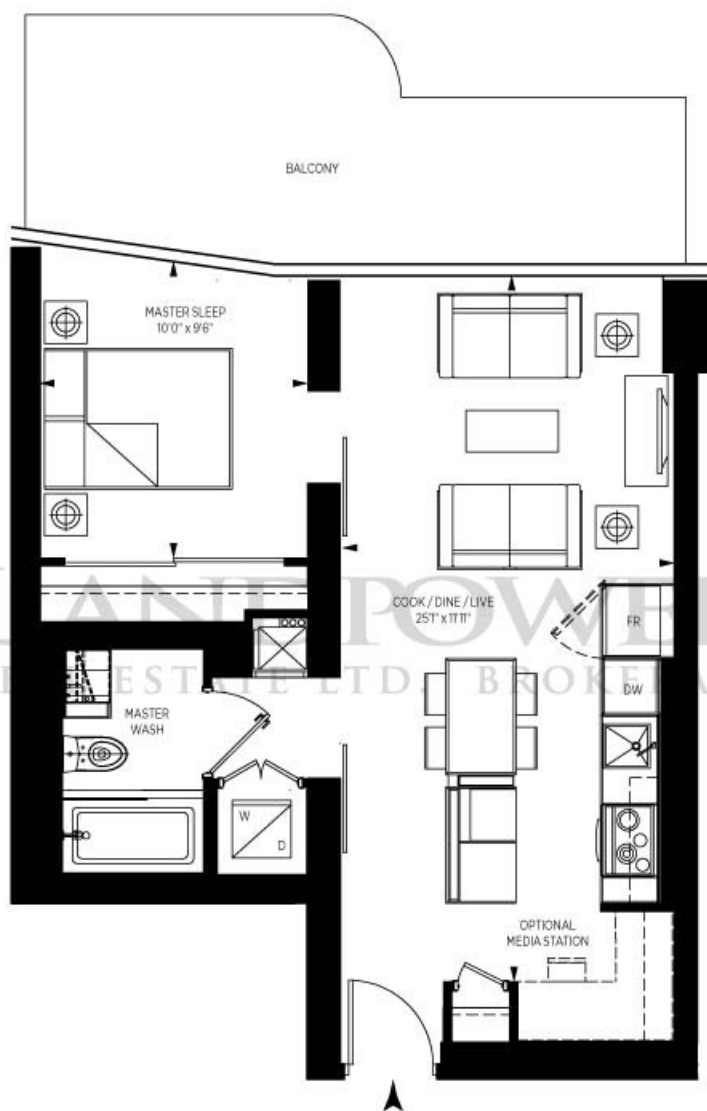
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# 612 SQ.FT.

## 1 BEDROOM

Bliss.



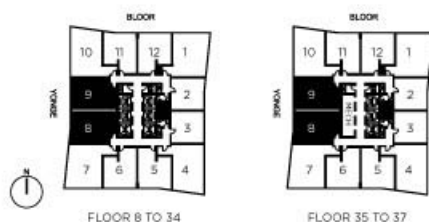
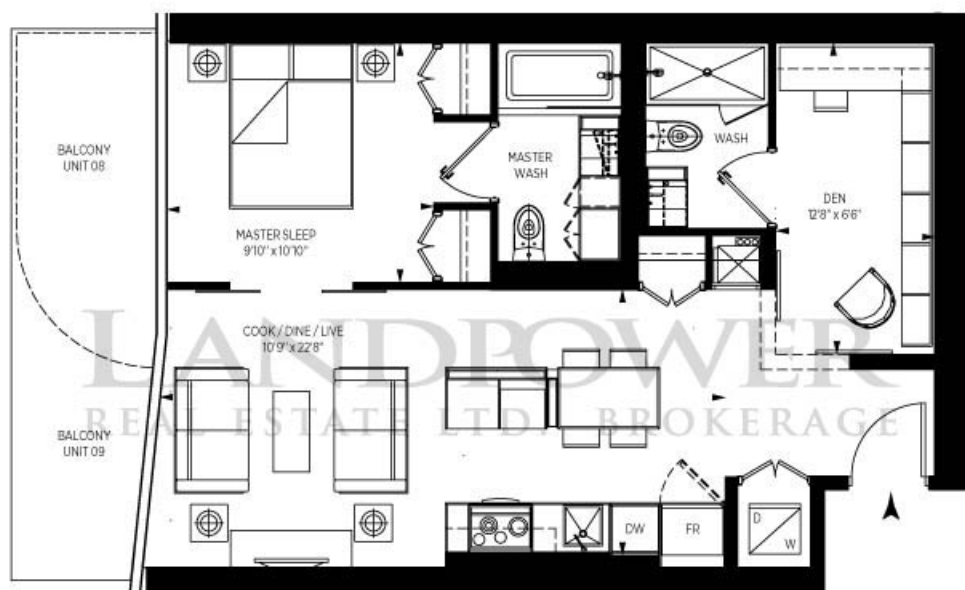
ONE BLOOR  
/ TORONTO /

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724 SQ.FT.  
1 BEDROOM + DEN

Comfort.  
UNIT 08-724 SQ.FT.  
UNIT 09-719 SQ.FT.



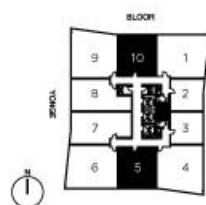
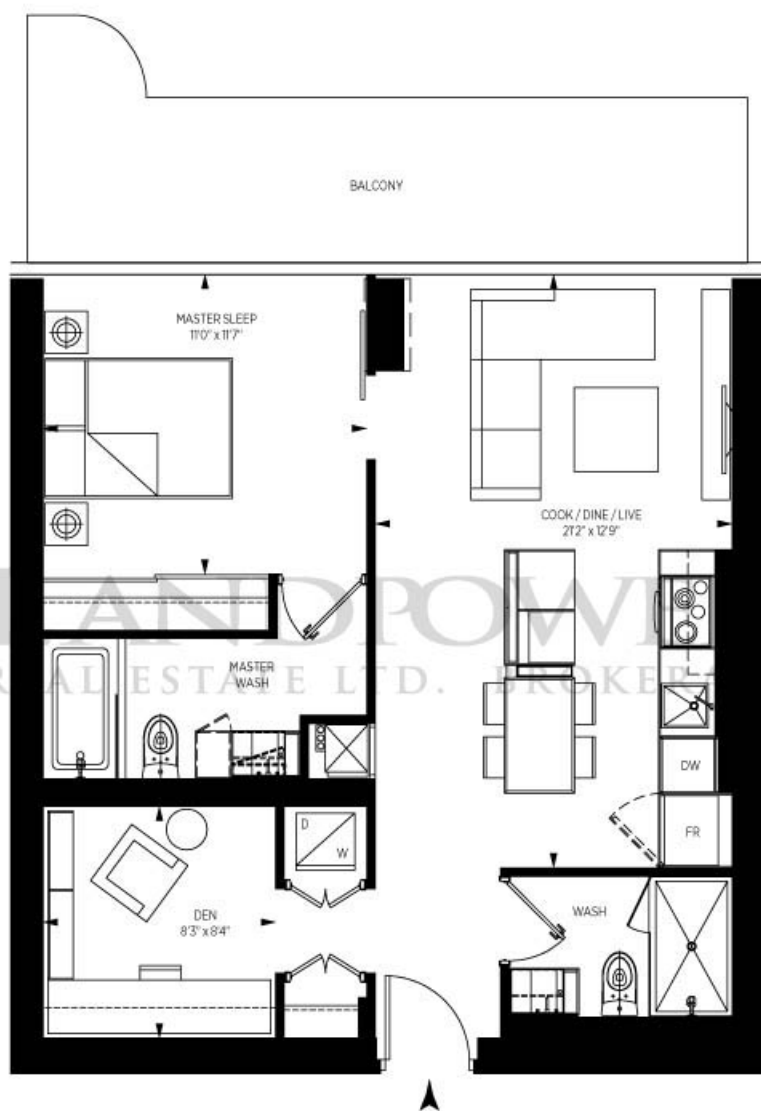
ONE BLOOR  
/ TORONTO /

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744 SQ.FT.  
1 BEDROOM + DEN

Desire.



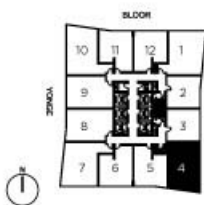
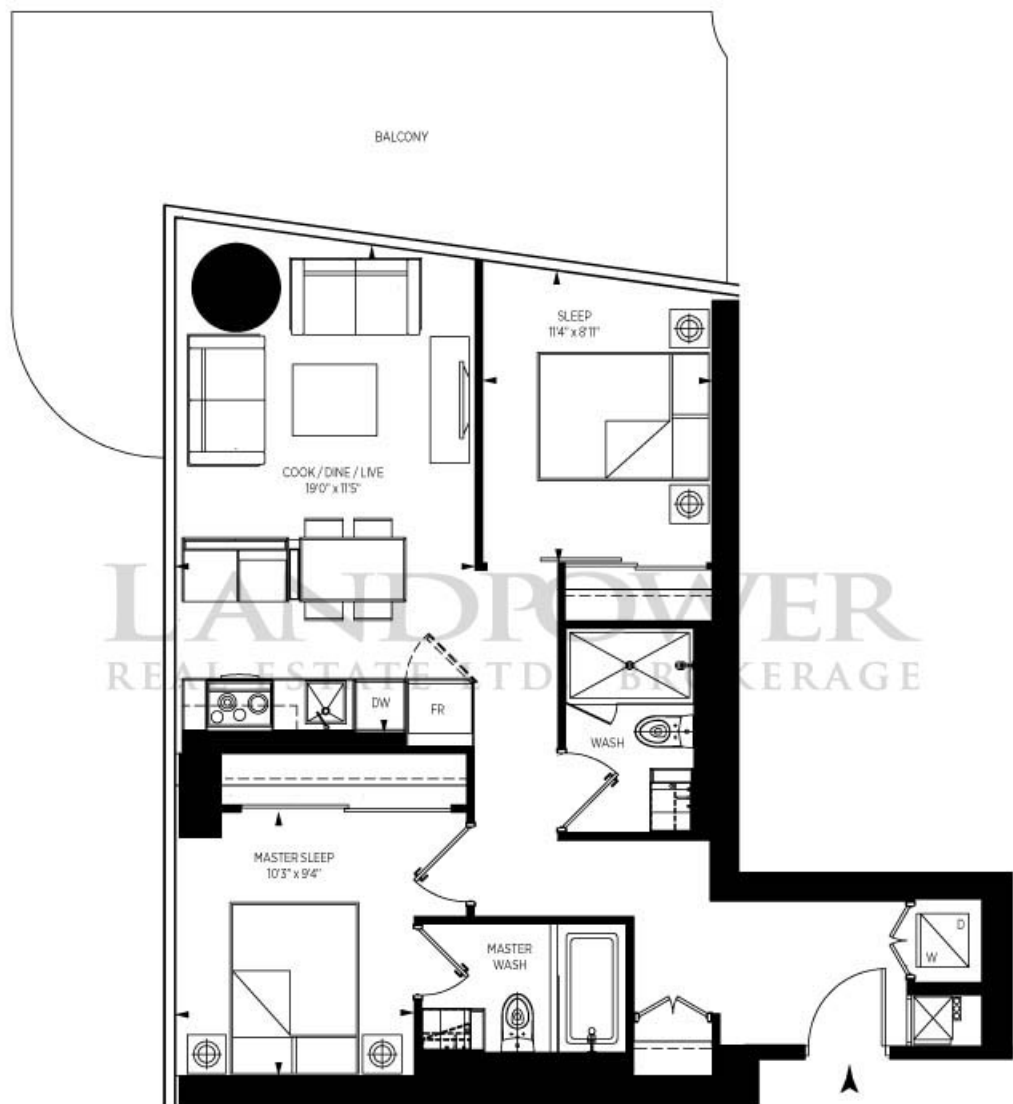
ONE BLOOR  
/ TORONTO /

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792 SQ.FT.  
2 BEDROOM

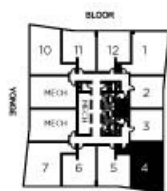
Dreams.



FLOOR 8 TO 34



FLOOR 35 TO 37



FLOOR 38

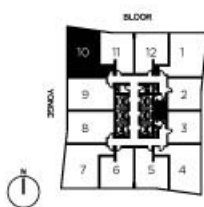
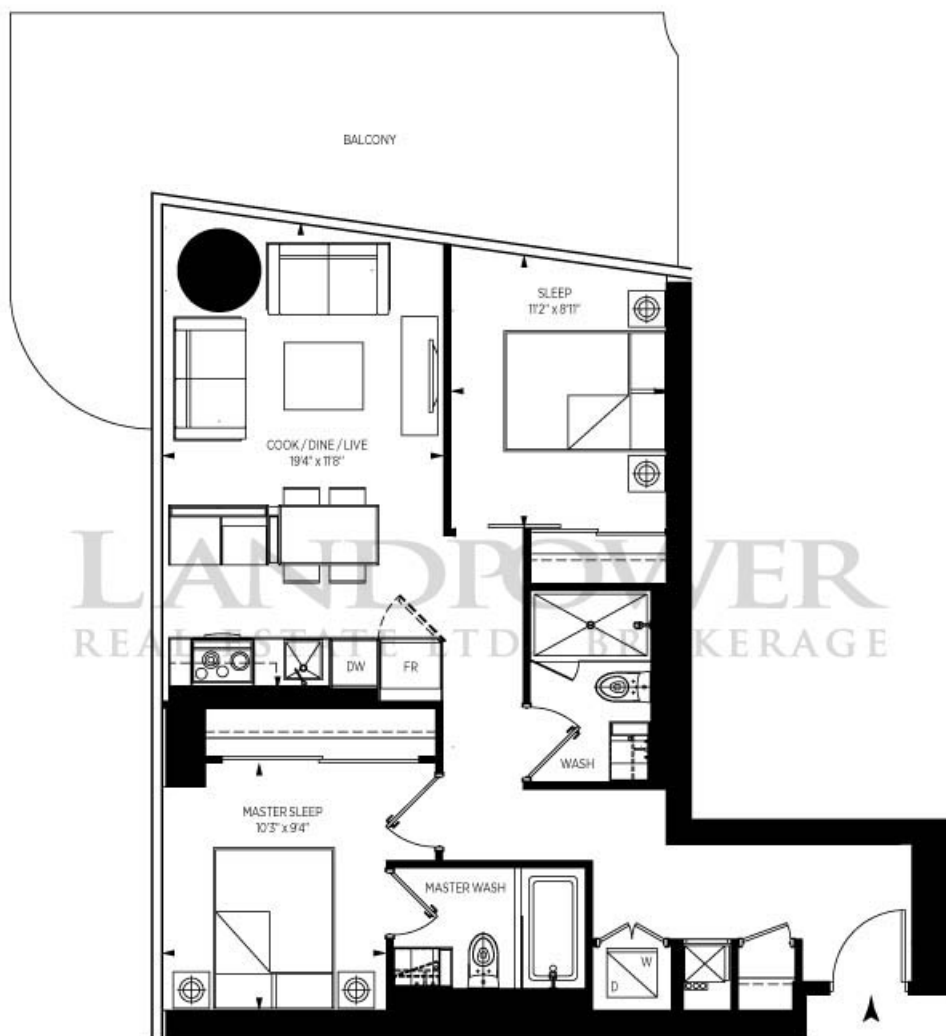
ONE BLOOR  
/ TORONTO /

**GREAT GULF**

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798 SQ.FT.  
2 BEDROOM

Elation.



FLOOR 8 TO 34



FLOOR 35 TO 37



FLOOR 38

ONE BLOOR  
/ TORONTO /

**GREAT GULF**

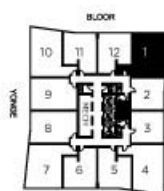
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812 SQ.FT.  
2 BEDROOM

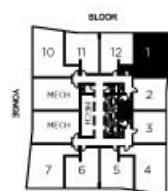
Energy.



FLOOR 8 TO 34



FLOOR 35 TO 37



FLOOR 38

ONE BLOOR  
/ TORONTO /

**GREAT GULF**

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817 SQ.FT.  
2 BEDROOM

Eternity.



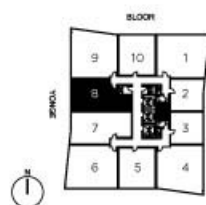
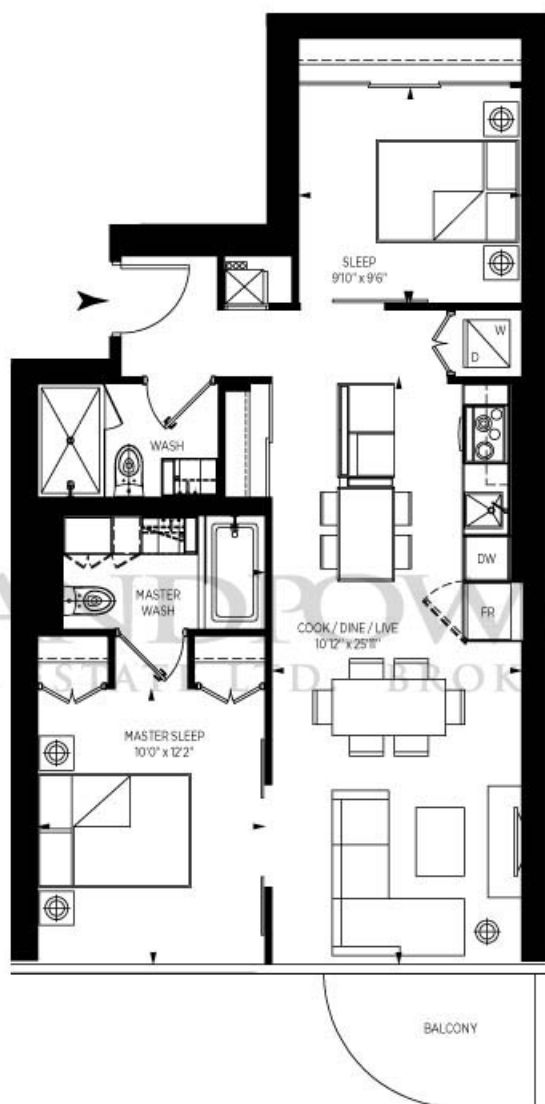
ONE BLOOR  
/ TORONTO /

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829 SQ.FT.  
2 BEDROOM

Fame.



ONE BLOOR  
/ TORONTO /

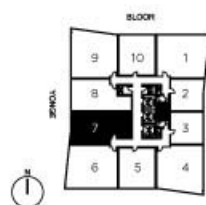
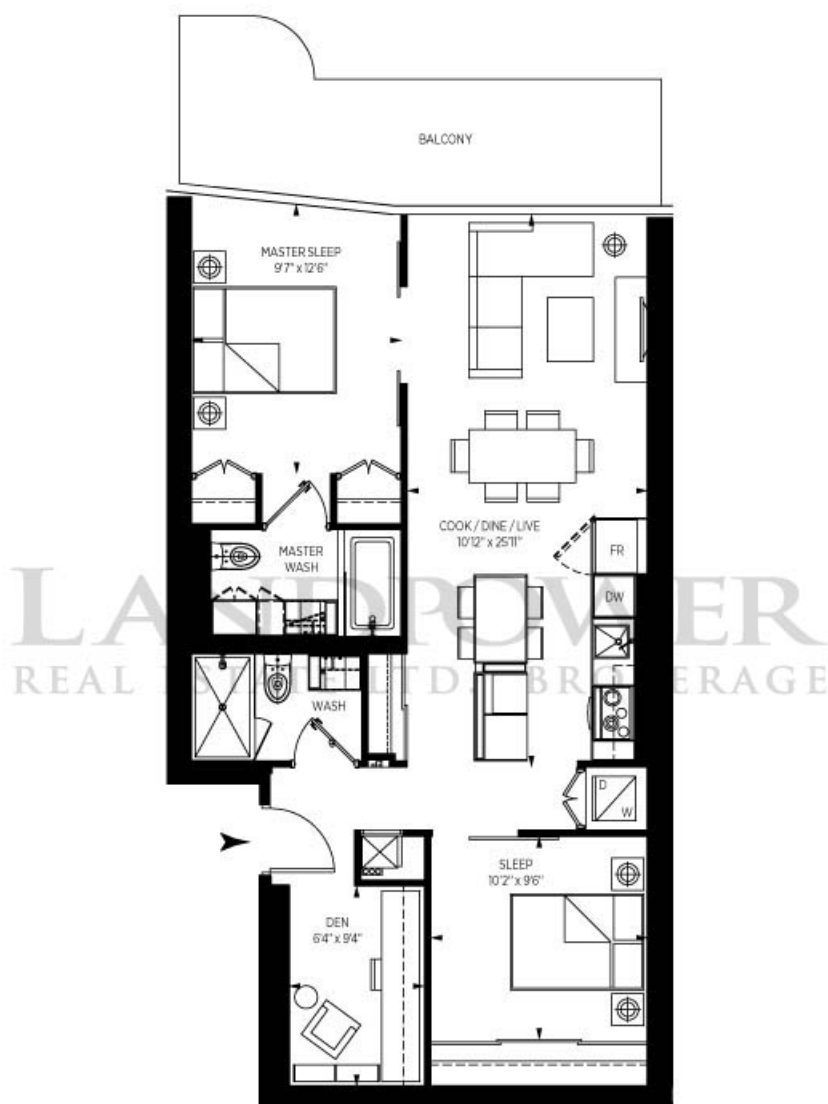
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# 899 SQ.FT.

## 2 BEDROOM + DEN

Happiness.



FLOOR 39 - 59

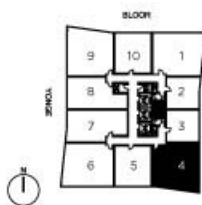
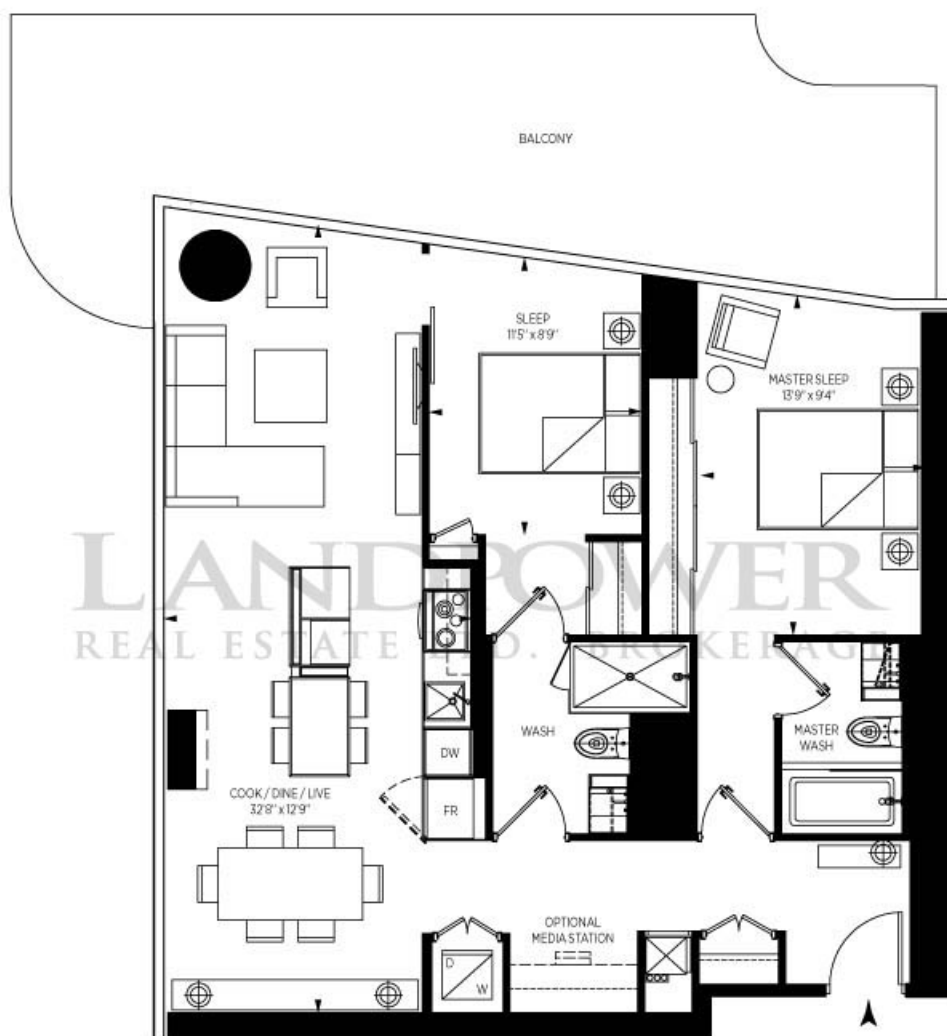
ONE BLOOR  
/ TORONTO /

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1033 SQ.FT.  
2 BEDROOM

Harmony.



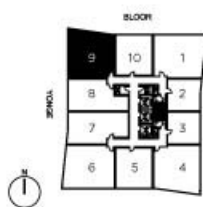
ONE BLOOR  
/ TORONTO /

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1038 SQ.FT.  
2 BEDROOM

Hope.



ONE BLOOR  
/ TORONTO /

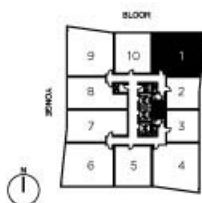
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# 1046 SQ.FT.

2 BEDROOM

Inspiration.



ONE BLOOR  
/ TORONTO /

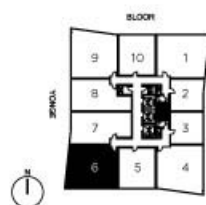
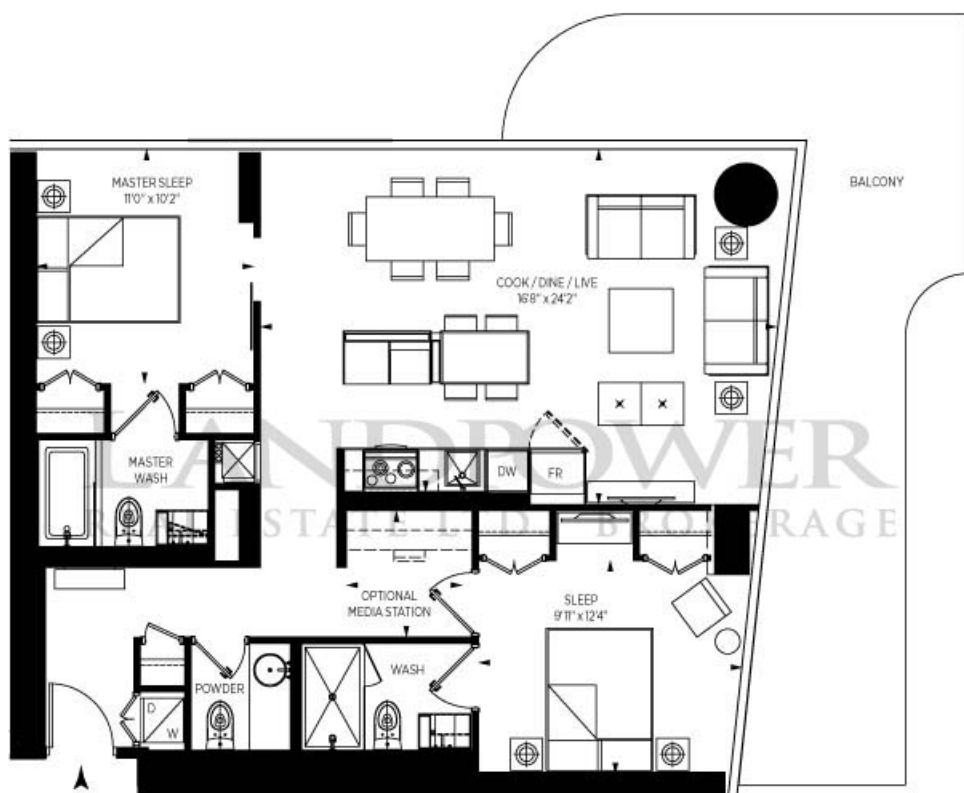
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# 1052 SQ.FT.

## 2 BEDROOM

Joy.



ONE BLOOR  
/ TORONTO /

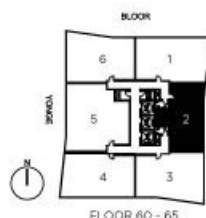
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# 1065 SQ.FT.

2 BEDROOM + DEN

Luxury.



ONE BLOOR  
/ TORONTO /

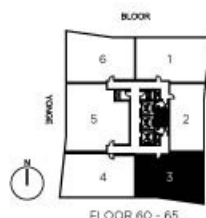
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# 1405 SQ.FT.

2 BEDROOM + DEN

Passion.



ONE BLOOR  
/ TORONTO /

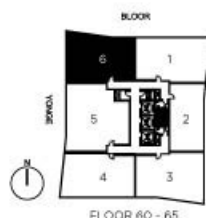
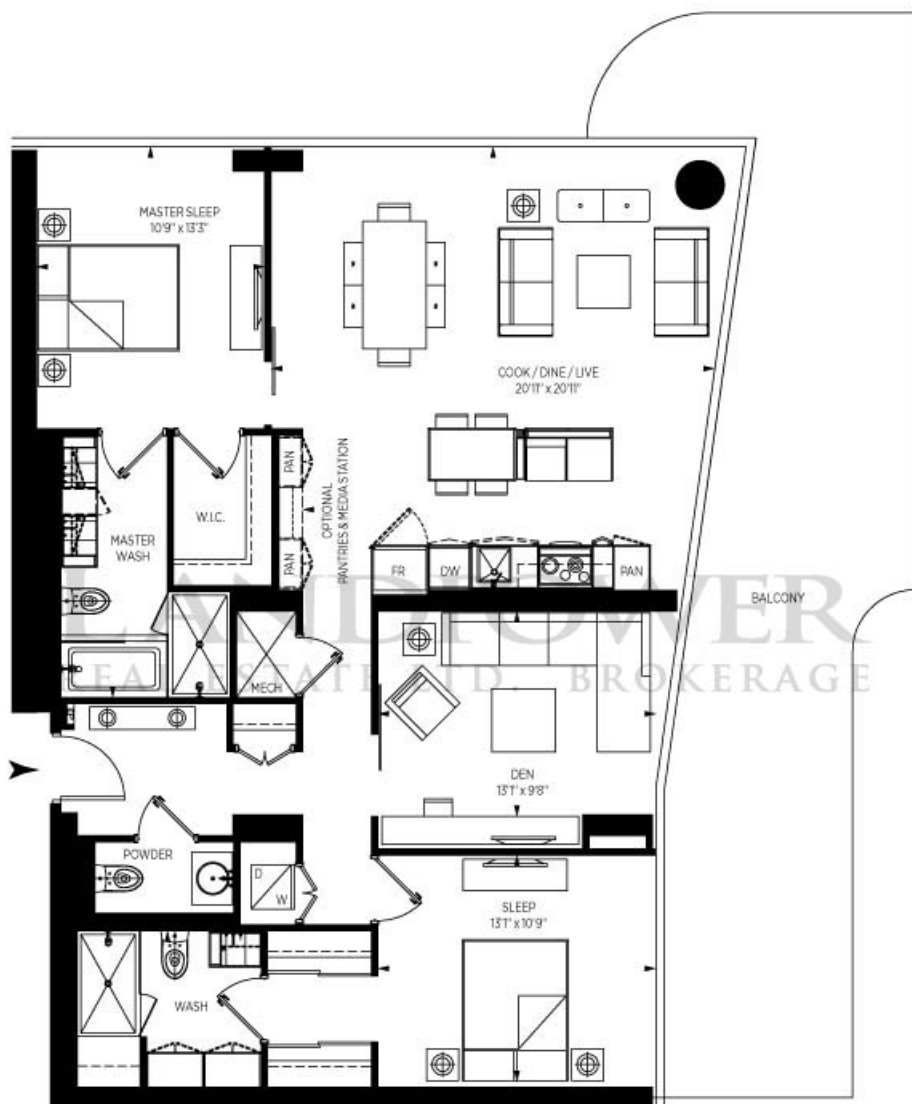
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# 1410 SQ.FT.

## 2 BEDROOM + DEN

Peace.



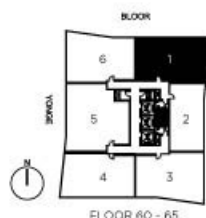
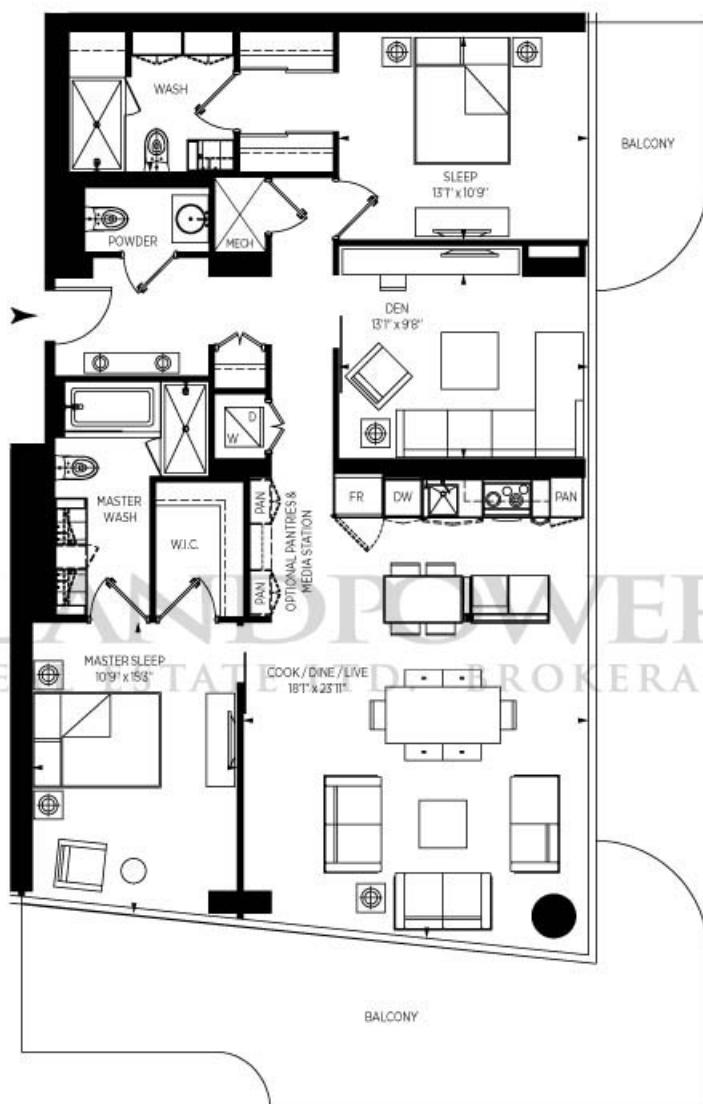
ONE BLOOR  
/ TORONTO /

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1419 SQ.FT.  
2 BEDROOM + DEN

Romance.



ONE BLOOR  
/ TORONTO /

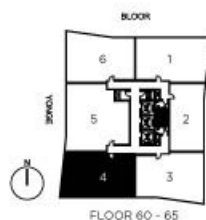
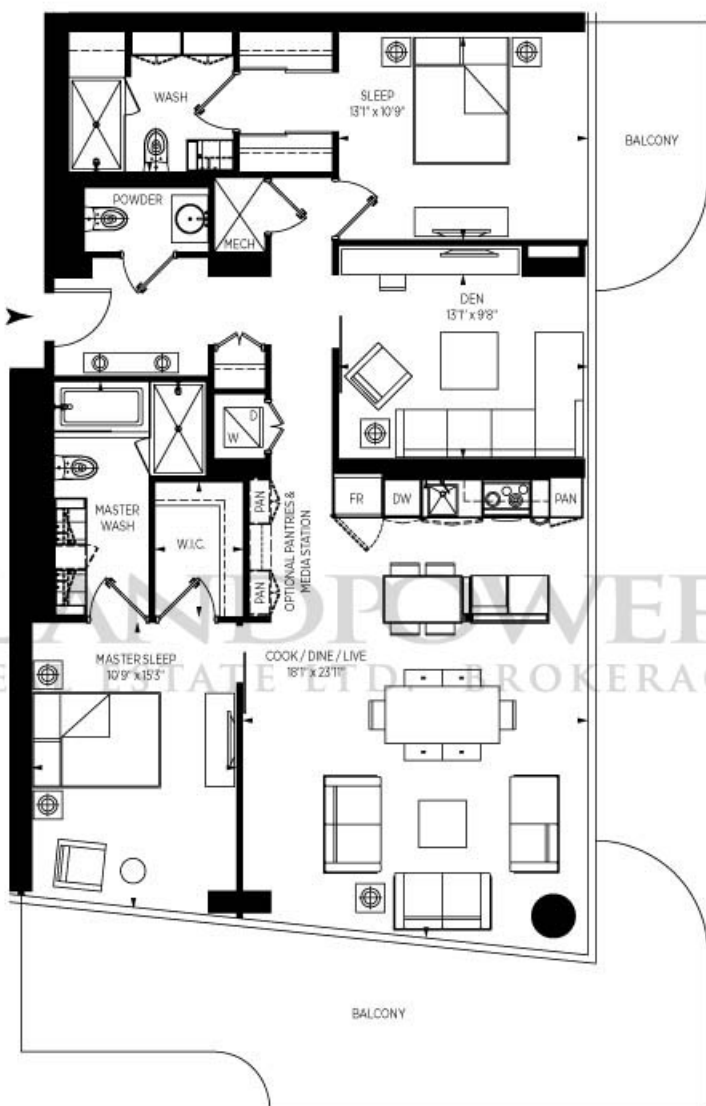
**GREAT GULF**

All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O.E. Actual usable floor space varies from stated floor area. All furniture is for illustrative purposes only. Balcony sizes will vary from floor to floor due to the architectural design of building.

# 1424 SQ.FT.

## 2 BEDROOM + DEN

Serenity.



ONE BLOOR  
/ TORONTO /

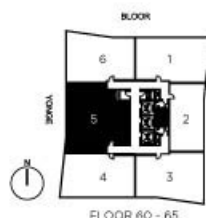
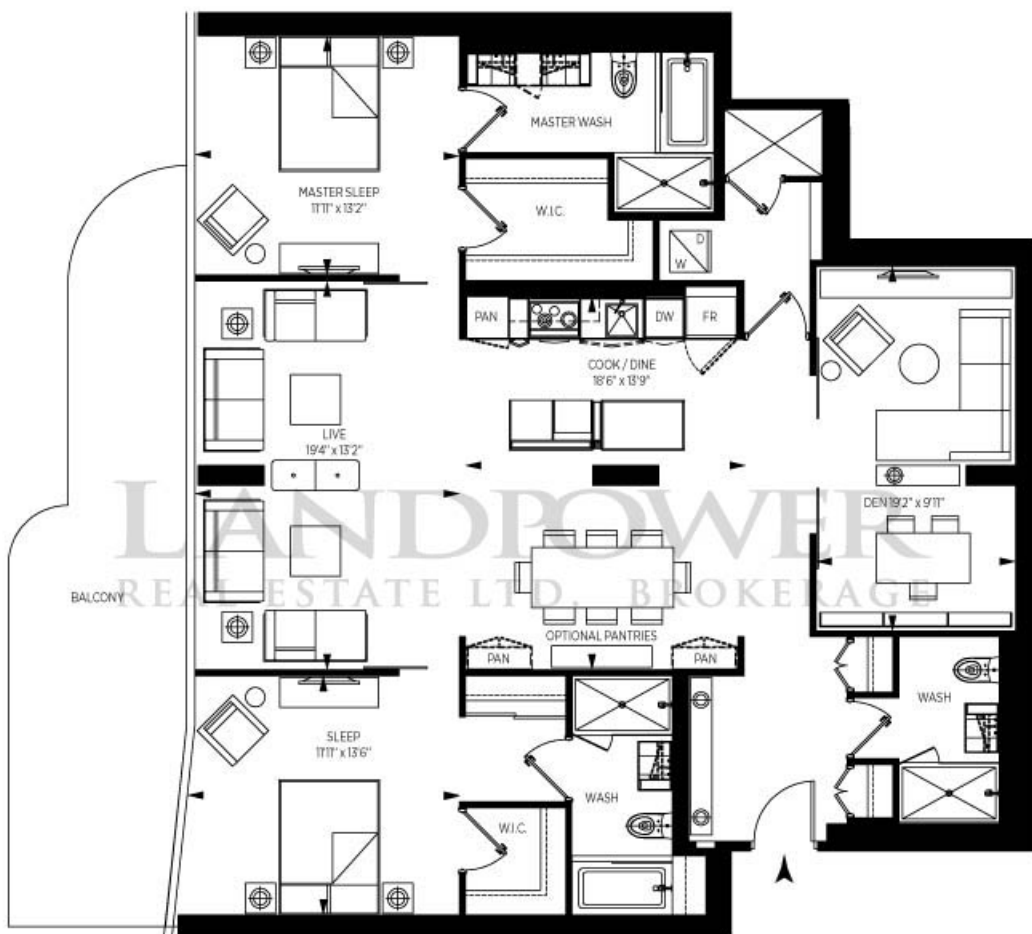
**GREAT GULF**

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# 1727 SQ.FT.

## 2 BEDROOM + DEN

Utopia.



ONE BLOOR  
/ TORONTO /

**GREAT GULF**

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**GREAT GULF**

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