

ONESHERWAY

TOWER THREE

LUXURY
REAL ESTATE

menkes
GREAT GULF HOMES

Fashion courtesy of Thien LE



ONESHERWAY

TOWER THREE

THE CLUB AT ONE SHERWAY



LANDPOWER
REAL ESTATE LTD. BROKERAGE



FEATURES AND FINISHES

SIGNATURE COLLECTION

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

INNOVATIVE BUILDING

- A dramatic 28-storey modern tower, designed by the award-winning architectural firm Page & Steele
- Two-storey lobby and extensive amenities designed by internationally renowned interior design firm, Mike Niven Design
- The Club at ONESHERWAY will be located on the main and third floors and will include an indoor swimming pool with access to an outdoor terrace, hydro pool, fitness and weight rooms, steam room, sun lounge, his and hers saunas and change-rooms, billiard room, media lounge, theatre, party room with upper lounge and private 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 high-speed elevators serving the underground parking, lobby, amenity floors and residences
- Visitor parking

EXQUISITE SUITES

- 8 or 9 foot ceiling heights, as per plan
- 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 builder'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 builder'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 exterior venting in all suites

SUPERIOR KITCHENS

- ONESHERWAY "Signature Collection" kitchen cabinetry in a variety of materials and colours from builder's standard samples
- Choice of granite countertops with dramatic breakfast bars as per plan, from builder's standard samples
- Choice of ceramic backsplash from builders standard features
- Stainless steel undermount sink with single lever faucet
- Ceiling lighting fixture
- Choice of distinctive porcelain or ceramic floor tiles from builder'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 rangehood vented to the exterior, as per builder's standard samples

LUXURIOUS BATHROOMS

MAIN/ENSUITE BATHROOMS:

- ONESHERWAY Signature custom vanity cabinetry with cultured marble countertop and integrated basin, from builder's standard samples
- Choice of porcelain or ceramic floor tiles, from builder's standard samples
- Full height mirror, width of vanity, with wall-mounted vanity light fixture
- Ceramic tiled feature wall by "Mike Niven Design"
- Exhaust fan vented to 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:

- ONESHERWAY Signature custom vanity cabinetry with cultured marble countertop and integrated basin, from builder's standard samples
- Choice of porcelain or ceramic floor tiles, from builder's standard samples
- Full height mirror, width of vanity, with wall-mounted vanity lighting
- Exhaust fan vented to 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 SYSTEMS

- 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 sensors
- Controlled access to "The Club at ONESHERWAY" with private resident access
- Carbon monoxide detection systems in all suites

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

- ONESHERWAY'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 floorplan

ALL SUITES PROTECTED UNDER THE TARIION WARRANTY CORPORATION

Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder 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 and sales office are for display purposes only and are not included in the purchase price. Actual useable floor space is less than stated floor area. E. & O. E.

02/27/08

ONESHERWAY
TOWER THREE

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One Day Only Agents' Sale Preview Pricing Wednesday, April 2, 2008

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW PRICING FROM:	ONE DAY ONLY * PRICING FROM:
Torino	1 Bedroom	5-26	527	North	\$204,990	\$199,990
Mirabello	1 Bedroom + Den	5-26	600	North	\$232,990	\$227,990
Milan	1 Bedroom + Den	5-26	662	East	\$253,990	\$248,990
Santiago	1 Bedroom + Den	5-26	667	East	\$255,990	\$250,990
Sydney	2 Bedroom	5-26	754	West	\$282,990	\$278,990
London	2 Bedroom	5-26	789	North East	\$295,990	\$290,990
Barcelona	2 Bedroom	5-26	842	North West	\$313,990	\$308,990
New York	2 Bedroom	5-26	846	South	\$320,990	\$315,990
Paris	2 Bedroom	5-26	895	South East	\$336,990	\$331,990
Montreal	2 Bedroom	5-26	983	South West	\$367,990	\$362,990

Prices increase approximately \$1,000 per floor. 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 28 storey landmark tower from the development team of Great Gulf Homes and Menkes. Features a two-storey lobby designed by internationally renowned interior design firm, Mike Niven 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 access to an outdoor terrace, hydro pool, 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 One Day Only Agents' Sale \$3,000 with offer Balance of 5% in 30 days 5% in 60 days 5% in 180 days 5% at Occupancy Occupancy Commencing October, 2011	Maintenance \$0.44 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 \$3,000 Taxes Estimated at approximately .85% of purchase price as per the 2007 City of Toronto Tax rate
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Phone Number: 416-695-3535

Fax Number: 416-695-4646

www.onesherway.com

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 2, 2008

Exclusive Listing Brokerage: Baker Real Estate Corporation

*These prices are with discount certificate deducted. One certificate per suite, a total of 3 suites per Agent.

ONE BEDROOM/
ONE BEDROOM + DEN

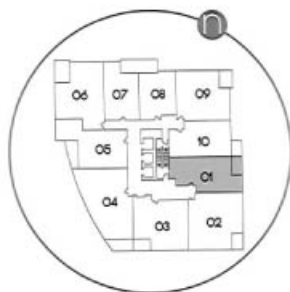
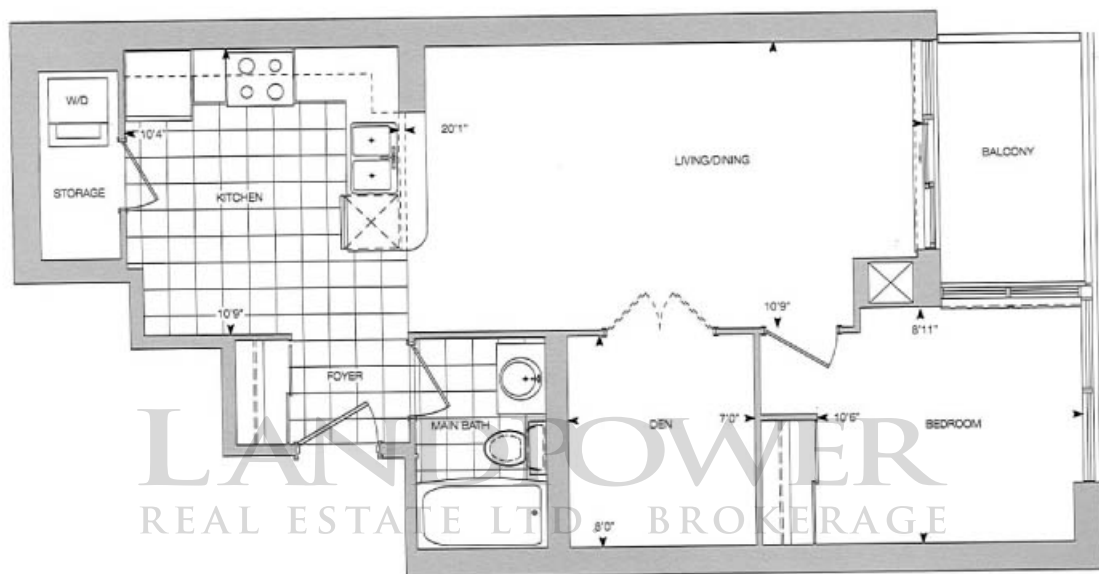
LANDTOWER
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01

THE MILAN

662 SQ.FT.

1 BEDROOM + DEN
TYPICAL FLOORPLAN



ONESHERWAY

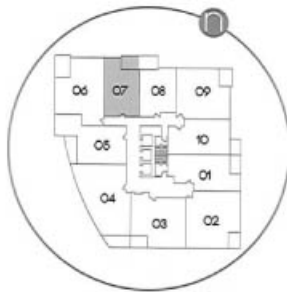
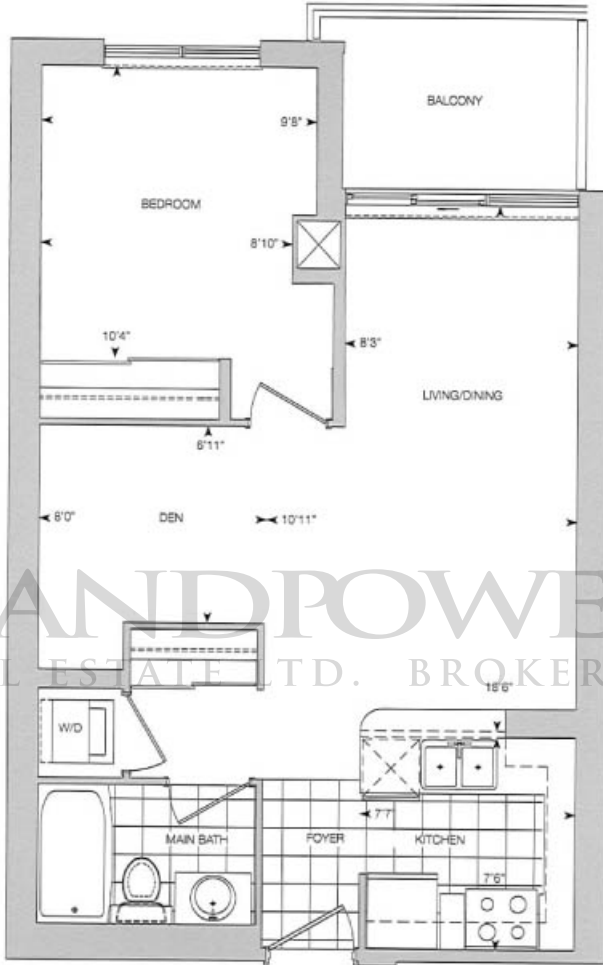
TOWER THREE

The dimensions shown on this plan are approximate only. Actual useable floor space within the unit may vary from any stated floor areas or dimensions on this plan. Sizes and specifications are subject to change without notice. E. & O.E. All illustrations are artists concept. For information on the method used for calculation the floor area of any unit, reference should be made to Builder Bulletin No. 22 published by Tarion.

THE MIRABELLO

600 SQ. FT.

1 BEDROOM + DEN
TYPICAL FLOORPLAN



ONESHERWAY

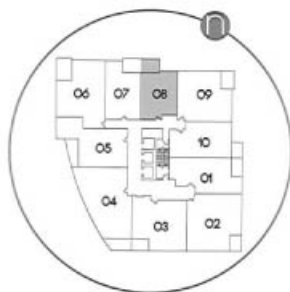
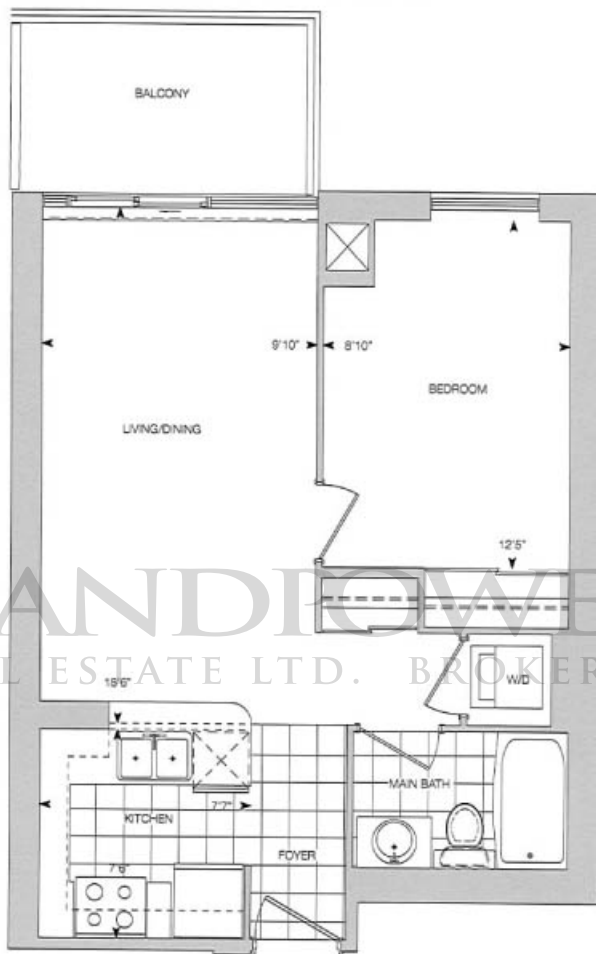
TOWER THREE

08

THE TORINO

527 SQ.FT.

1 BEDROOM
TYPICAL FLOORPLAN



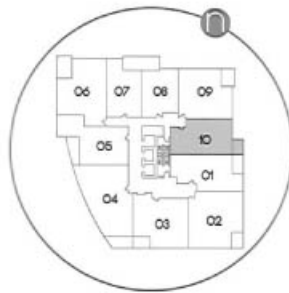
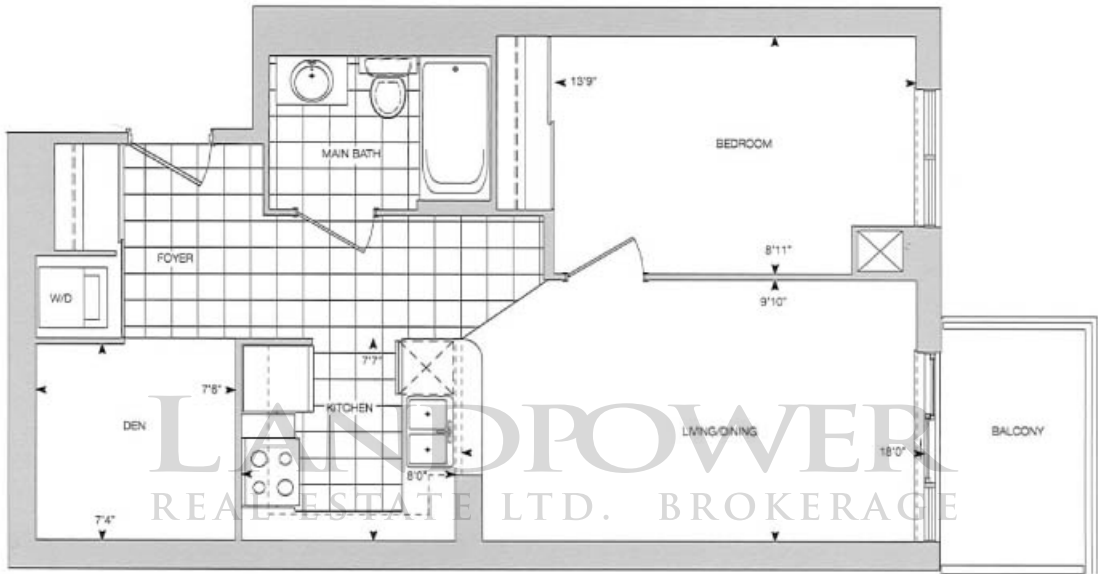
ONESHOWERWAY

TOWER THREE

THE SANTIAGO

667 SQ.FT.

1 BEDROOM + DEN
TYPICAL FLOORPLAN



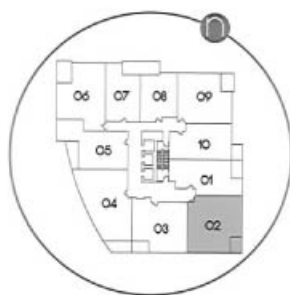
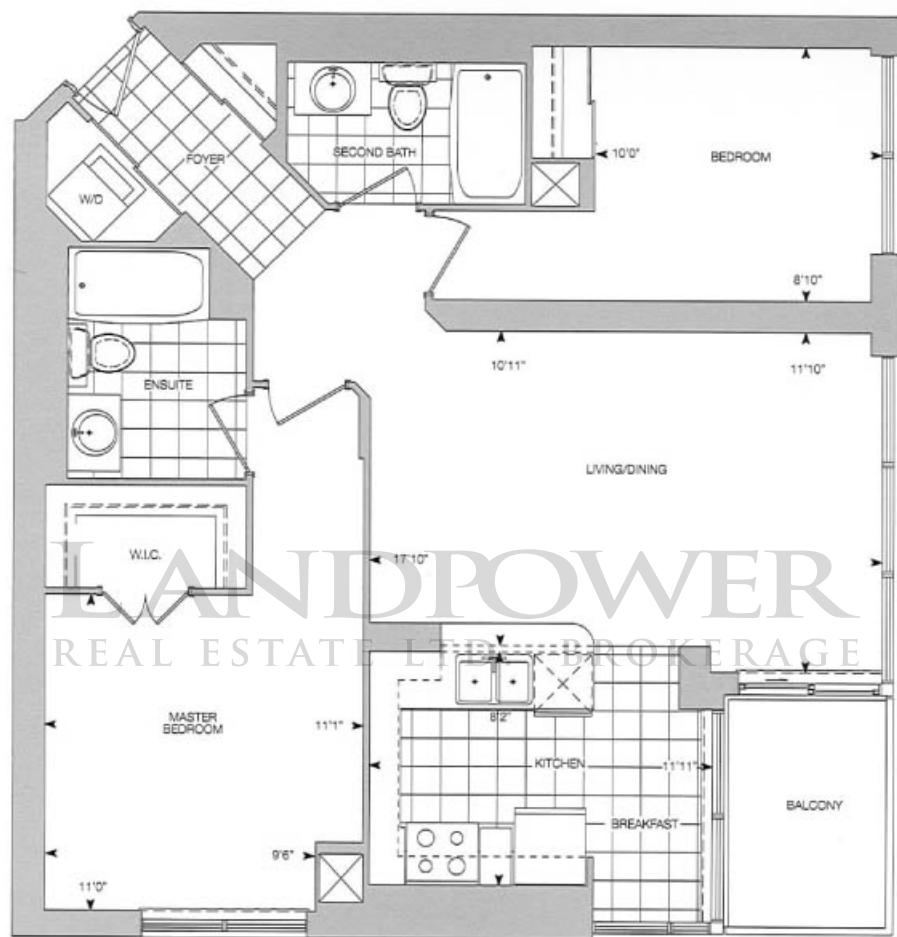
ONESHERWAY

TOWER THREE

THE PARIS

895 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



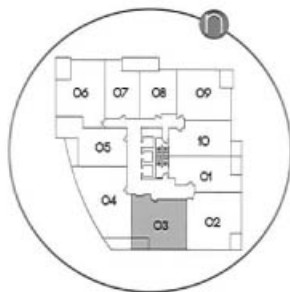
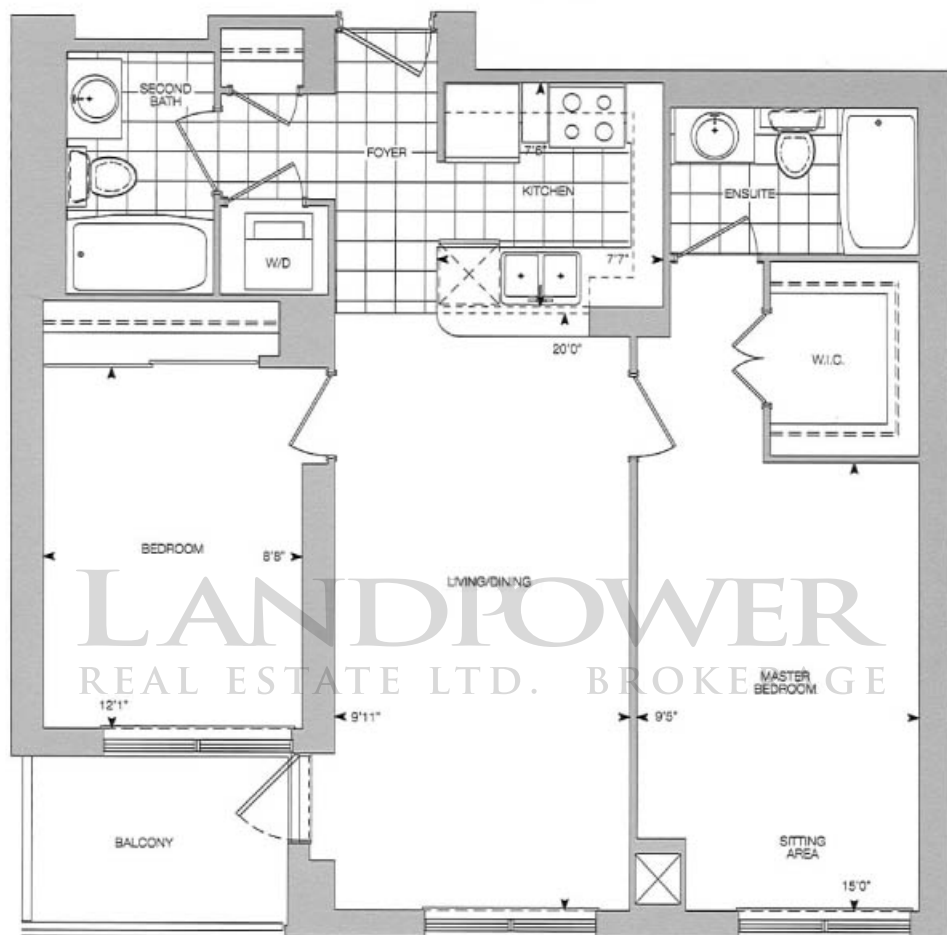
ONESHERWAY

TOWER THREE

THE NEW YORK

846 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHERWAY

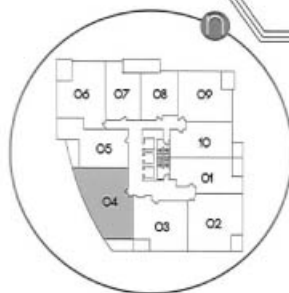
TOWER THREE

04

THE MONTREAL

983 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHERWAY

TOWER THREE

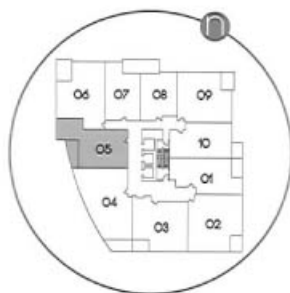
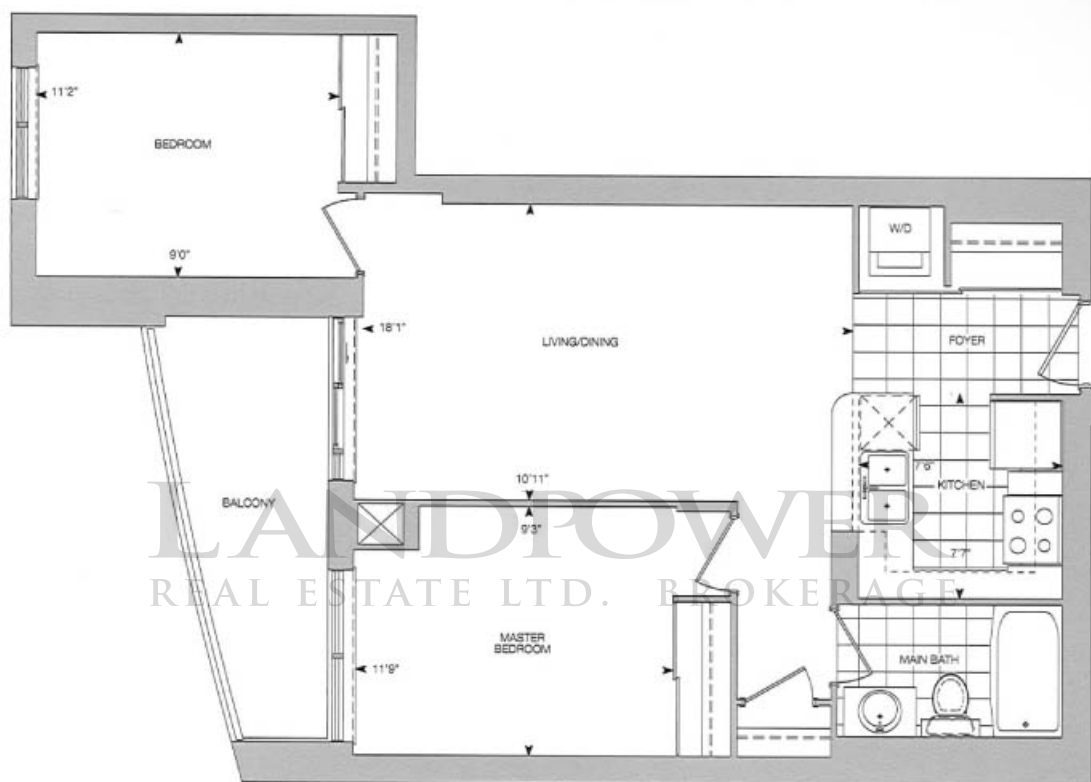
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05

THE SYDNEY

754 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHERWAY

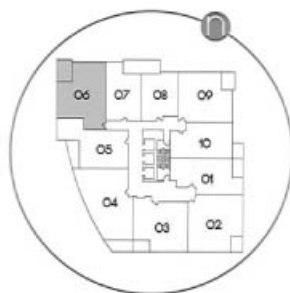
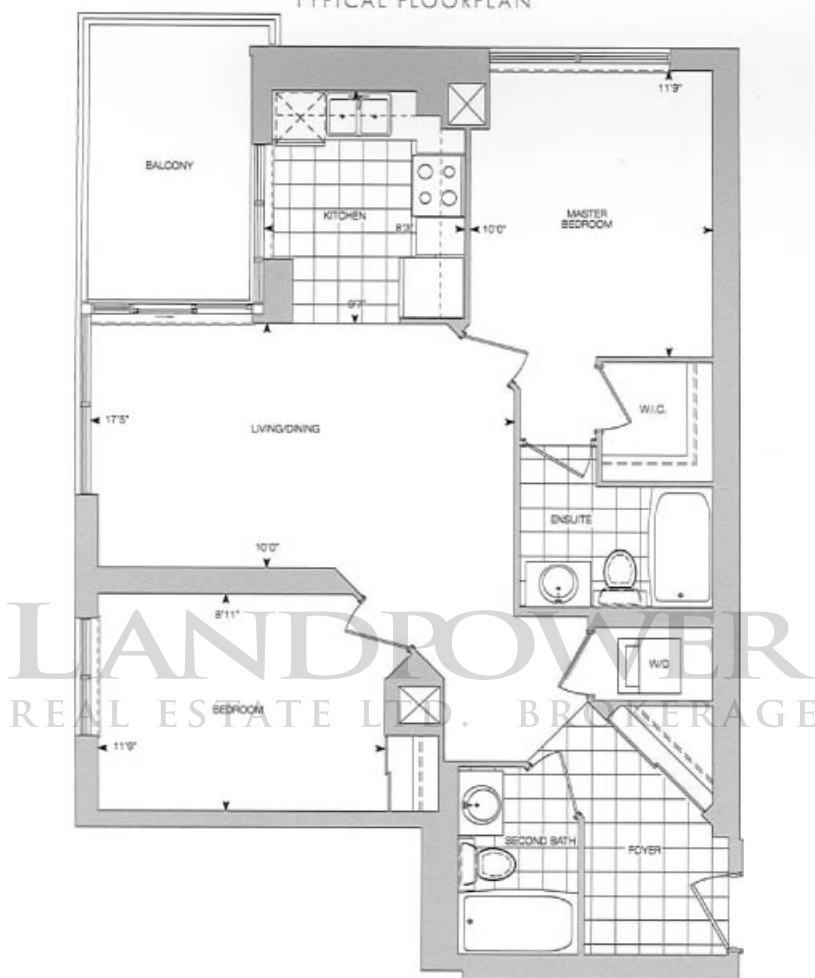
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THE BARCELONA

842 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHERWAY

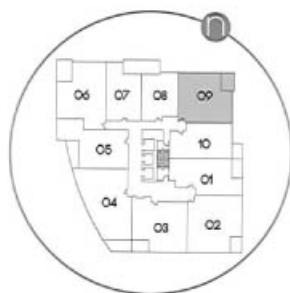
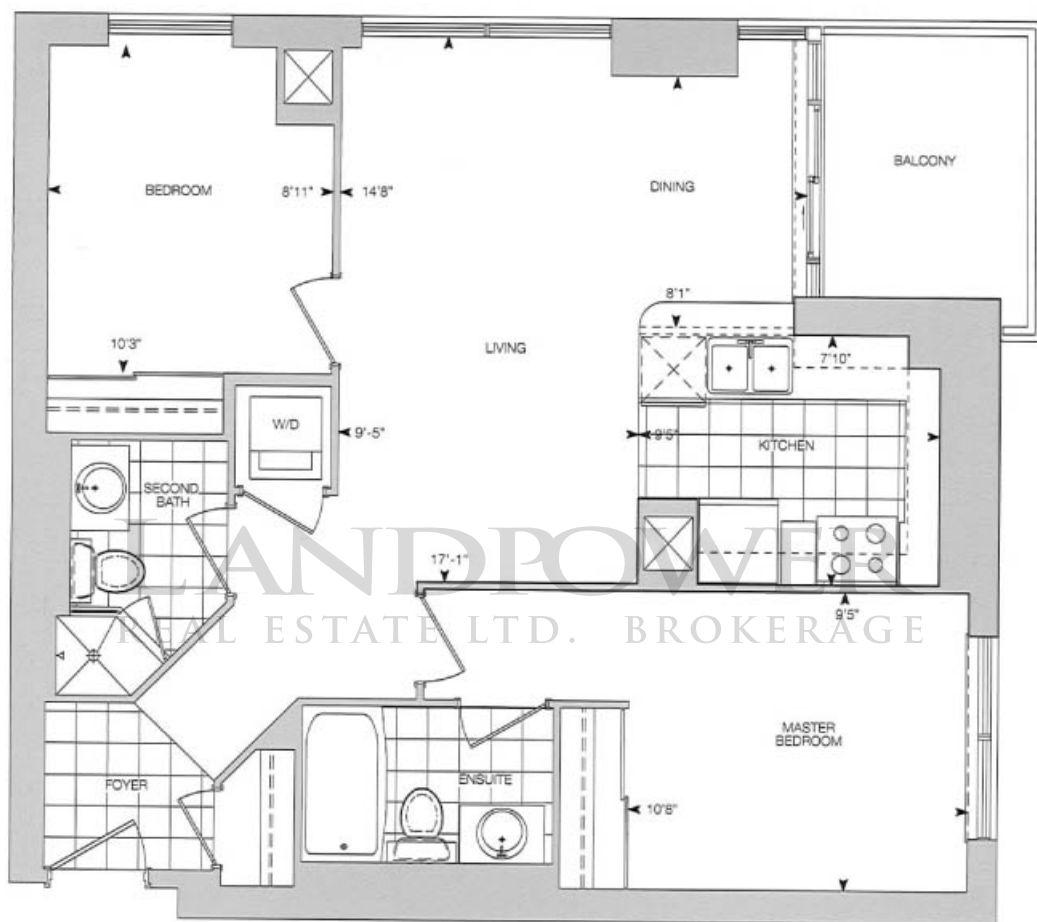
TOWER THREE



THE LONDON

789 SQ.FT.

2 BEDROOM
TYPICAL FLOORPLAN



ONESHERWAY

TOWER THREE