

ONesherway
CONDOMINIUMS

The Final Tower



menkes

GREAT GULF HOMES

SIGNATURE COLLECTION FEATURES AND FINISHES

All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Vendor's standard samples and are as per Vendor's specifications, which are subject to change from time to time. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.

INNOVATIVE BUILDING

- A sleek modern tower, designed by the award winning firm Page + Steele / IBI Group Architects
- Two Storey lobby and extensive amenities designed by internationally renowned interior design firm, Mike Niven Interior Design
- The Club at **One Sherway** will be located on the main and third floors and will include an indoor swimming pool with whirlpool, fitness and weight rooms, co-ed steam room, sun lounge, his and hers saunas and change rooms, billiard room, media lounge, theatre, party room with upper lounge and dining room with servery
- Scheduled fitness, recreation and well being programs organized and monitored by an on-site Recreational Activities Director
- Separate elevator access to main and Club levels
- 24 hour, 7 days a week uniformed concierge
- Underground parking with security monitoring from concierge station
- Three custom designed elevators serving the underground parking, lobby, amenity floor and residences
- Visitor parking

EXQUISITE SUITES

- 8 or 9 foot ceiling heights*
- Sprayed stippled ceiling in all rooms, except kitchen, bathroom(s) and laundry room
- Individually controlled centralized heating and cooling system
- Choice of porcelain or ceramic tiles in entrance foyer, kitchen, ensuite & main bathroom, and hallway* from Vendor's standard samples
- Engineered wood flooring in living room, dining room and den*
- Choice of 40 oz. carpet with chip foam underpad in bedroom(s), den* and applicable closets, from Vendor's standard samples
- Solid core entry doors with security view-hole and quality finished hardware
- Panelled interior doors with quality finished hardware
- Architecturally designed baseboards and door casings
- White plastic-coated ventilated wire shelving in all closets
- White vertical blinds to provide a pleasing exterior view
- Thermo insulated energy efficient windows
- Mirrored sliding closet doors in foyer*
- Private terraces with precast patio slabs where applicable as per plan
- Stacked brand-name washer/dryer with venting to the exterior in all suites

SUPERIOR KITCHENS

- **One Sherway** 'Signature Collection' kitchen cabinetry in a variety of materials and colours from Vendor's standard samples
- Choice of granite countertops with dramatic breakfast bars as per plans, from Vendor's standard samples
- Choice of ceramic backsplash from Vendor's standard features
- Stainless steel sink with single lever faucet
- Ceiling lighting fixture
- Choice of distinctive porcelain or ceramic floor tiles from Vendor's standard samples
- Brand name stainless steel appliances including 18 cu. ft. frost-free refrigerator, self-cleaning slide in range with ceran cooktop, built-in dishwasher and over the range built-in microwave, integrated with luxuryhood vented to the exterior, as per Vendor's standard samples

LUXURIOUS BATHROOMS

Main/Ensuite Bathrooms

- **One Sherway** Signature custom vanity cabinetry with cultured marble countertop and integrated basin, from Vendor's standard samples

- Choice of porcelain or ceramic floor tiles, from Vendor's standard samples
- Full height mirror, width of vanity, with wall-mounted vanity light fixture
- Ceramic tiled feature wall by Mike Niven Interior Design
- Exhaust fan vented to the exterior
- White ceramic accessory package including towel bar, toilet paper holder and soap dish where applicable
- Pressure balance valve for tub and shower
- White plumbing fixtures
- Relaxing soaker tub, as per plan
- Full height ceramic wall tiles in tub/shower enclosure

Second Bathroom

- **One Sherway** Signature custom vanity cabinetry with cultured marble countertop and integrated basin, from Vendor's standard samples
- Choice of porcelain or ceramic floor tiles, from Vendor's standard samples
- Full height mirror, width of vanity, with wall-mounted vanity lighting
- Exhaust fan vented to the exterior
- White ceramic accessory package including towel bar, toilet paper holder and soap dish, where applicable
- Pressure balance valve for tub and/or shower where applicable
- White plumbing fixtures
- Full height ceramic wall tiles in tub and/or shower enclosure as per plan

SECURITY AND MONITORING SYSTEM

- 24 hour concierge monitors strategically placed surveillance cameras and two way voice communication stations with call buttons in common areas and garage
- Personally coded suite intrusion alarm system, with suite door contact and keypad connected to concierge desk
- Personal remote panic alarm on key chain for use in garage
- Hardwired in-suite smoke detectors
- In-suite fire alarm with heat activated sprinkler system
- Controlled access to 'The Club at **One Sherway**' with private resident access

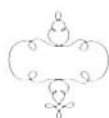
ELECTRICAL AND INTERCONNECTIVITY SYSTEMS

- Individual service panel with circuit breakers
- Pre-wired for cable T.V. and telephone
- White Decora designer series receptacles and switches throughout
- Distinctive ceiling fixture in foyer, kitchen, den*, hallways* and walk-in closets*
- Capped outlet in dining room

TECHNOLOGY

- **One Sherway's** building infrastructure utilizes a 'home run' design to meet tomorrow's needs in computer networking
- Your suite is designed to handle the latest technology that can support simple networking and additional telephone lines for fax and high speed data transfer

* Where applicable based on individual floor plan



ALL SUITES PROTECTED UNDER THE TARIION WARRANTY CORPORATION

Specifications are subject to change without notice. All room measurements and sizes are approximate. Actual useable floor space is less than stated floor area. Vendor may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites or sales office are for display purposes only and are not included in the purchase price. E.& O.E. ST4V1.1.20100720

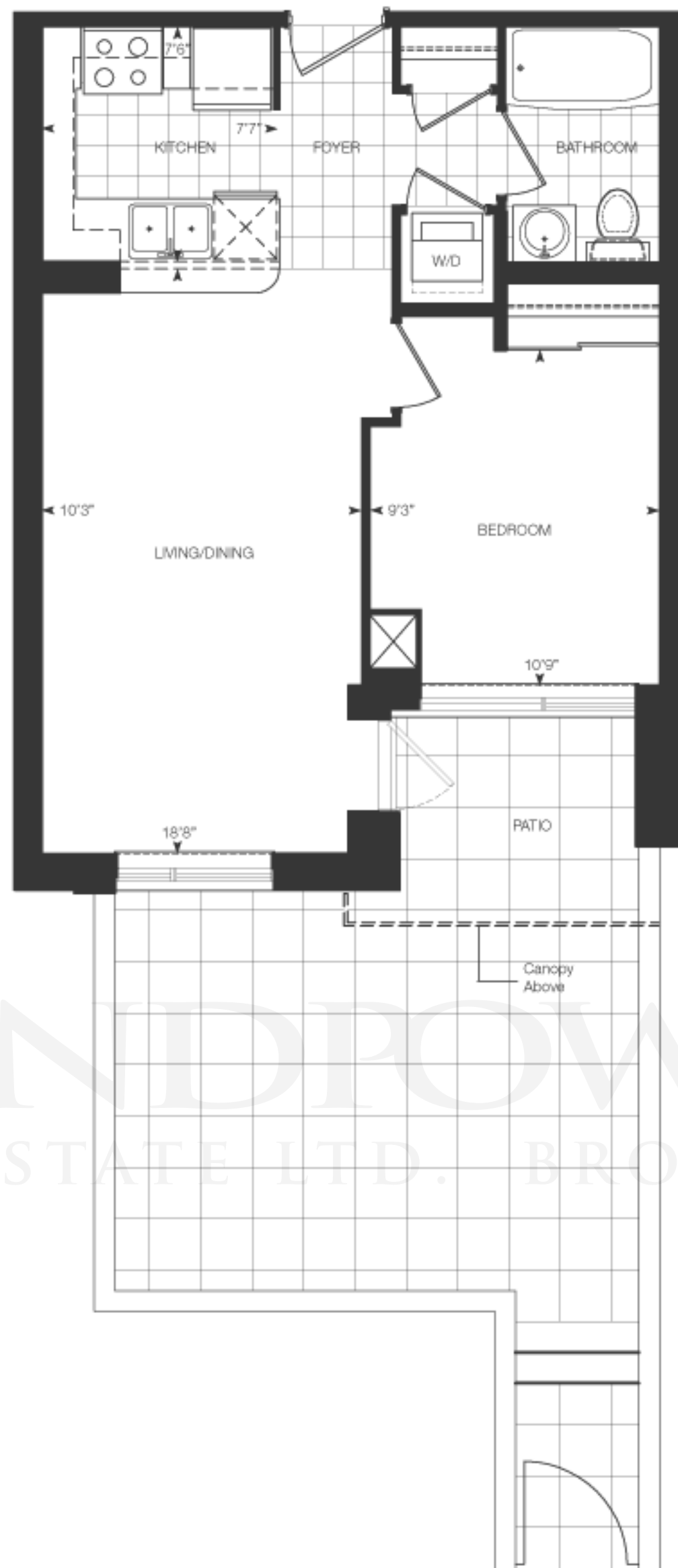
Ground Floor

LANDPOWER
REAL ESTATE LTD. BROKERAGE

One Bedroom/

One Bedroom + Den

LANDPOWER
REAL ESTATE LTD. BROKERAGE

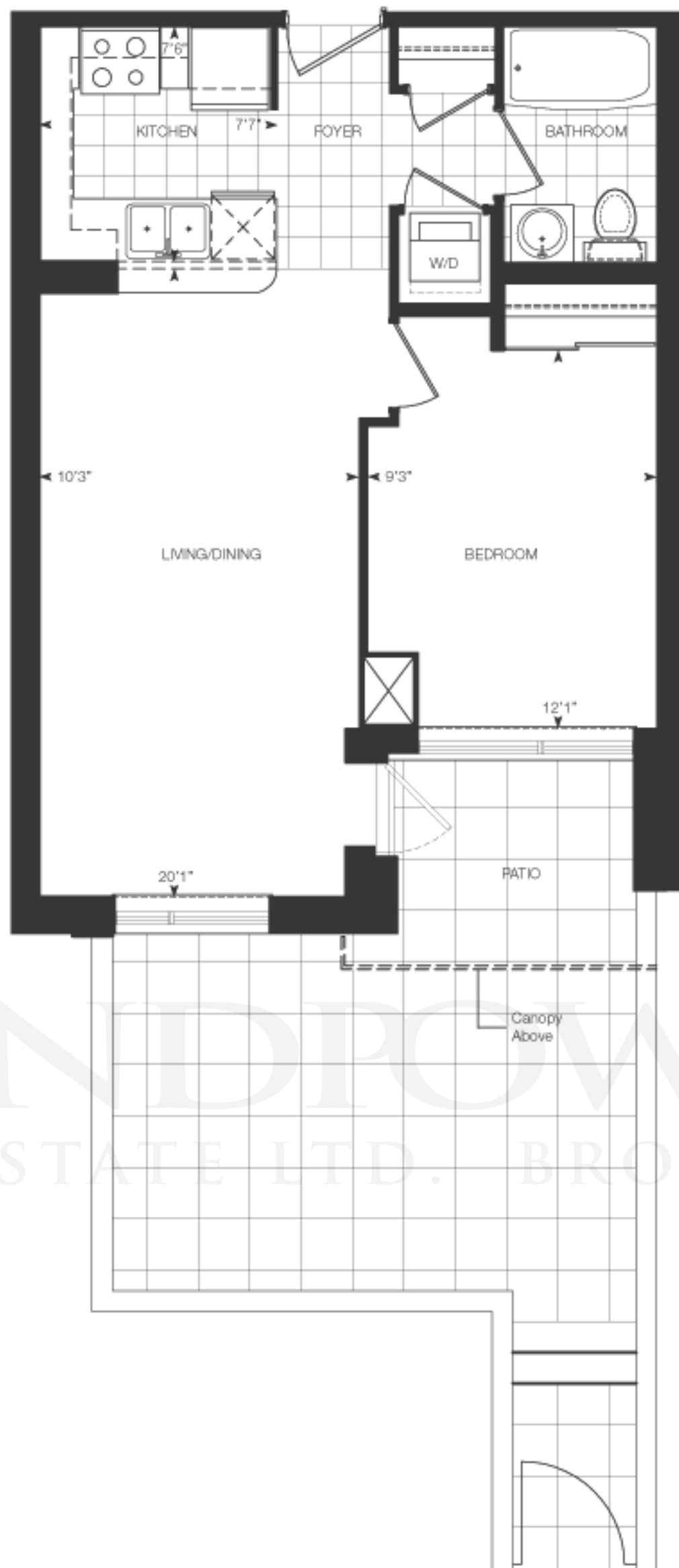


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Ground Floor

Suite 01
1 Bedroom
529 SqFt.



LANDPOWER
REAL ESTATE LTD. BROKERAGE



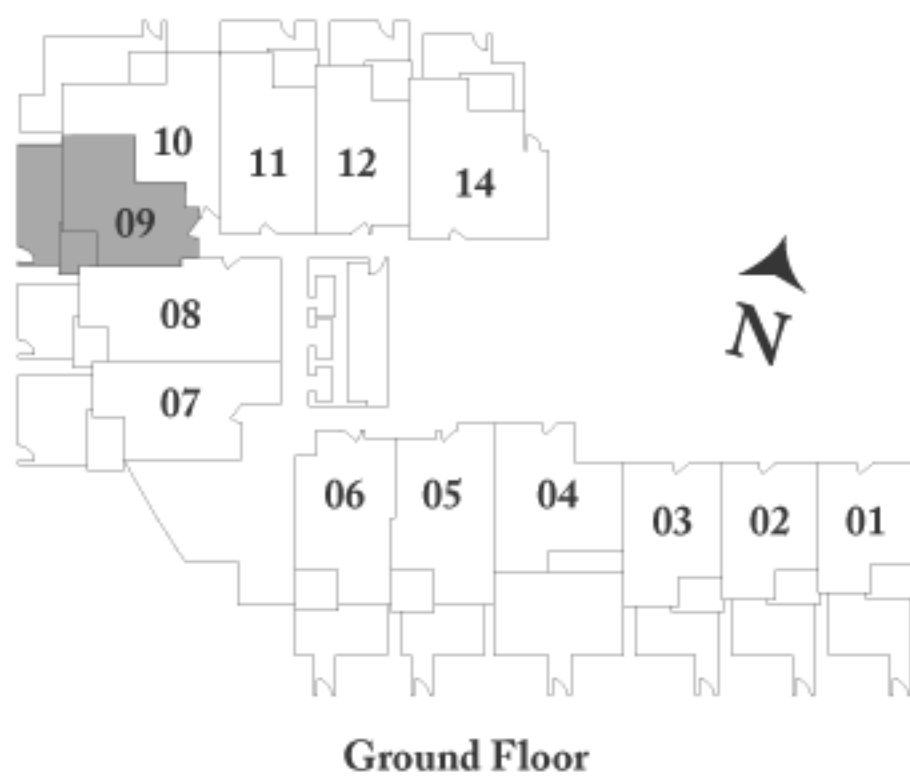
Ground Floor

Suite 02
1 Bedroom
557 SqFt.

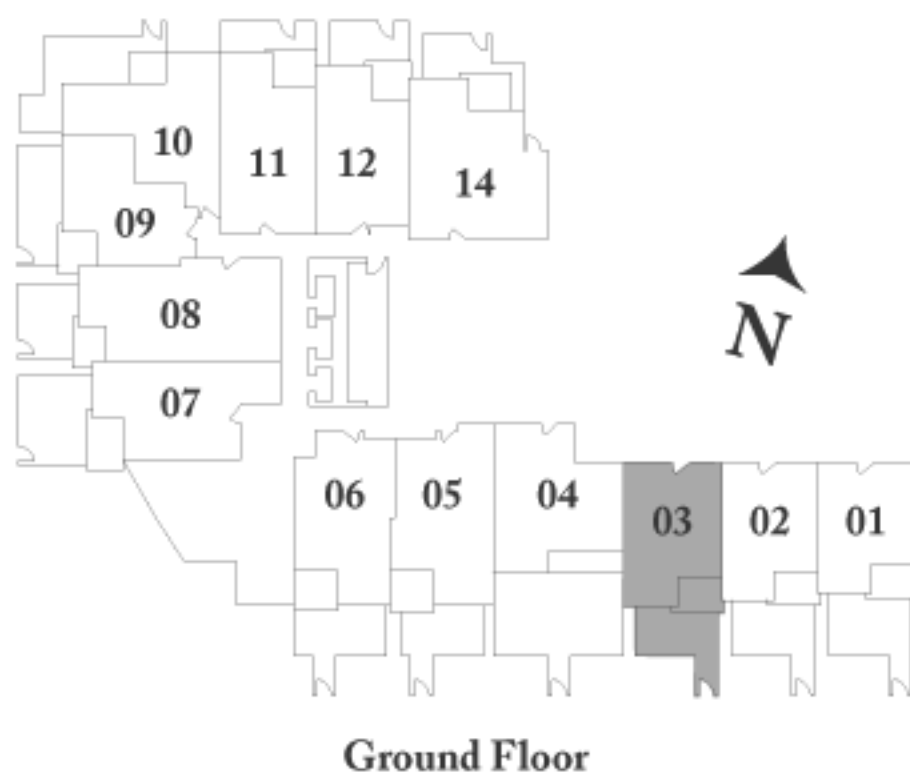
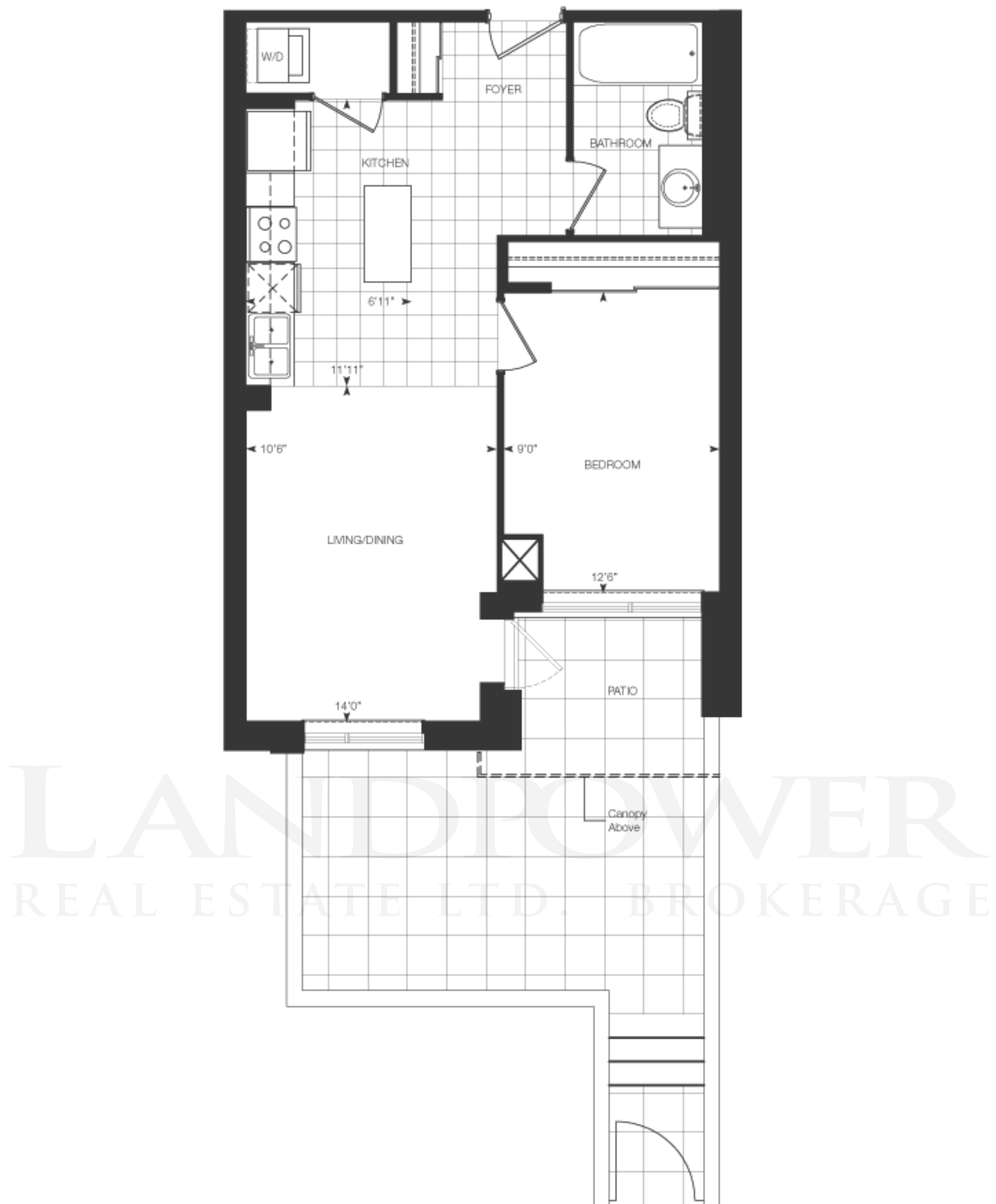
ONESherway

CONDOMINIUM

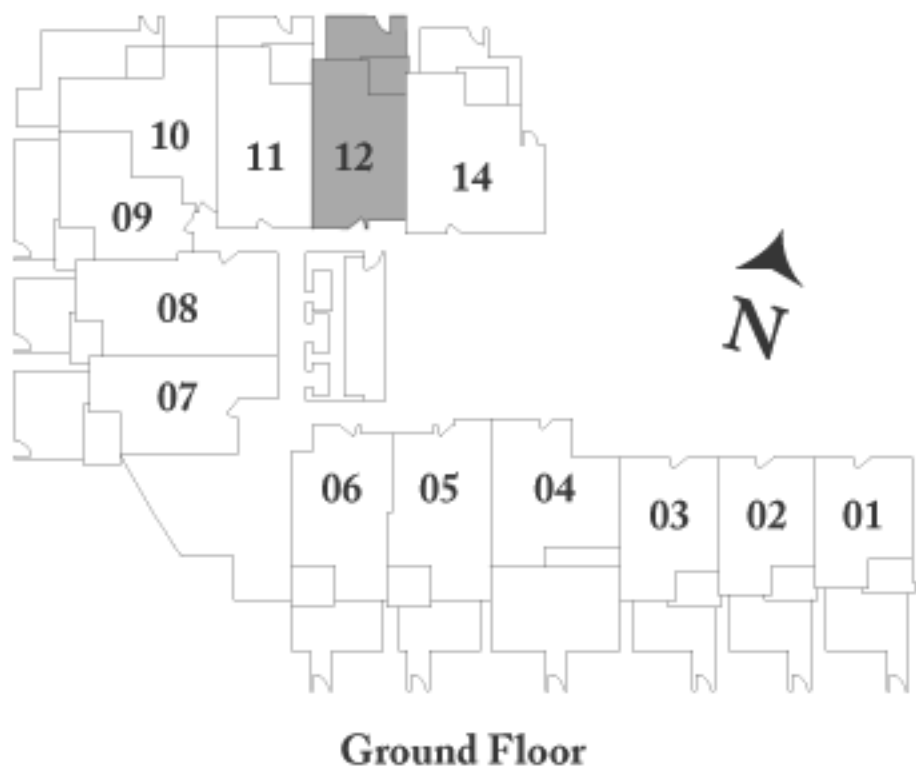
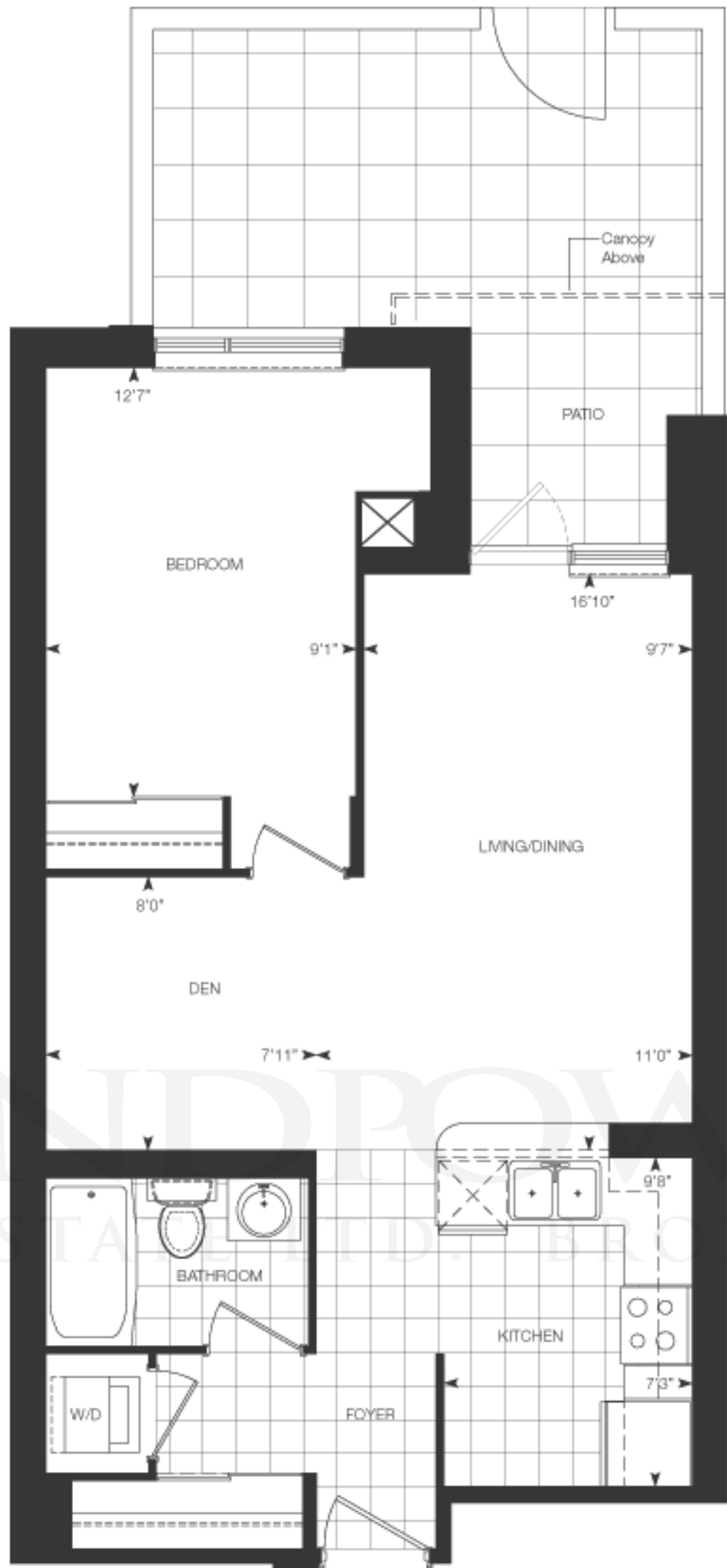
The Final Tower



Suite 09
1 Bedroom
584 SqFt.



Suite 03
1 Bedroom
593 SqFt.

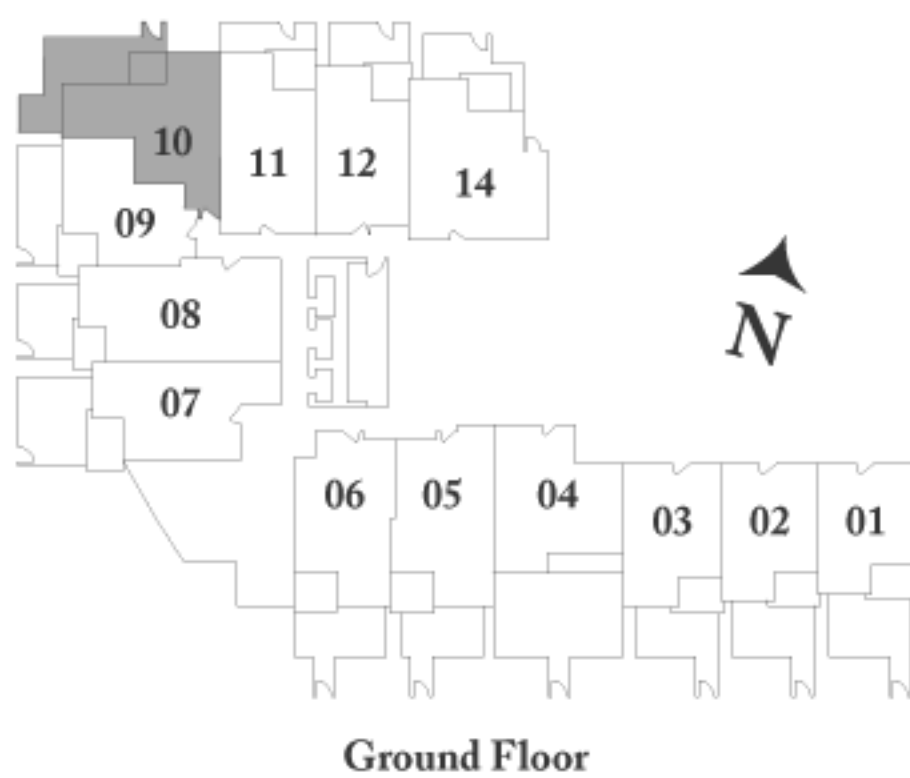
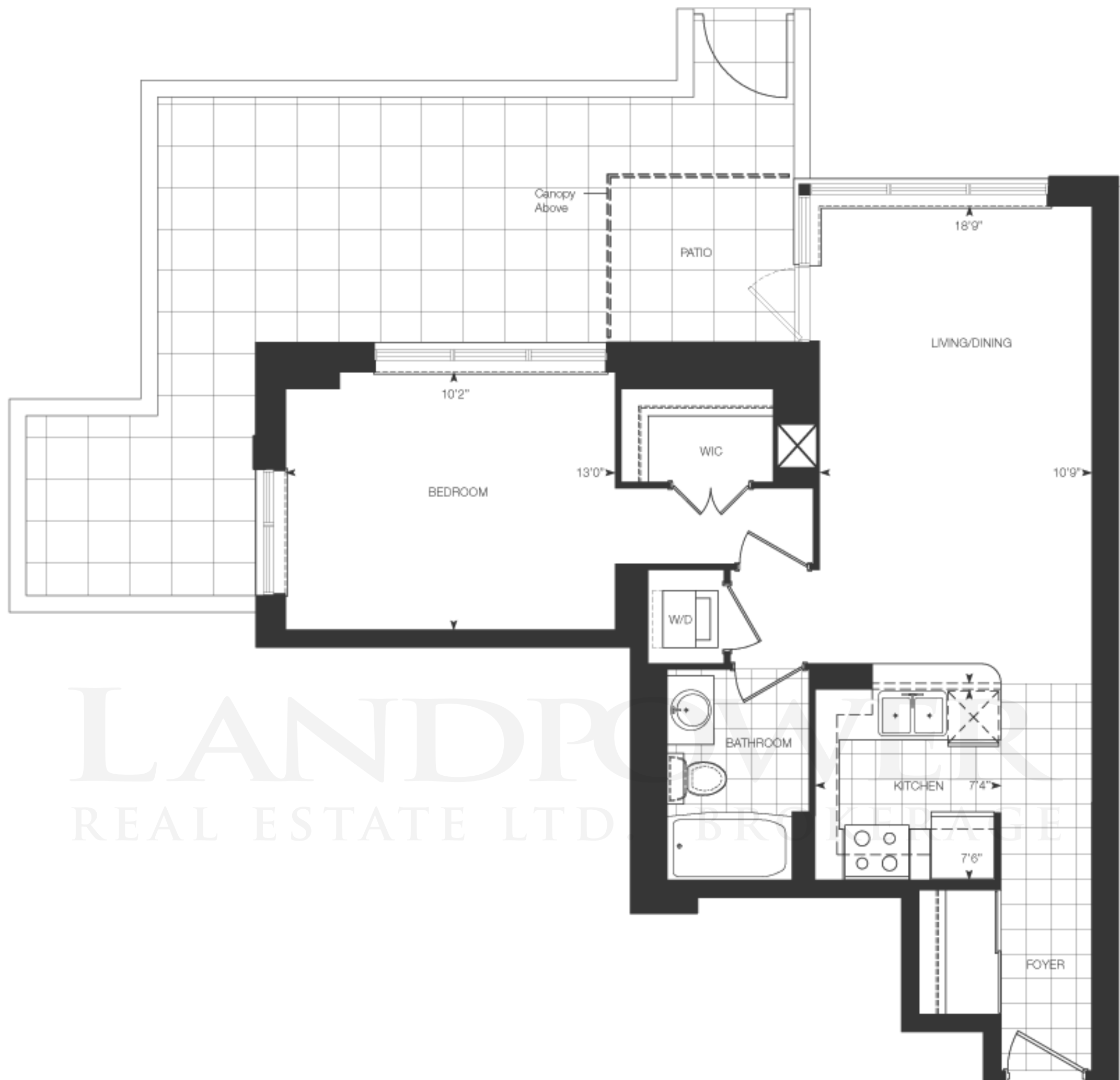


Suite 12
1 Bedroom + Den
664 SqFt.

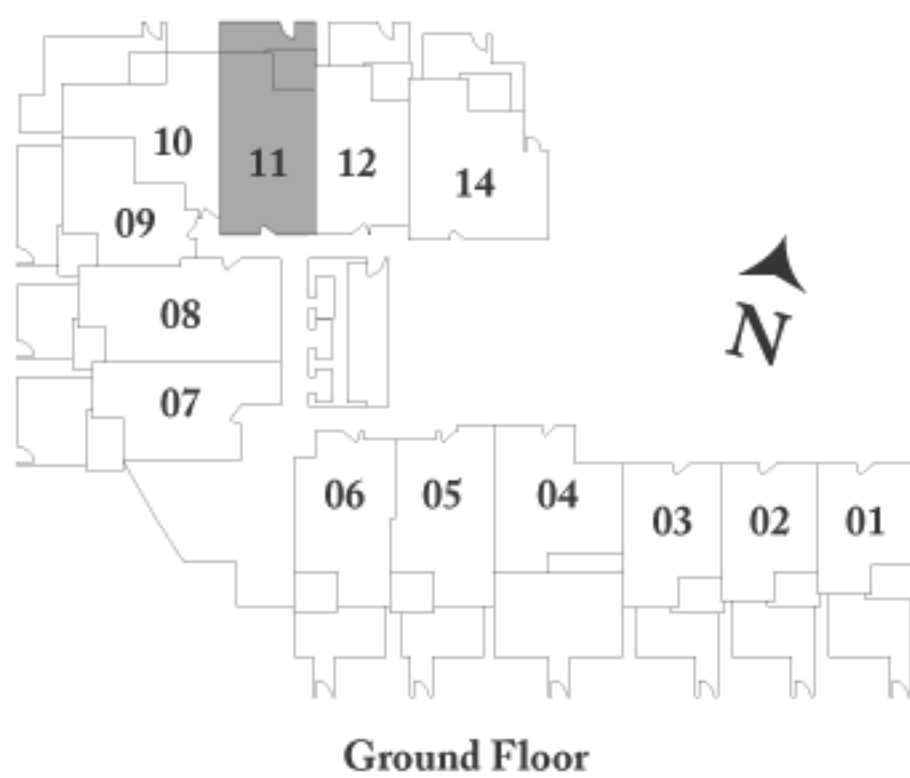
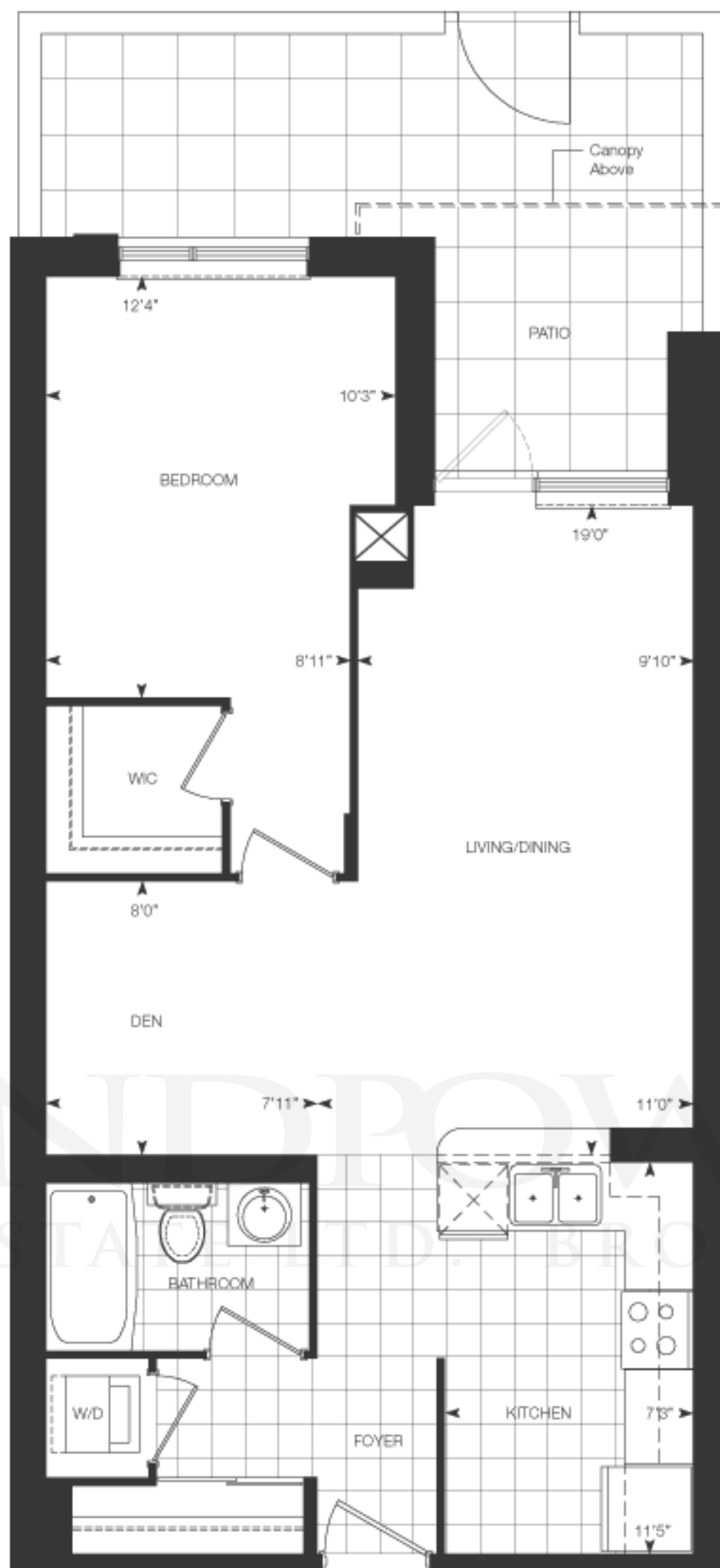
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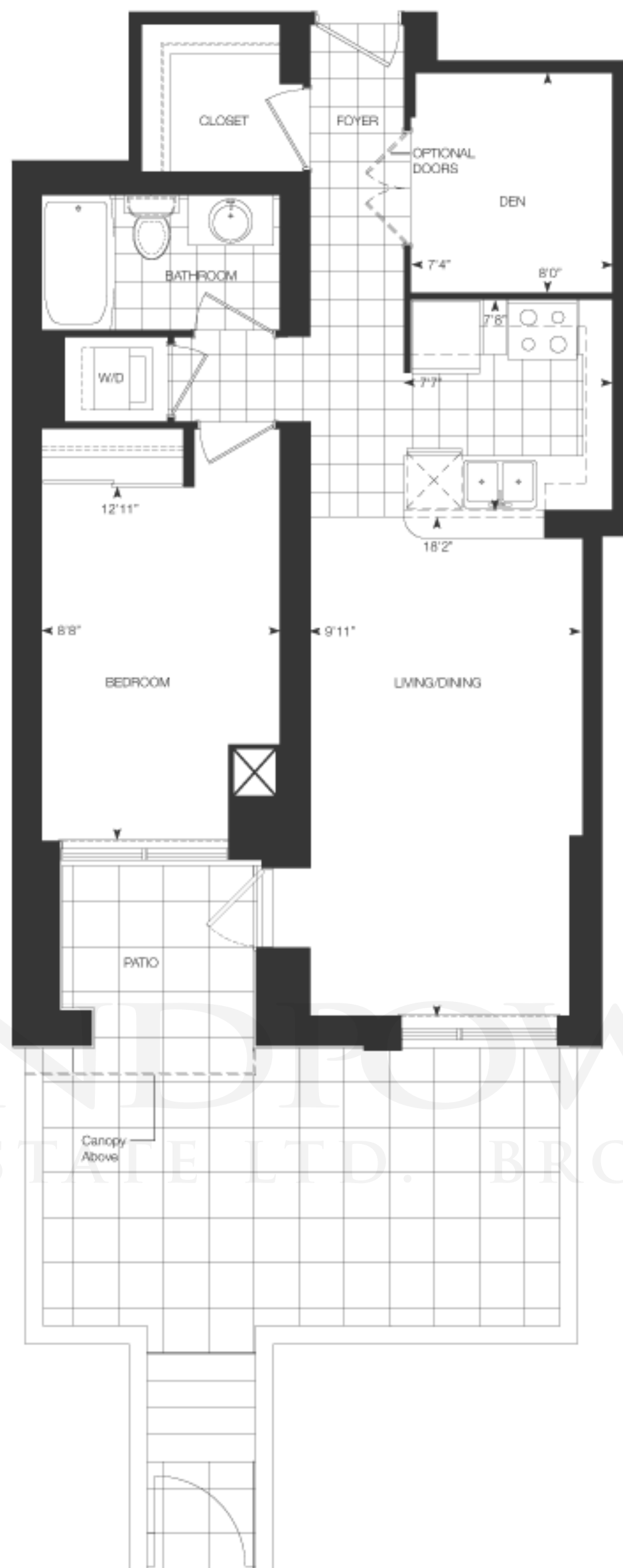
Suite 10
1 Bedroom
691 SqFt.



Suite 11
1 Bedroom + Den
720 SqFt.

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CONDOMINIUMS

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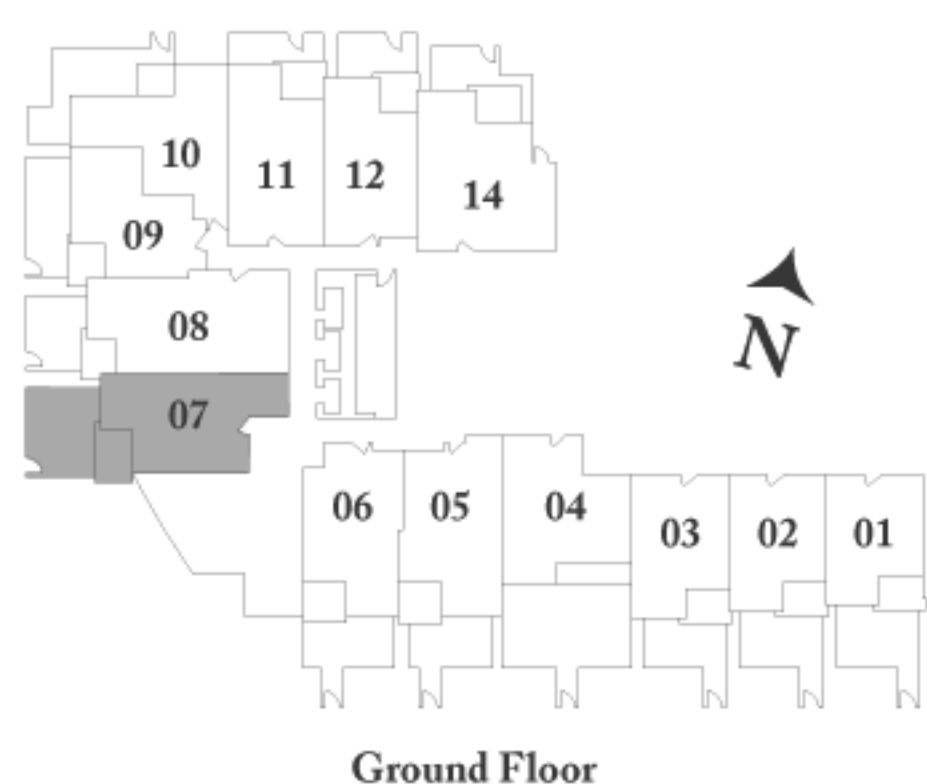
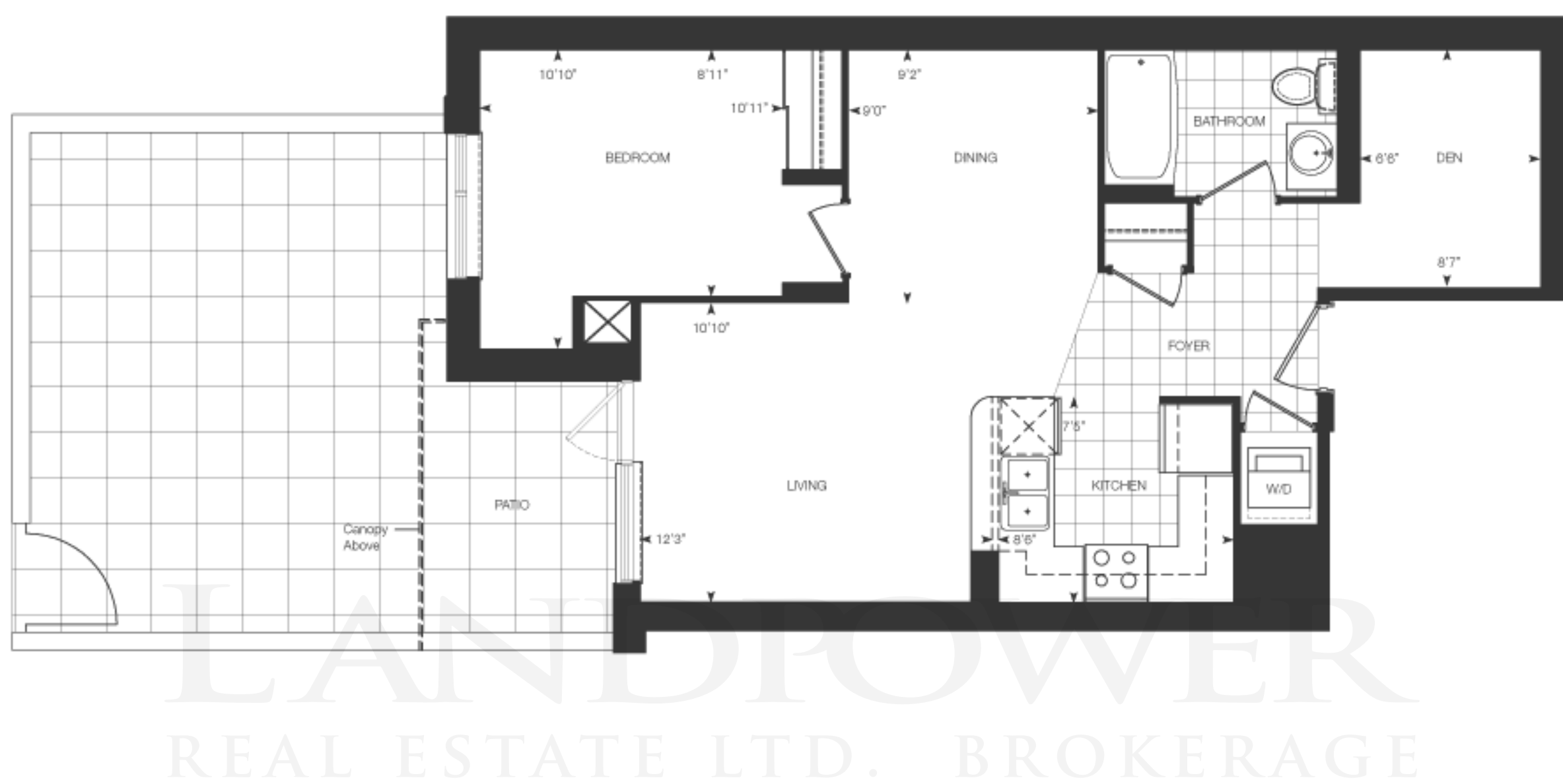
Ground Floor

Suite 06
1 Bedroom + Den
721 SqFt.

ONESherway

CONDOMINIUM

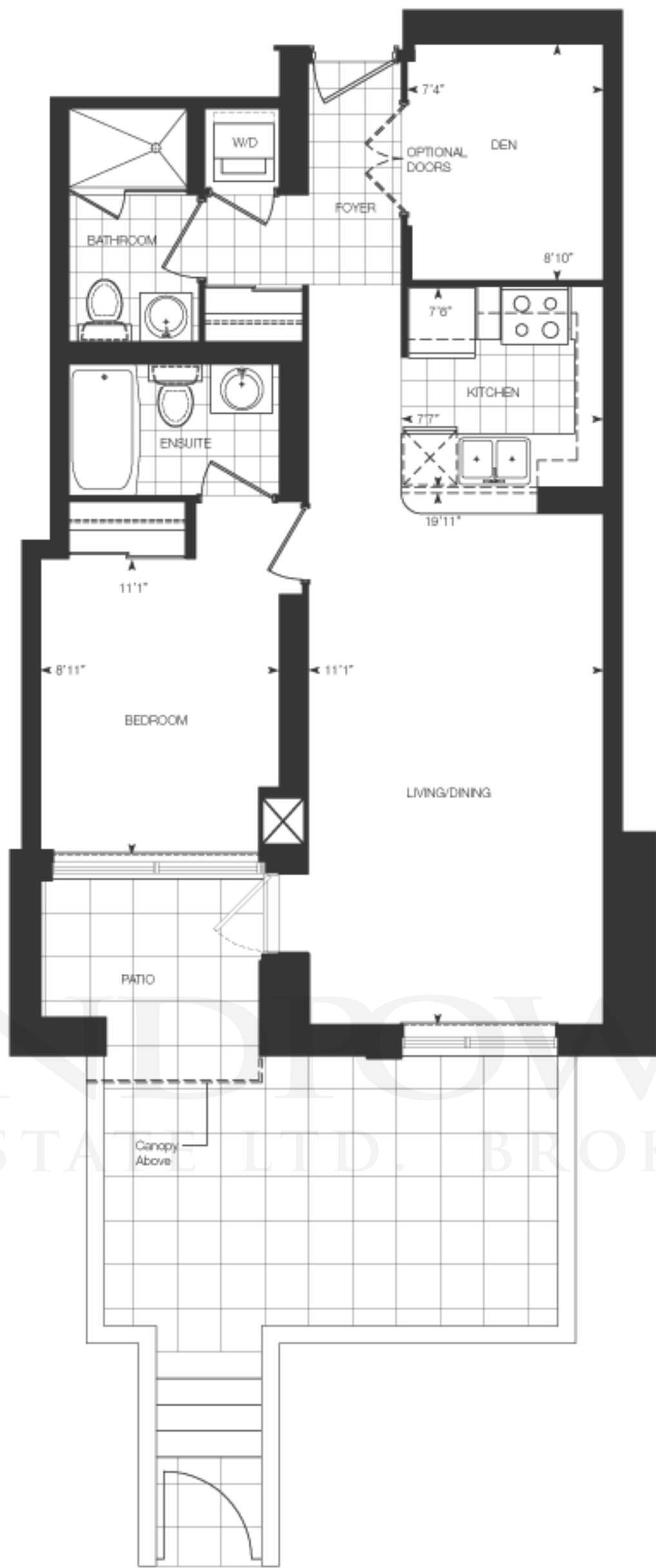
The Final Tower



Suite 07
1 Bedroom + Den
721 SqFt.

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The Final Tower



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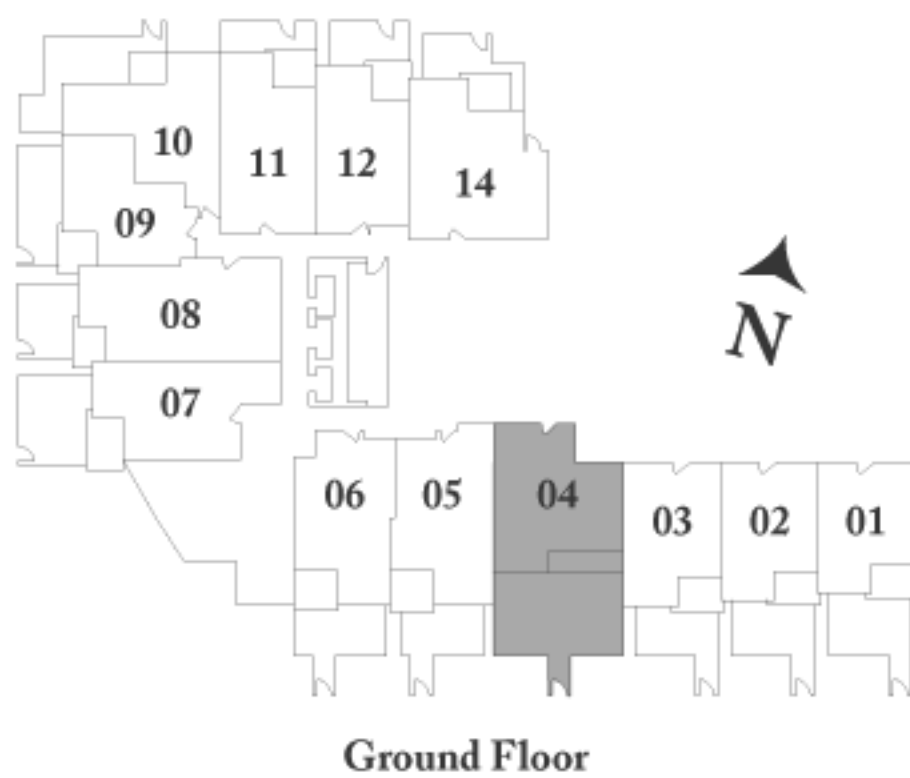
Ground Floor

Suite 05
1 Bedroom + Den
743 SqFt.

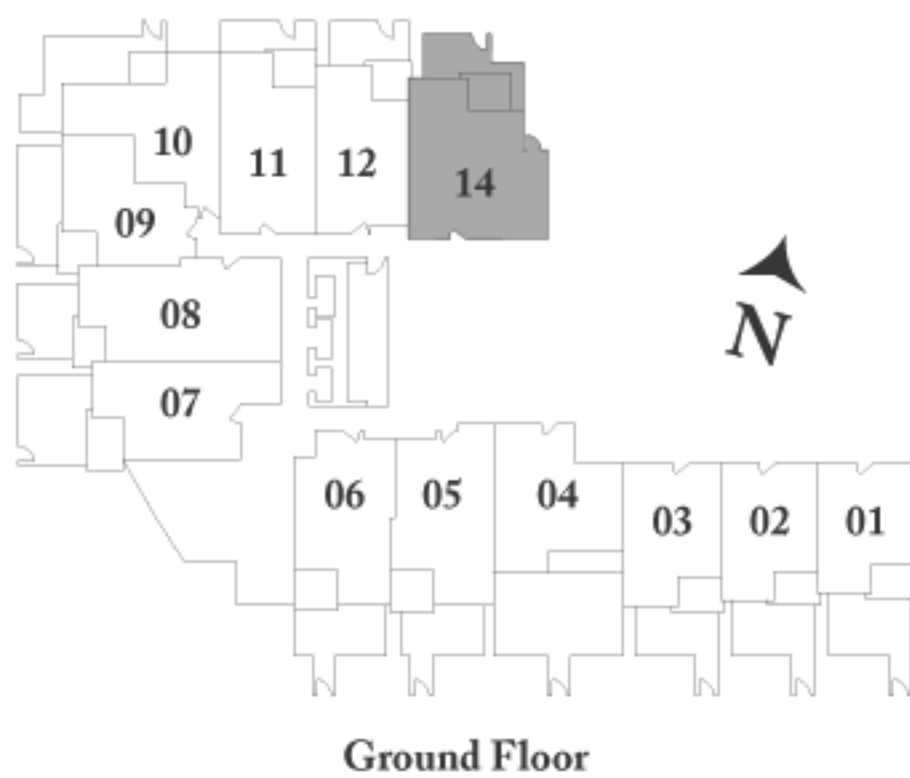
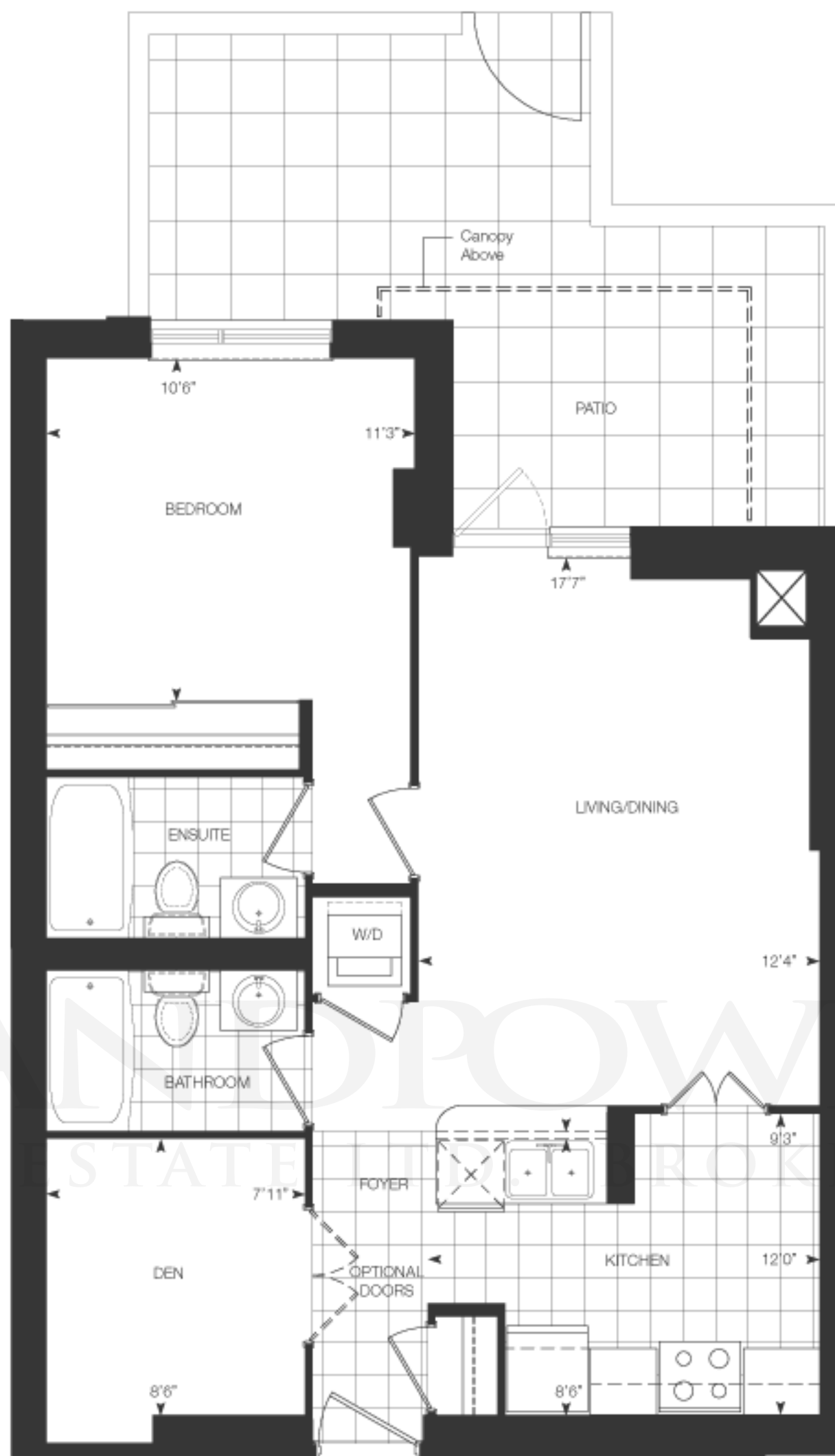
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The Final Tower



Suite 04
1 Bedroom + Den
751 SqFt.

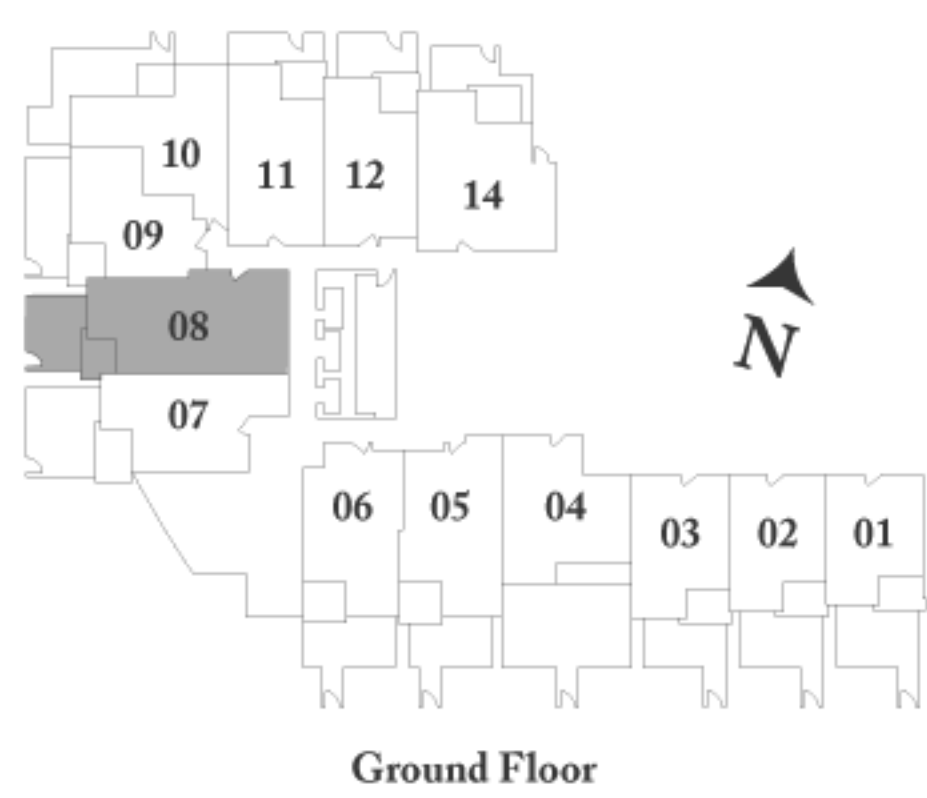
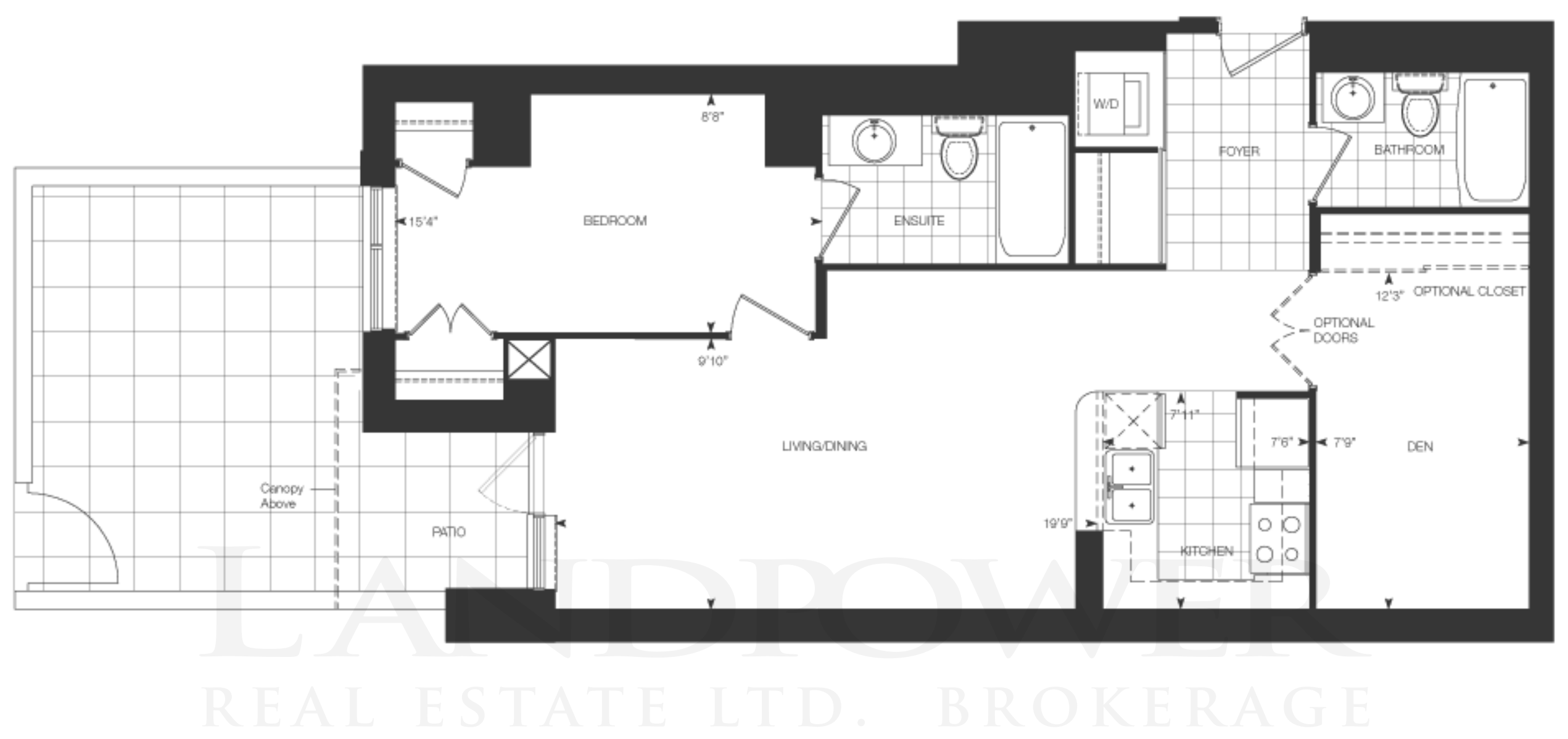


Suite 14
1 Bedroom + Den
789 SqFt.

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Suite 08
1 Bedroom + Den
864 SqFt.

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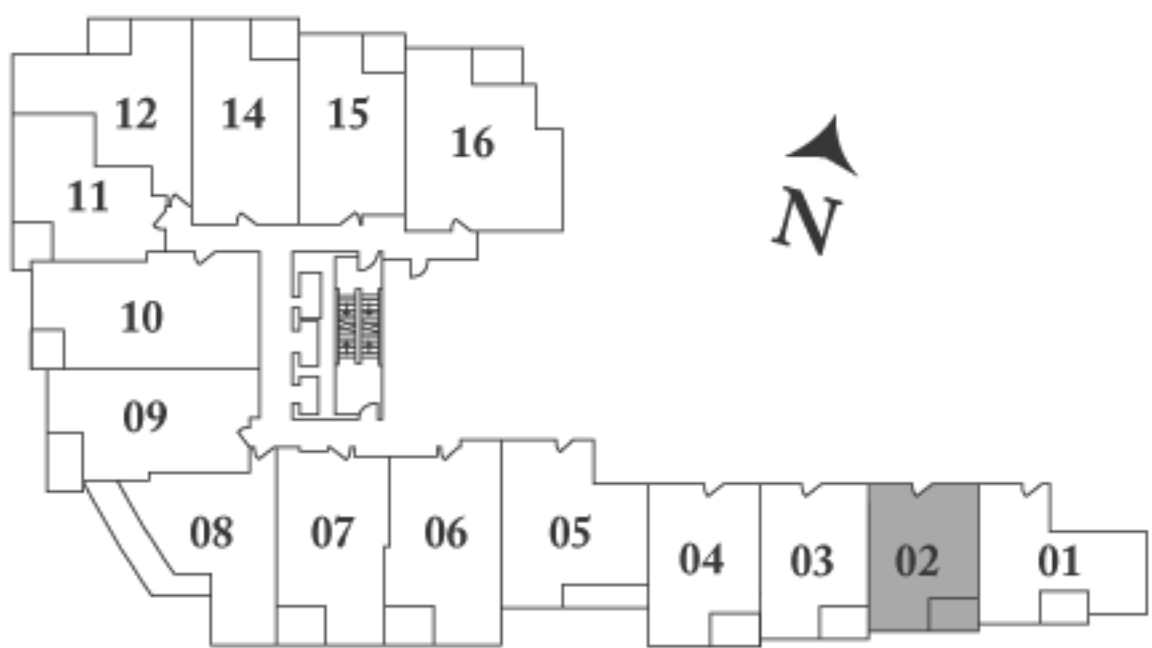
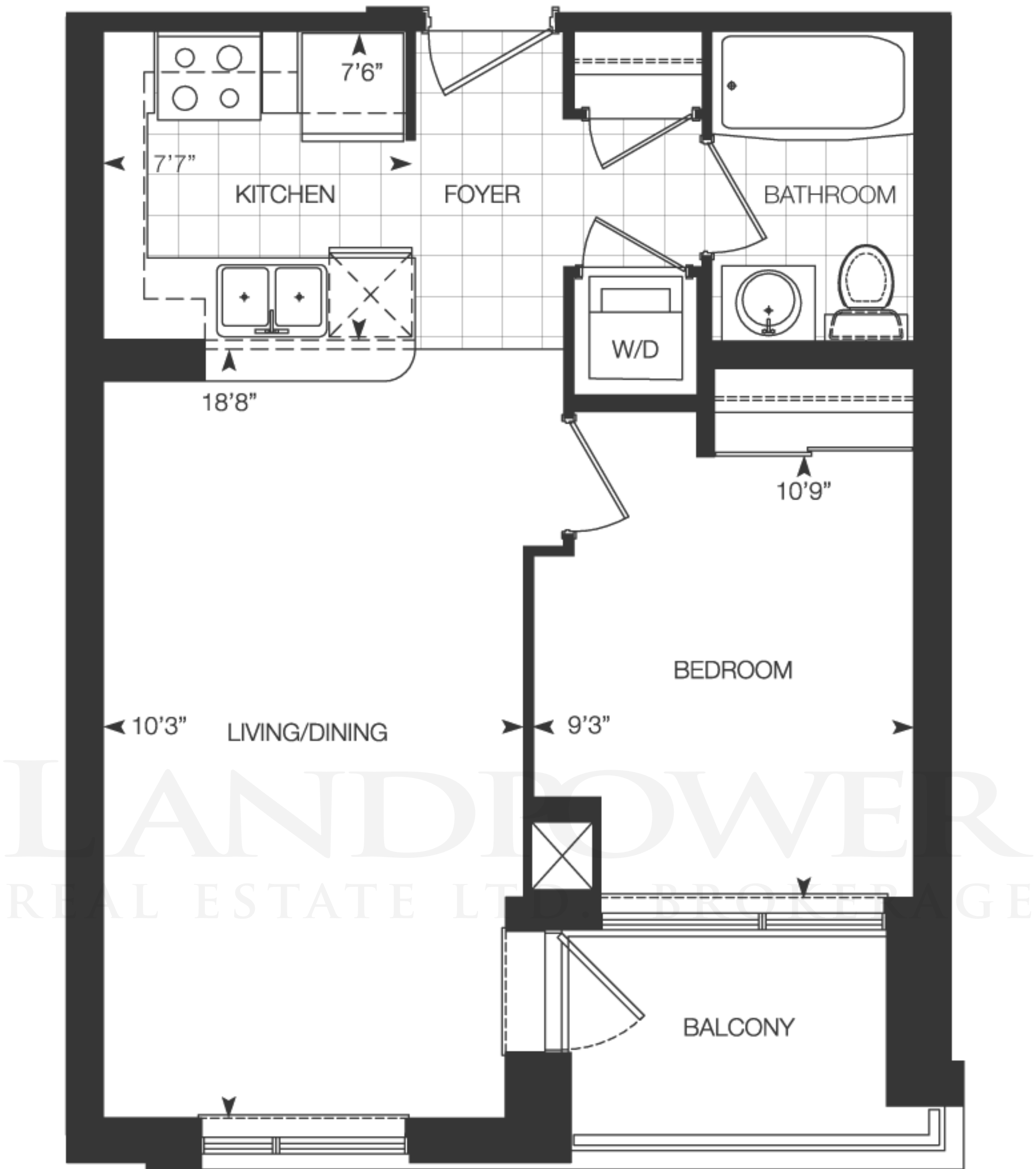
2nd - 3rd Floor

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One Bedroom/

One Bedroom + Den

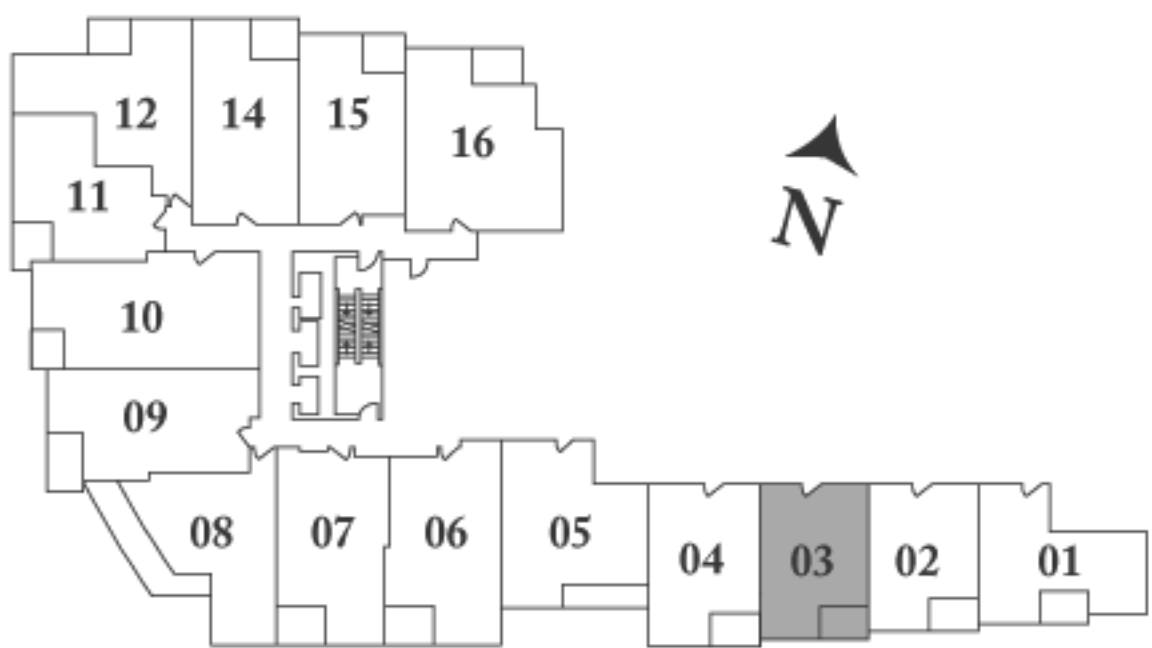
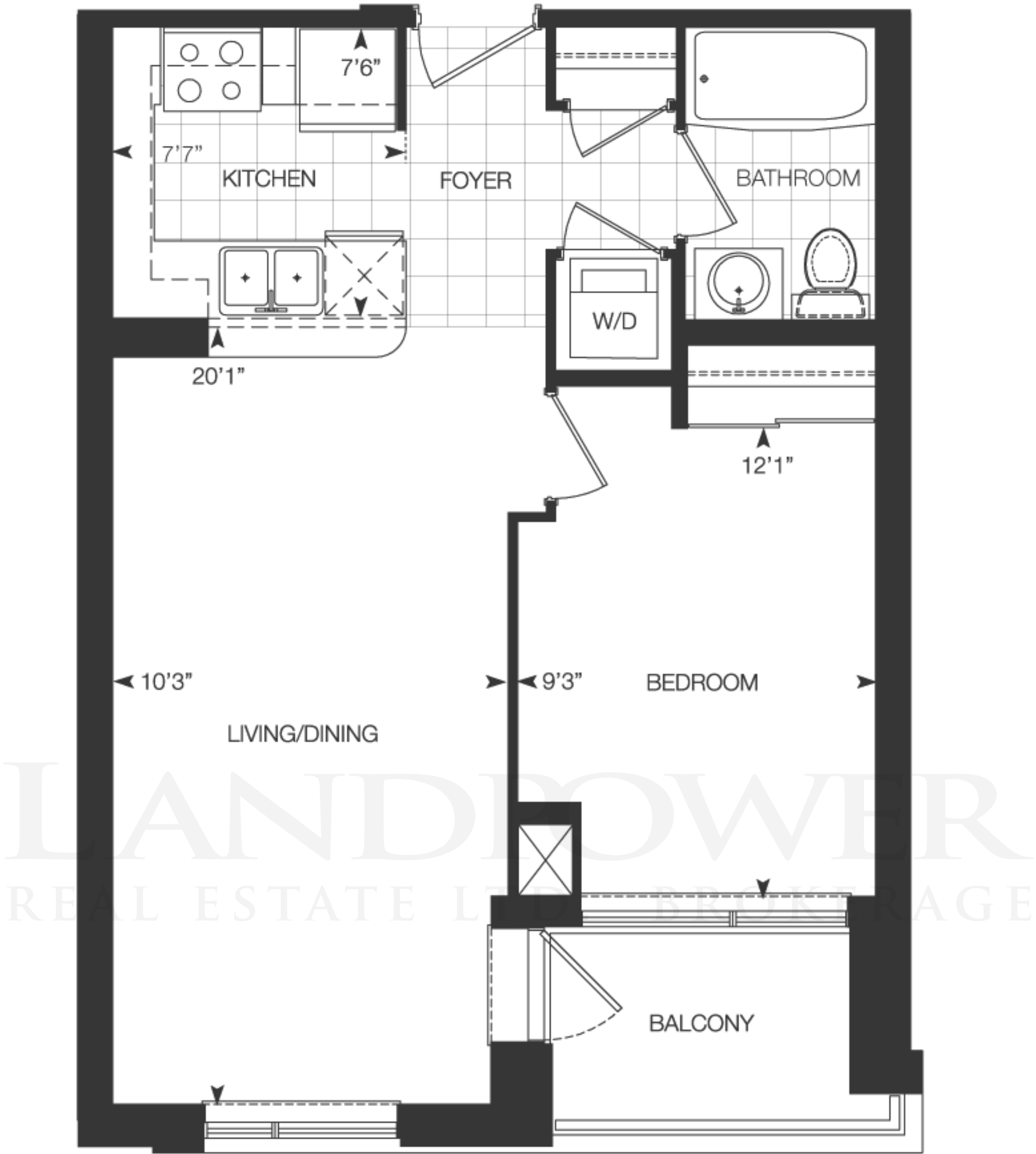
LANDPOWER
REAL ESTATE LTD. BROKERAGE



Second Floor

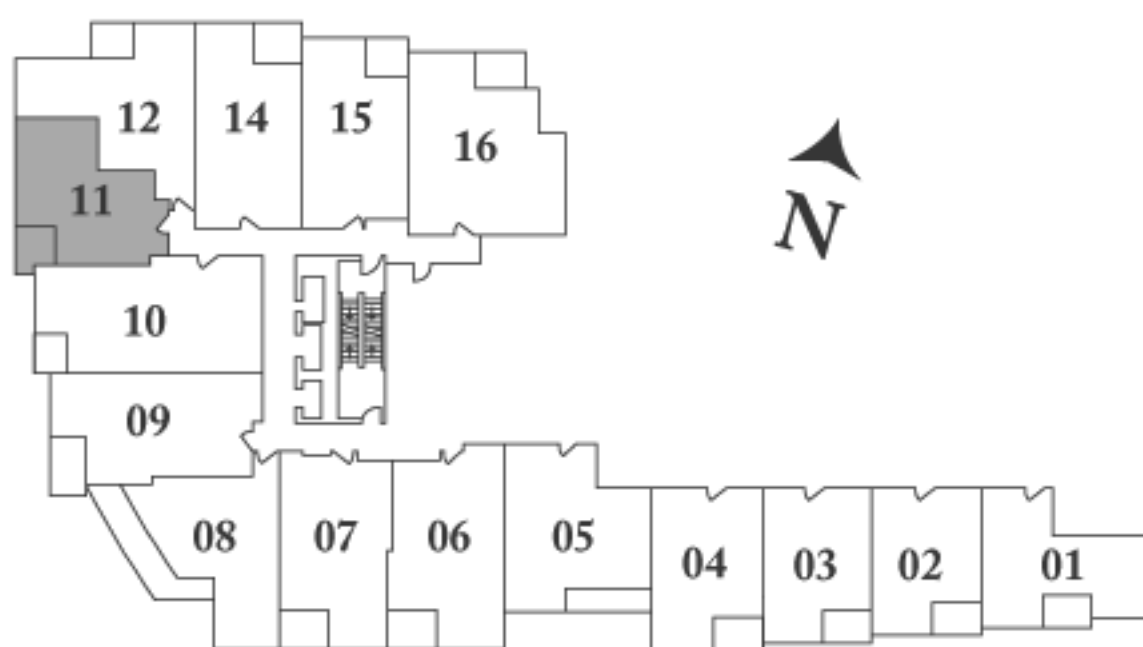
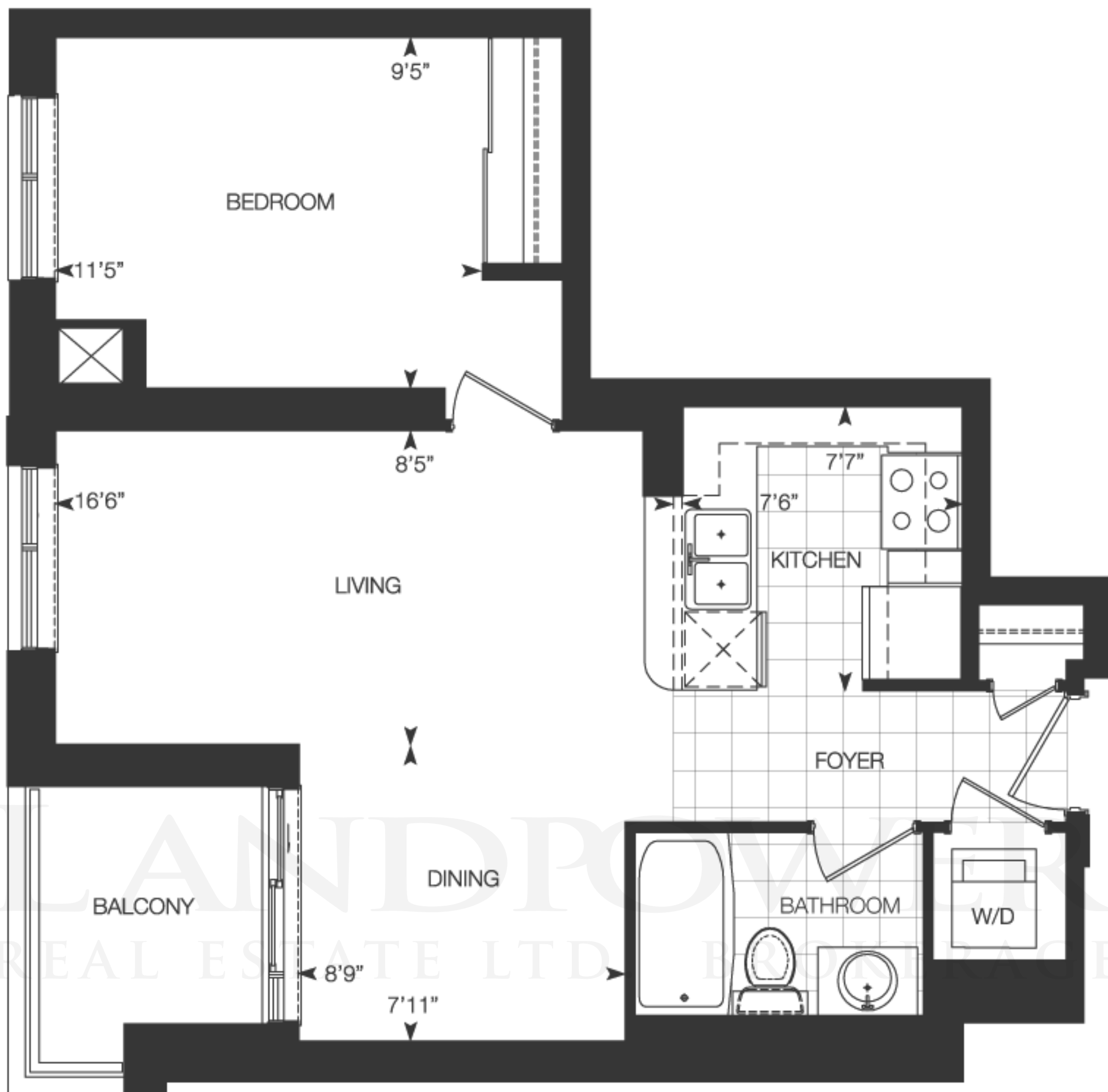
Suite 02
1 Bedroom
529 SqFt.

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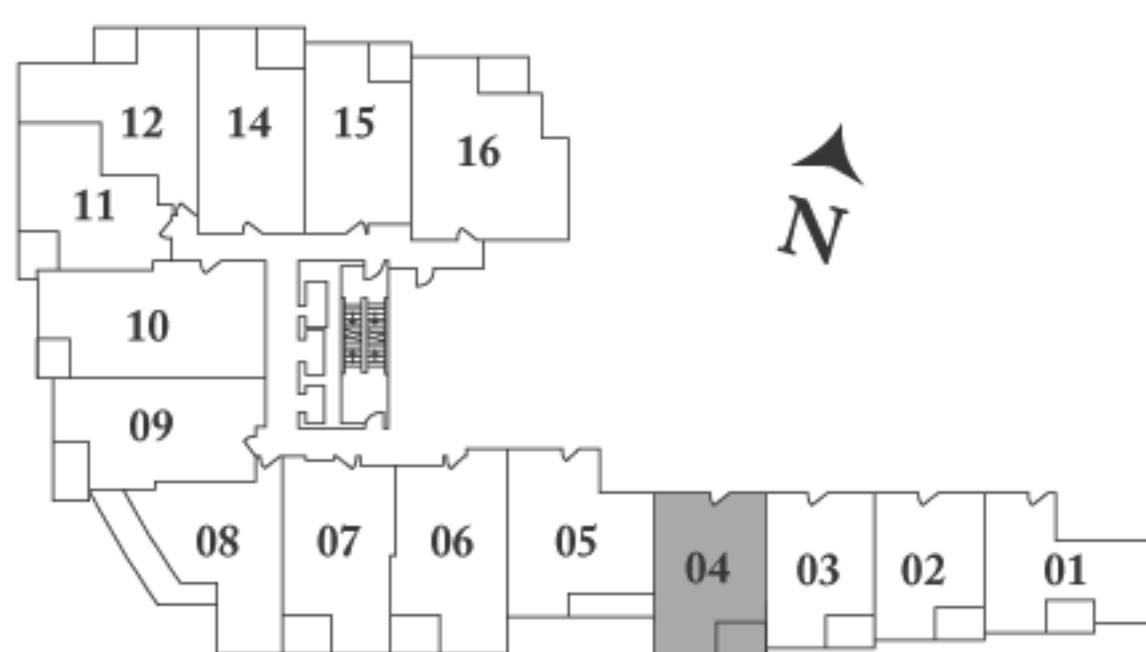
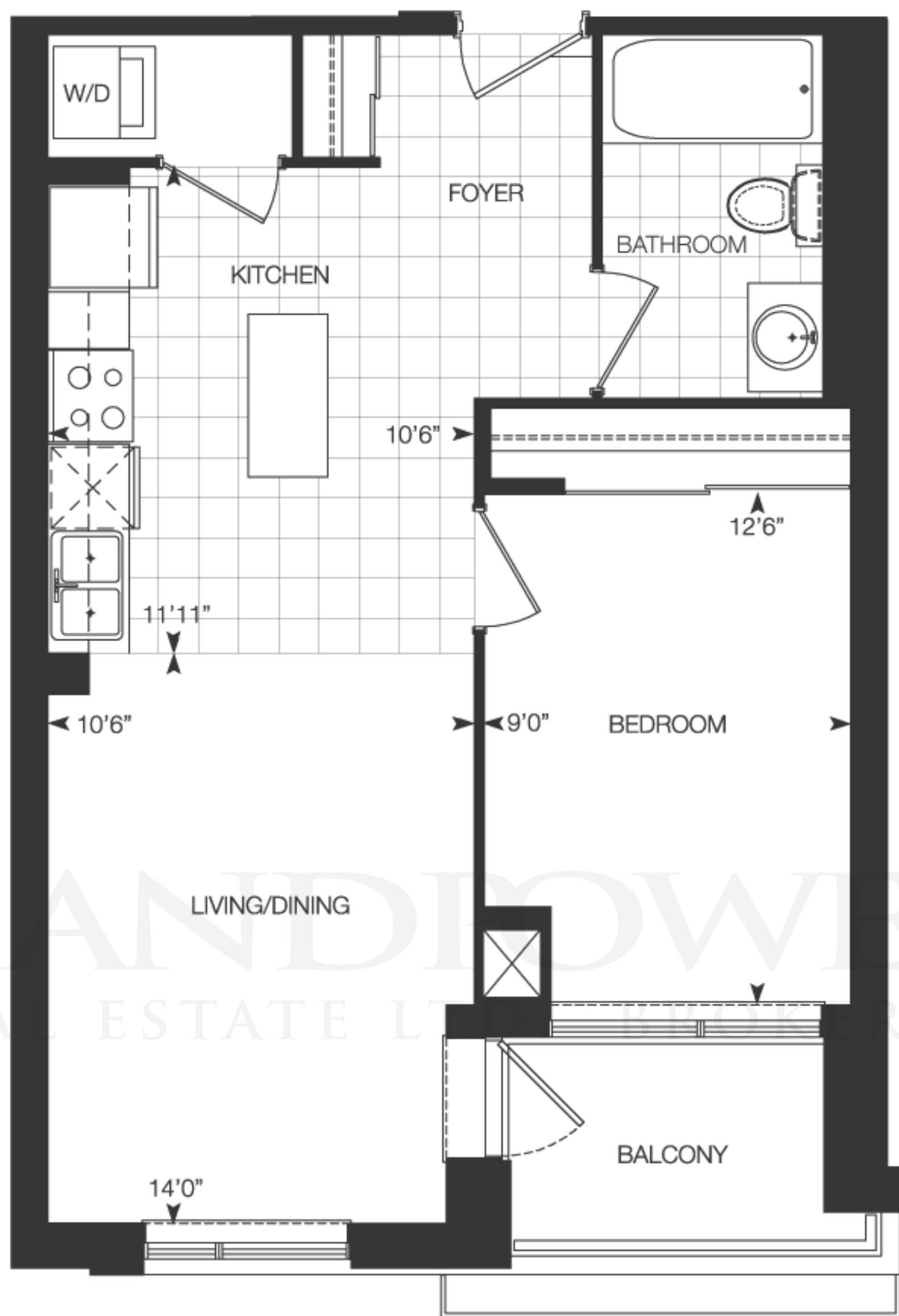
Second Floor

Suite 03
1 Bedroom
557 SqFt.



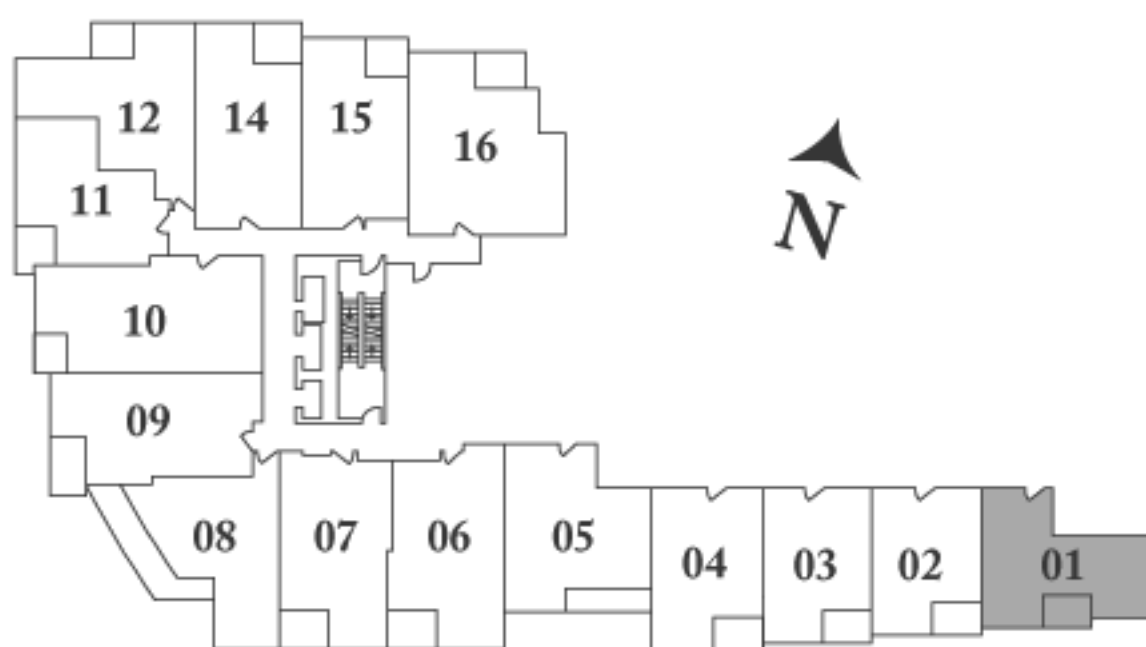
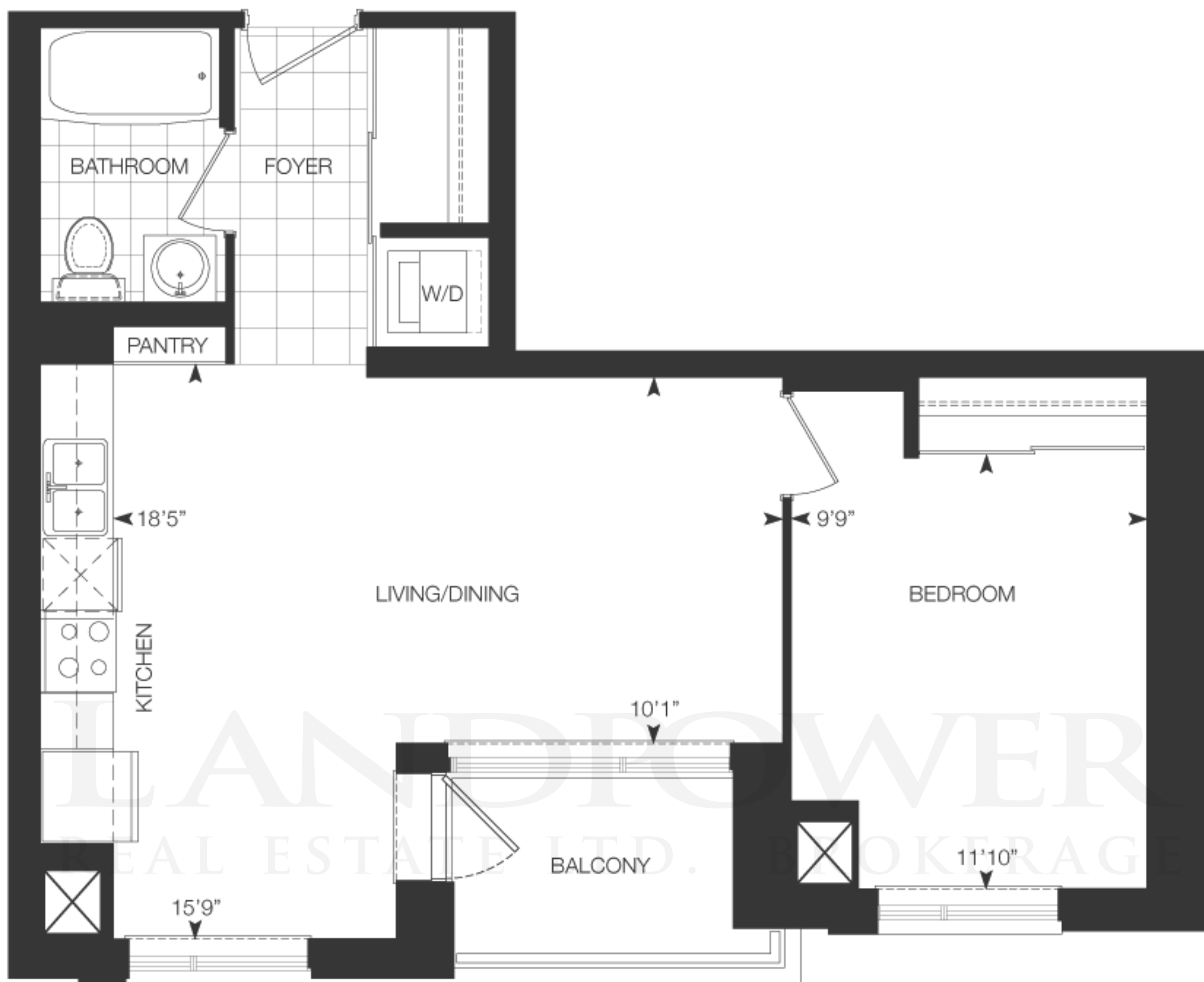
Second Floor

Suite 11
1 Bedroom
584 SqFt.



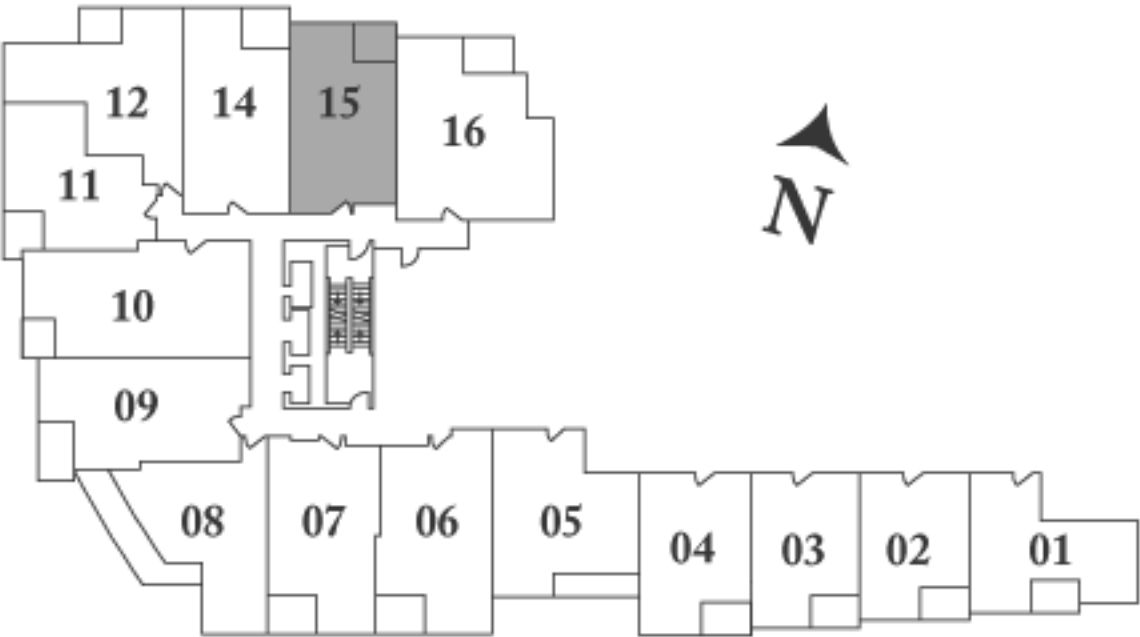
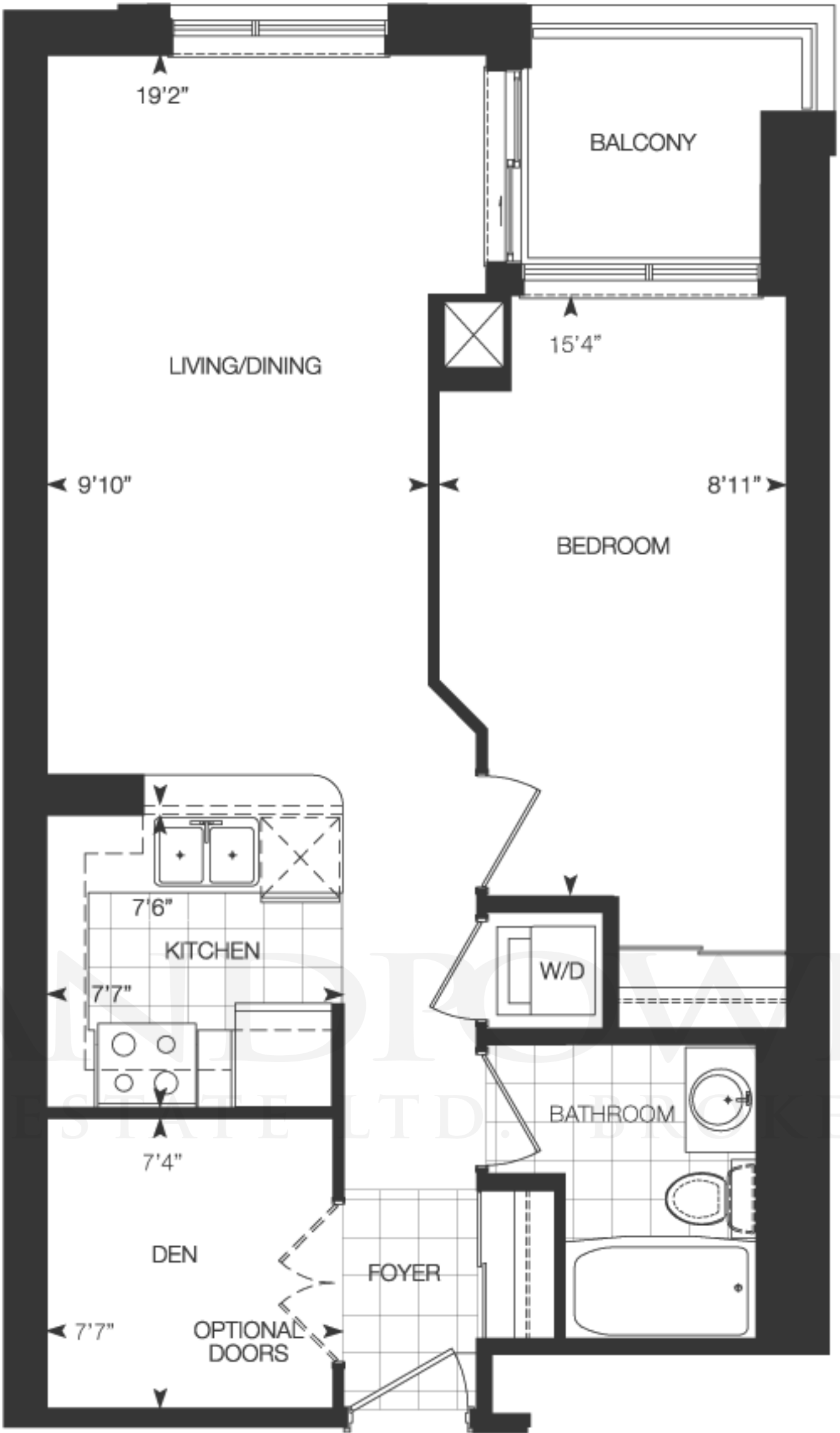
Second Floor

Suite 04
1 Bedroom
593 SqFt.



Second Floor

Suite 01
1 Bedroom
625 SqFt.



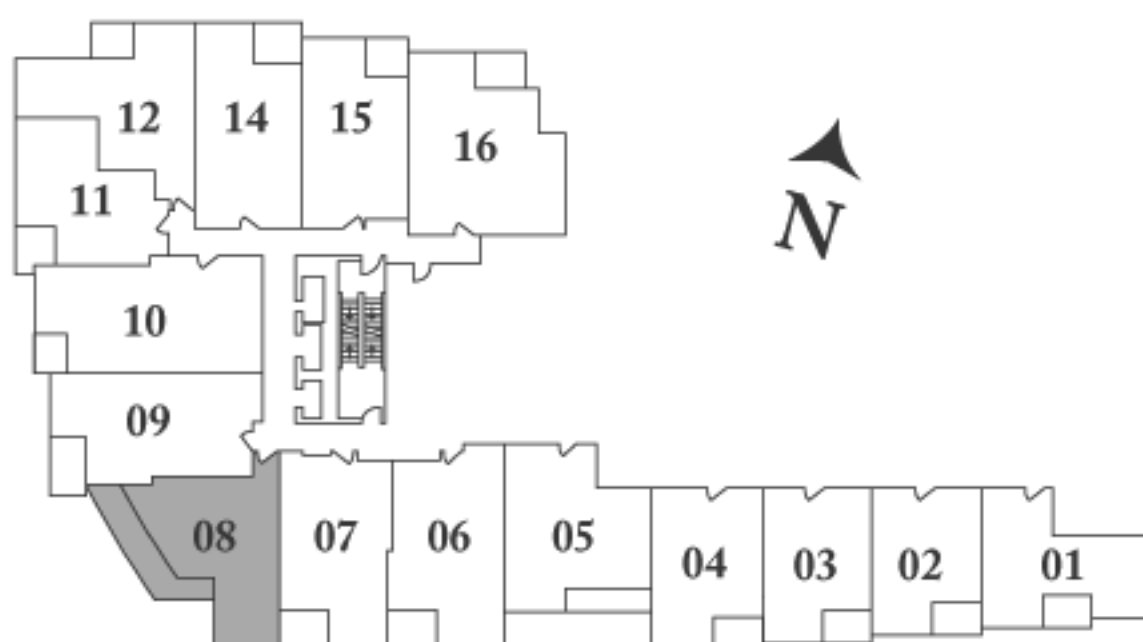
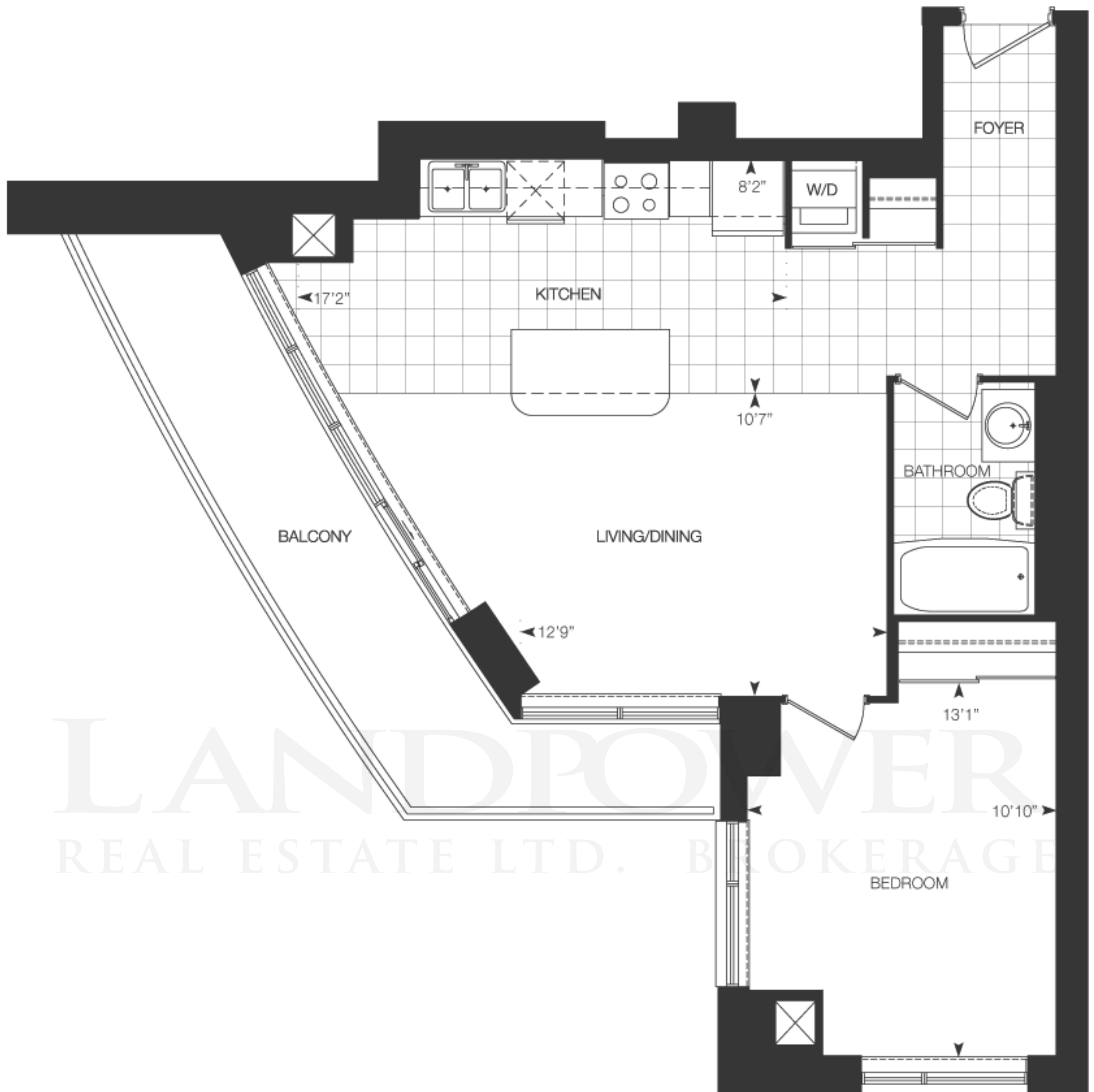
Second Floor

Suite 15
1 Bedroom + Den
664 SqFt.

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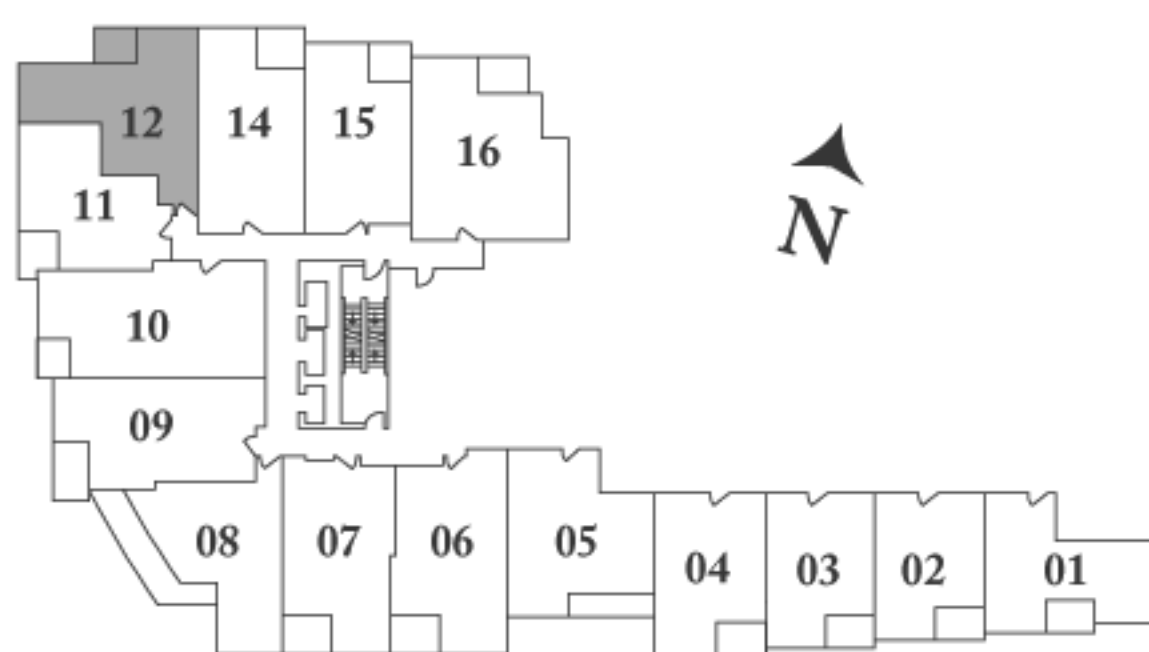
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CONDOMINIUMS

The Final Tower



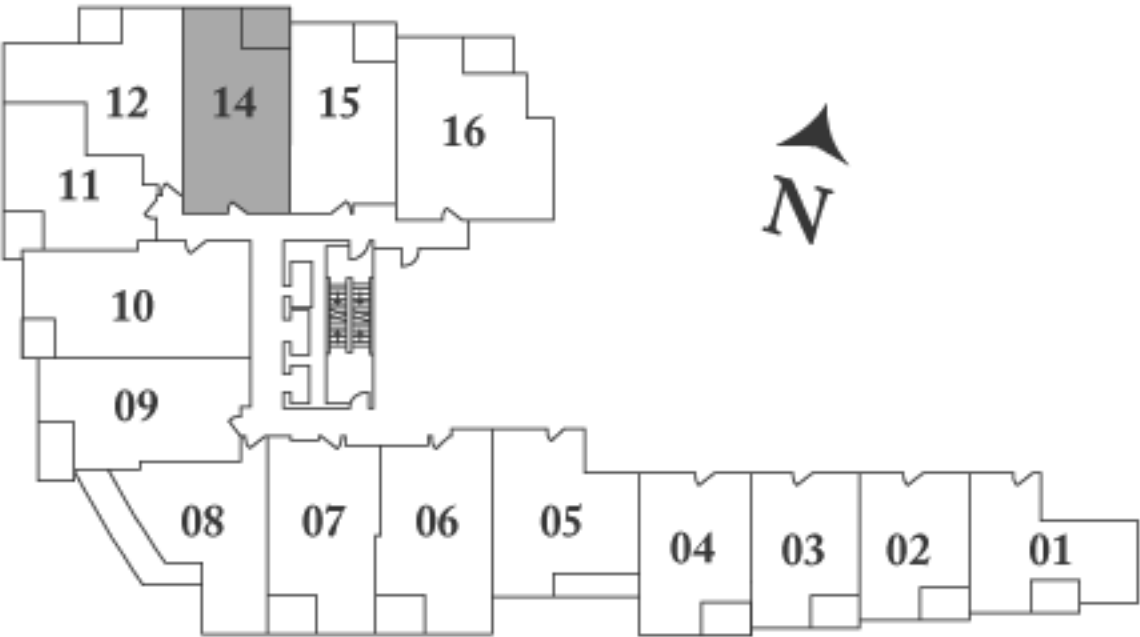
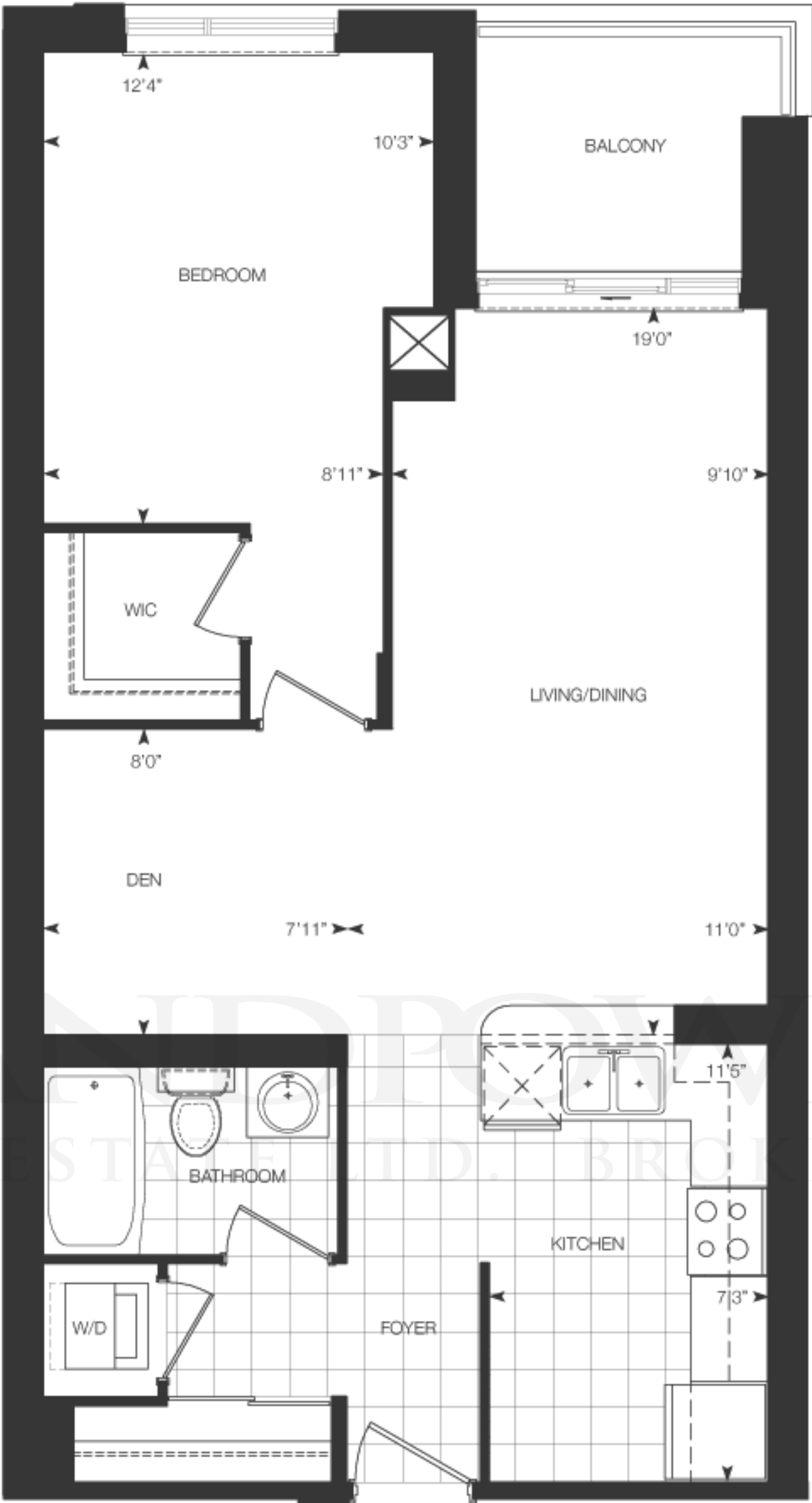
Second Floor

Suite 08
1 Bedroom
684 SqFt.



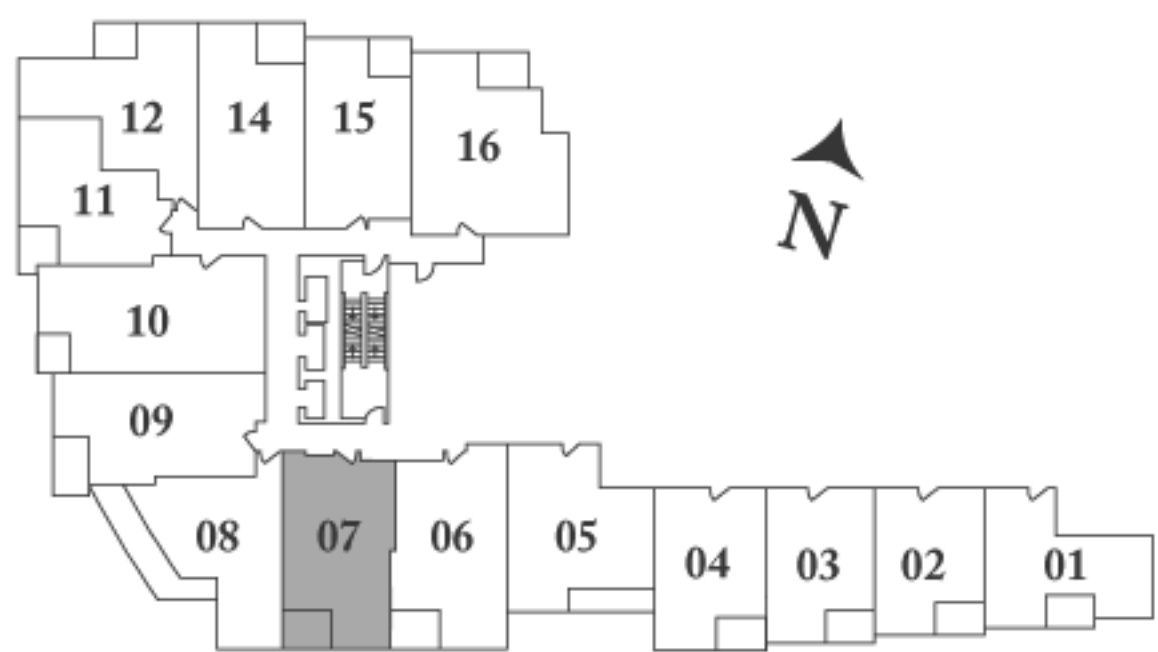
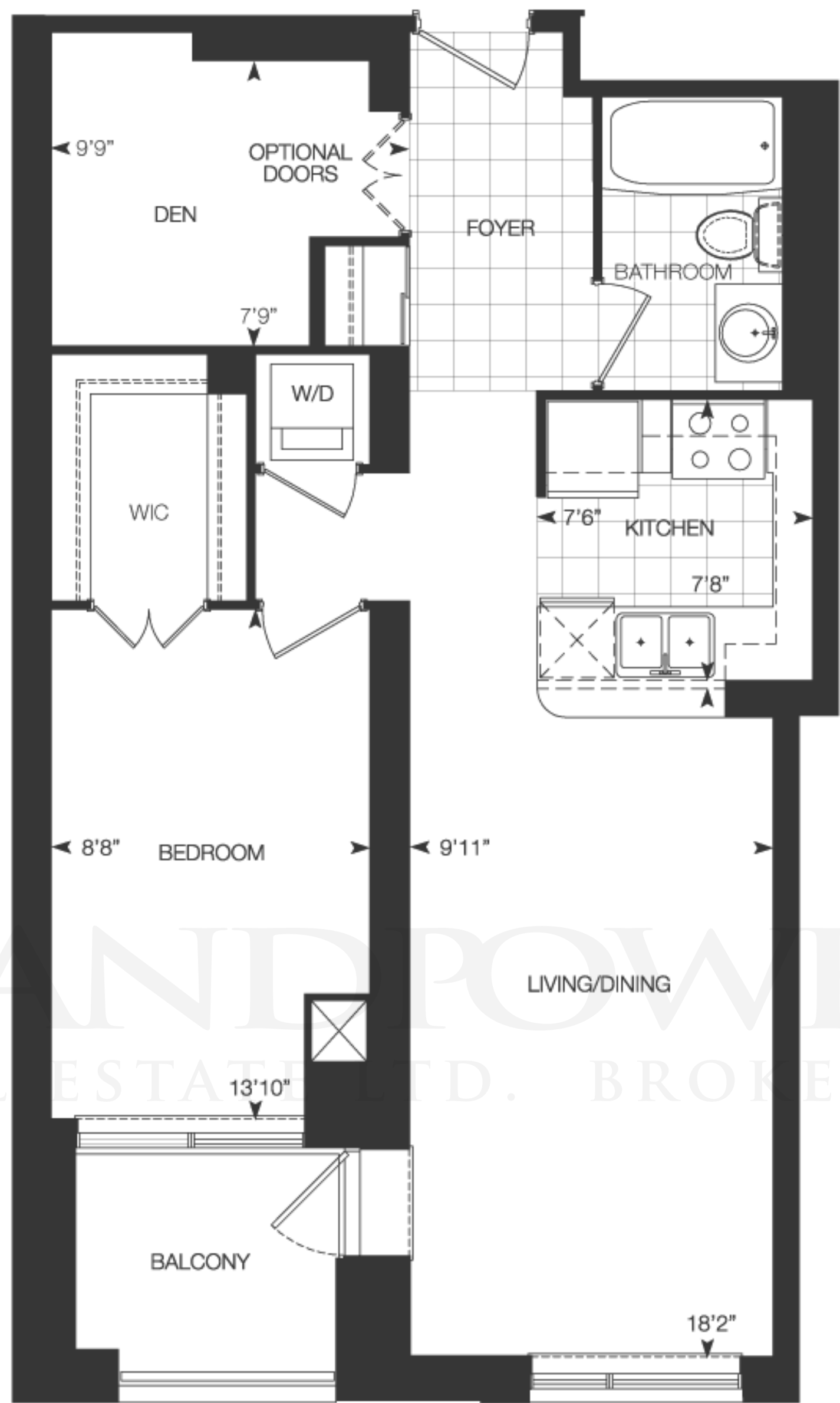
Second Floor

Suite 12
1 Bedroom
691 SqFt.



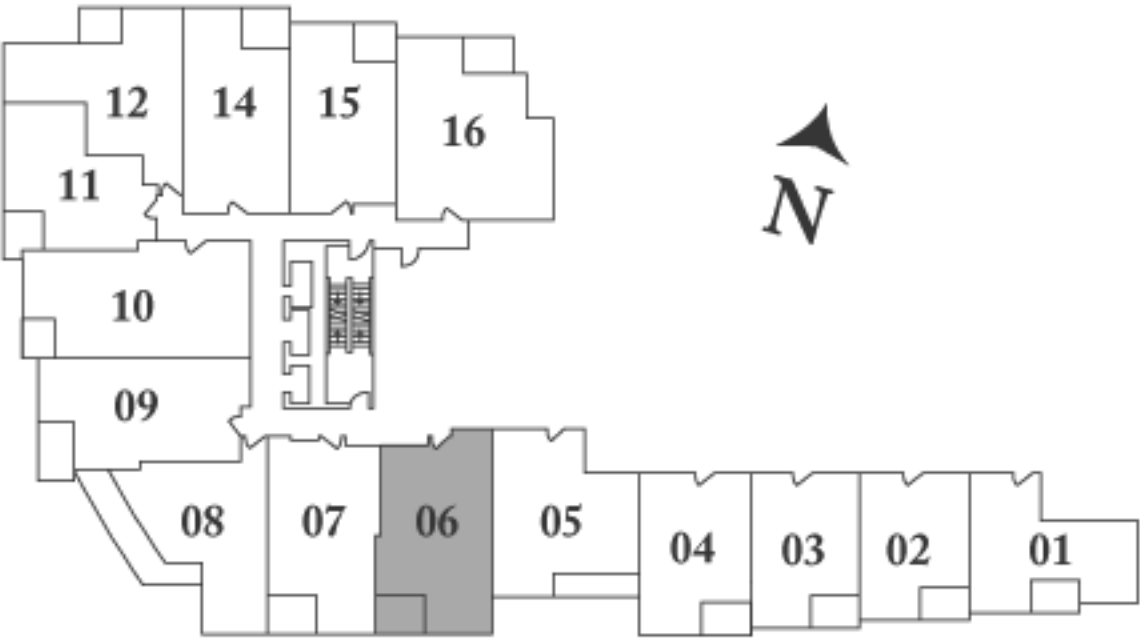
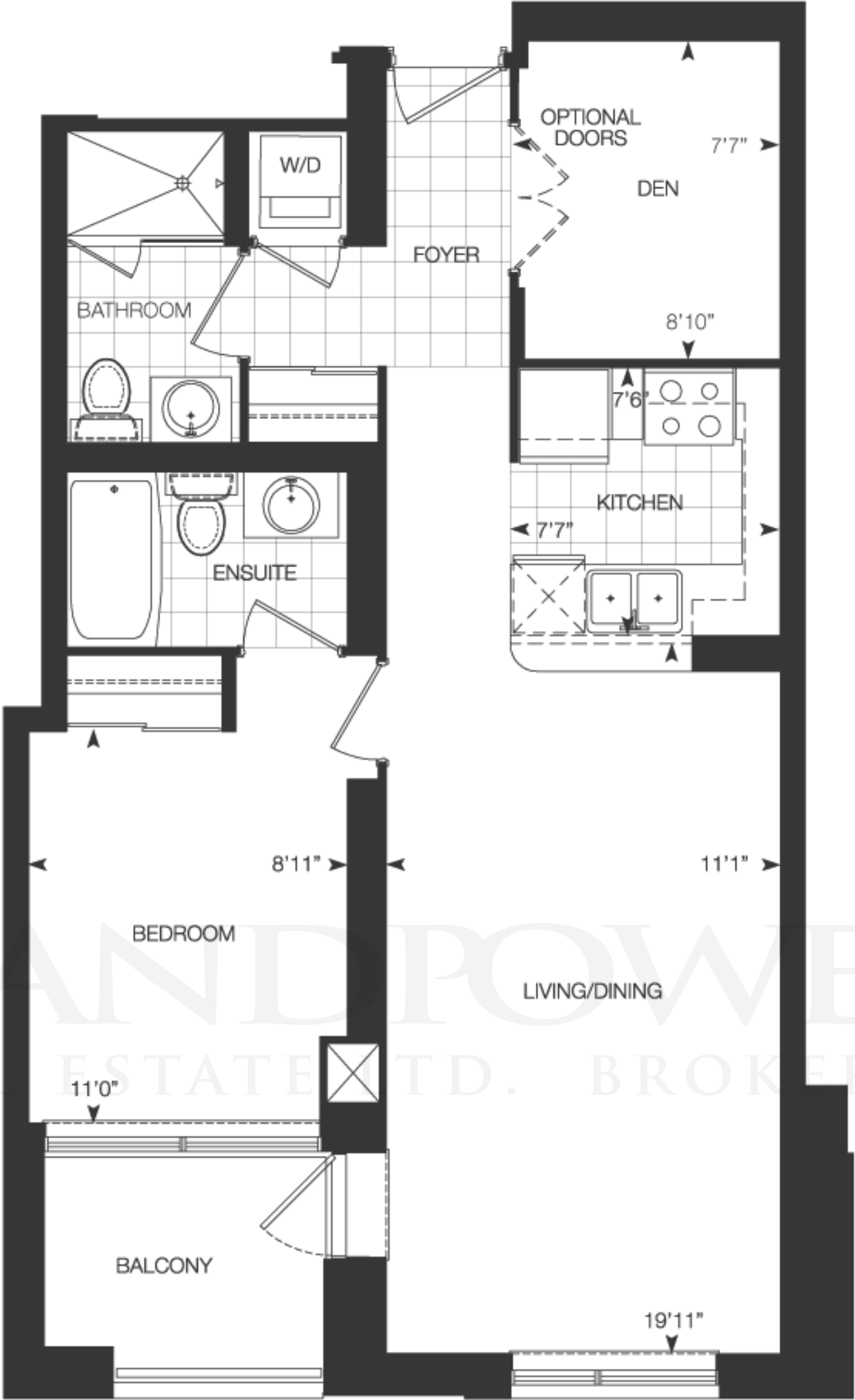
Second Floor

Suite 14
1 Bedroom + Den
720 SqFt.



Second Floor

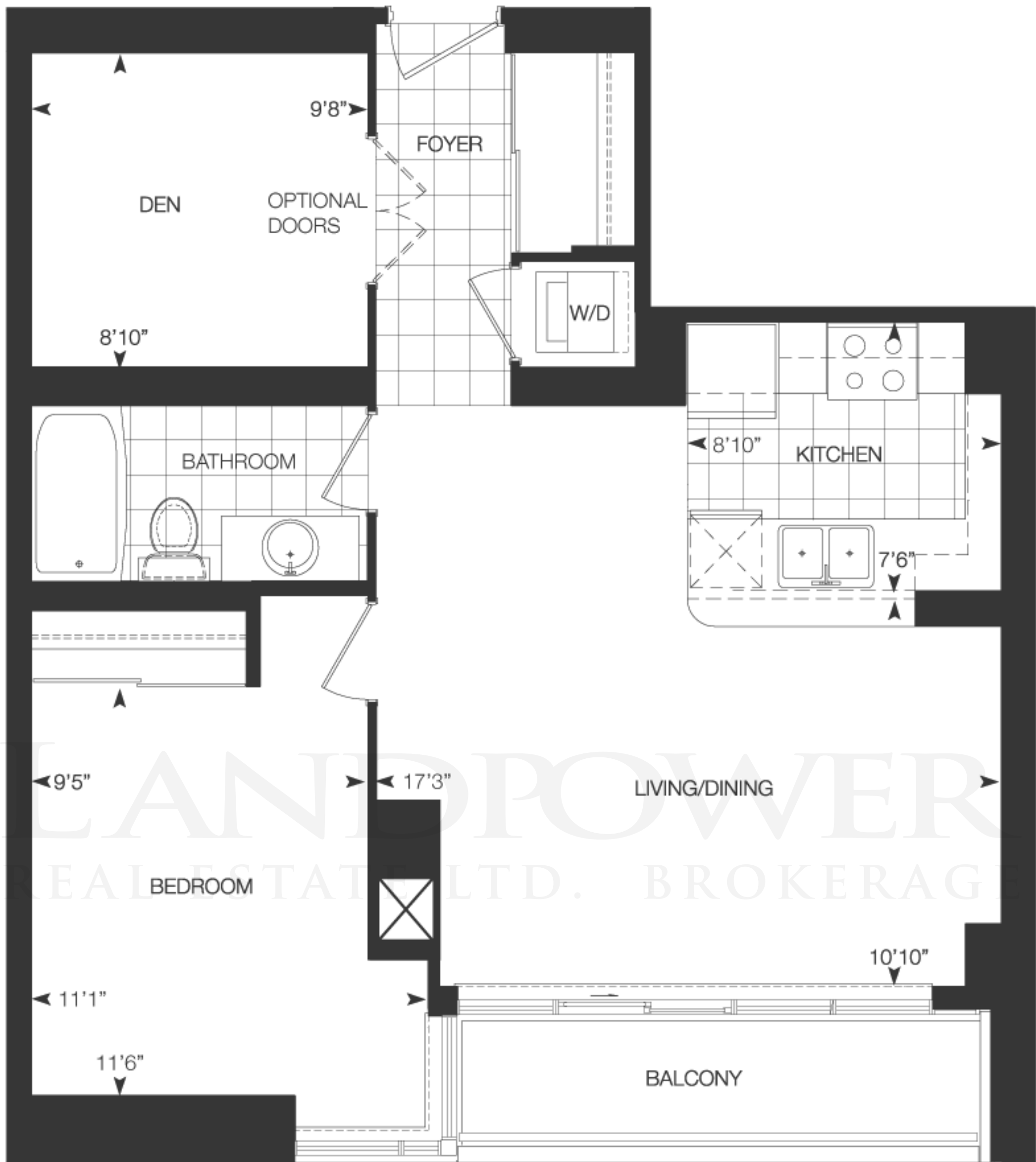
Suite 07
1 Bedroom + Den
725 SqFt.



Second Floor

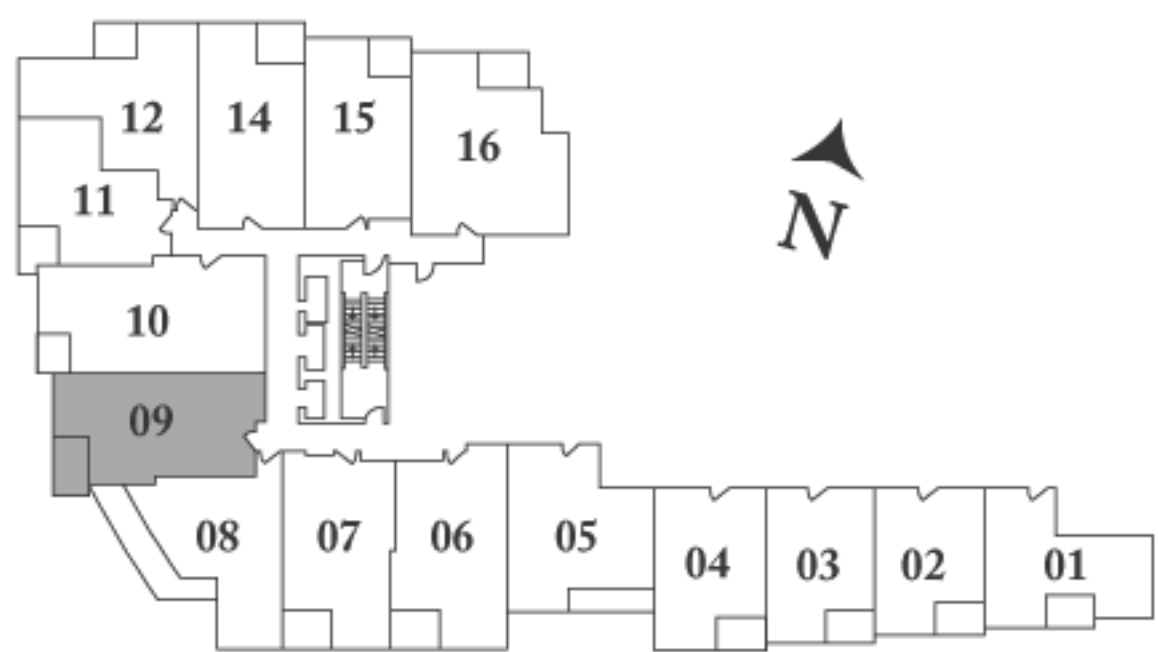
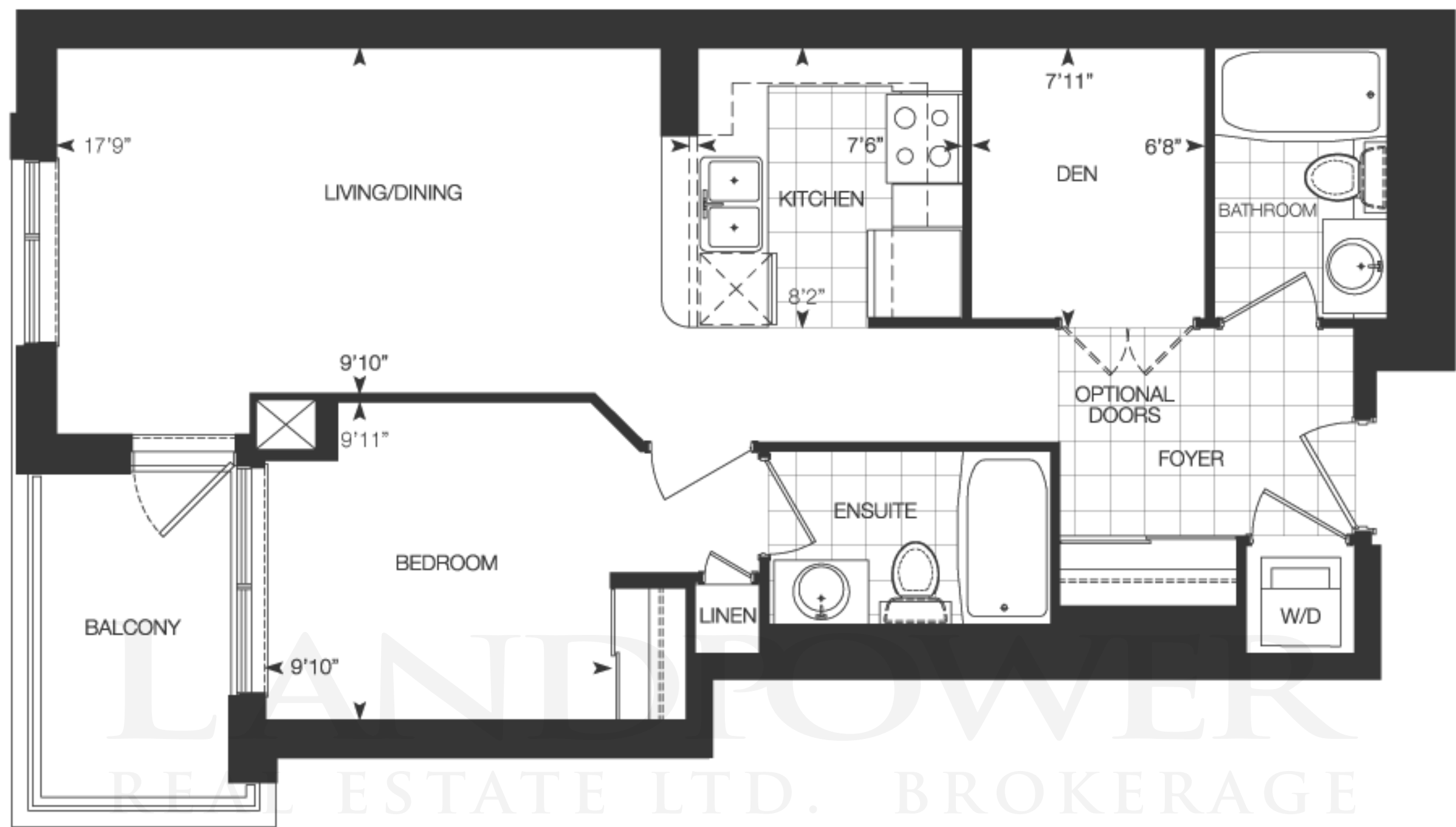
Suite 06
1 Bedroom + Den
743 SqFt.

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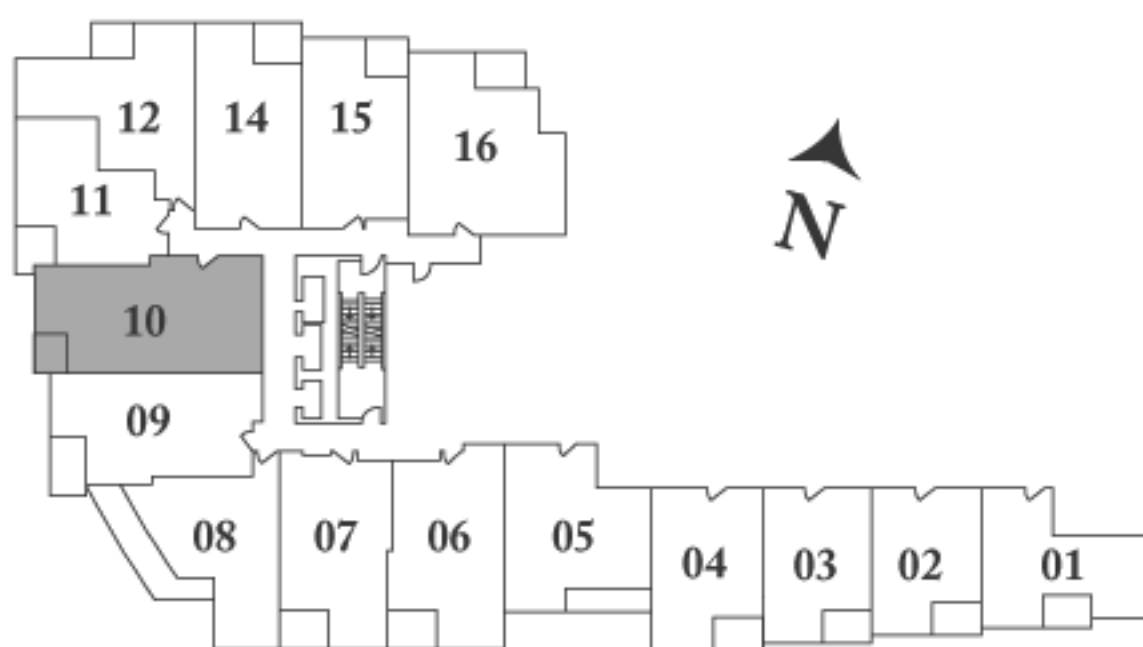
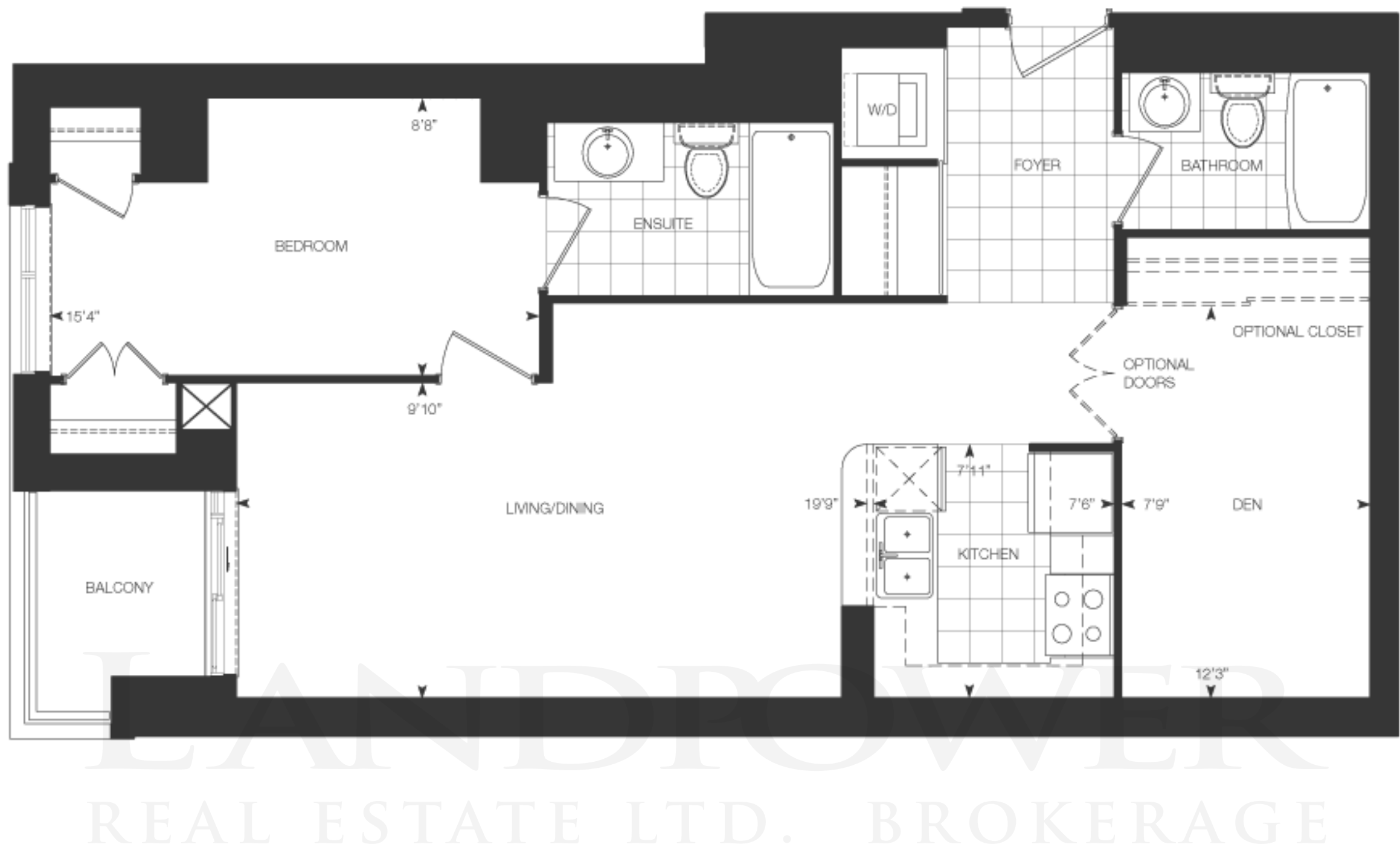
Second Floor

Suite 05
1 Bedroom + Den
751 SqFt.



Second Floor

Suite 09
1 Bedroom + Den
753 SqFt.



Second Floor

Suite 10
1 Bedroom + Den
864 SqFt.



The Final Tower Preview Pricing

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW PRICING FROM:
Westside	1 Bedroom	18-28	565 square ft.	West	\$239,990
Spruce	2 Bedroom	20-24	778 square ft.	North West	\$316,990
Stillmeadow	2 Bedroom	9-24	787 square ft.	North East	\$305,990
Dellwood	2 Bedroom	5-28	805 square ft.	South West	\$310,990
Lyndwood	2 Bedroom	5-28	849 square ft.	South	\$331,990
Lakeview	2 Bedroom	5, 6, 12	897 square ft.	South East	\$365,990

Prices increase approximately \$1,000 per floor. Some exceptions apply. Premiums apply to terraced suites and ceiling heights.

Suite Features

All suites will feature 8 or 9 foot ceiling heights. Engineered hardwood floor in living room, dining room and den. Choice of porcelain or ceramic tiles in foyer, kitchen, ensuite & main bathroom and hallway. "Signature Collection" kitchen cabinetry and choice of granite countertops with breakfast bars, as per plan. Brand name stainless steel appliances including 18 cu.ft., frost free refrigerator, self-cleaning slide in range, dishwasher and over the range built-in microwave. Stacked brand-name washer/dryer.

White vertical blinds to provide a pleasing exterior view. Individually controlled centralized heating and cooling system.

Building Features

A dramatic 24 storey landmark tower from the development team of Great Gulf Homes and Menkes Developments. Features a two-storey lobby designed by internationally renowned interior design firm, Mike Niven Interior Design. Security includes a 24 hour, 7 days a week, uniformed concierge who monitors surveillance cameras and two way voice communication with call buttons in common areas and garage. The Club at One Sherway will include an indoor swimming pool with a whirlpool, fitness and weight rooms, steam room, sun room, his and hers saunas and change rooms, billiard room, media lounge, theatre, party room with upper lounge and private dining room with servery.

Deposit Structure \$3,000 with offer Balance of 5% in 30 days 5% in 60 days 5% in 180 days 5% at Occupancy Occupancy Commencing December, 2013 All prices include H.S.T.	Maintenance \$0.48 per square foot (including heat, air conditioning, water, building insurance, parking maintenance, locker maintenance and the upkeep of common areas) Hydro metered separately Parking One Parking Space included in purchase price Locker (not Included) \$3,200 Taxes Estimated at approximately .83% of purchase price as per the 2010 City of Toronto Property Tax rate
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Phone Number: 416-695-3535

Fax Number: 416-695-4646

Contact Sales Reps: Janie Hodgins & Susan Kelln

www.onesherway.com



All prices include H.S.T. 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 21, 2011
Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

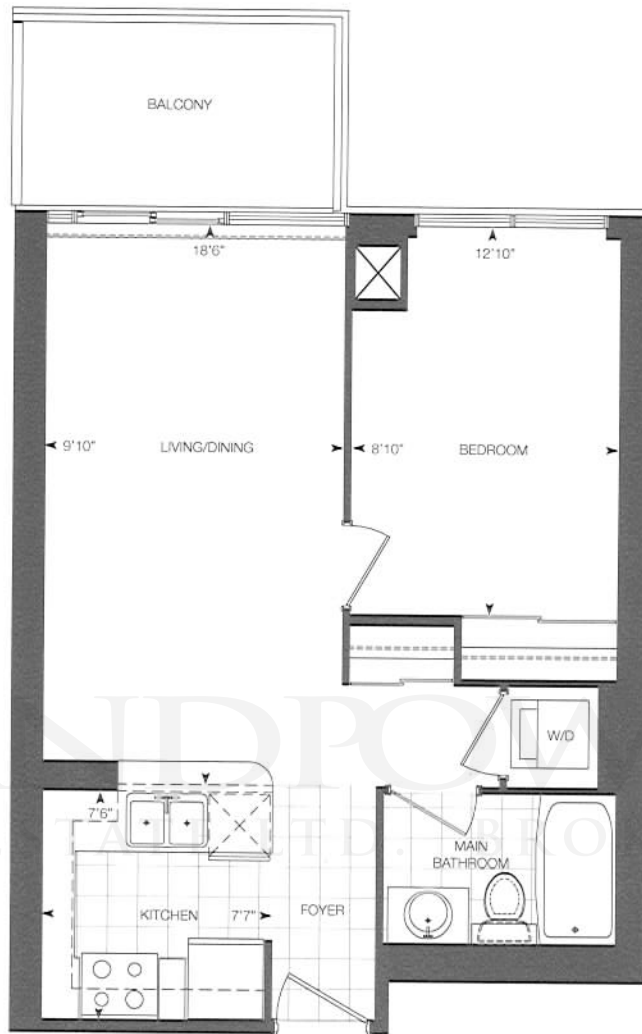
One Bedroom/

One Bedroom + Den

LANDPOWER
REAL ESTATE LTD. BROKERAGE

ONESherway
CONDOMINIUMS

The Final Tower



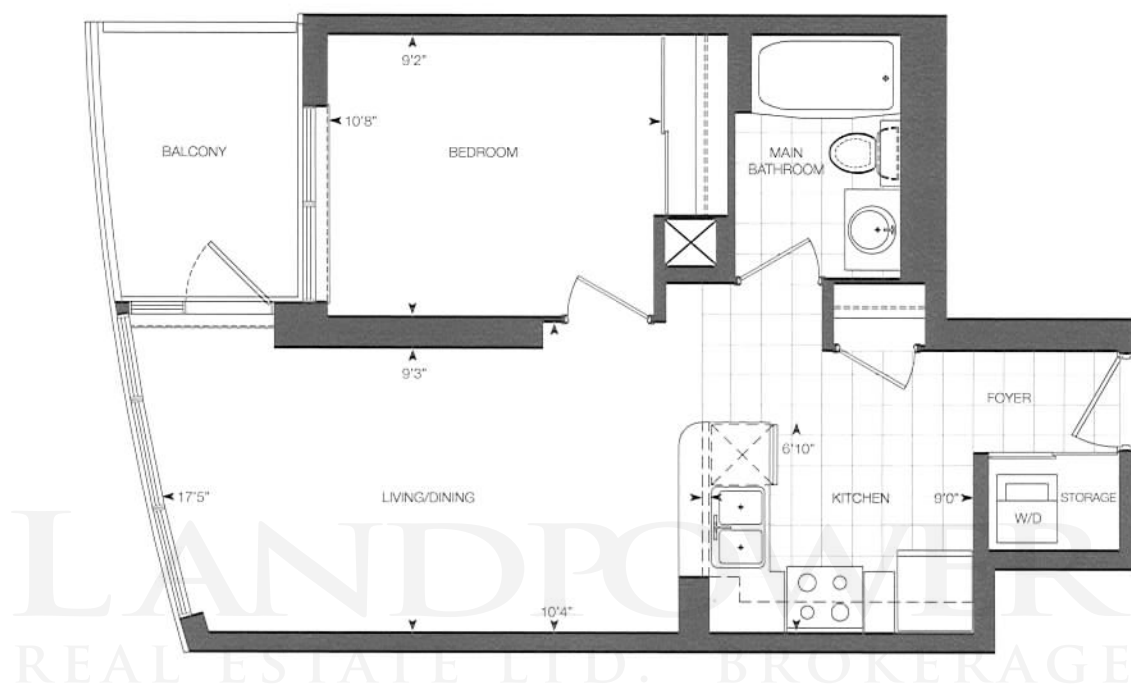
The Willowcreek

1 Bedroom
528 SqFt.

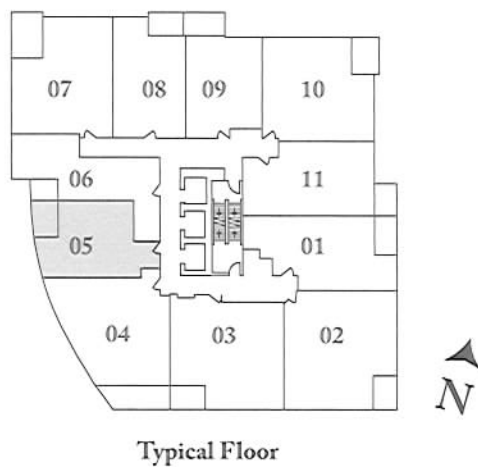


Typical Floor

ONesherway
The Final Tower

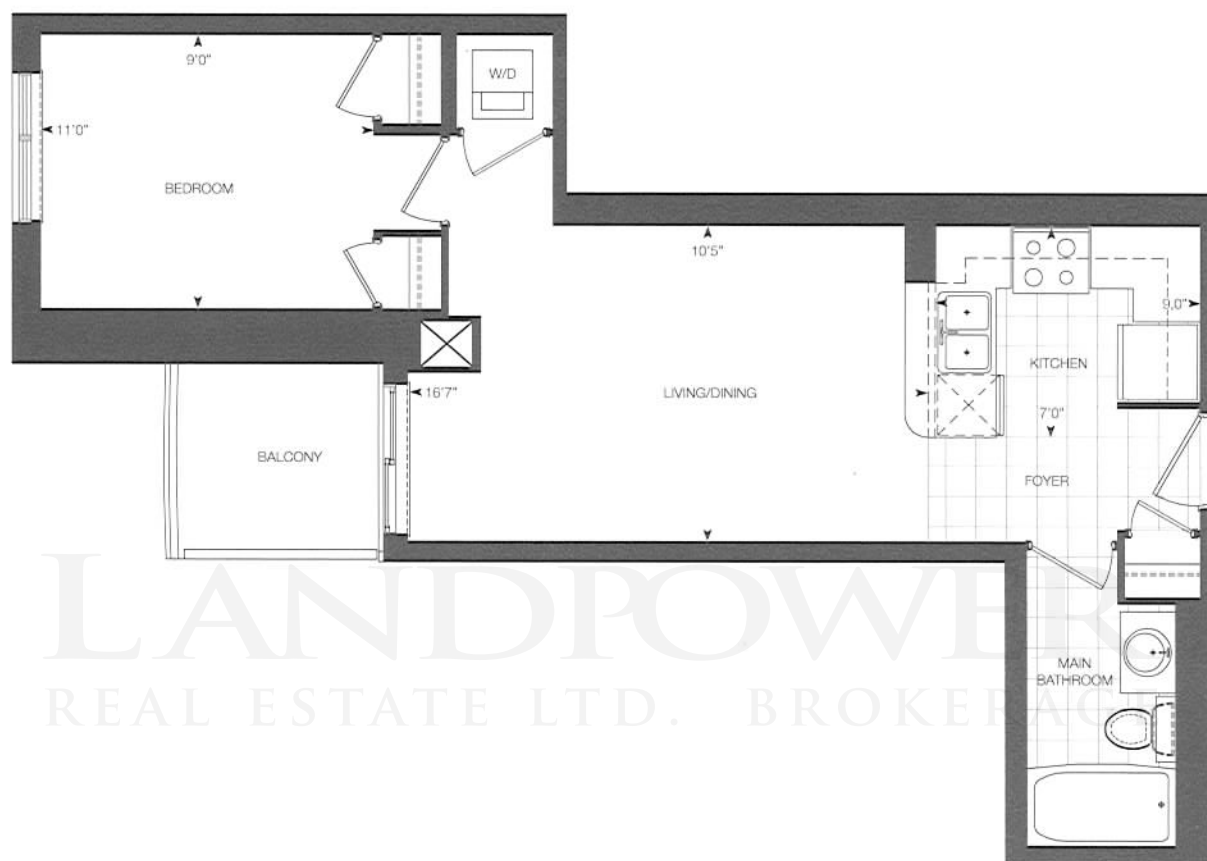


The Neilson
1 Bedroom
533 SqFt.



ONesherway
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The Final Tower



The Westside

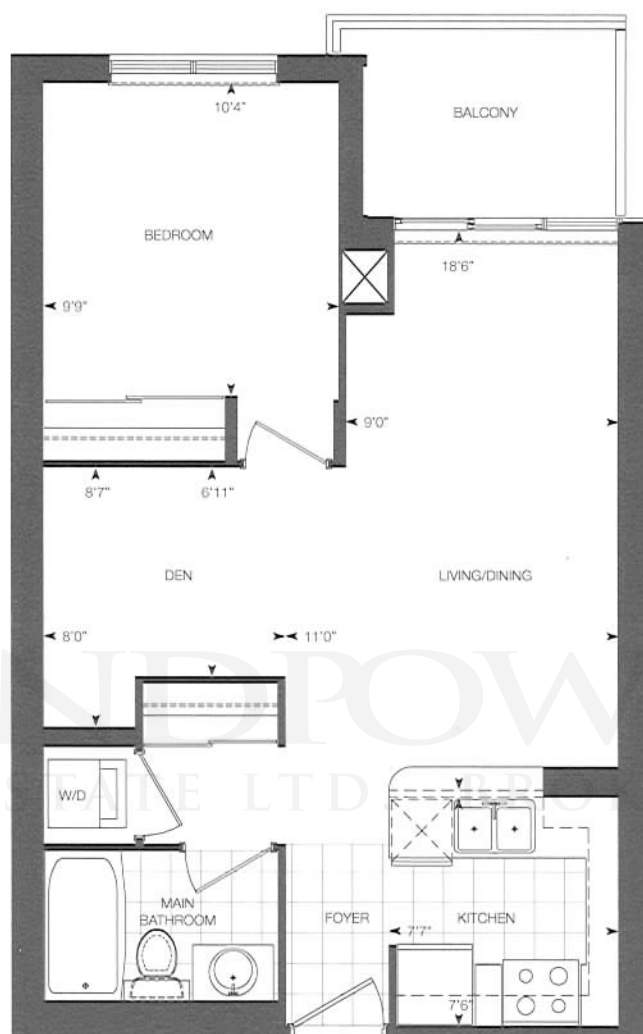
1 Bedroom
565 SqFt.



Typical Floor

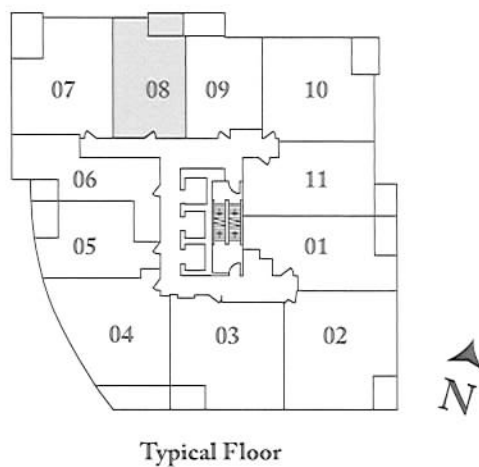
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The Final Tower

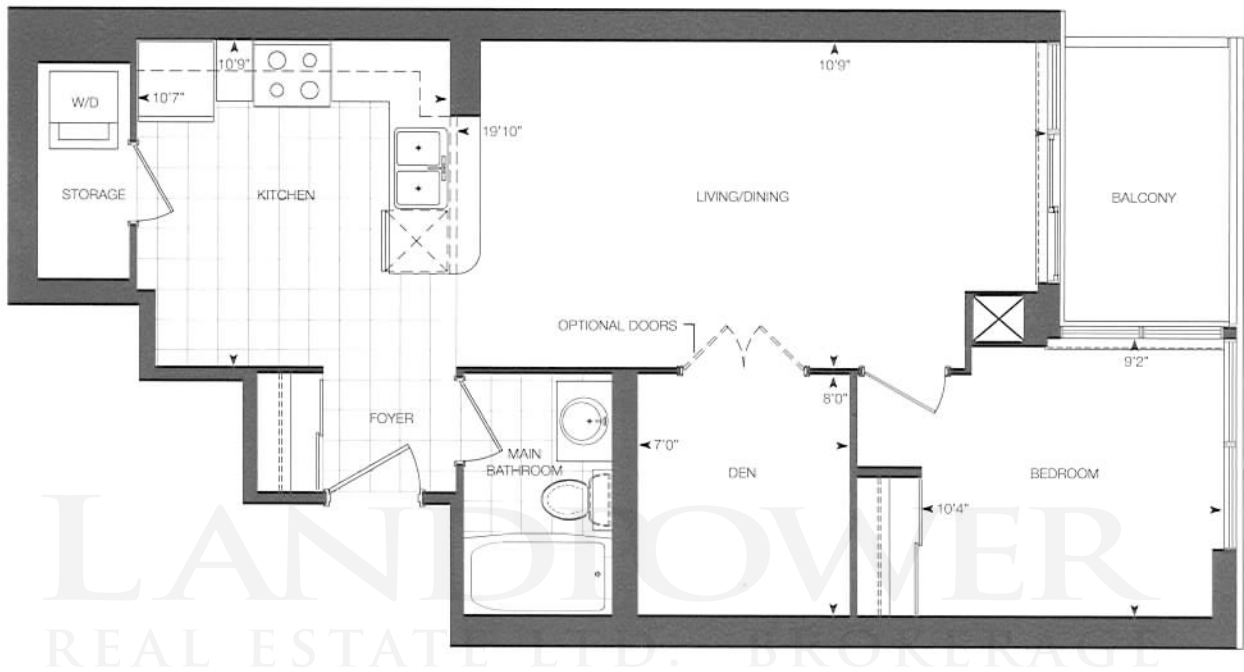


The Bloordale

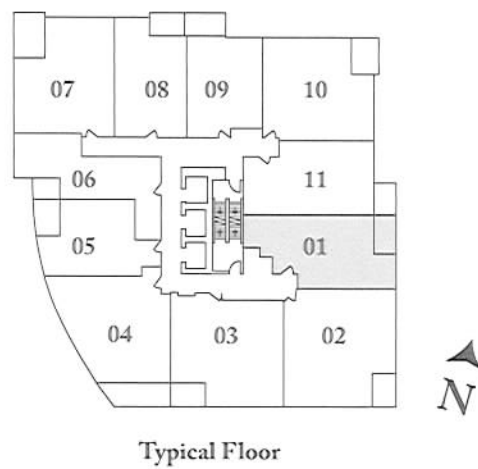
1 Bedroom + Den
602 SqFt.



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The Final Tower

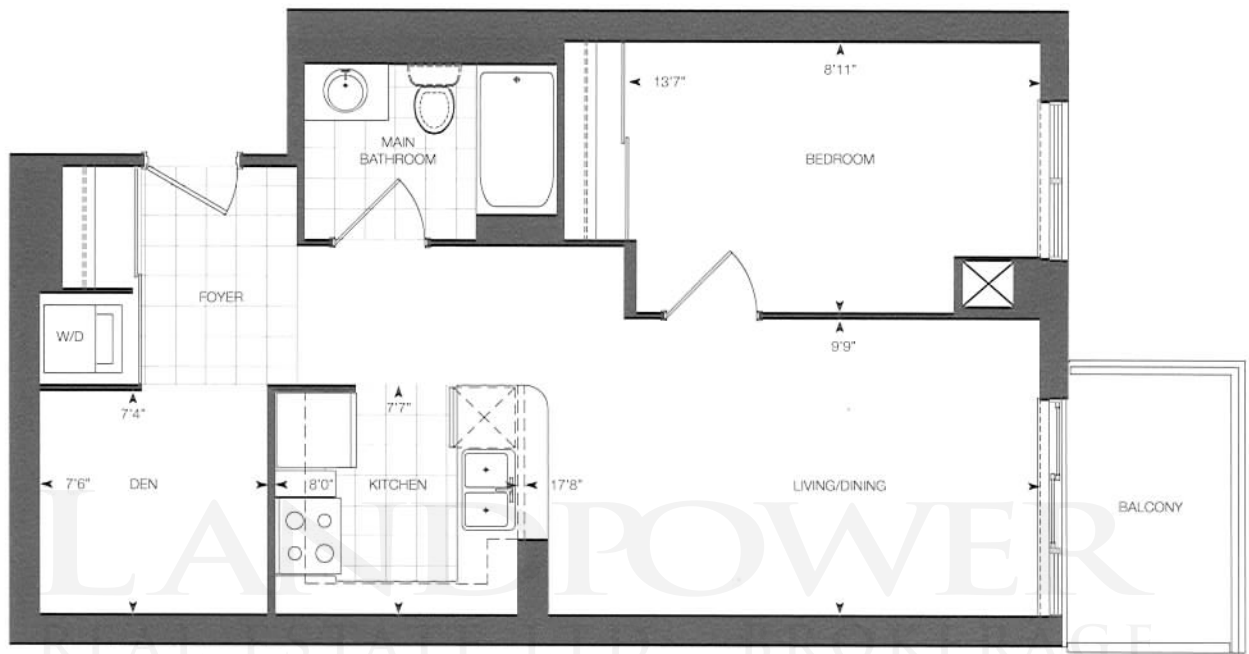


The Boreal
1 Bedroom + Den
662 SqFt.



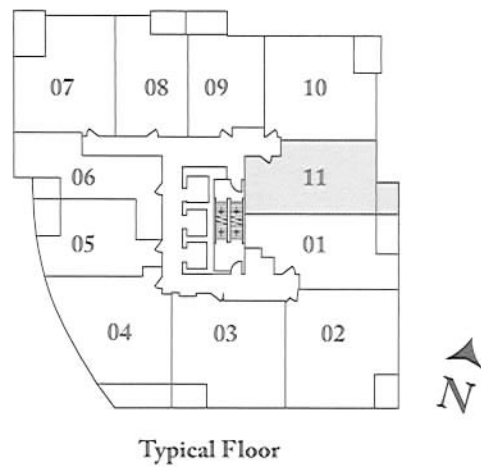
ON¹esherway
CONDOMINIUMS

The Final Tower



The Applewood

1 Bedroom + Den
670 SqFt.

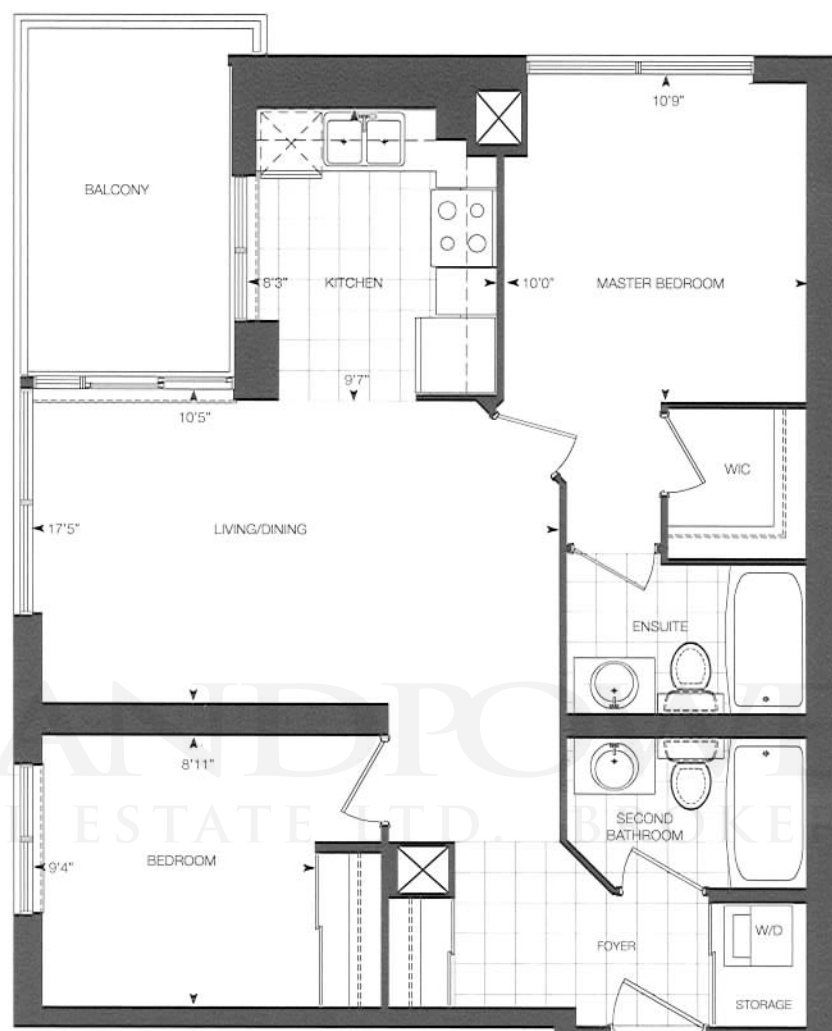


Two Bedroom

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The Final Tower



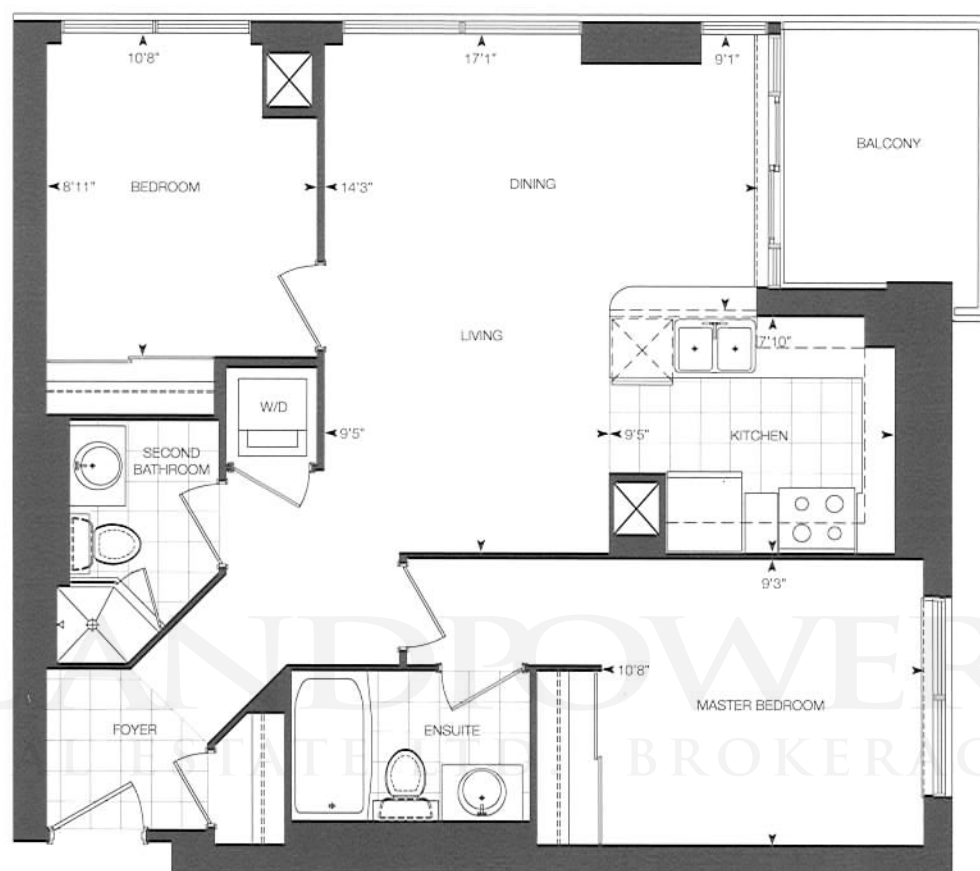
2 Bedroom
778 SqFt.



Typical Floor

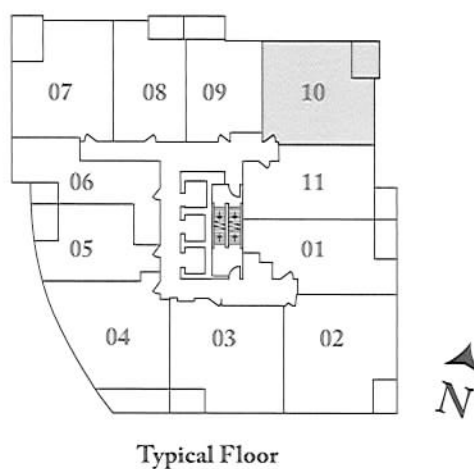
ONESherway
CONDOMINIUMS

The Final Tower



The Stillmeadow

2 Bedroom
787 SqFt.



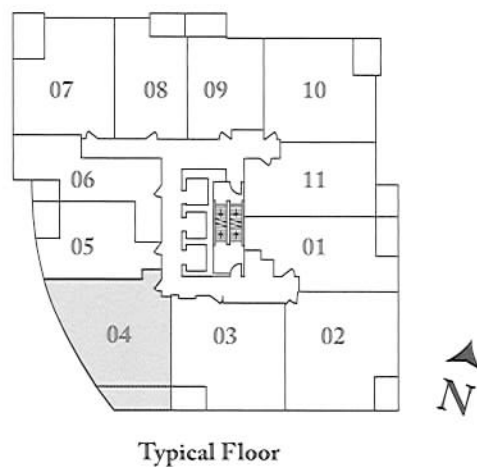
ONESherway
CONDOMINIUMS

The Final Tower



The Dellwood

2 Bedroom
805 SqFt.



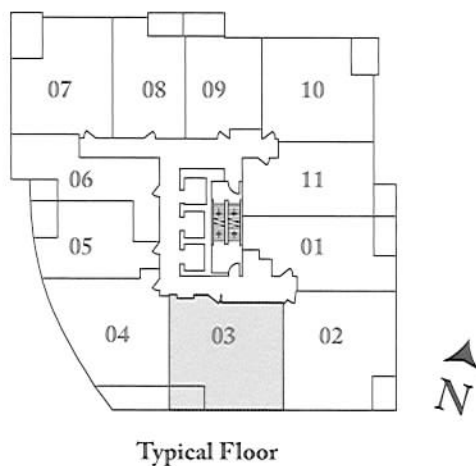
ONESherway
CONDOMINIUMS

The Final Tower



The Lyndwood

2 Bedroom
849 SqFt.



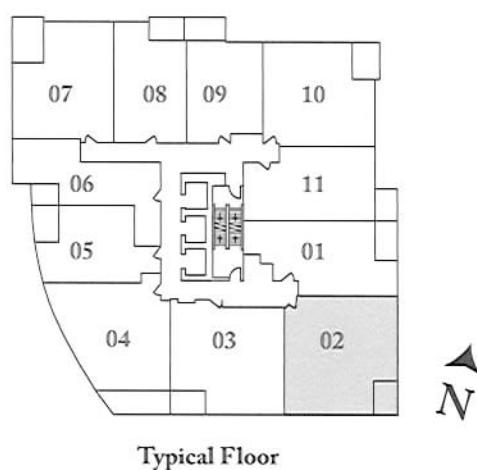
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The Final Tower



The Lakeview

2 Bedroom
897 SqFt.



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