



**THE PALM**  
CONDOMINIUM RESIDENCES



# ALOHA, A WARM WELCOME TO THE PALM.

Your tropical experience begins the moment you arrive at the magnificent lobby. Inspired by the finest resort-style hotels, the lobby offers a grand entrance to the fabulous lifestyle beyond. The welcoming concierge, the stunning space, lushly furnished, beautifully detailed and outfitted with an elegant waterfall – it's a visual sip of a cool island cocktail. Three tastefully decorated elevator cabs are waiting to whisk you and your guests to your suite.

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- 01. OUTDOOR TERRACE
  - 02. HYDRA STREAM  
RAIN FEATURE
  - 03. HYDRA SPA POOL
  - 04. STEAM ROOM
  - 05. GYM
  - 06. PALM CLUB ROOM
  - 07. KITCHEN
  - 08. DINING/CONFERENCE
  - 09. HIS AND HER WASHROOMS/  
CHANGE ROOM
  - 10. MANAGEMENT OFFICE
  - 11. LOUNGE
  - 12. CONCIERGE
  - 13. LOBBY



#### TRANSIT LINES

- SHEPPARD
- YONGE / UNIVERSITY / SPADINA
- BLOOR / DANFORTH

#### MAJOR ROUTES

- 401
- 400
- 407 ETR
- DVP / GARDNER EXP
- ALLAN RD

#### AREA AMENITIES

- |                                |                                |                            |
|--------------------------------|--------------------------------|----------------------------|
| 1. CENTREPOINT MALL            | 12. EARL HAIG SECONDARY SCHOOL | 23. ROY THOMPSON HALL      |
| 2. DOUGLAS SHOW AQUATIC CENTRE | 13. BAYVIEW VILLAGE            | 24. ROGERS CENTRE          |
| 3. NORTH YORK CENTRAL LIBRARY  | 14. FAIRVIEW MALL              | 25. CN TOWER               |
| 4. MEL LASTMAN SQUARE          | 15. WILLOWDALE PLAZA           | 26. UNION STATION          |
| 5. ART GALLERY OF NORTH YORK   | 16. YORKDALE MALL              | 27. TORONTO STOCK EXCHANGE |
| 6. TORONTO CENTRE FOR THE ARTS | 17. WORLD CLASS SHOPPING       | 28. EATON CENTRE           |
| 7. DOMINION                    | 18. ROYAL ONTARIO MUSEUM       | 29. CANON THEATRE          |
| 8. FAMOUS PLAYERS              | 19. UNIVERSITY OF TORONTO      | 30. RYERSON UNIVERSITY     |
| 9. LOBLAWS                     | 20. ART GALLERY OF ONTARIO     | 31. ST. LAWRENCE MARKET    |
| 10. EMPRESS WALK               | 21. FOUR SEASONS CENTRE        |                            |
| 11. SHEPPARD CENTRE            | 22. PRINCESS OF WALES THEATRE  |                            |

THE PALM OFFERS THE HIGHEST  
QUALITY **FEATURES AND FINISHES,**  
TO MAKE YOUR SUITE A BEAUTIFUL  
REFLECTION OF YOUR INDIVIDUAL TASTE.



**GLEAMING GOURMET  
KITCHENS**

A chef's dream awaits at The Palm where every detail of the kitchen has been meticulously planned to offer the maximum in functionality and style.



**SUPERIOR FINISHES**

Your suite will be finished to perfection with state-of-the-art features. Stylish. Trendy. And ultimately cosmopolitan.



The Palm – conjuring images of the exotic, the sultry, the mysterious – an oasis rising from the torrid heat of the desert to the verdant cool of a tropical island. The Palm, the international symbol of resort living rich in Mediterranean élan. Such is the inspiration behind The Palm; a residential condominium building of unique architectural stature resplendent with purposeful artistry. Here in the heart of Canada's largest city, The Palm will rise – a stunning architectural tribute growing like a magnificent palm tree steps from Finch subway. The building itself incorporates the vision of a palm into its very architecture – through the fusion of magnificent pre-cast, stucco and lightly tinted glass. Enter this fabulous place through a curving fore court, resplendent in rich materials. Here life takes on new beauty, new possibilities – where the fragrant breeze that kisses the gentle fronds of the palm, will bring a breath of fresh air to your life.

## ARCHITECTURE WITH A SULTRY SPIN

- Tropically inspired exterior with interwoven forms of pre-cast, stucco and lightly tinted glass cladding the soaring tower
- A curvaceous fore court, resplendent in rich materials, offers a welcoming first-impression to residents and visitors
- Private outdoor garden terrace and secluded landscaped garden rife with lush plantings and the soft sounds of the rippling water from the Hydra Spa Pool, offers an oasis of calm in an urban environment
- Elegant art glass entrance canopy casts subtle light patterns highlighting the path to the modern custom-built front doors
- Elegantly created designer lobby, enhanced with professionally detailed grand fountain and lushly furnished décor seating area
- An Executive Concierge to take care of your every day needs and to properly greet your esteemed guests
- Three tastefully decorated high speed elevator cabs waiting to whisk you to your private suite
- Luxuriously appointed finishing details in corridors and suite entrance doorways
- Private access to secured residential and visitor underground parking
- Energy saving efficiency lighting throughout the common areas

- Light filled windows and balconies created from artistically fashioned pre-cast and glass, offering dramatic views of the downtown core
- All new construction secured by Taron

## SENSATIONAL AMENITIES TO ENHANCE YOUR TROPICAL GETAWAY

### PALM CLUB LOUNGE

- A restful lounge area that offers sumptuous seating inspired by a warm, tropical environment
- PALM WATERS & FITNESS CLUB
- A magnificently designed, year-round Hydra Spa Pool offering an oasis of calm and peace in a stress-soothing environment that opens to over 1,000 sq. ft. terrace with sun tanning deck and barbecue area in a verdant surrounding
- A sensational Steam Room that offers the opportunity to relax, unwind, de-brief from your busy city lifestyle
- Lavish Fitness Centre includes a well equipped exercise room
- PALM GATHERING CENTRE
- Well appointed multi-purpose room sumptuously decorated and designed for entertaining family and friends. The space opens onto the luxurious terrace
- Catering kitchen and fully functional bar located beside the Executive Private Dining Room, which also turns into a professional board room and business centre

## EXOTIC SUITE FEATURES

- Attractive solid suite entry door with upgraded lever hardware, deadbolt lock and security viewer
- Thermally insulated energy efficient windows
- Convenient screen operable window(s), as per plan
- Euro slab interior doors with brushed chrome hardware
- Beautiful sliding doors to balconies, as per plan
- Individually controlled seasonal heating and air conditioning
- Coloured laminate flooring in living room, / dining room, as per plan in Purchaser's choice of colour from Vendor's samples
- Designer berber broadloom with under pad throughout in Purchaser's choice of colours from builder's samples
- Contemporary baseboards in paint grade finish
- Ceilings to have a stipple white finish, except kitchen, laundry and bathrooms

- All walls painted in flat latex paint, except bathrooms and kitchens to be painted in semi-gloss white paint
- Ceiling or wall light fixtures in kitchen, bathroom(s), foyer and hallway, as per plan
- Suite pre-wired for one telephone outlet in the living room, kitchen, bedrooms, or den, as per plan
- Provision for Internet ready and cable television outlets
- Spacious closets with contemporary ventilated wire shelving, as per plan
- Capped ceiling outlets in dining area, as per plan
- Decorative white light switches throughout
- Ceramic floor tile in laundry area

## ELEGANT DESIGNER KITCHEN FEATURES

- Bright open concept kitchen with extended breakfast counter, as per plan
- Imported European floor tile in kitchen as per plan, Purchaser's choice from Vendor's samples
- Euro styled cabinetry, featuring contemporary doors in the latest exotic finishes, Purchaser's choice from Vendor's samples
- Attractively styled granite countertop, Purchaser's choice from Vendor's samples
- Imported European tile backsplash from builder's samples
- Double stainless steel sink with upgraded single lever chrome faucet with vegetable spray
- Convenient electrical outlets installed at counter level for counter-top appliances
- Beautiful full size oven with range hood vented to the exterior; frost free large capacity refrigerator; multi-cycle dishwasher; and full size stacked washer and dryer (vented to the exterior) all in white

## SPA-INSPIRED BATHROOM FEATURES

- Lavish bathrooms with combination deep soaker tub/shower, or stand up shower stall, as per plan
- Distinctive cultured marble vanity counter tops with integrated rectangular sink with Premium Designer chrome finished faucet tap set
- Full height ceramic tile surround on all walls around tub; choice of colour and tile from builder's samples

- Designer selected chrome finished faucet tap set
- Attractive mirror with designer light fixtures in all bathrooms
- Exterior vented exhaust fans in all bathrooms
- White panel entry door with privacy lock
- Temperature controlled pressure balance valve in showers

## STATE-OF-THE-ART SECURITY FEATURES

- Security system with interphone facility at building entrance with in-suite monitoring capabilities
- Proximity key fob access system for residents
- Video surveillance of main lobby entrance, in-door visitor and residential parking
- In-suite smoke detectors as per code

## THE GREEN ADVANTAGE

- Additional carbon monoxide monitoring system in parking garages to increase energy efficiency of fans used for fresh air distribution
- Energy efficient timed air-supply system in common area hallways
- Separate meters to accommodate responsible hydro usage
- Participation in recycling program with Toronto's recycling system
- Energy saving efficiency lighting throughout the common areas

## WARRANTY

- All suites are protected under Taron. Coverage consist of: One (1) year work and material warranty; Two (2) YEAR "Power Train" Warranty; Seven (7) year Major Structural Defect Warranty Deposit coverage (set limit).

Please note: Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with ONWHP bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plan 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 sales office are for display purposes only and are not included in the purchase price. Floors and specific finishes will depend on vendor's décor package as selected.



# THE PALM

CONDOMINIUM RESIDENCES

## AGENTS' PREVIEW PRICING

November 27<sup>th</sup>, 2007 – One-Day-Only Sale

(Subject to availability)

| MODEL            | TYPE            | FLOORS  | APPROXIMATE SUITE SIZE | EXPOSURE                | SPECIAL BROKER PRICES FROM: |
|------------------|-----------------|---------|------------------------|-------------------------|-----------------------------|
| Date Palm        | 1 Bedroom       | 2       | 494 sq. ft.            | East & West             | \$169,900                   |
| Butterfly Palm ✓ | 1 Bedroom       | 3 to 22 | 549 sq. ft.            | East & West             | \$199,900                   |
| Savannah Palm ✓  | 1 Bedroom + Den | 2 to 22 | 595 sq. ft.            | North & South           | \$239,900                   |
| Coconut Palm ✓   | 2 Bedroom       | 2 to 22 | 717 sq. ft.            | South                   | \$279,900                   |
| Princess Palm ✓  | 2 Bedroom       | 2 to 22 | 747 sq. ft.            | North                   | \$289,900                   |
| Royal Palm ✓     | 2 Bedroom       | 2 to 22 | 752 sq. ft.            | North East & South West | \$295,900                   |
| Majesty Palm ✓   | 2 Bedroom + Den | 2 to 22 | 823 sq. ft.            | North West & South East | \$319,900                   |

(Subject to Availability)

Prices increase approximately \$1,000 per floor. Exceptions Apply. Speak to a Sales Representative for details.

# LANDPOWER

Building Features

## REAL ESTATE LTD. BROKERAGE

The Palm Condominiums – a stunning architectural tribute growing like a magnificent palm tree steps to the Finch subway. An Executive Concierge welcomes you to an elegantly created designer lobby with a grand fountain and lushly décor seating. There will be a private outdoor garden terrace and the Palm Club Lounge. The Palm Waters and Fitness Club features a year round Hydra Spa pool that opens onto a sun tanning deck and barbecue area, a steam room, a fully equipped fitness area and his and hers change rooms. The Palm Gathering Centre is a great multi-purpose room for entertaining and includes a full catering kitchen and bar beside the Executive Private Dining Room/Board Room/Business Centre.

### Suite Features

All suites feature attractive laminate flooring in the living/ dining rooms and designer loop carpeting in the bedrooms. Kitchens will feature European cabinetry, granite countertop and European tile backsplash. Five appliances include a full size oven, frost free large capacity refrigerator, multi-cycle dishwasher and full size stacked washer and dryer. Lavish bathrooms include distinctive cultured marble vanity countertops with integrated rectangular sink and full height ceramic tile surround on all walls around the tub, and a security system with enter phone facility at building.

|                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><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 240 days<br/>5% on occupancy</p> <p><b>Occupancy Commencing:</b> Nov. 2010</p> <p><b>Lockers:</b> Available for purchase at a later date.<br/><b>Underground Parking Space</b> included with all suites except: Date Palm and Butterfly Palm from 3<sup>rd</sup> to 11<sup>th</sup> floors.</p> | <p><b>Maintenance</b><br/>Approximately \$.49 per square foot<br/>(includes heat, air conditioning, water, building insurance &amp; upkeep of common areas, hydro separately metered)<br/>Parking Maintenance fee - \$38.88 per month</p> <p><b>Taxes</b><br/>Estimated at approximately .85% of Purchase Price</p> <p>Prices Include G.S.T.</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

All prices, figures and materials are preliminary and are subject to change without notice. **Exclusive Listing Brokerage:** Baker Real Estate. Brokers Protected E. & O. E. November 27<sup>th</sup>, 2007.

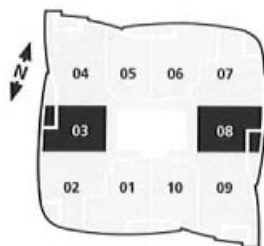
The Palm Condominium Residences: T. 416-306-1000 [www.thepalmcondos.com](http://www.thepalmcondos.com)

# BUTTERFLY PALM

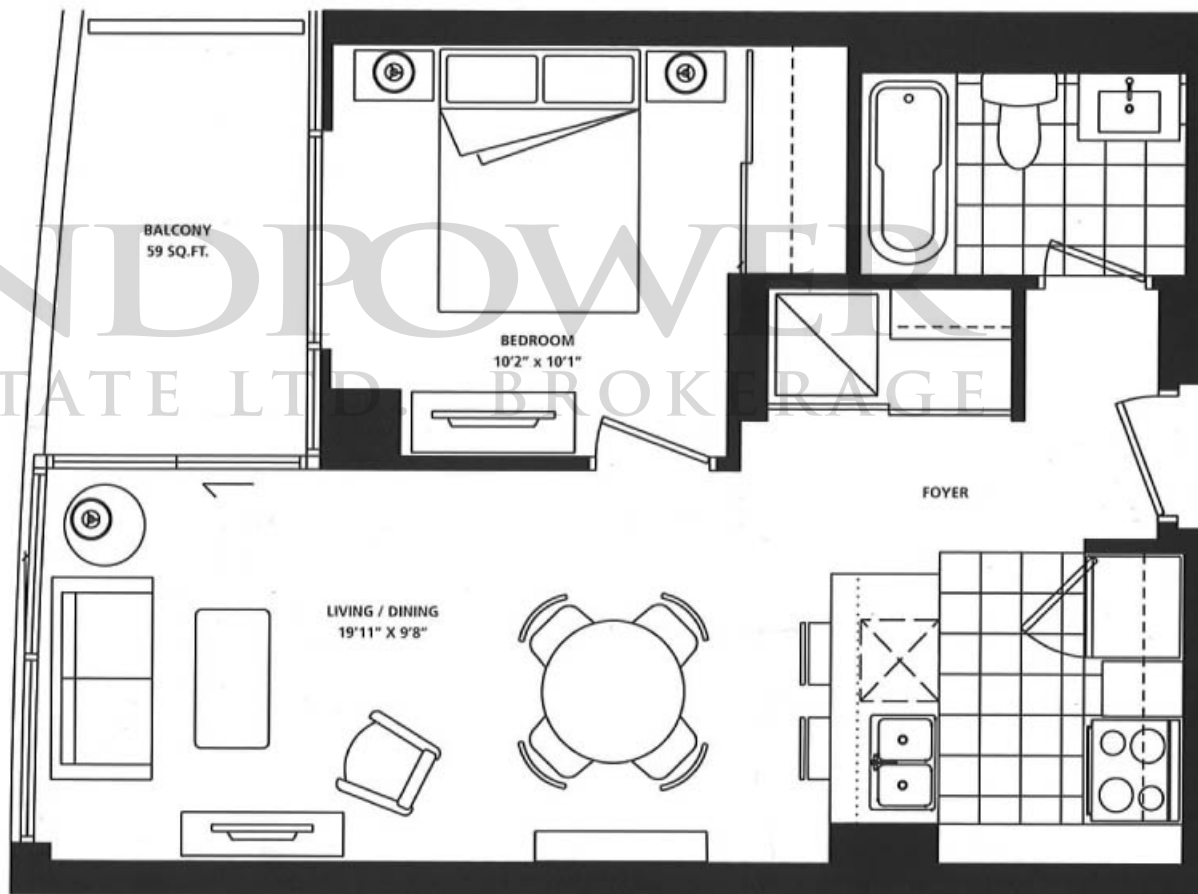
ONE BEDROOM

**549** SQ.FT. + BALCONY (59 SQ.FT.)

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



FLOORS 2 >> 22

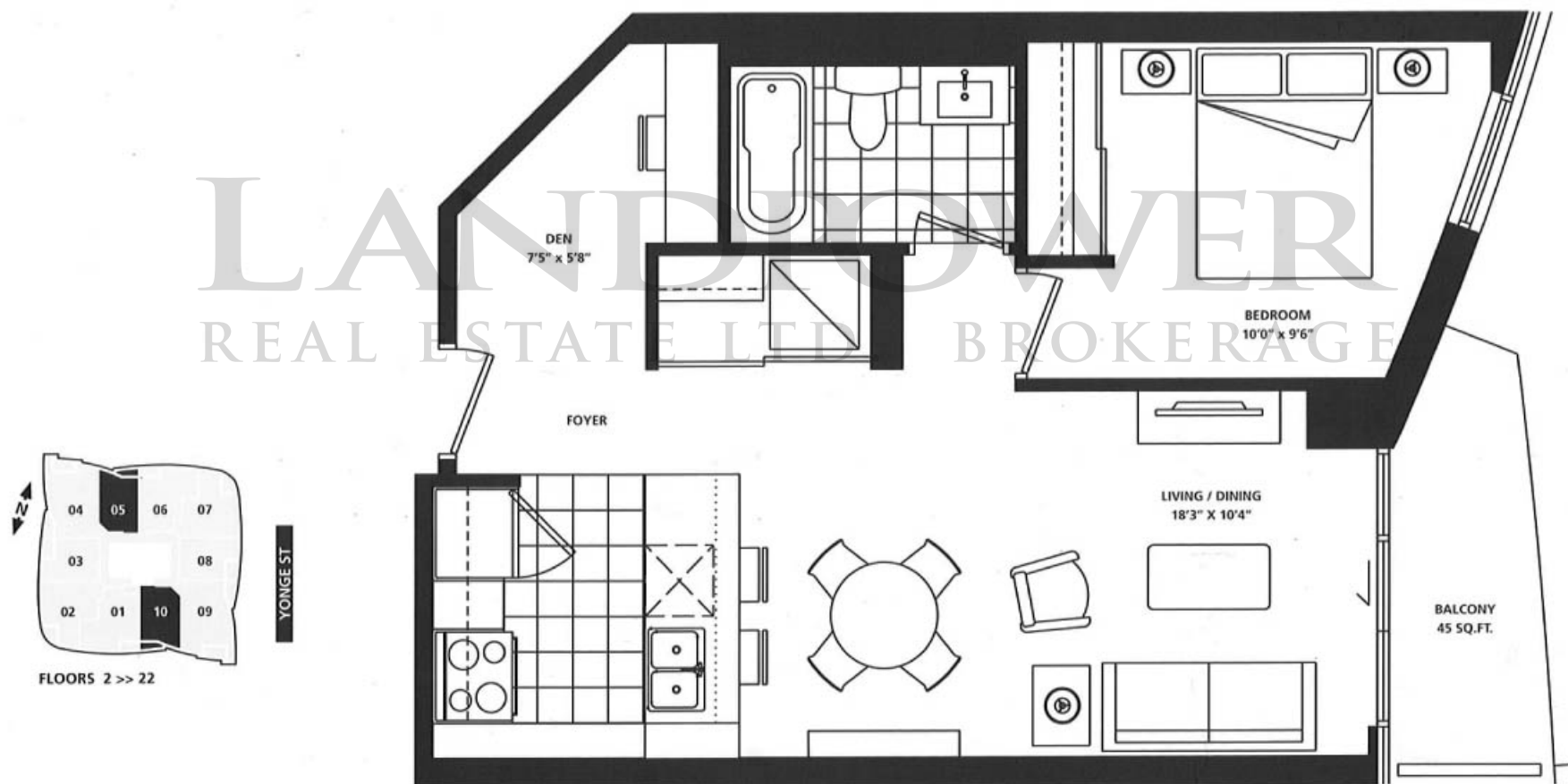


Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change as provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #22. Actual living areas will vary from area stated. E. & O.E. Plans may be reversed.

# SAVANNAH PALM

ONE BEDROOM+DEN

**595** SQ.FT. + BALCONY (45 SQ.FT.)



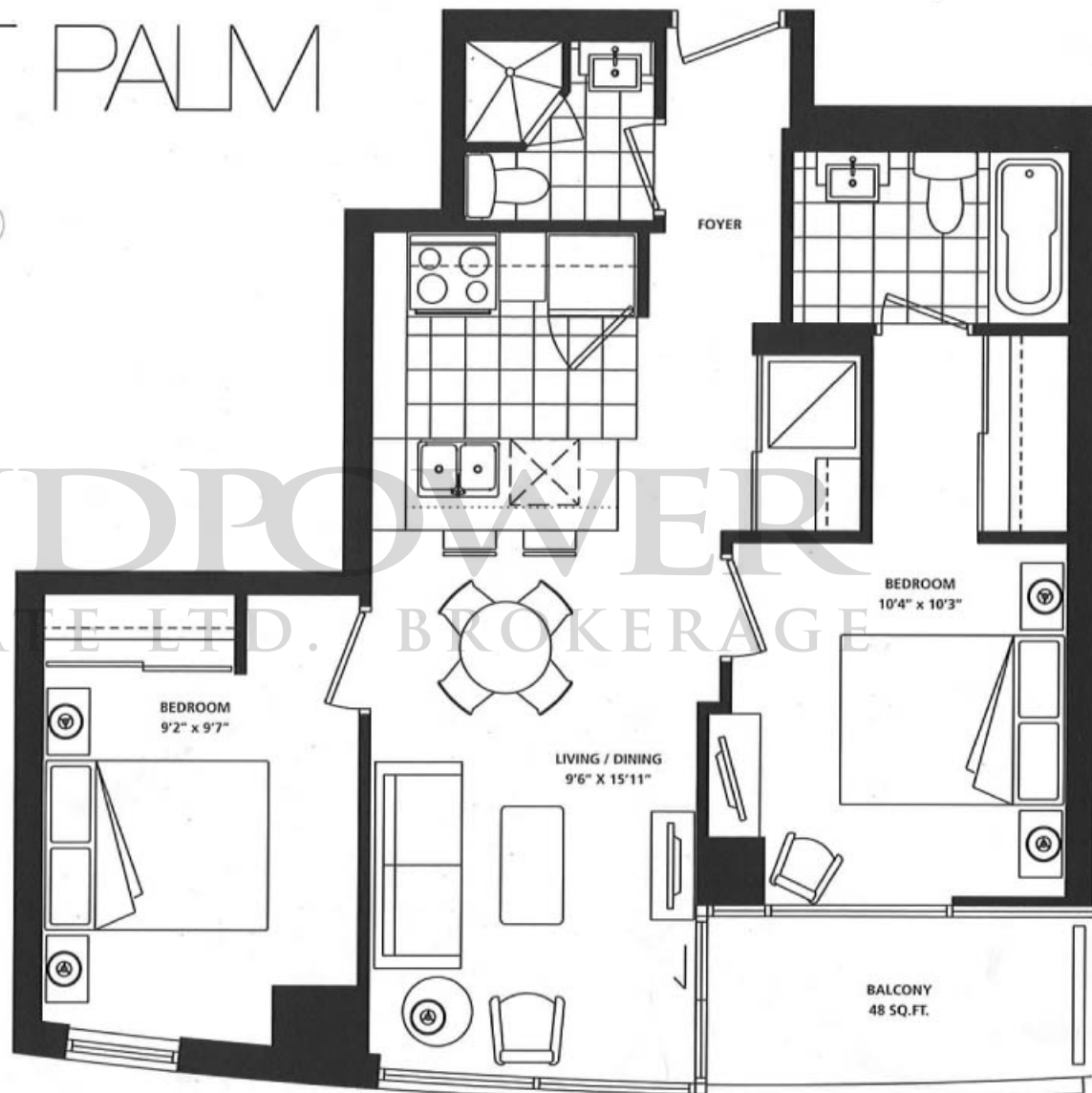
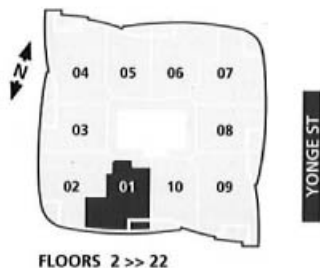
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# COCONUT PALM

**TWO BEDROOM**

**717** SQ.FT. + BALCONY (48 SQ.FT.)

LANDPRO OVER  
REAL ESTATE LTD. BROKERAGE



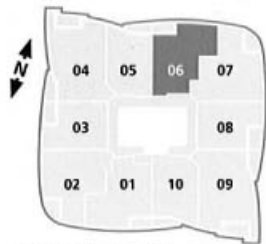
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# PRINCESS PALM

**TWO BEDROOM**

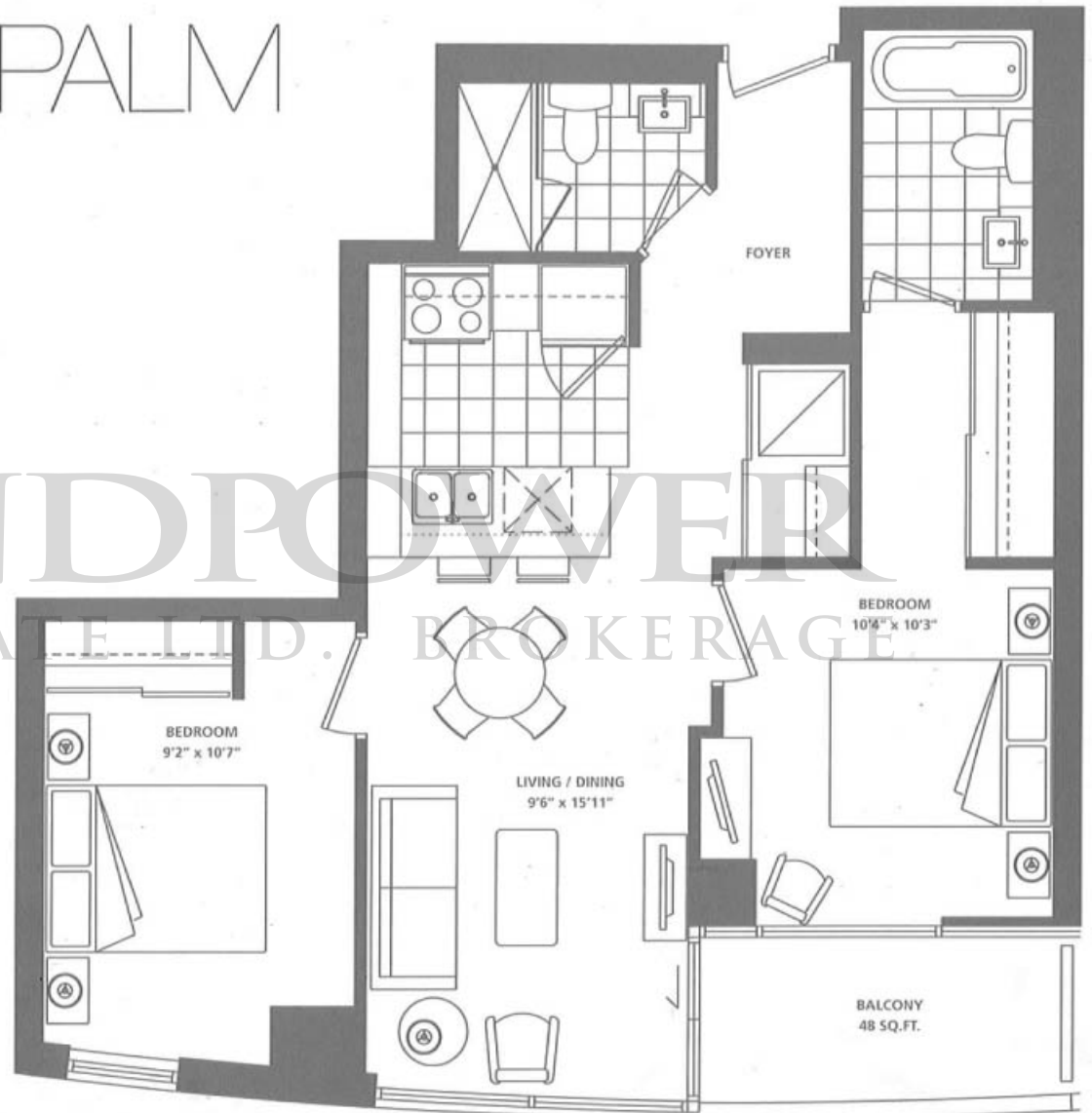
**747** SQ.FT. + BALCONY (48 SQ.FT.)

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



FLOORS 2 >> 22

YONGE ST



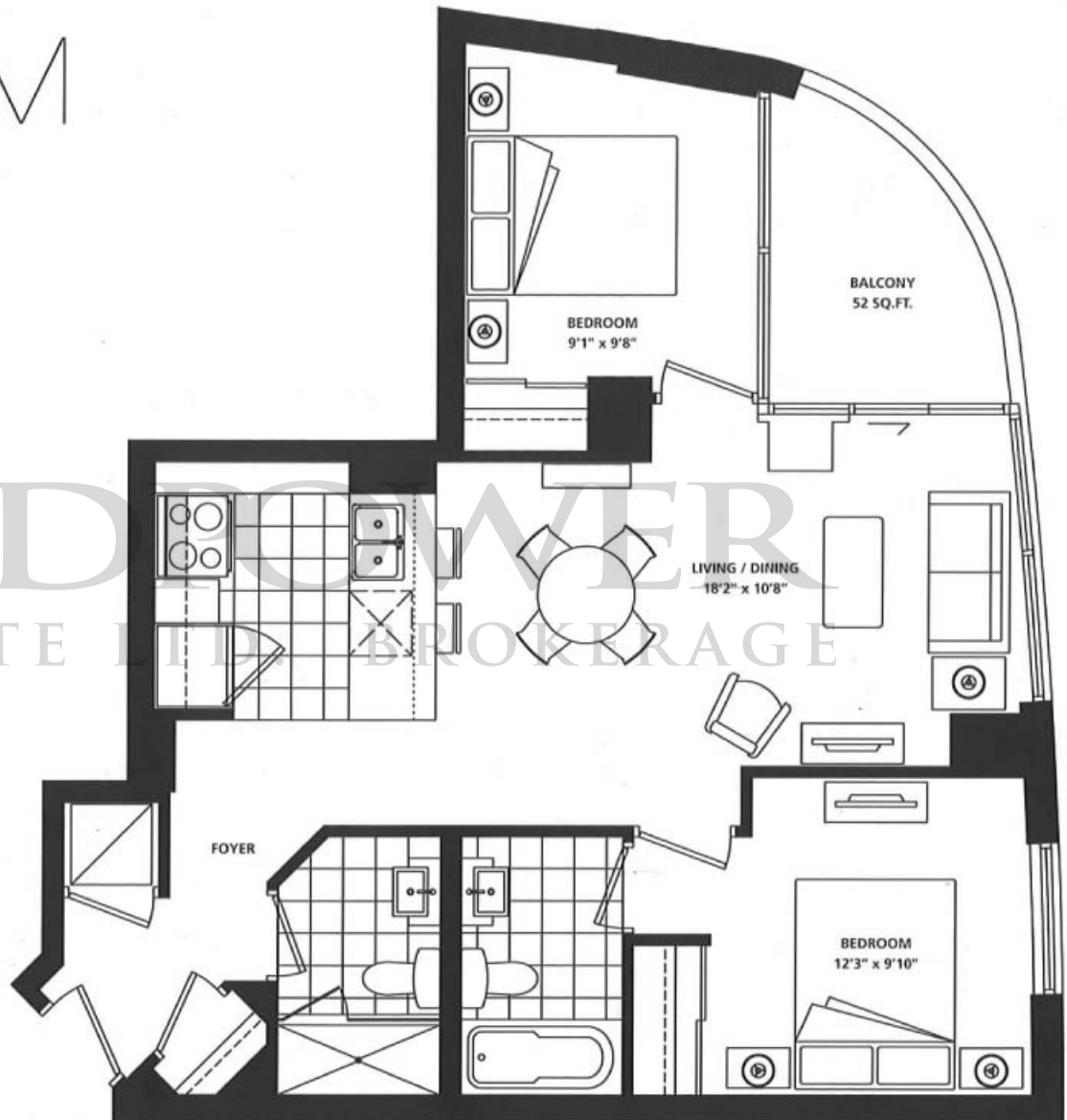
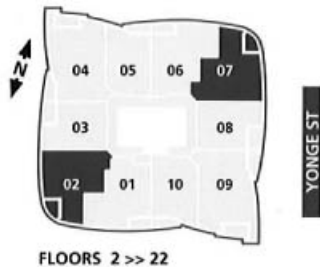
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# ROYAL PALM

## TWO BEDROOM

**752** SQ.FT. + BALCONY (52 SQ.FT.)

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



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# MAJESTY PALM

**TWO BEDROOM+DEN**

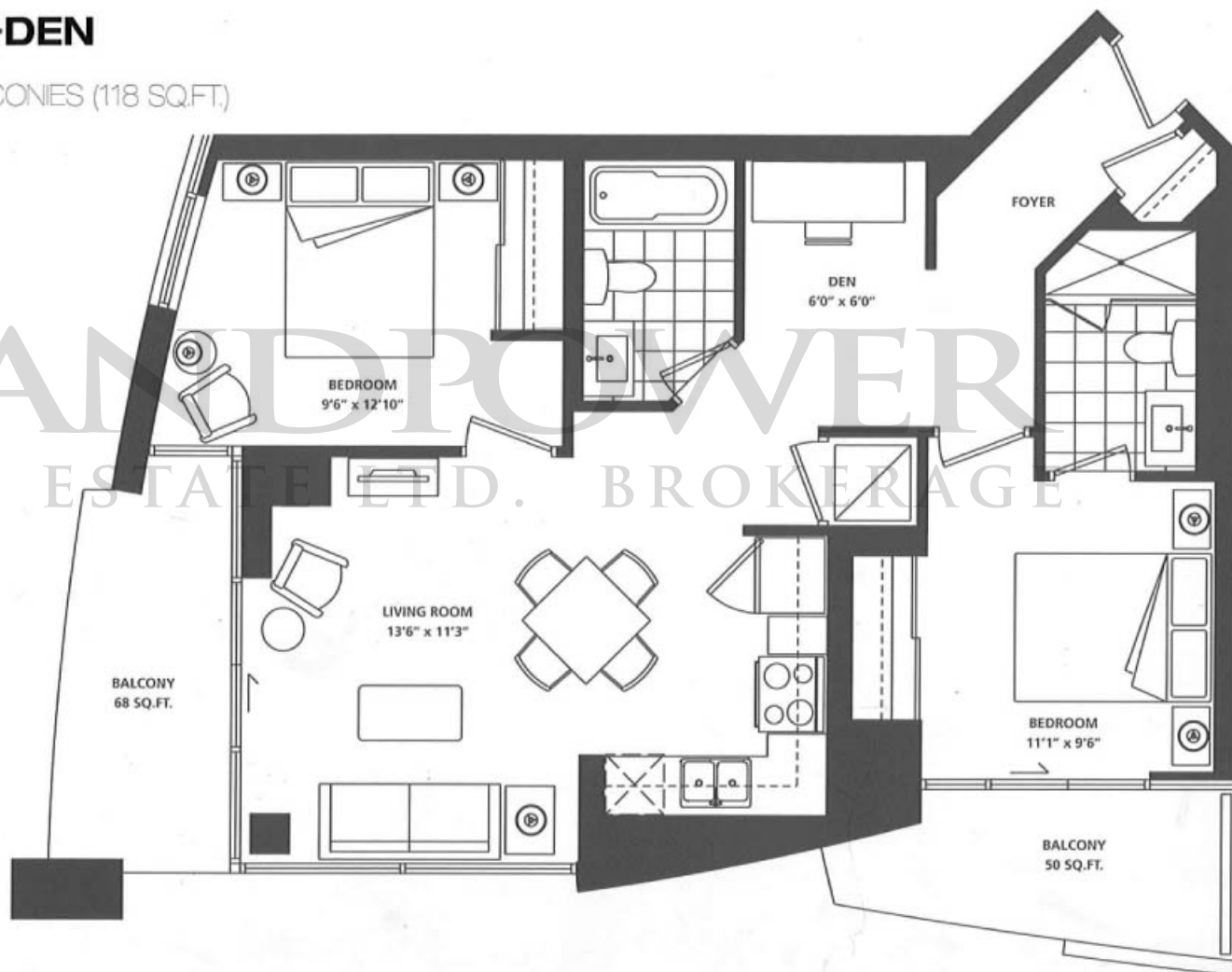
**823** SQ.FT. + BALCONIES (118 SQ.FT.)

LANDPROVER  
REAL ESTATE LTD. BROKERAGE



FLOORS 2 >> 22

YONGE ST



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change as provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #22. Actual living areas will vary from area stated. E. & O.E. Plans may be reversed.



**THE PALM**  
**CONDOMINIUM RESIDENCES**  
5740 Yonge Street,  
Toronto ON M2M 3T3

t. (416) 306.1000  
f. (416) 756.7256

[WWW.THEPALMCONDOS.COM](http://WWW.THEPALMCONDOS.COM)