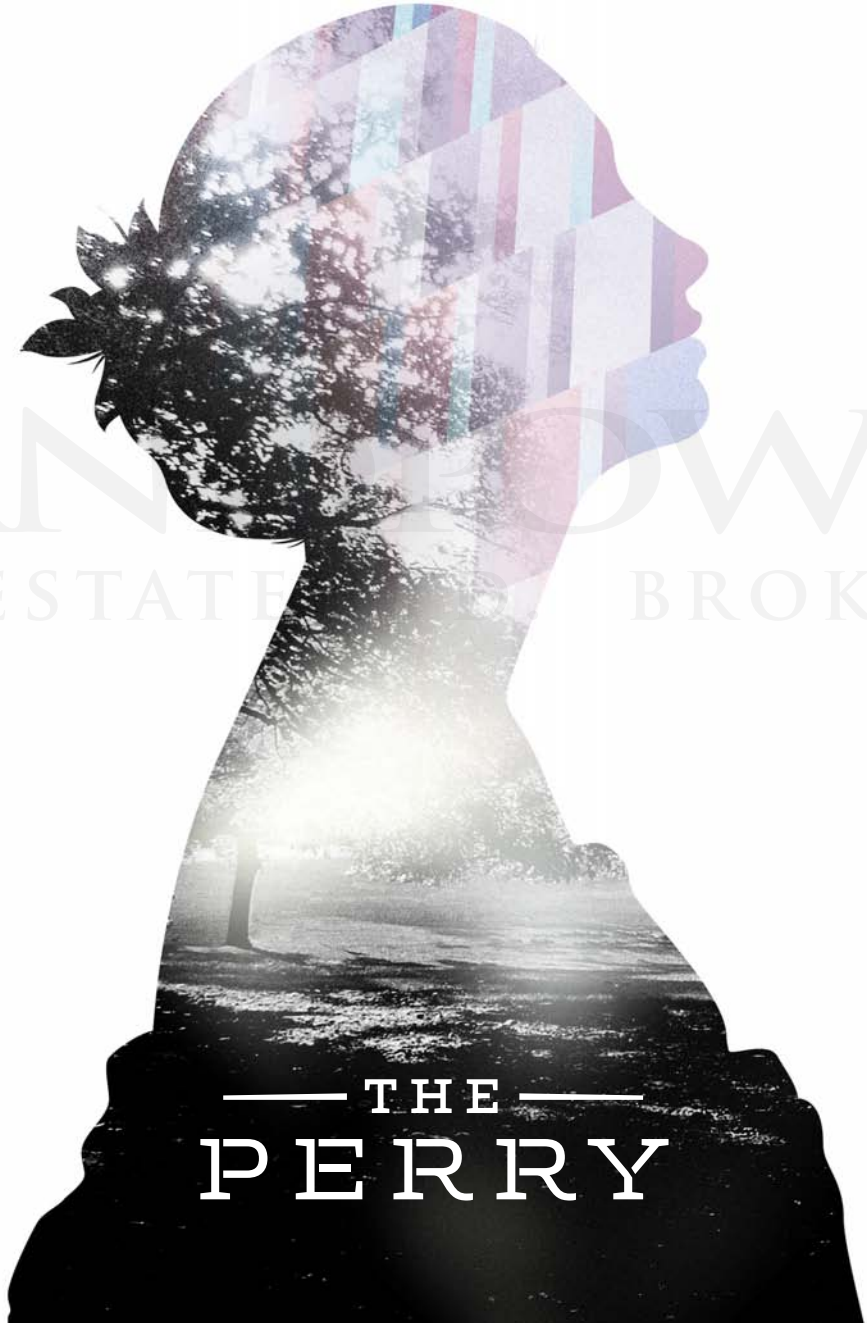


M
MANSOURI™

LANDFLOWER
REAL ESTATE BROKERAGE

— THE —
PERRY



M
MANSOURI™

ARTFUL
ELEVATED
TAILORED

POWER
BROKERAGE

The Perry, brought to you by Mansouri Living, is a boutique luxury condominium in the heart of Toronto at Avenue Road and Davenport. It offers an exclusive collection of only 45 modern, urban sanctuaries in an established and sophisticated neighbourhood to refined, metropolitan professionals and families.

— THE —
PERRY

WWW.THEPERRY.COM

Boutique Amenities

Positioned as a fully integrated lifestyle, The Perry's residential amenities include an elegant and tastefully outfitted piano lounge, a private dining space with caterer's kitchen for spectacular dinner parties, a meeting room to accommodate extended business hours, a guest suite on the 5th floor for visitors and a 24-7 white-glove concierge. In addition, each residence will enjoy a one-year membership to the premium services of Quintessentially,™ a leading luxury Private Member's Club with a 24-hour global concierge, which will accommodate requests for residents from travel arrangements to dry cleaning among other premium services.

Another exciting component of The Perry is the 2,500 square foot commercial space on the second floor of the building, which will include a high-end Fitness and Wellness Center with private access off Pears Avenue. This space is an oasis for the body, mind and spirit. Each resident at The Perry will have one of the world's best destinations for healthy living right at your doorstep.





PIANO LOUNGE



SERENITY TERRACE



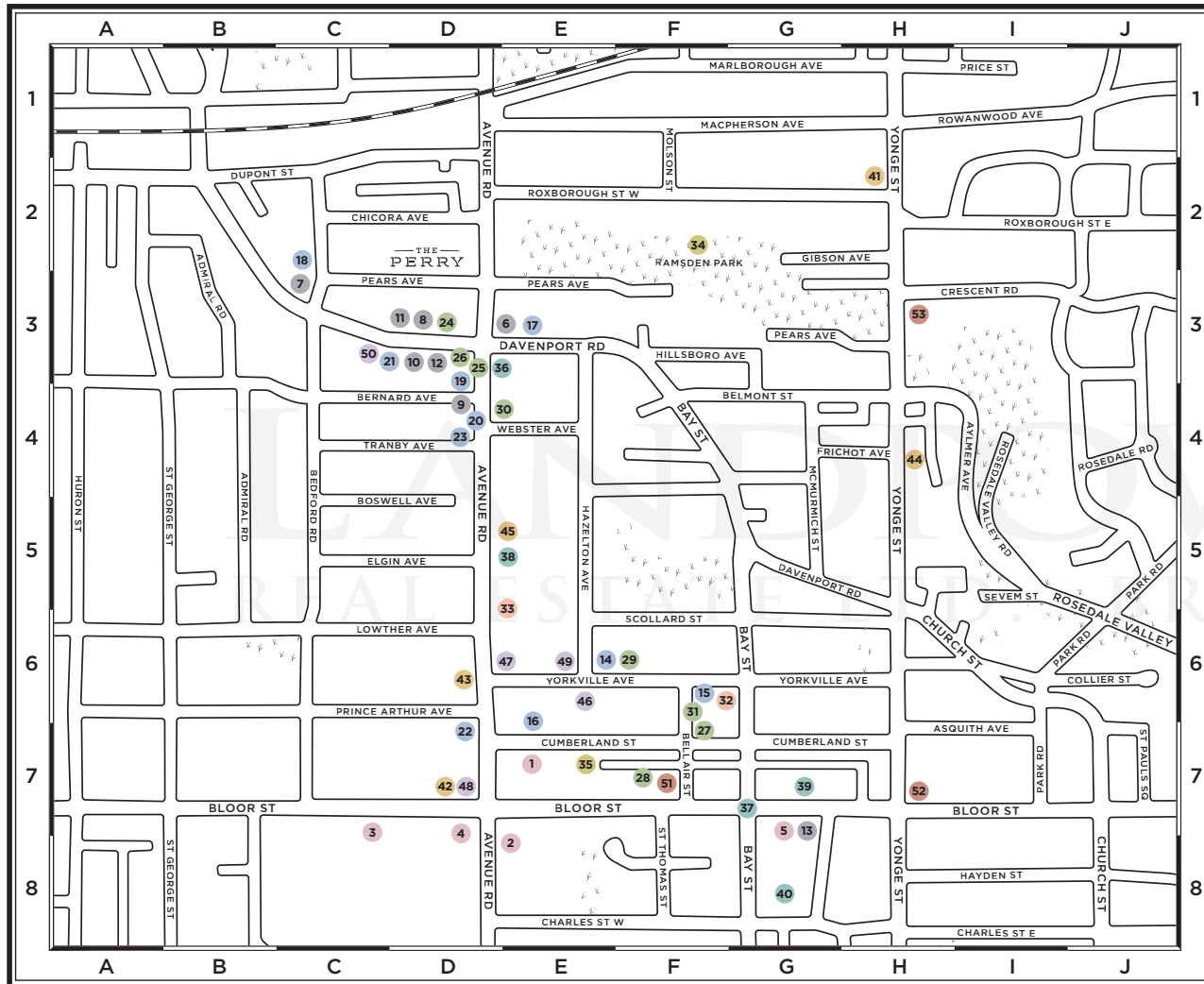
LIVING AREA



ESTATE LTD. BROKER

KITCHEN

REFINED LIVING



MUSEUMS & CULTURE

- 1 CUMBERLAND CINEMAS • E7
- 2 GARDINER MUSEUM • E8
- 3 ROYAL CONSERVATORY OF MUSIC • C7
- 4 ROYAL ONTARIO MUSEUM • D7
- 5 VARSITY CINEMAS • G7

DESIGN

- 6 BANG & OLUFSEN • E3
- 7 DESIGNER'S WALK • C3
- 8 GLUCKSTEIN • D3
- 9 JOHN PAUL & CO • D4
- 10 MINOTTI • D3
- 11 POWELL & BONNEL • D3
- 12 TENDEX • D3
- 15 WILLIAM ASHLEY • G7

DINING

- 14 ASUKA • E6
- 15 CAFÉ NERVOSA • F6
- 16 CARENS WINE & CHEESE BAR • E6
- 17 JOSO'S • E3
- 18 LE PARADIS • C2
- 19 L'UNITA • D3
- 20 MALENA • D4
- 21 MISTURA • C3
- 22 MORTON'S STEAKHOUSE • D7
- 23 SOTTO SOTTO • D4

CASUAL FARE

- 24 AVENUE DINER • D3
- 25 CANTINE • D3
- 26 HAVANA COFFEE BAR • D3
- 27 LETTIERI • F7
- 28 MBCO • F7
- 29 MOROCO CHOCOLAT • F6
- 30 SEVEN GRAMS • E4
- 31 ZAZA • F6

FOOD

- 32 PUSATERI'S • F6
- 33 WHOLE FOODS • E5

PARKS

- 34 RAMSDEN PARK • F2
- 35 YORKVILLE PARK • F5

SHOPPING

- 36 AVENUE ROAD FLOWER SHOPS • D3
- 37 FASHION MILE (BLOOR BETWEEN YONGE & AVENUE) • G7
- 38 HAZELTON LANES • E5
- 39 HOLT RENFREW • G7
- 40 MANULIFE CENTRE • G8

BEAUTY & WELLNESS

- 41 GEE BEAUTY • H2
- 42 HYATT STILLWATER • D7
- 43 MARC ANTHONY SALON • D6
- 44 YOGA 889 • H4
- 45 YORKVILLE CLUB • E5

PARTY

- 46 AMBER • E6
- 47 AVENUE AT THE FOUR SEASONS • E6
- 48 HYATT REGENCY'S ROOFTOP • D7
- 49 ONE • E6
- 50 SOPRA • C3

PUBLIC TRANSPORTATION

- 51 BAY SUBWAY • F7
- 52 BLOOR SUBWAY • H7
- 53 ROSEDALE SUBWAY • H3

— THE —
PERRY

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Building and Suite Features:

- Poliform kitchens, wardrobes and vanities
- Gaggenau appliances
- 24-hour, 7-day-a-week Executive Concierge
- Complimentary one-year Quintessentially™ membership with each suite
- 8' high solid core doors
- Ceiling heights are 9'10" clear on the 11th floor, 9'8" clear on the 10th floor, 9'6" clear on the 9th floor, 9'2" clear on the 8th floor, 9' clear on the 3rd, 4th, 5th, 6th, and 7th floor, 12'6" clear on the main floor of the townhomes, and 10'3" clear on the second floor of the townhomes
- Bosch 3.4 cu. ft. 15 program front load washer and Bosch vented electric dryer
- Rough in for future automated window blinds and control in every suite. Pre-wiring for cable, telephone and Internet in every suite. Rough in for audio video purchaser supplied equipment
- Poliform melamine wardrobes, closets and walk-in closets (as per plan)
- Engineered hardwood ¾" x 5", with the option of 40 oz. cut pile wool carpet on premium under pad for 685 to 1260 SQ.FT. suites
- 1300 to 3250 SQ.FT.: Engineered hardwood ¾" x 7", with the option of chevron pattern installation for 1300 to 3250 SQ.FT.
- All residences have balconies, terraces and/or a full-height lift and slide system with juliet balcony

SUITE TYPE	MODEL	SQ. FT.	BALCONY SQ. FT.	FLOORS	EXPOSURE	PRICED FROM
1 BEDROOM	03	687	96	3,4,7	NORTH	\$559,000
1 BEDROOM + LIBRARY	04	768	96	3,4,7	NORTH	\$636,000
1 BEDROOM + LIBRARY	05	774	96	3,4,5,7	NORTH	\$642,000
1 BEDROOM + LIBRARY	02	847	22	3,4,5,7**	SOUTH	\$695,000
2 BEDROOM + LIBRARY	504	1180	192	5	NORTH	\$1,039,000
2 BEDROOM + LIBRARY	07	1,250	JULIET	3,4,7	SOUTH	\$1,046,000
2 BEDROOM	06	1253	156	3,4,5,7	NORTH EAST	\$1,049,000
2 BEDROOM + LIBRARY	01	1312	22	3,4,5,7**	SOUTH	\$1,095,000
2 BEDROOM + LIBRARY	804	1436	JULIET	8	SOUTH	\$1,425,000
2 BEDROOM + LIBRARY	TH2	1603	24	1	SOUTH	\$1,590,000

(HST Included in the Purchase Price)

<p>DEPOSIT STRUCTURE \$10,000 WITH SIGNING OF AGREEMENT 5%, LESS \$10,000, IN 30 DAYS 5% IN 120 DAYS 5% IN 180 DAYS 5% IN 365 DAYS 5% ON OCCUPANCY</p> <p>Cheques to be made payable to: *Goldman, Spring, Kichler, Sanders LLP in Trust*</p>	<p>OCCUPANCY DATE SEPTEMBER 2014</p> <p>PARKING \$60,000 (One spot included with suites over 1000 SQ.FT.)</p> <p>LOCKER \$6,000</p>	<p>MAINTENANCE FEES \$0.78/SQ.FT. (Hydro metered separately)</p> <p>TAXES THE CURRENT CITY OF TORONTO TAX RATE IS APPROXIMATELY 1%</p>
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Sizes and specifications subject to change without notice. Floor Area measured in accordance with Tarion Bulletin 22.

Note: Actual usable floor space may vary from the stated floor area. E. & O. E. March 29th 2012

* Please see a Sales Representative for a full list of standard features as provided in Agreement of Purchase and Sale.

**Note to 01 and 02 Models: on 7th floor, full height lift and slide system with Juliet balcony

Exclusive Brokerage: Sotheby's International Realty Canada, Brokers Protected

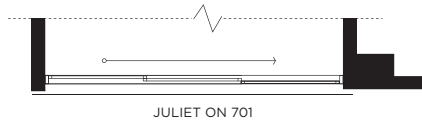
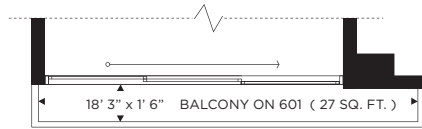
199 Avenue Road • Toronto • Ontario • M5R 2J3 • t. 416-926-7555 • f. 416-926-7552 • e. info@theperry.com

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Sotheby's
INTERNATIONAL REALTY

Canada

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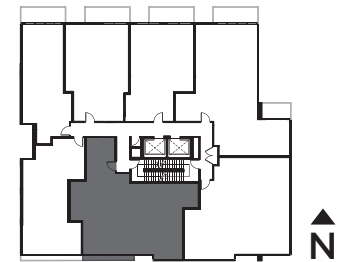


301 / 401 / 501 / 601 / 701

2 Bedroom + Library

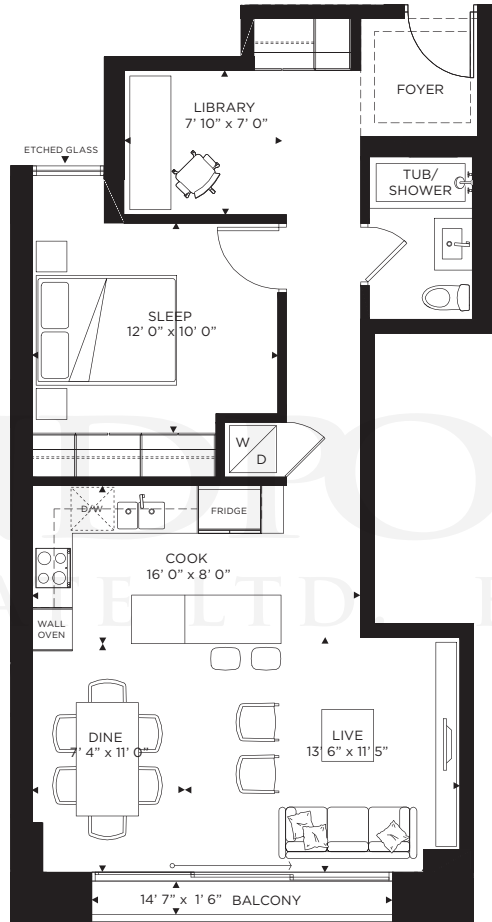
1,312 SQ. FT.

(+ 22 SQ. FT. BALCONY)

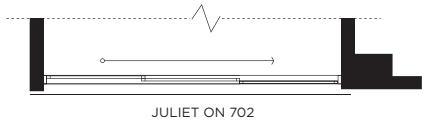
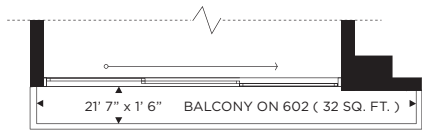


All illustrations are artist's concept. Details and dimensions are approximate only and actual useable floor space may vary from any stated areas or dimensions. Sizes and specifications are subject to change without notice E. & O.E.

THE PERRY



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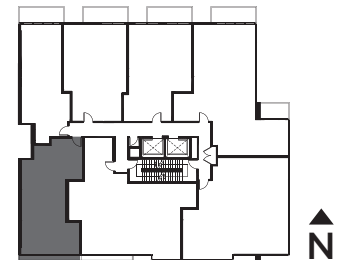


302 / 402 / 502 / 602 / 702

1 Bedroom + Library

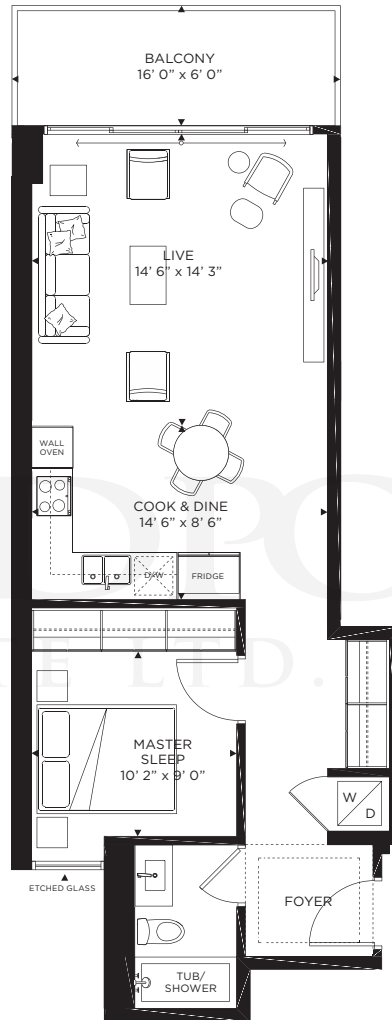
847 SQ. FT.

(+ 22 SQ. FT. BALCONY)



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THE PERRY



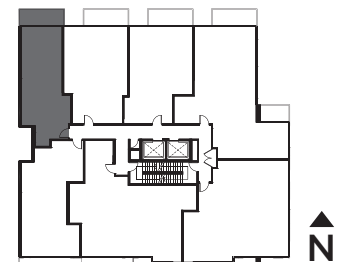
303 / 403 / 603 / 703

1 Bedroom

687 SQ. FT.

(+ 96 SQ. FT. BALCONY)

All illustrations are artist's concept. Details and dimensions are approximate only and actual useable floor space may vary from any stated areas or dimensions. Sizes and specifications are subject to change without notice E. & O.E.



*Terraces on Levels 4-7.
Level 3 has a juliet balcony.

— THE — PERRY

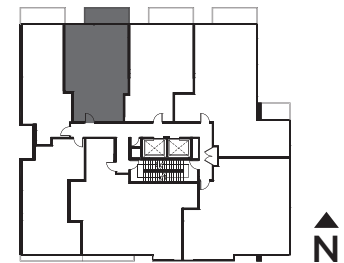


304 / 404 / 604 / 704

1 Bedroom + Library

768 SQ. FT.

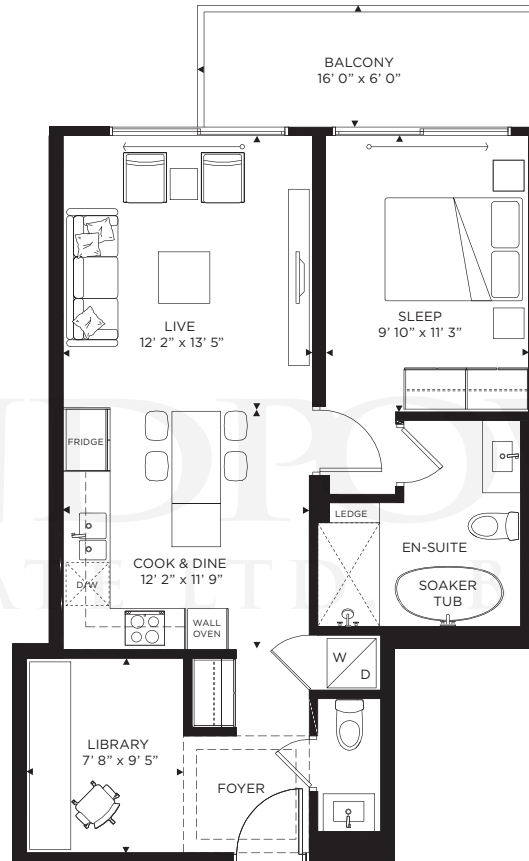
(+ 96 SQ. FT. BALCONY)



*Terraces on Levels 4-7.
Level 3 has a juliet balcony.

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THE PERRY



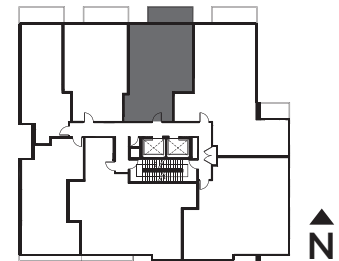
LANDPOWER
REAL ESTATE BROKERAGE

305 / 405 / 505 / 605 / 705

1 Bedroom + Library

774 SQ. FT.

(+ 96 SQ. FT. BALCONY)



*Terraces on Levels 4-7.
Level 3 has a juliet balcony.

All illustrations are artist's concept. Details and dimensions are approximate only and actual useable floor space may vary from any stated areas or dimensions. Sizes and specifications are subject to change without notice E. & O.E.

THE PERRY



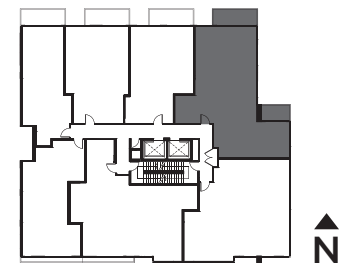
306 / 406 / 506 / 606 / 706

2 Bedroom

1,253 SQ. FT.

(+ 156 SQ. FT. FOR 2 BALCONIES)

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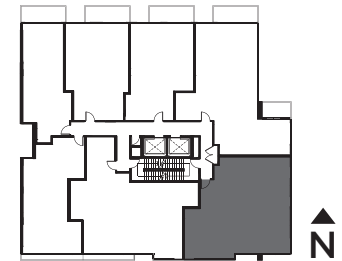
*Terraces on Levels 4-7.
Level 3 has a juliet balcony.

THE PERRY



307 / 407 / 507 / 607 / 707

2 Bedroom
1,250 SQ. FT.



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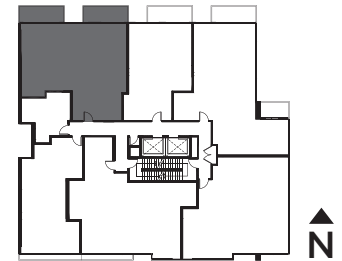


504

2 Bedroom + Library

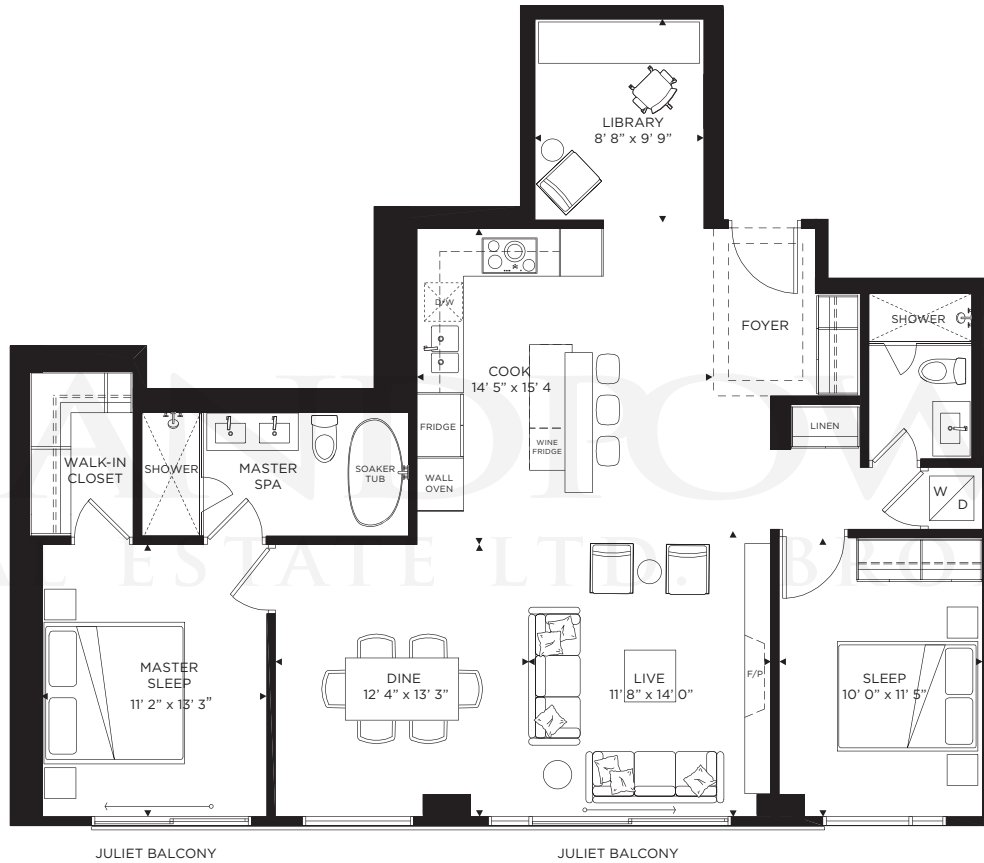
1,180 SQ. FT.

(+192 SQ.FT. FOR TWO BALCONIES)



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— THE — PERRY



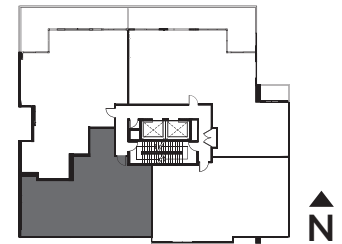
JULIET BALCONY

JULIET BALCONY

801

2 Bedroom + Library

1331 SQ. FT.



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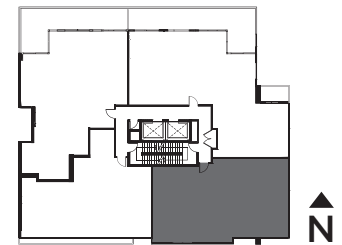
— THE — PERRY



804

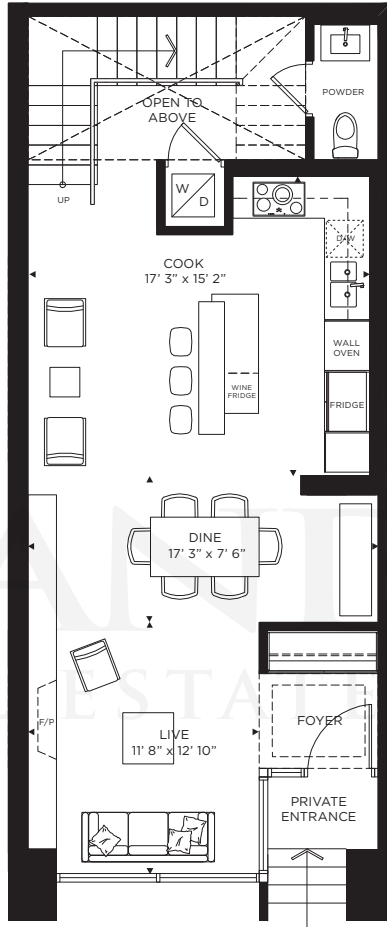
2 Bedroom + Library

1436 SQ. FT.

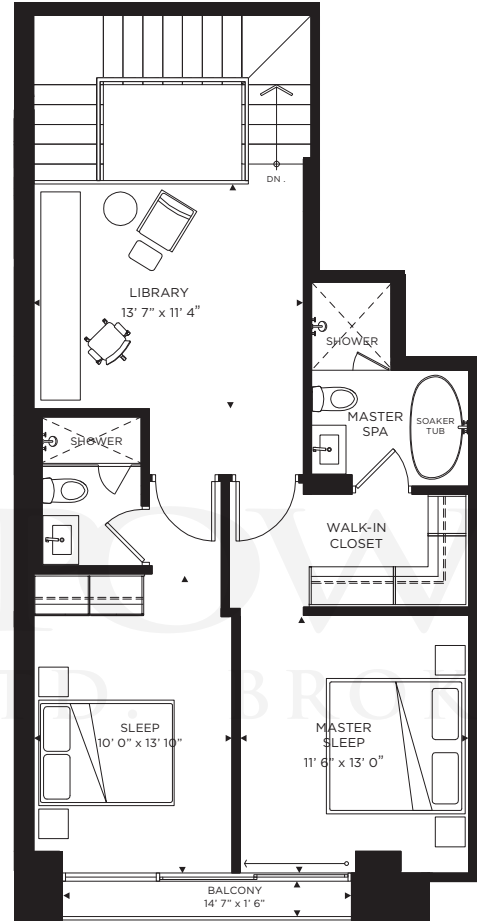


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GROUND LEVEL

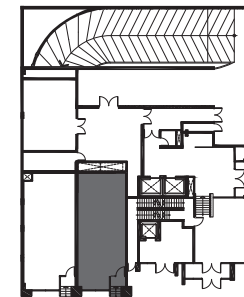


SECOND LEVEL

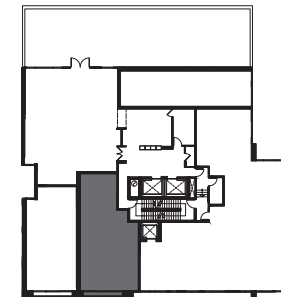
102

Townhome (2 Storey) 2 Bedroom + Library

1603 SQ. FT.
(+24 SQ. FT. BALCONY)



GROUND LEVEL



SECOND LEVEL



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