

PEARS

on the avenue

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AGE



PEARS

on the avenue



PEARS

on the avenue

UNDERGROUND
PARKING
ENTRANCE

TOWNHOUSES

ENTRANCE

3
STOREY
LOBBY

CONCIERGE

RETAIL

BICYCLE
STORAGE

RETAIL

LANDPOWER
REAL ESTATE LTD. BROKERAGE

TOWNHOUSES

OPEN TO
LOBBY
BELOW

2 STOREY
RETAIL

BOARD
ROOM

MANAGEMENT
OFFICES

MENT'S
CHANGE
ROOM

SAUNA

WOMEN'S
CHANGE
ROOM

SAUNA

POOL

CABANAS

2 STOREY
RETAIL

WHIRLPOOL

PEARS

on the avenue



FEATURES & FINISHES

PEARS
on the avenue

IMPRESSIVE BUILDING FEATURES

Stunning 20-storey tower of expansive glass, with architectural accents in metal, stone, brick and pre-cast
Sophisticated three-storey lobby with visitor seating lounge and a signature sculptural staircase
24-hour Concierge
Multi-purpose party room with catering kitchen and wet bar
Indoor pool with whirlpool and private cabanas
Fully-equipped gym with separate cardio and weight areas
Yoga / meditation studio
Men's and women's change rooms, showers and saunas
Hollywood-style screening room
Landscaped terrace with open fire pit, seating and sundeck
Private boardroom
One luxurious hotel-styled guest suite
Two passenger elevators

EXCEPTIONAL SUITE FINISHES

9' ceilings in all Principal Rooms with some lower bulkheads to accommodate mechanical and electrical distribution systems
Ceiling heights are measured from the concrete floor slab to the underside of the finished ceilings above
Ceilings in the kitchens, bathrooms, foyers, laundry, storage and closets will be lower than those in the Principal Rooms
Smooth finish ceilings throughout
Full-height, thermally-insulated energy efficient windows with awning-style operable windows
Solid core security entry door with designer hardware
Interior solid core doors or barn-style sliding glass doors*
6" baseboards with coordinated door casings
Choice of 60 oz. premium carpet** or engineered wood flooring** in foyer, living room, dining room, kitchen, den/library* and bedrooms
White ceramic tile flooring in laundry, storage and mechanical rooms

CHEF'S DREAM KITCHEN

Unique custom-designed kitchen cabinetry** and feature island designed by munge // leung design associates
Granite countertop** with ceramic**, porcelain** or glass tile** backsplash
Stainless steel undermount sink with single lever pull-out spray faucet
Six (6) fully-integrated appliances, including:

- Miele refrigerator with bottom-mount freezer and custom panel front matching kitchen cabinetry
- Miele ceran cook top with stainless steel trim
- Built-in Miele stainless steel wall oven
- Built-in Miele microwave oven
- Miele dishwasher with custom panel front matching kitchen cabinetry
- Miele European-style designer hood fan

Decorative light fixture

HOTEL-INSPIRED MASTER ENSUITE OR MAIN BATHROOM

Custom-designed vanity** by munge // leung design associates with marble vanity top** and semi-recessed sink basin with lever handle faucet controls
Full-width vanity mirror with shelf
Floor-to-ceiling frosted glass privacy screen separating vanity from the toilet*
Choice of limestone**, marble** or porcelain** tile flooring
Soaker tub and shower*
Frameless clear glass shower door*
Full-height marble** or porcelain** wall tiles in tub / shower enclosure*
Temperature-controlled pressure balance shower faucet*
Wall sconce light fixture
Designer-selected polished chrome plumbing fixtures
Exhaust fan vented to exterior

SECOND BATHROOM

Custom-designed vanity** by munge // leung design associates with marble vanity top** and vessel sink basin with lever handle faucet controls
Full-width vanity mirror
Choice of marble** or porcelain** tile flooring
Shower with frameless clear glass door
Full-height marble** or porcelain** wall tiles in shower enclosure
Temperature-controlled pressure balance shower faucet
Pendant light fixture
Designer-selected polished chrome plumbing fixtures
Exhaust fan vented to exterior

POWDER ROOM*

Custom-designed vanity** by munge // leung design associates with marble vanity top** and vessel sink basin with lever handle faucet controls
Full-width vanity mirror
Choice of marble** or porcelain** tile flooring
Pendant light fixture
Designer selected polished chrome plumbing fixtures
Exhaust fan vented to exterior

IN-SUITE LAUNDRY

Miele front-loading washer and dryer

PERSONAL COMFORT AND CONTROL SYSTEM

Individually-controlled heat pump system for year- round heating and cooling comfort

LIFE SAFETY AND MONITORING SYSTEMS

24-hour Concierge monitoring system includes 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 for the ultimate in security
Personal remote panic alarm on key chain for use in garage
Controlled access to the amenity area floors
Hardwired in-suite smoke detectors
In-suite fire alarm with heat sensors

ELECTRICAL AND MULTI-MEDIA FEATURES

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/library*, hallways* and walk-in closets*
Capped ceiling outlet in dining room*

* As per plan.

** Colours and/or materials to be selected from Vendor's standard sample packages. Principal Rooms consist of the Living Room, Dining Room, Den/Library* and Bedrooms.

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. E. & O. E.



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EXCLUSIVE LISTING:
BAKER REAL ESTATE INCORPORATED, BROKERAGE.
BROKERS PROTECTED.



New Suite Release
The Yorkville Collection

MODEL	LEVEL	TYPE	APPROX SUITE SIZE	EXPOSURE	PRICES FROM:	SPECIAL PREVIEW PRICES FROM:
Yorkville A	3 to 9	1 Bedroom	486	South	\$363,990	\$360,990
Yorkville B	3 to 4	1 Bedroom	522	South	\$383,990	\$380,990
Yorkville C	14	1 Bedroom	540	South	\$419,990	\$416,990
Yorkville E	14 to 18	1 Bed + Den	609	South	\$463,990	\$460,990
Yorkville H	4 to 18	2 Bedroom	789	North	\$565,990	\$560,990
Yorkville L	12 to 16	2 Bedroom	840	South	\$610,990	\$605,990
Yorkville J	12 to 18	2 Bedroom	807	South West	\$614,990	\$609,990
Yorkville P	4 to 6	2 Bedroom	1020	South	\$730,990	\$725,990
Yorkville Q	3	2 Bedroom / T	1020	South	\$755,990	\$750,990

(Subject to availability). Premiums apply to floors, views and ceiling heights**.

Suite Features

All suites will feature 9-ft ceilings in principal rooms; choice of 60 oz premium carpet or engineered wood flooring in foyer, living room, dining room, kitchen and den/library. Beautifully appointed kitchens with granite counter tops and a choice of ceramic or porcelain tile backsplash; brand name appliances, including Miele refrigerator with bottom-mount freezer, Miele ceran cook top, Miele built-in stainless steel wall oven, Miele dishwasher, Panasonic above range stainless steel built-in microwave and Miele front loading washer and dryer. Hotel-inspired master ensuite/main bath with marble vanity top and choice of limestone, marble or porcelain tile flooring.

Building Features

Designed by Page+Steele / IBI Group Architects, Pears on the Avenue will be a stunning 20-storey building that will rise from a three-storey glass-and-stone podium. Interiors were designed by award-winning munge/leung design associates. One of the most dramatic elements of this trend-setting building is the luxurious three-storey lobby, with a visitor seating lounge and a signature sculptural staircase. The fabulous amenities will include a spa-inspired indoor pool and whirl pool, gym, yoga studio/meditation deck, a multi-purpose party room overlooking a magnificently landscaped terrace, private board room, screening room and guest suite.

Deposit Structure 5% with Agreement 5% in 60 days 5% in 270 days 5% on Occupancy Parking: additional \$50,000 per parking spot Locker: \$5,000	Maintenance 60.25 cents per square foot Hydro metered separately Taxes Estimated at approximately 1 % of purchase price. All prices quoted include H.S.T. Tentative Occupancy Date: June 2013
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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.

**Please see a Sales Representative for details.

Suite features are available as per plan from Vendor's samples. June 27, 2011

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

PEARS ON THE AVENUE PRESENTATION GALLERY

164 Avenue Road, Toronto

Phone Number: 416-323-0100 Fax Number: 416-323-9977

Preview Pricing

MODEL	LEVEL	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	PRICES FROM:
Scollard	11 to 16	2 Bedroom	953 sq.ft.	North	\$744,990
Hazelton	14	2 Bedroom	1078 sq.ft.	North West	\$853,990
Boswell	4 to 11	2 Bedroom	1211 sq.ft.	North East	\$947,990
Bedford	4 to 5	2 Bedroom	1336 sq.ft.	South East	\$1,094,990
Chicora	16	2 Bed + Den	1492 sq.ft.	North East	\$1,255,990
Admiral	14	2 Bed + Den	1974 sq.ft.	South East	\$1,745,990
Lowther	20	3 Bed + Den	2745 sq.ft.	South East	\$2,600,000

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

Suite Features

All suites will feature 9-foot ceilings in principal rooms; choice of 60 oz premium carpet or engineered wood flooring in foyer, living room, dining room, kitchen, den/library and bedrooms. Beautifully appointed kitchens with granite counter tops and a choice of porcelain or glass tile backsplash; top of the line Miele appliance package including a refrigerator with bottom-mount freezer, ceran cook top, built-in stainless steel wall oven, microwave oven, european-style designer hood fan, dishwasher and front loading washer and dryer. Hotel-inspired master ensuite/main bath with marble vanity top and choice of limestone, marble or porcelain tile flooring.

Building Features

Designed by Page+Steele / IBI Group Architects, Pears on the Avenue will be a stunning 20-storey building that will rise from a three-storey glass-and-stone podium with approximately 150 suites. Interiors were designed by award-winning munge/leung design associates. One of the most dramatic elements of this trend-setting building is the luxurious three-storey lobby, with a visitor seating lounge and a signature sculptural staircase. The fabulous amenities will include a spa-inspired indoor pool and whirl pool, gym, yoga studio/meditation deck, a multi-purpose party room overlooking a magnificently landscaped terrace, private board room, screening room and guest suite.

Deposit Structure 5% with Agreement 5% in 60 days 5% in 270 days 5% on Occupancy 1 Parking space included in the Purchase Price Additional Parking: \$50,000 (Available with selected suites)* Locker: \$5,000	Maintenance 60.25 cents per square foot Hydro metered separately Taxes Estimated at approximately 1 % of purchase price. All prices quoted include H.S.T. Tentative Occupancy Date: June 2013
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July 4, 2011

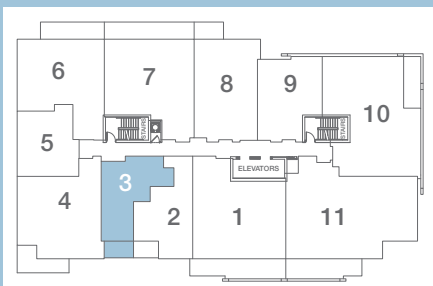
Please see a Sales Representative for details. ** As per plan from Vendor's samples.

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

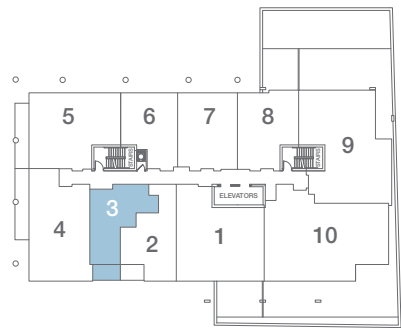
PEARS ON THE AVENUE PRESENTATION GALLERY

164 Avenue Road, Toronto

Phone Number: 416-323-0100 Fax Number: 416-323-9977



Lower Typical Floors A



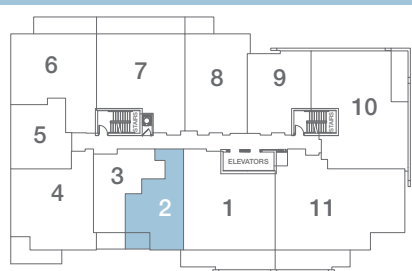
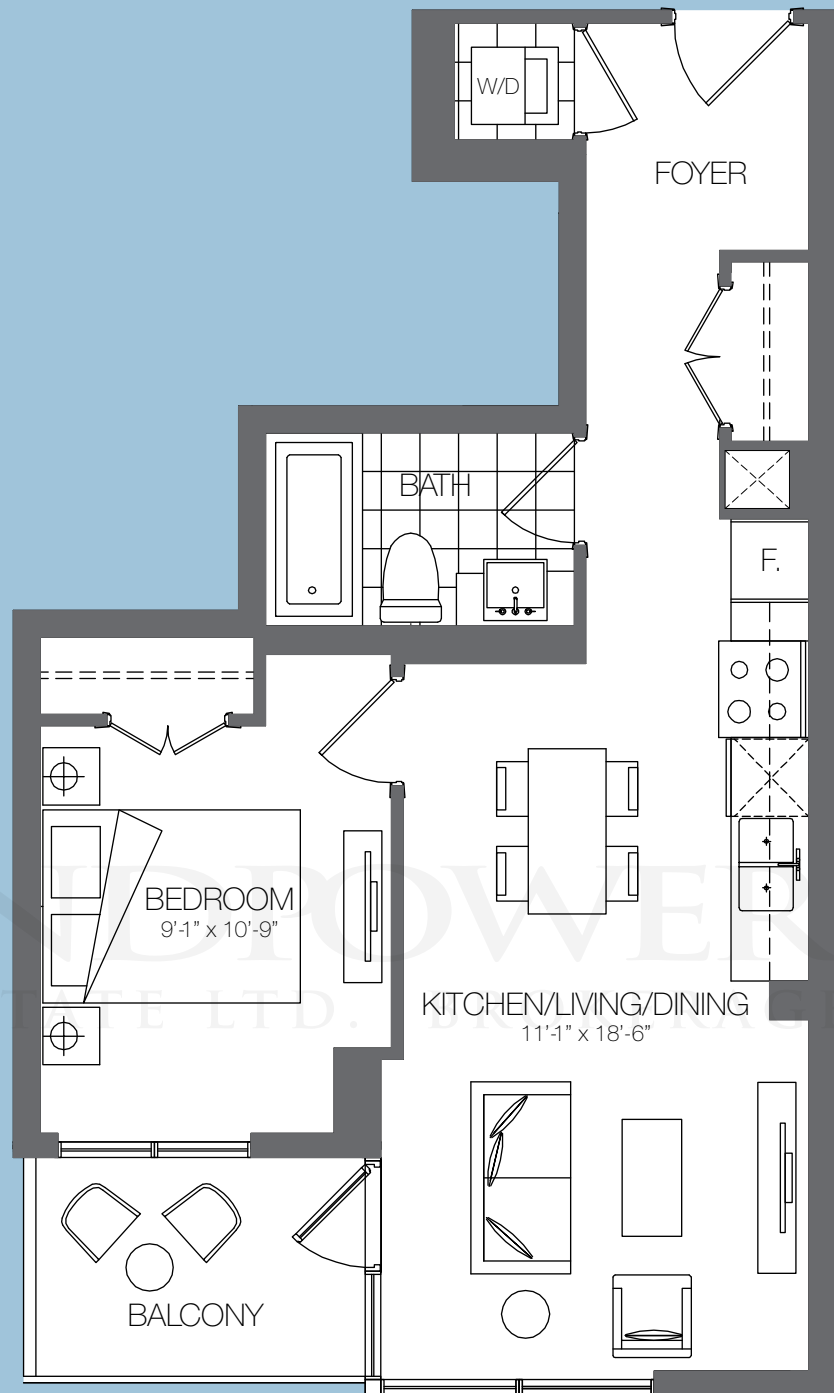
3rd Floor

Yorkville Suite A

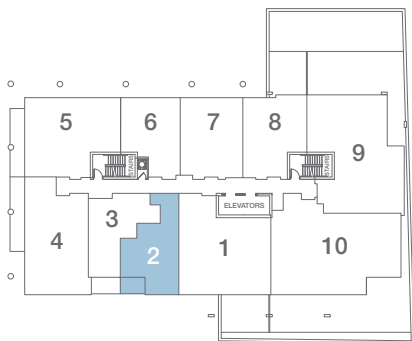
ONE BEDROOM
486 SQ. FT.
55 SQ. FT. BALCONY

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Lower Typical Floors A



3rd Floor

Yorkville Suite B

ONE BEDROOM
522 SQ. FT.

46 SQ. FT. BALCONY

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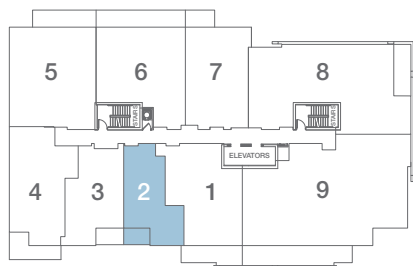
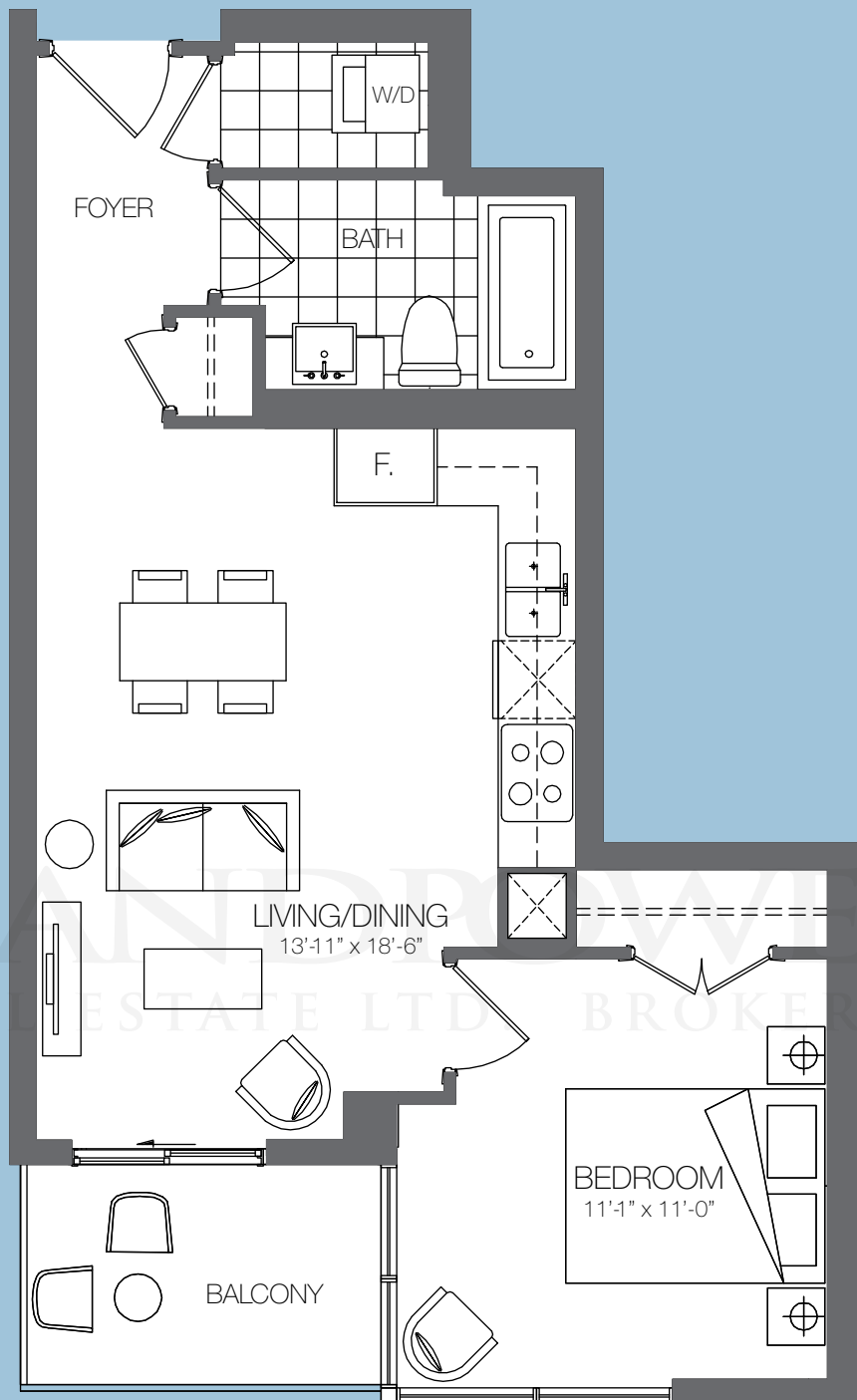
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THE
YORKVILLE
COLLECTION

on the avenue



Upper Typical Floors

Yorkville Suite C

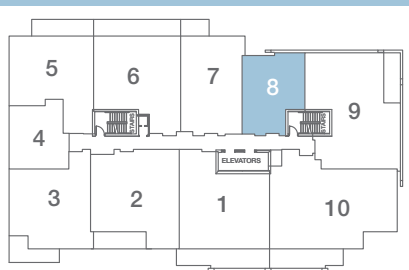
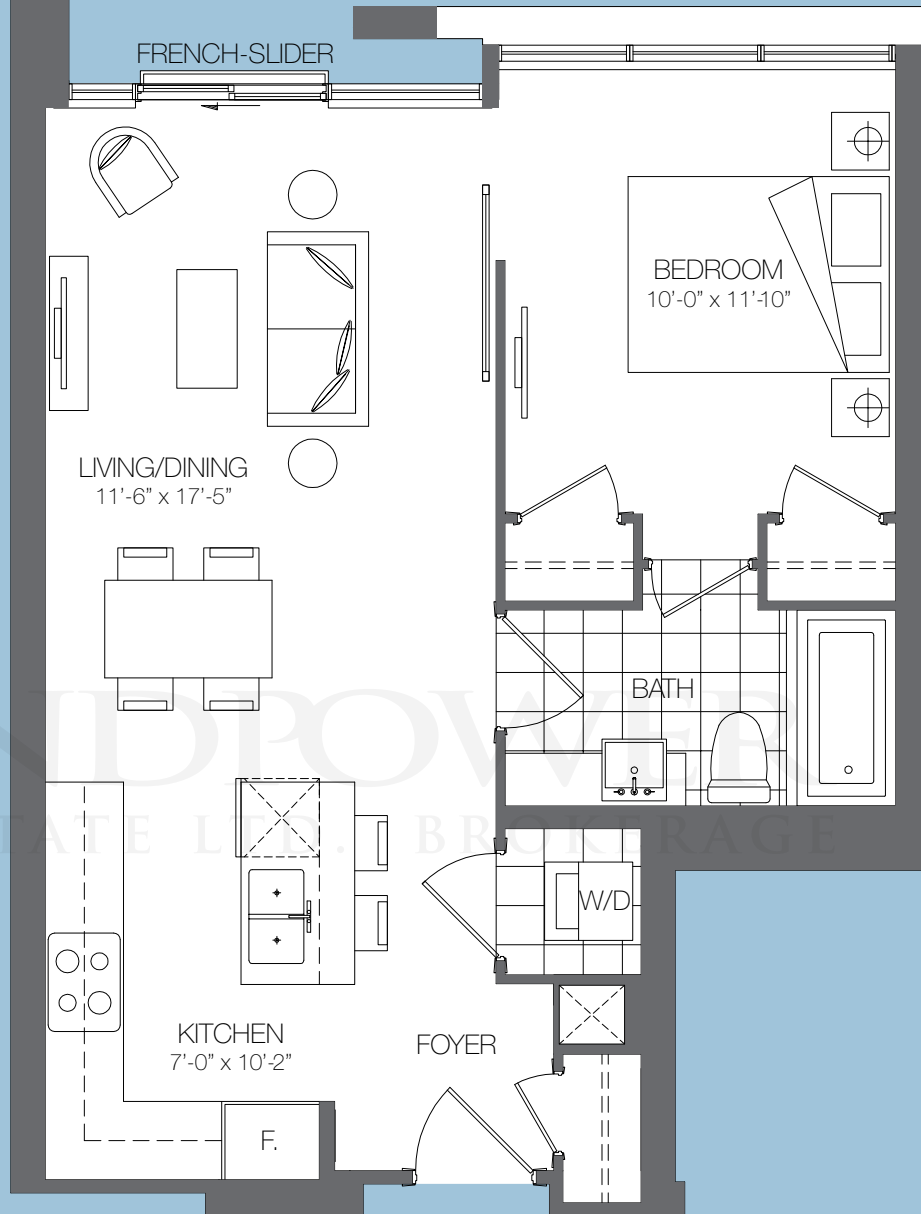
ONE BEDROOM
540 SQ. FT.

50 SQ. FT. BALCONY

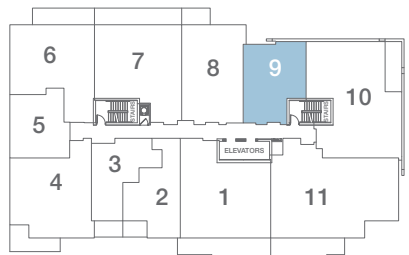
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Lower Typical Floors B



Lower Typical Floors A

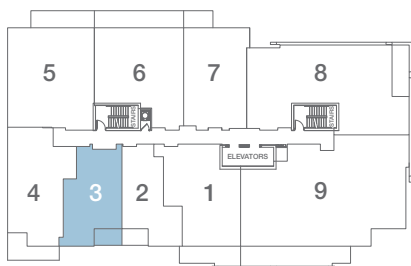
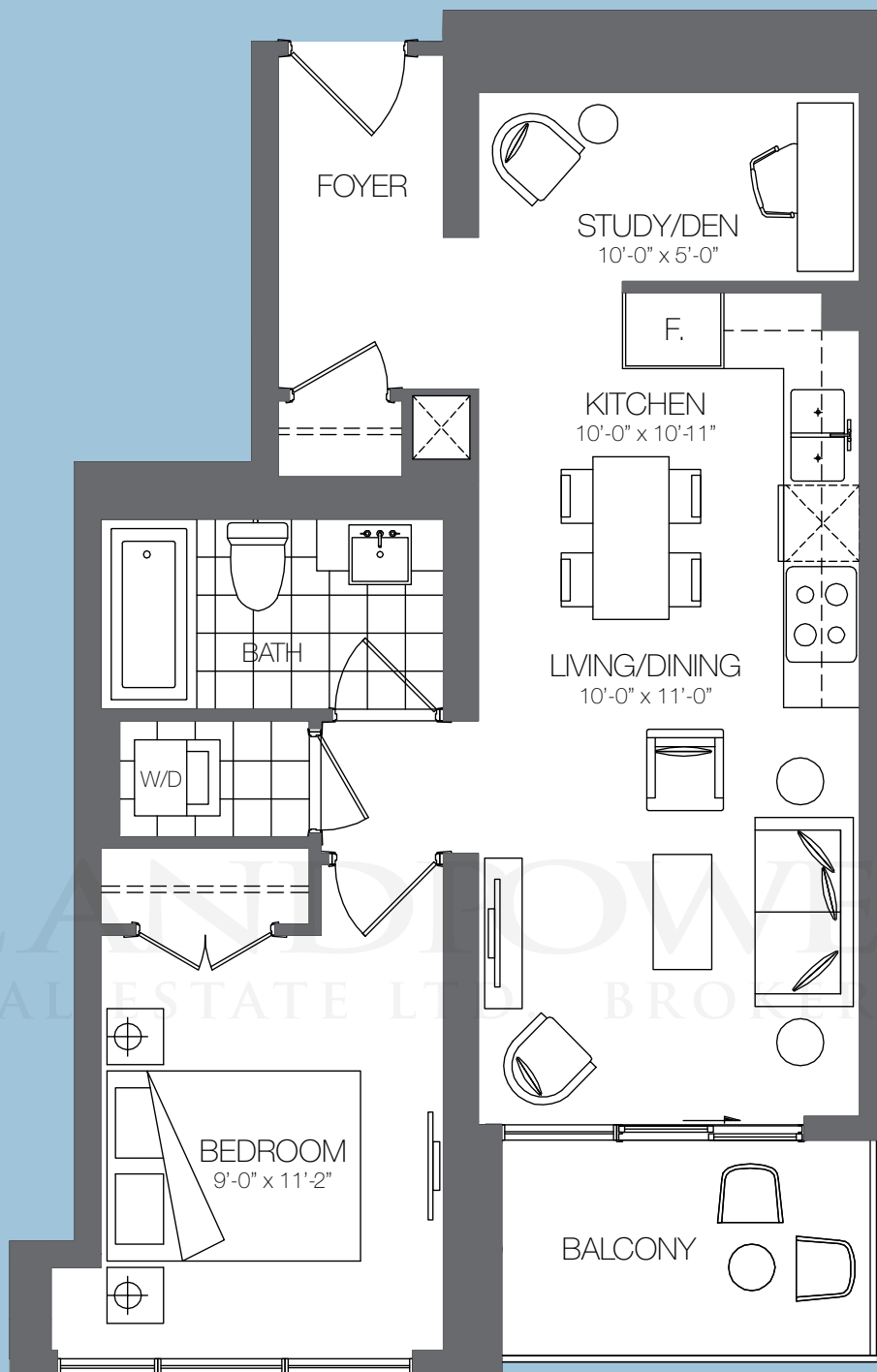
Yorkville Suite D

ONE BEDROOM
605 SQ. FT.

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Upper Typical Floors

Yorkville Suite E

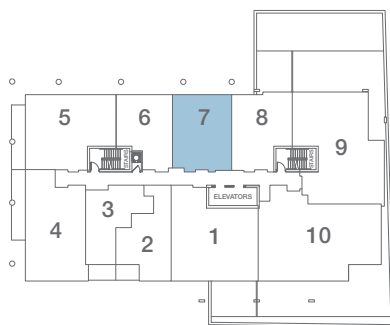
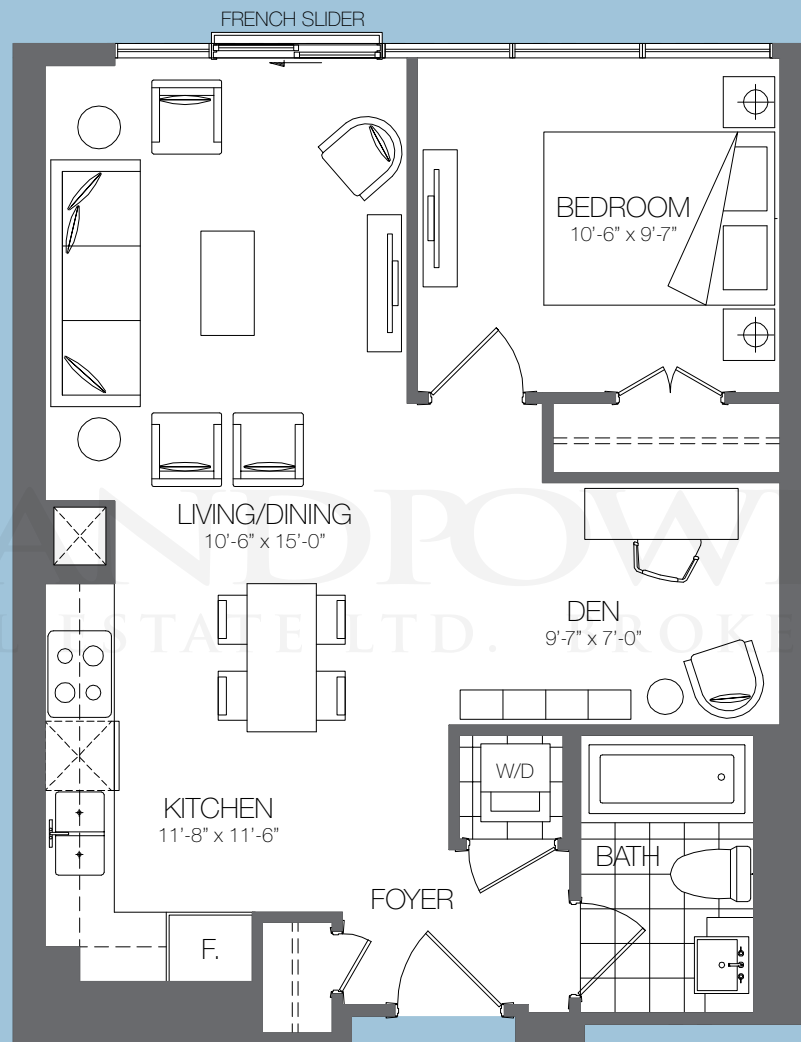
ONE BEDROOM + DEN
609 SQ. FT.

53 SQ. FT. BALCONY

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3rd Floor

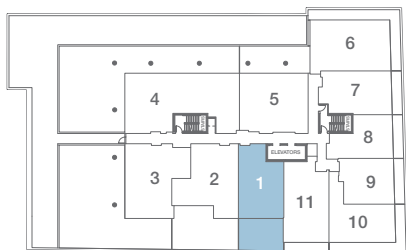
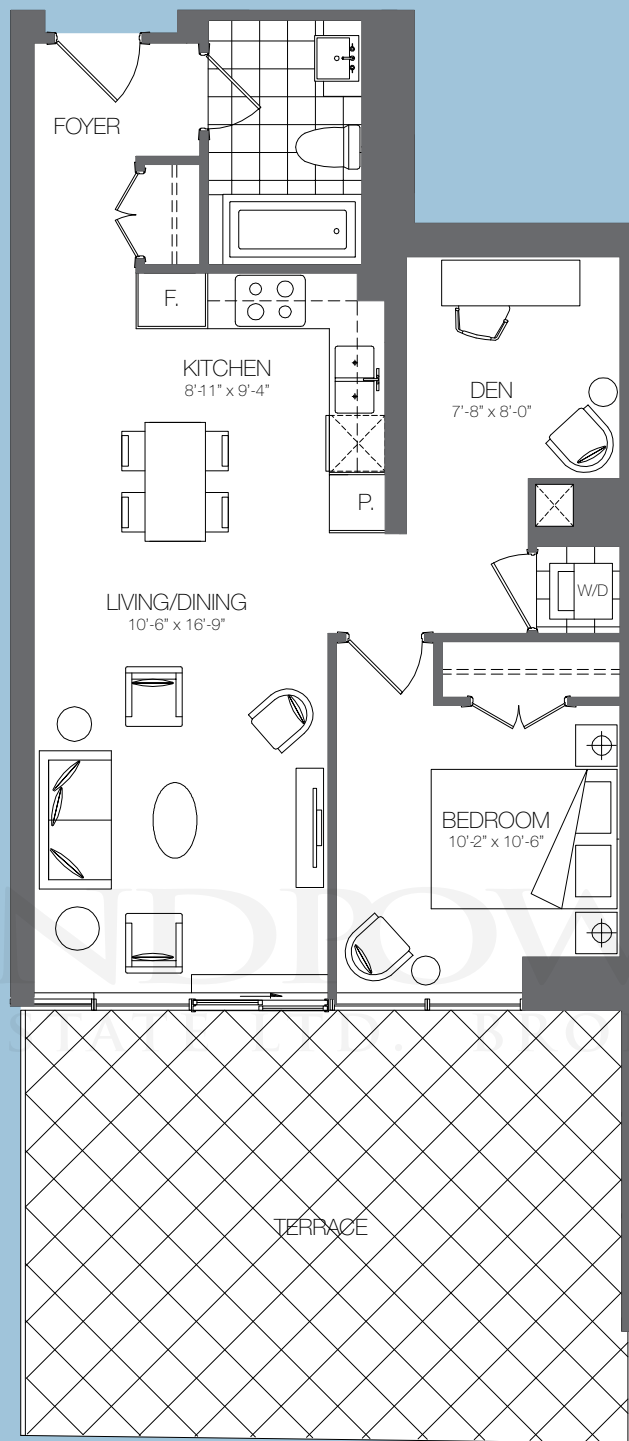
Yorkville Suite F

ONE BEDROOM + DEN
626 SQ. FT.

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2nd Floor

Yorkville Suite G

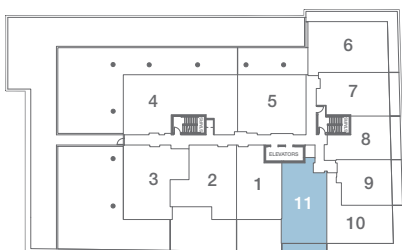
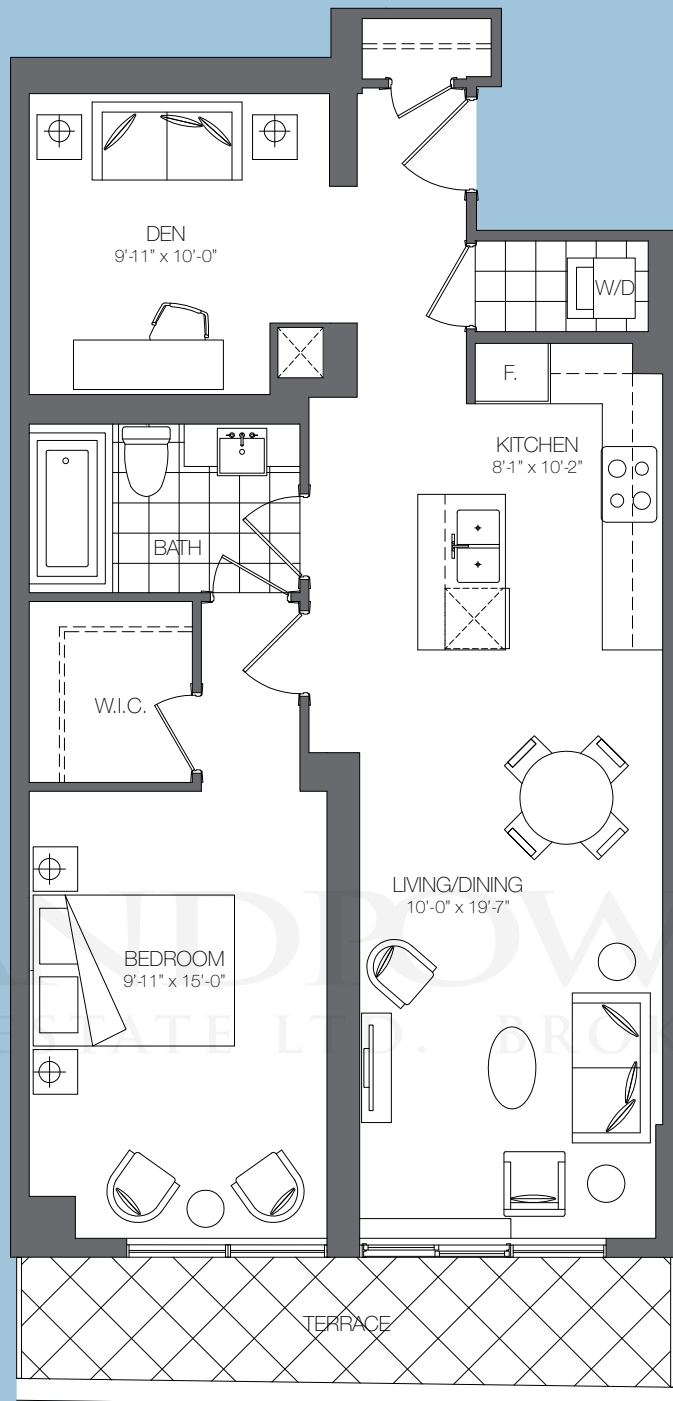
ONE BEDROOM + DEN
718 SQ. FT.

329 SQ. FT. TERRACE

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2nd Floor

Yorkville Suite K

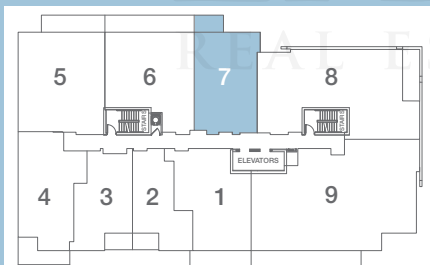
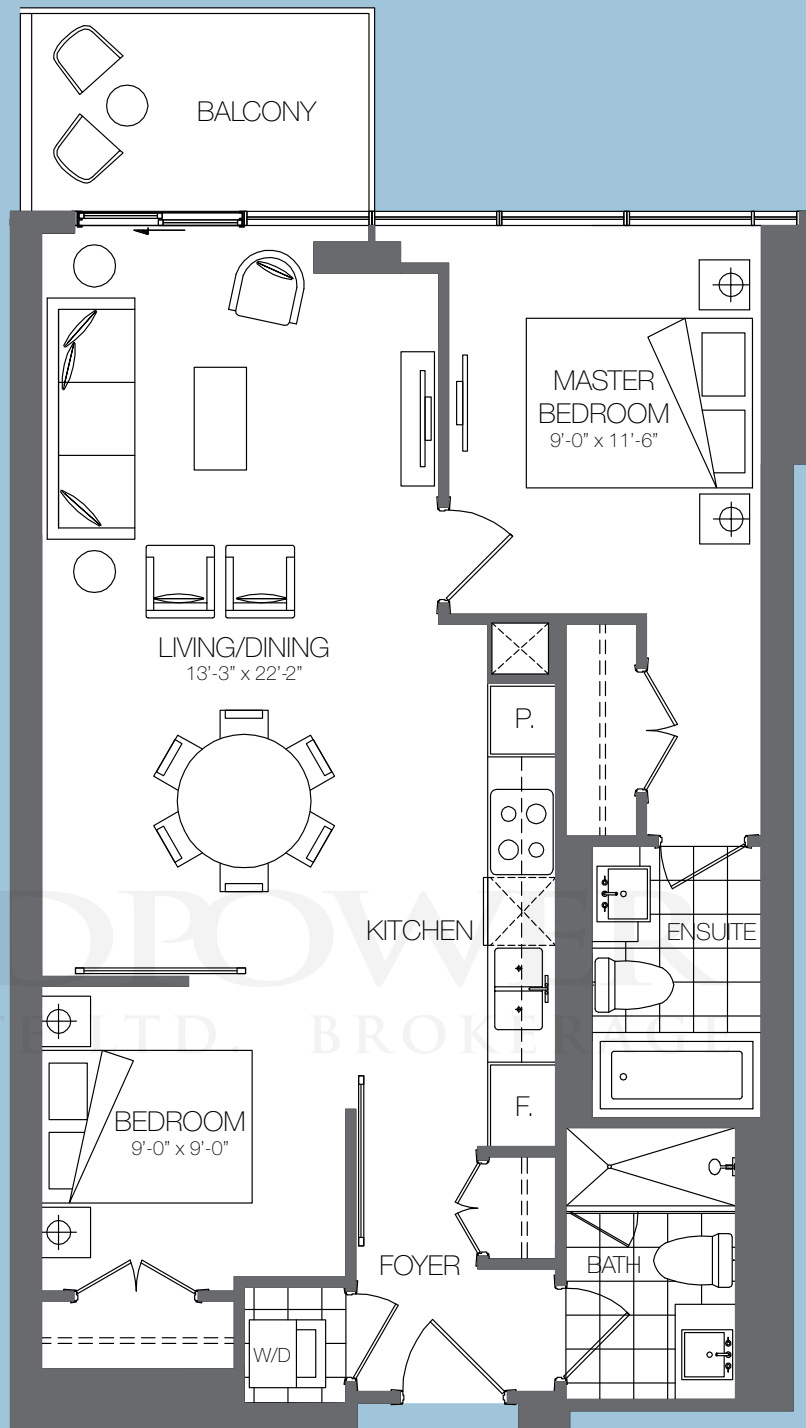
ONE BEDROOM + DEN
838 SQ. FT.

110 SQ. FT. TERRACE

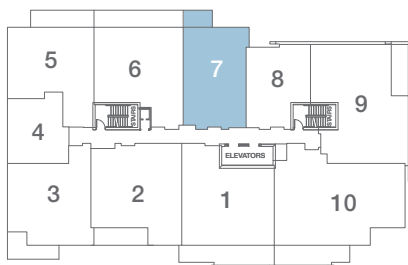
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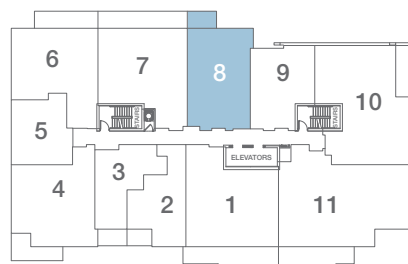
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Upper Typical Floors



Lower Typical Floors B



Lower Typical Floors A

Yorkville Suite H

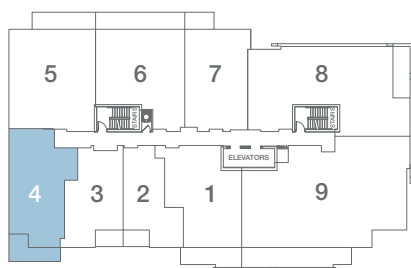
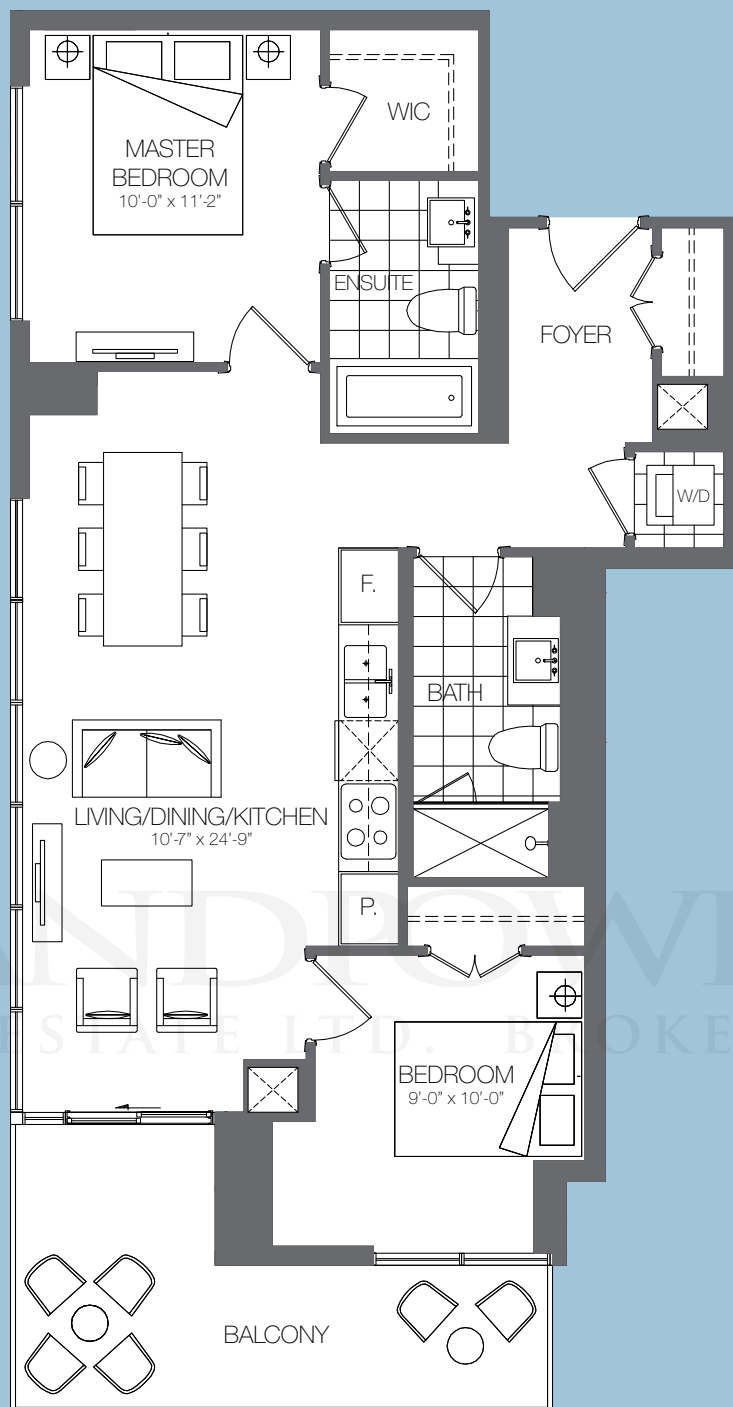
TWO BEDROOM
789 SQ. FT.

56 SQ. FT. BALCONY

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Upper Typical Floors

Yorkville

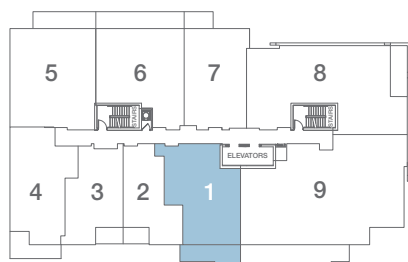
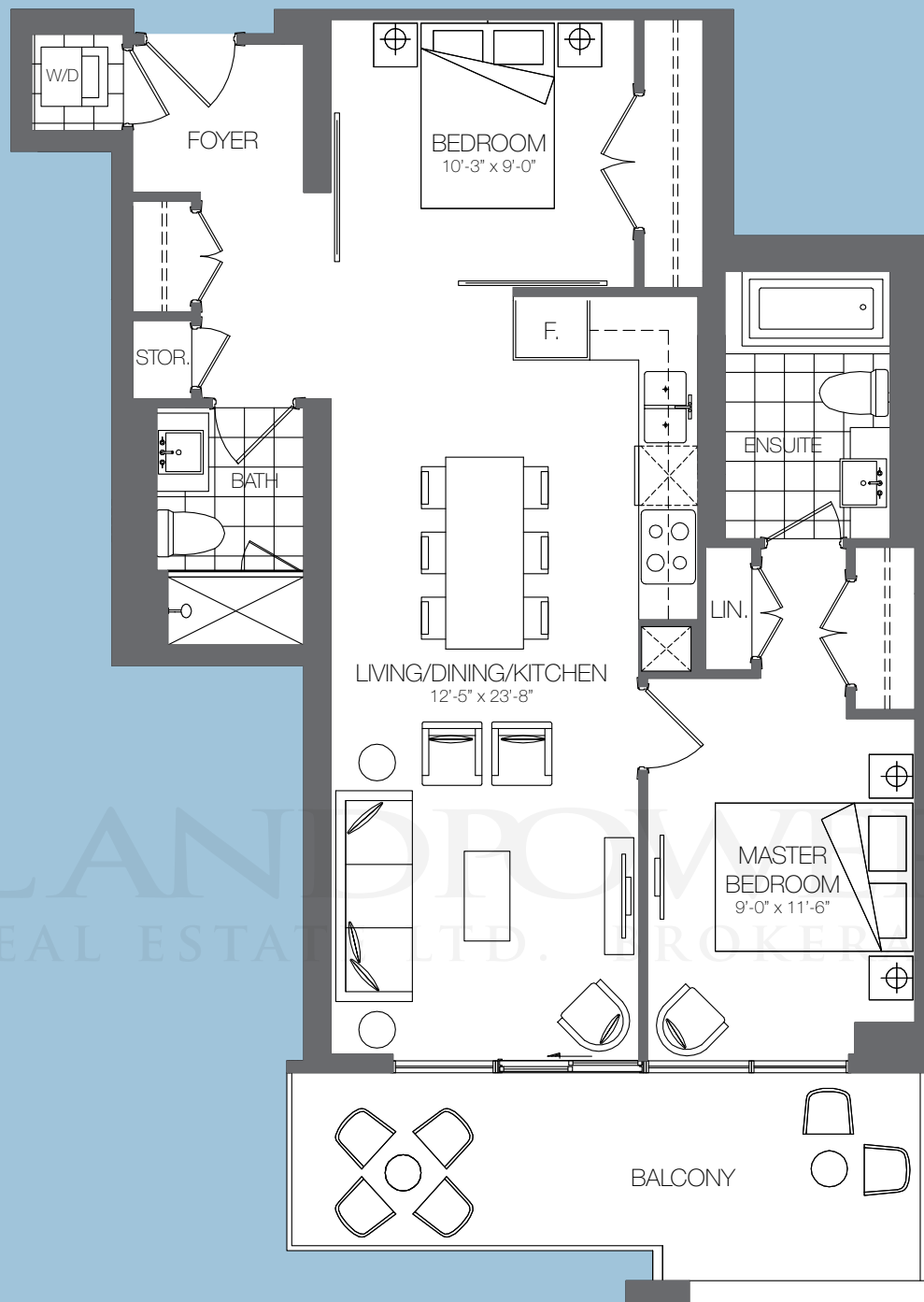
Suite J

TWO BEDROOM
807 SQ. FT.

114 SQ. FT. BALCONY

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Upper Typical Floors

Yorkville Suite L

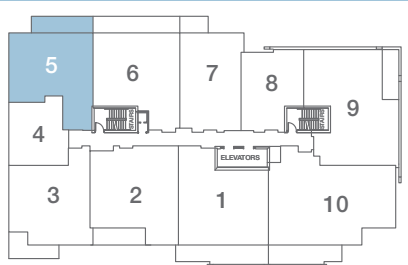
TWO BEDROOM
840 SQ. FT.

133 SQ. FT. BALCONY

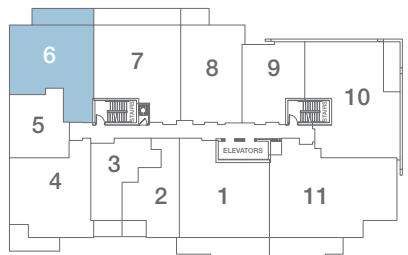
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Lower Typical Floors B



Lower Typical Floors A

Yorkville Suite M

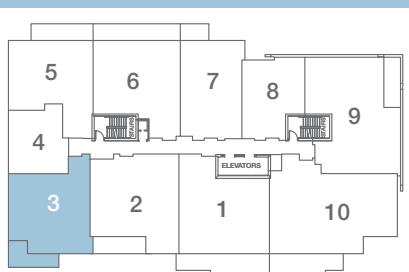
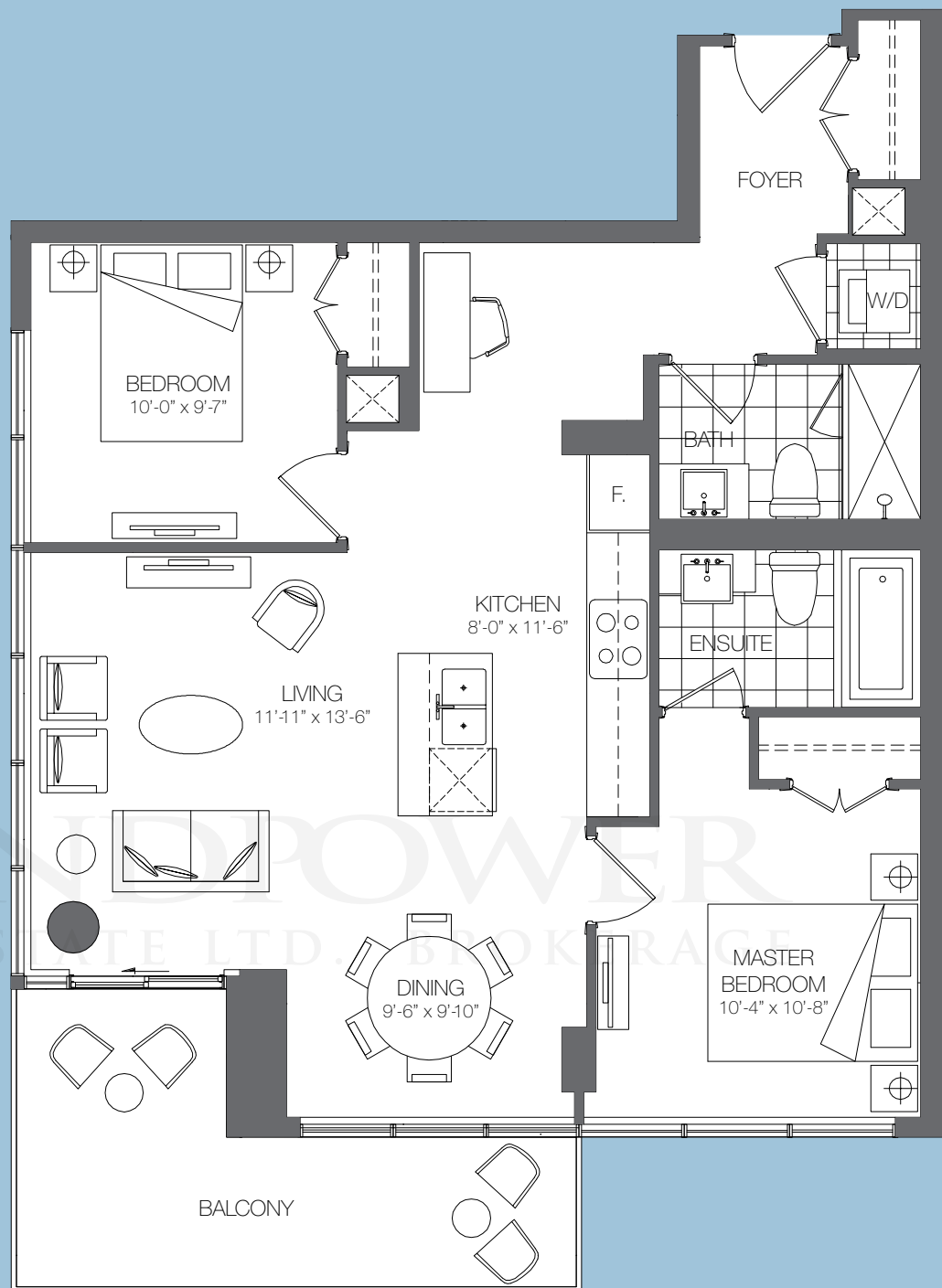
TWO BEDROOM
864 SQ. FT.

134 SQ. FT. BALCONY

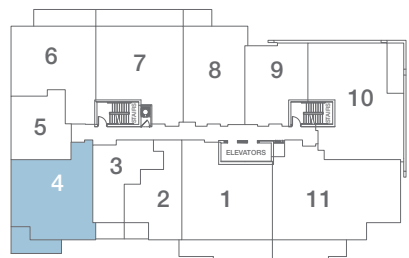
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Lower Typical Floors B

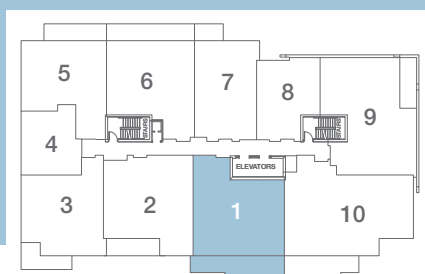
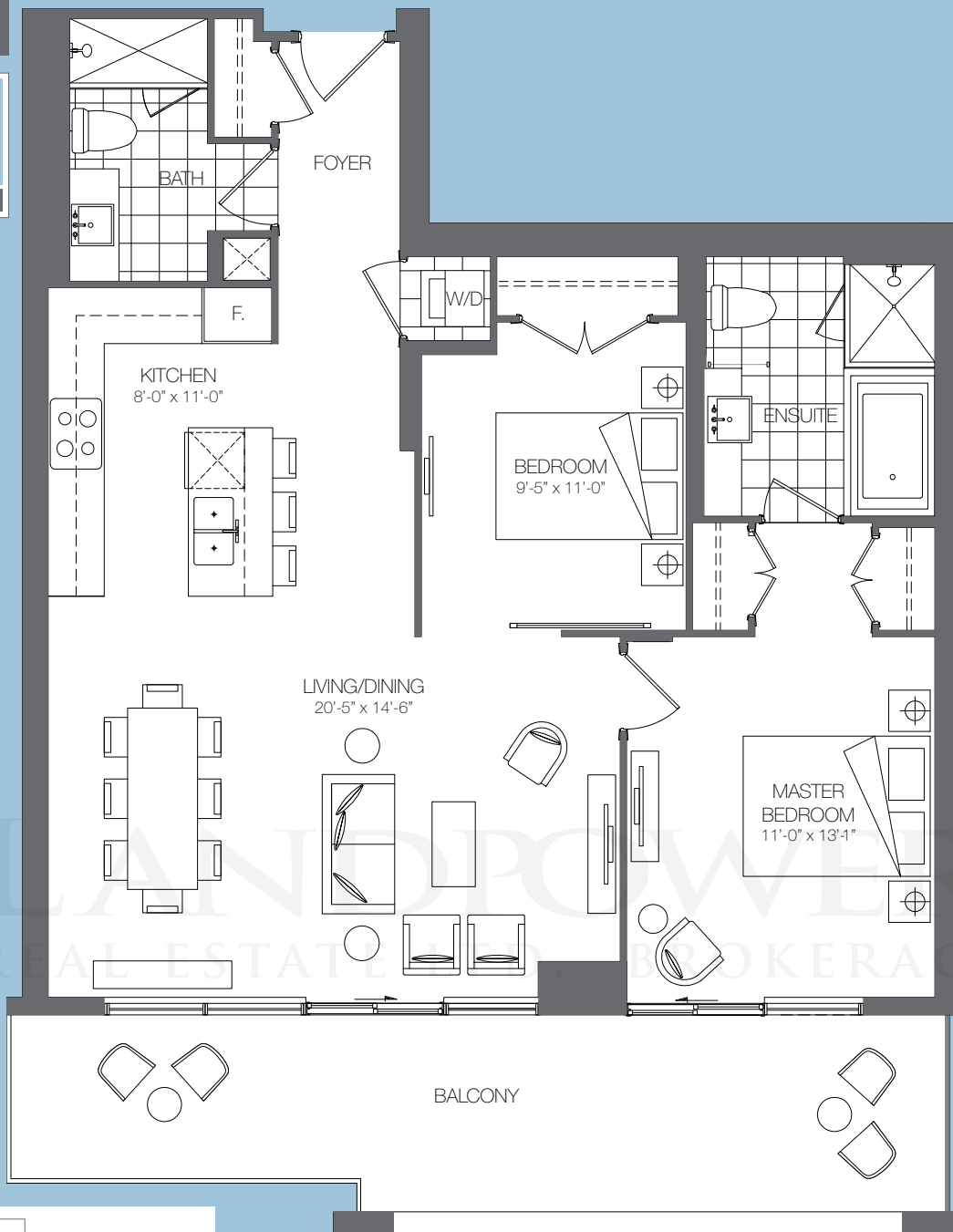


Lower Typical Floors A

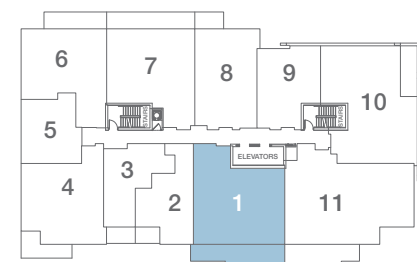
Yorkville Suite N

TWO BEDROOM
872 SQ. FT.
121 SQ. FT. BALCONY

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Lower Typical Floors B



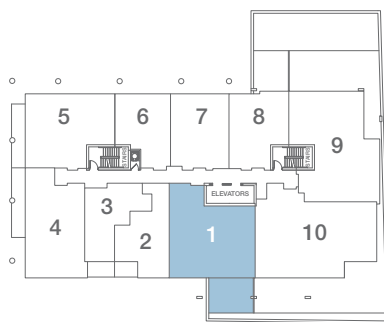
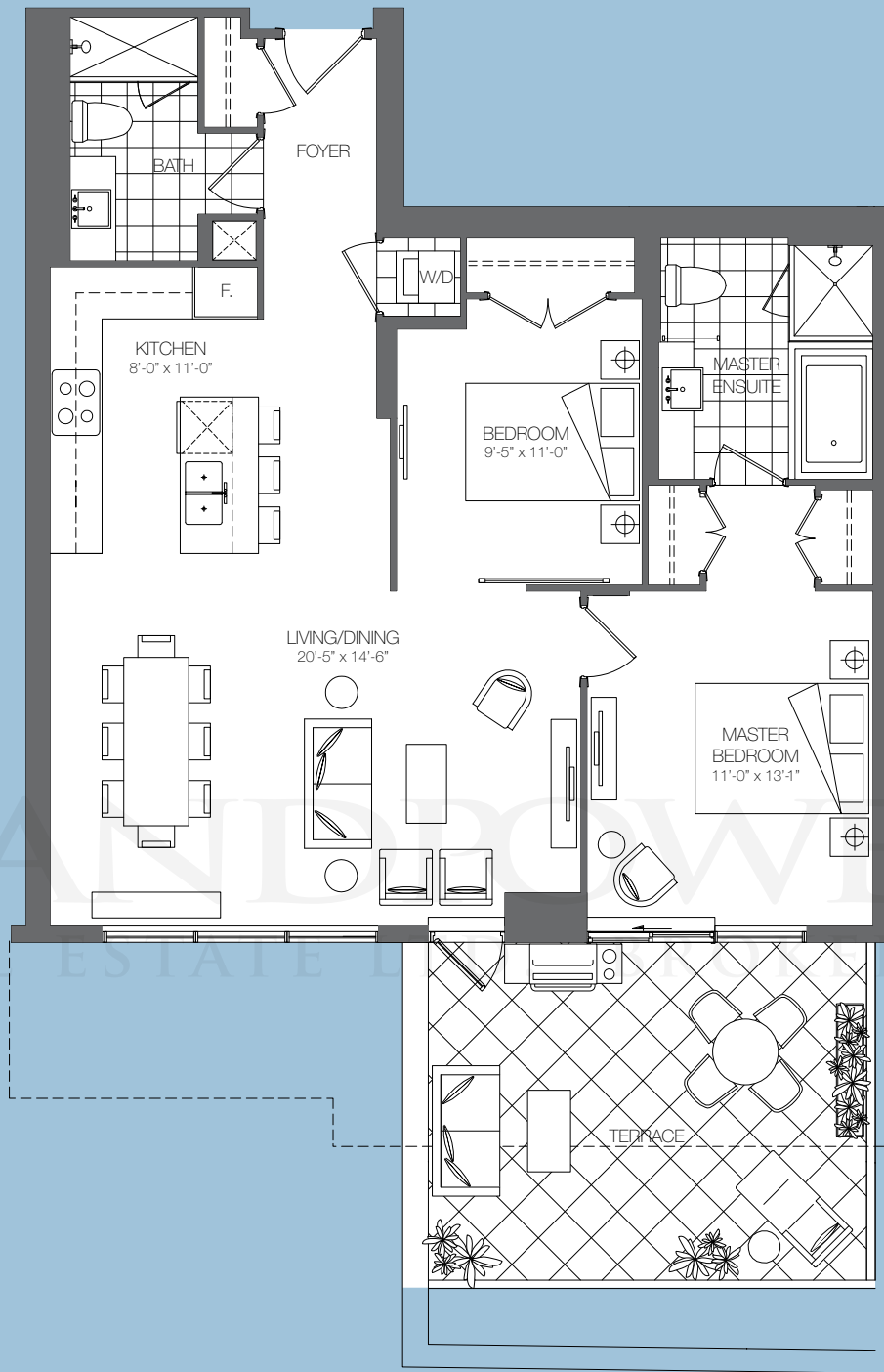
Lower Typical Floors A

Yorkville Suite P

TWO BEDROOM
1020 SQ. FT.
240 SQ. FT. BALCONY

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3rd Floor

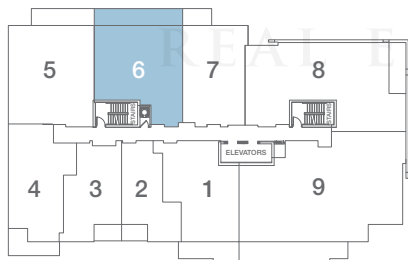
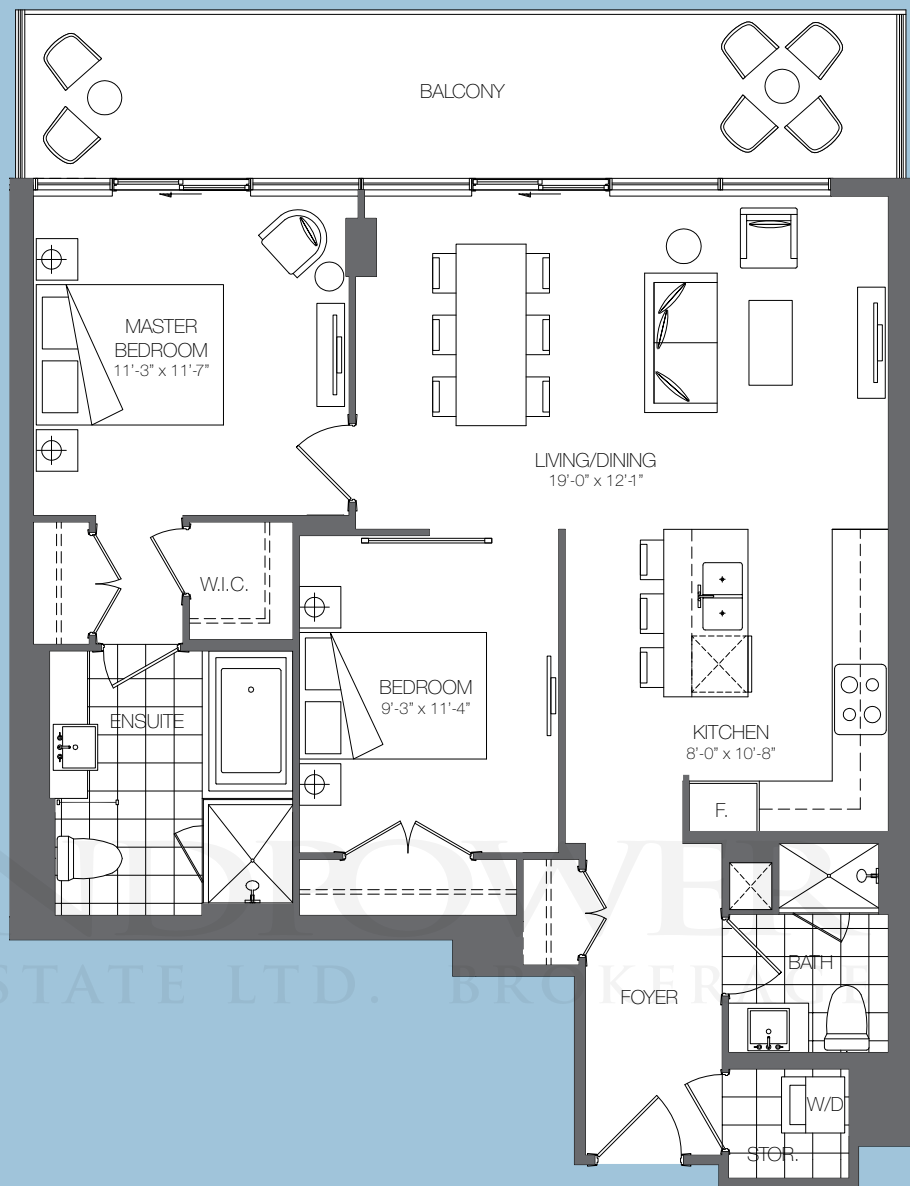


Yorkville Terrace Q

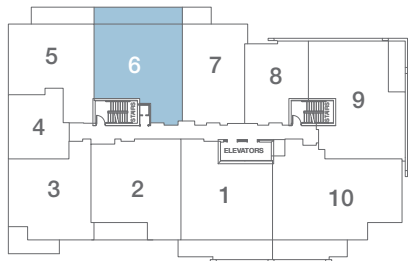
TWO BEDROOM
1020 SQ. FT.

219 SQ. FT. TERRACE

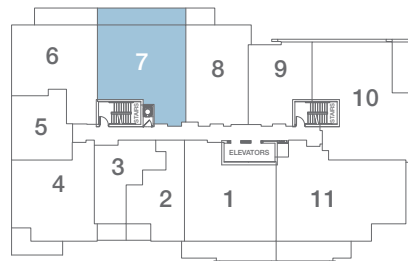
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Upper Typical Floor



Lower Typical Floor B



Lower Typical Floor A

Yorkville Suite R

TWO BEDROOM
953 SQ. FT.

188 SQ. FT. BALCONY

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PEARS
on the avenue

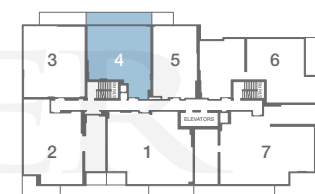
SCOLLARD

UPPER 04
LOWER 05

TWO BEDROOM

953 SQ. FT.

188 SQ. FT. BALCONY



Upper Typical Floor



Lower Typical Floor

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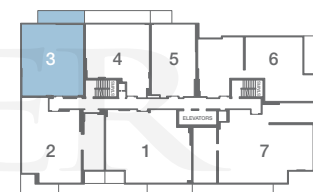
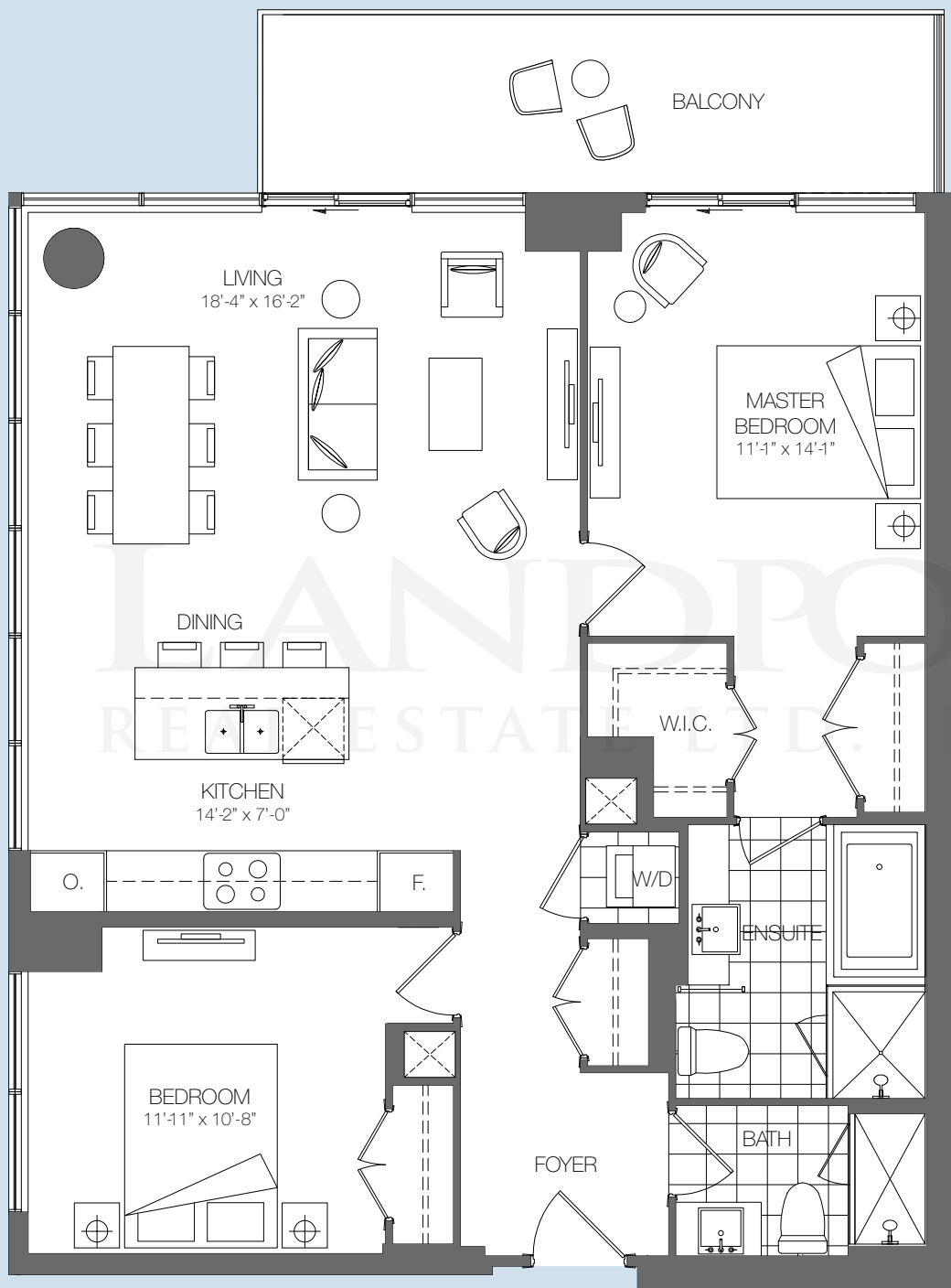
PEARS
on the avenue

HAZELTON

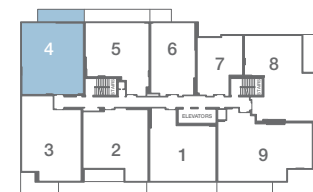
UPPER 03
LOWER 04

TWO BEDROOM
1078 SQ. FT.

134 SQ. FT. BALCONY



Upper Typical Floor



Lower Typical Floor

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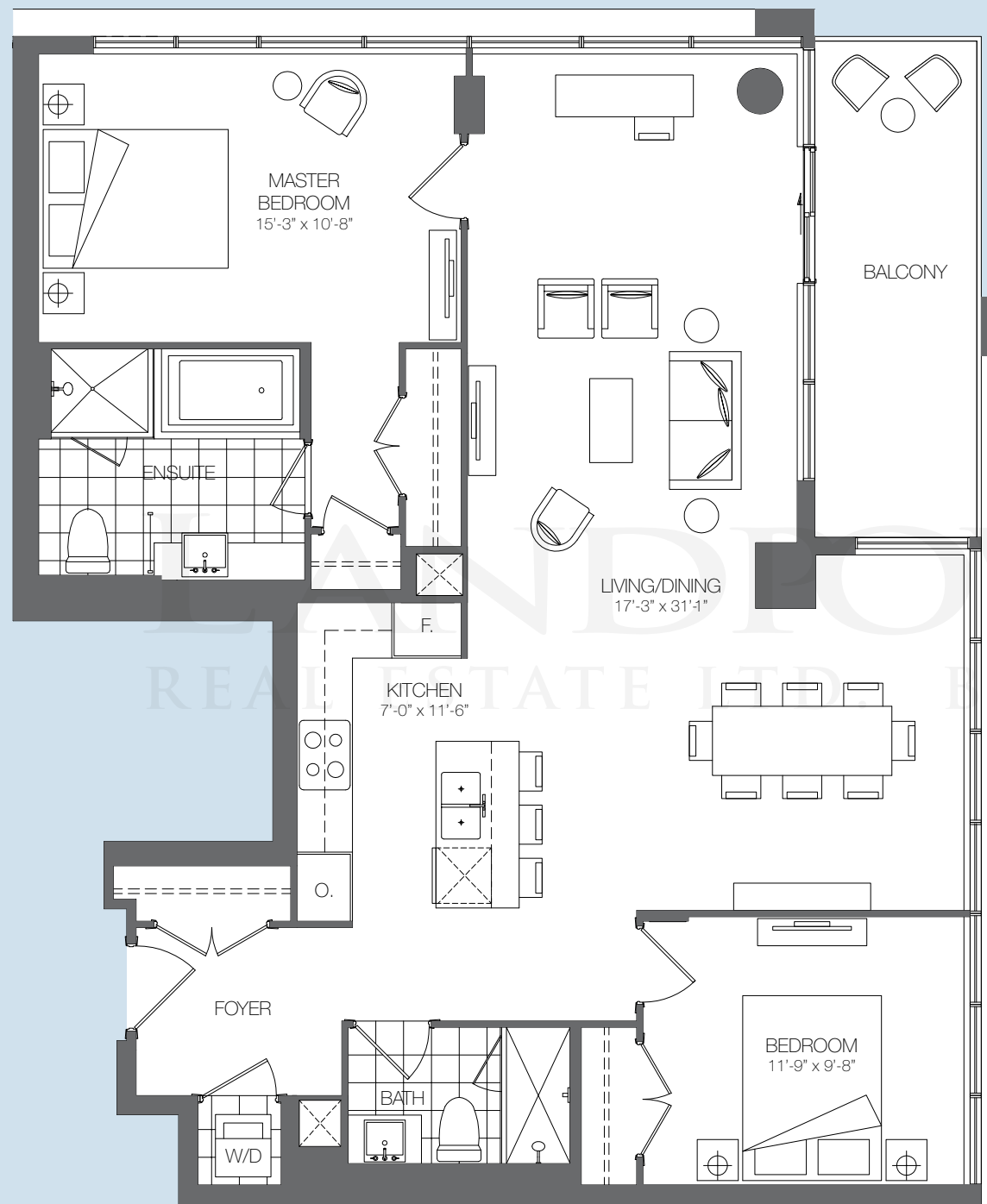
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PEARS
on the avenue

BOSWELL

08 | TWO BEDROOM
1211 SQ. FT.

108 SQ. FT. BALCONY



Lower Typical Floor

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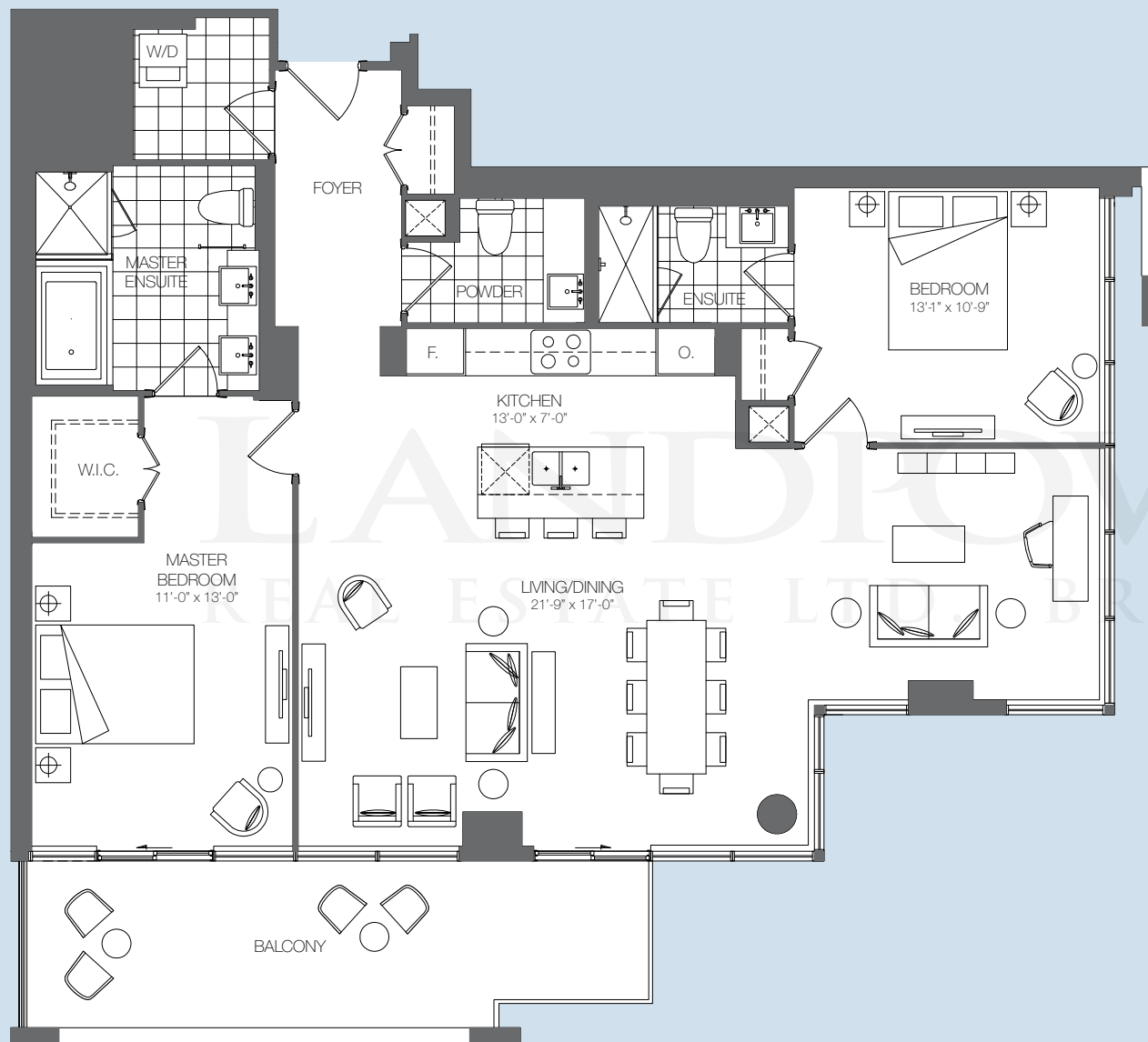
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BEDFORD

09 | TWO BEDROOM
1336 SQ. FT.
197 SQ. FT. BALCONY



Lower Typical Floor



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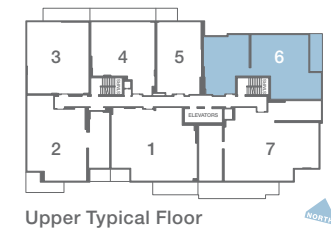
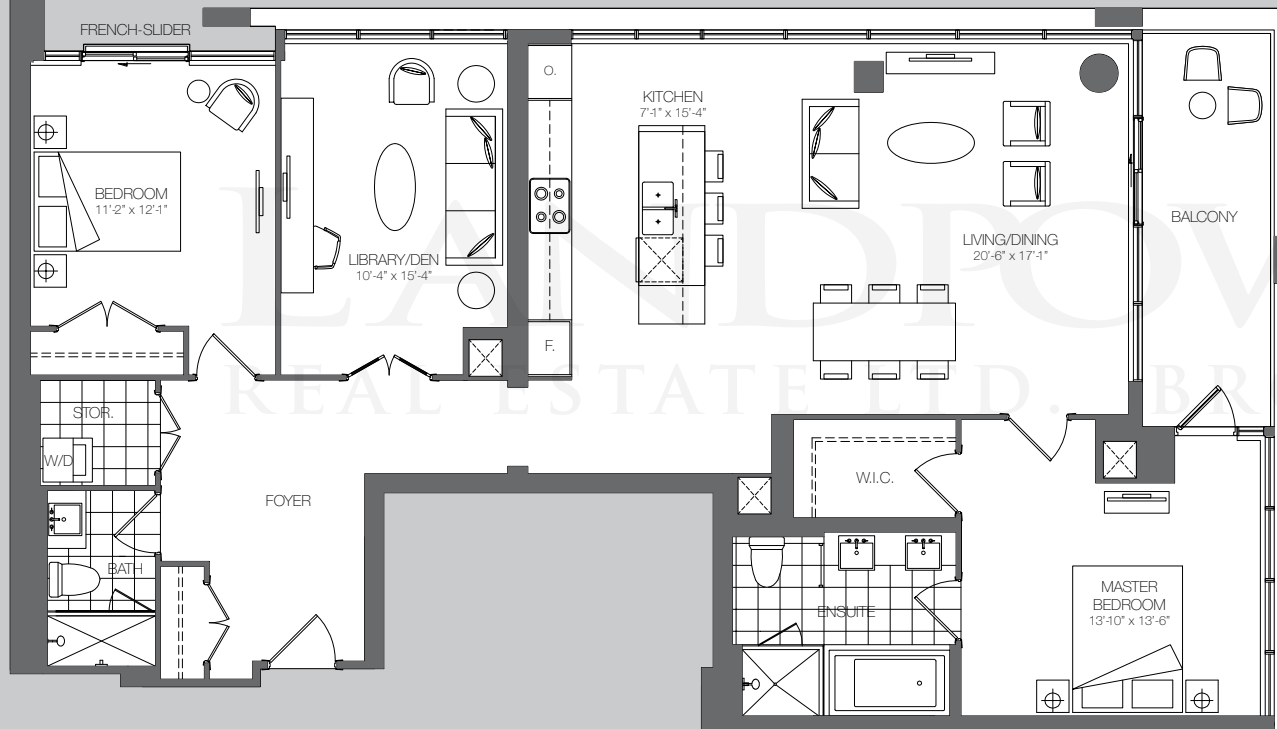
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CHICORA

06 | TWO BEDROOM +DEN
1492 SQ. FT.

108 SQ. FT. BALCONY



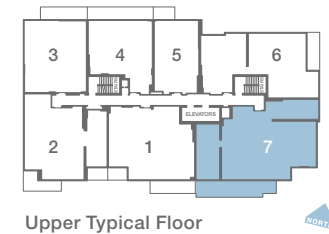
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ADMIRAL

07 | TWO BEDROOM +DEN
1974 SQ. FT.
290 SQ. FT. BALCONY



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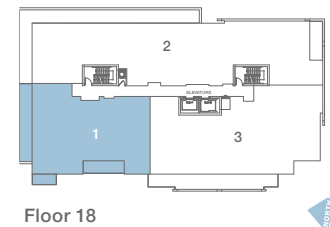
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AVENUE

01 | TWO BEDROOM + DEN
1926 SQ. FT.

210 SQ. FT. TERRACE
52 SQ. FT. BALCONY
107 SQ. FT. BALCONY



Floor 18



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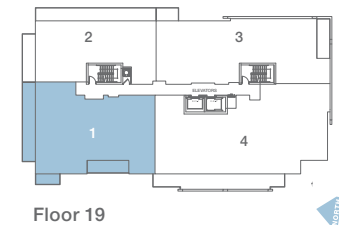
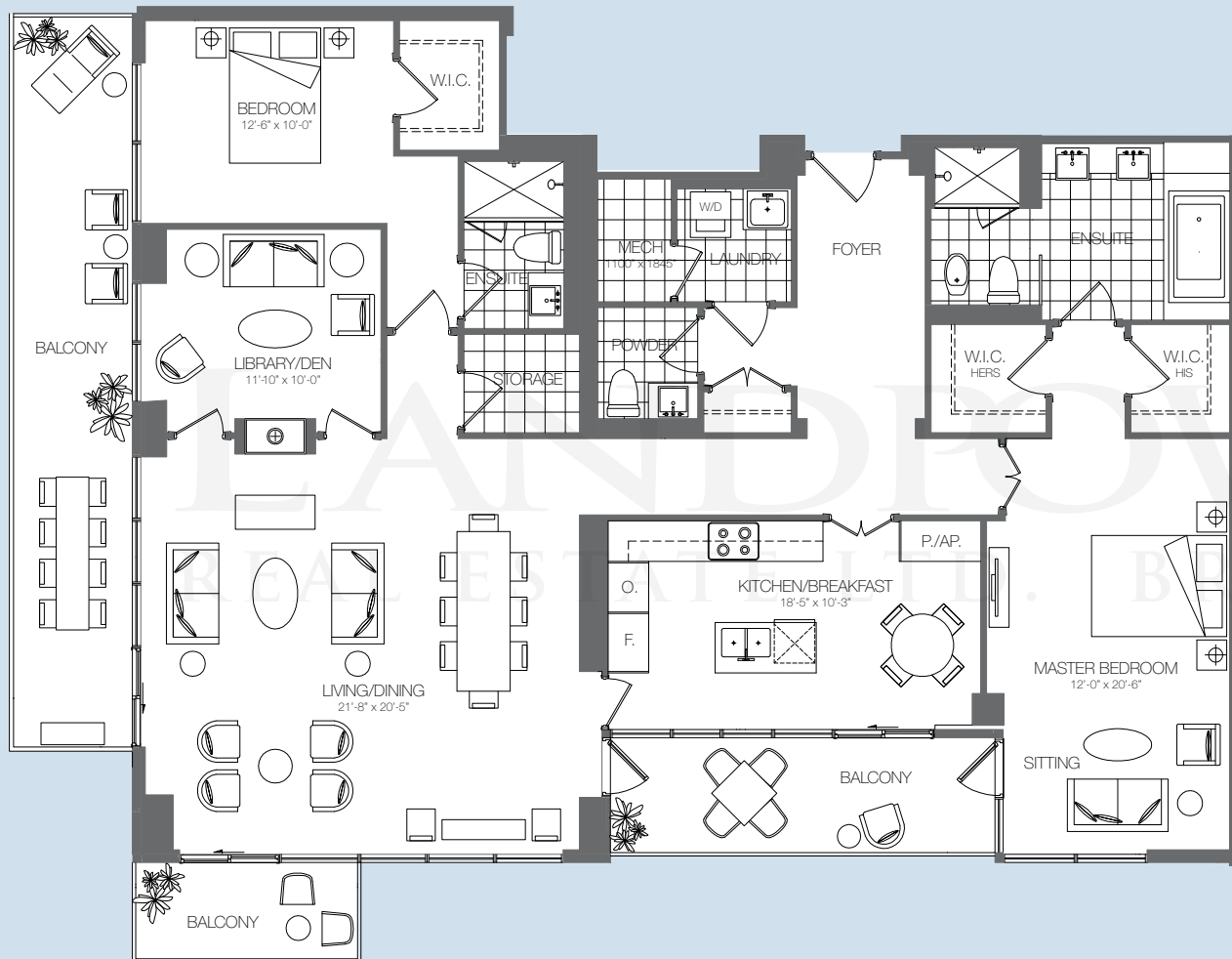
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AVENUE

01 | TWO BEDROOM + DEN
1926 SQ. FT.

210 SQ. FT. BALCONY
52 SQ. FT. BALCONY
107 SQ. FT. BALCONY



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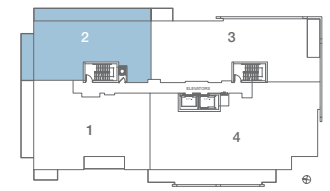
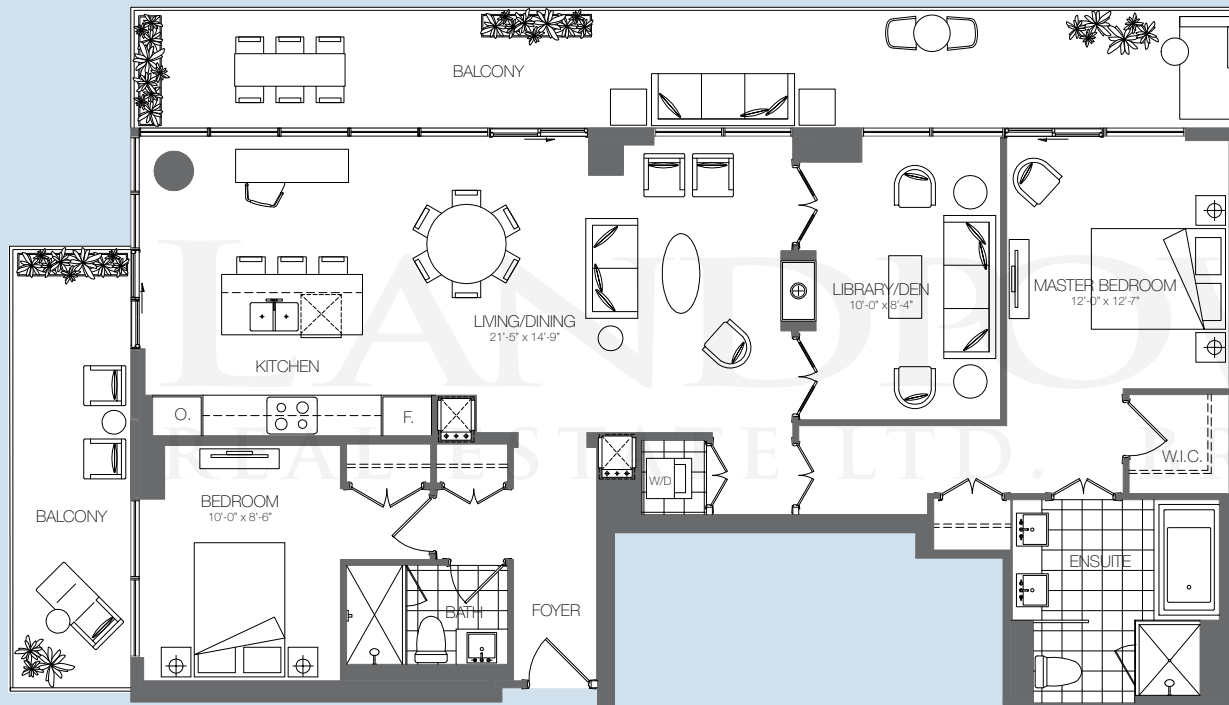
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DAVENPORT

02 | TWO BEDROOM + DEN
1399 SQ. FT.

308 SQ. FT. BALCONY
105 SQ. FT. BALCONY



Floor 19



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