



TELE



GRAND HOTEL
&
CONDOMINIUMS

Boutique Hotel & Condominiums

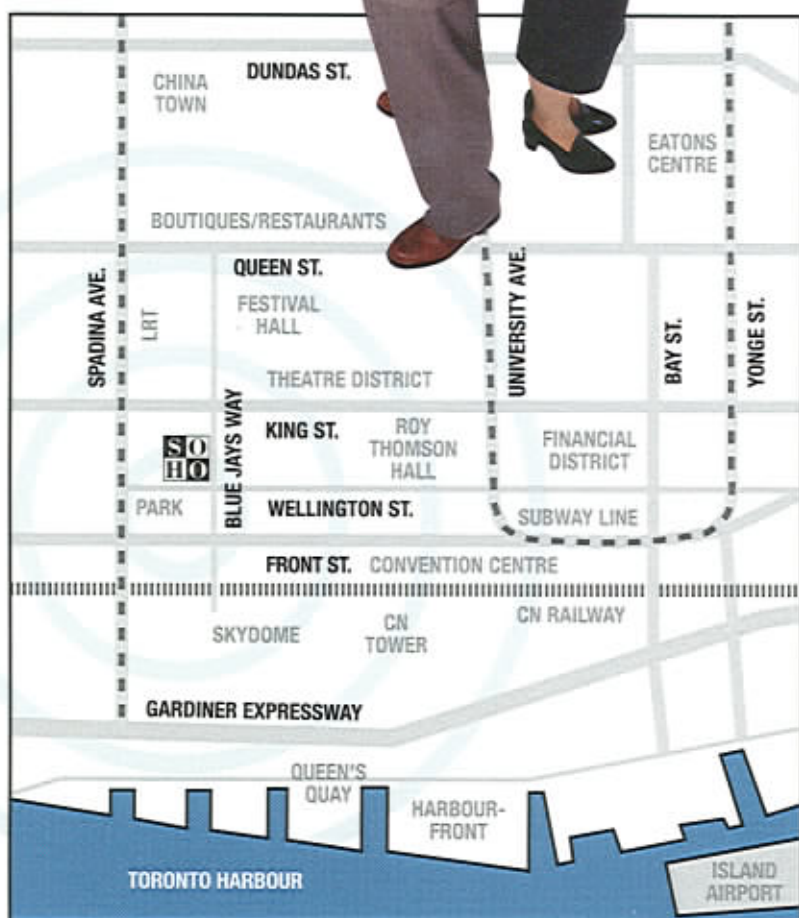
THE MOST IMPORTANT NEW ADDRESS IN DOWNTOWN TORONTO

ONE & TWO STOREY CONDOMINIUM RESIDENCES
WITH THE SERVICES AND AMENITIES OF A BOUTIQUE HOTEL.



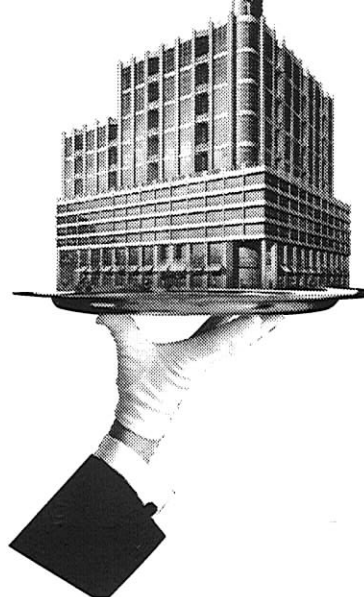
*Alive. Electric. In New York, it's SoHo.
In Toronto, it's the entertainment district.*

LANDPOWER
REAL ESTATE LTD. BROKERAGE



The SoHo Grand Hotel & Condominiums... at the corner of Blue Jays Way and Wellington, close to business, shopping, dining, sports and theatre in the heart of downtown Toronto's Entertainment District. This district is young, fashionable and vibrant and at the centre of the downtown scene. SoHo Grand Hotel & Condominiums is two blocks north and west of Toronto's top two attractions: the CN Tower, the tallest freestanding structure in the world, attracting 1.9 million visitors; and the Skydome, home of the Toronto Blue Jays, attracting over 4.5 million visitors annually; three blocks to Toronto's financial district with its 7.6 million sq. ft. of office space, and within easy walking distance of the Metro Toronto Convention Centre, the new \$265 million Air Canada Centre, the new \$100 million Famous Players Festival Hall, the Roy Thomson Hall, the Princess of Wales Theatre, Royal Alexandra Theatre and the announced \$100 million Opera House.

The Most Important New Address in Toronto



Features and Amenities

The Residences

The SoHo Grand Tower, atop the SoHo Grand Hotel offers Toronto's most sumptuous Residences: As one of the few residential condominium buildings to list a Boutique Hotel among it's many amenities, SoHo Grand Residents will enjoy an exceptional lifestyle.

With SoHo Grand, we have succeeded in combining a luxury residence with a boutique hotel. The Hotel and Residences have their own separate entrances and lobbies, and their own concierge services, and will share many of the elegant interior touches and many of the same attentive services.

SoHo Grand offers Toronto's most sumptuous new condominium residences, with dramatic floor to ceiling window walls framing spectacular views of the downtown Toronto skyline, SoHo Grand Signature kitchen, GE Profile appliances and state of the art technology.

Imagine living at SoHo Grand and being able to order maid service, room service, or cater a party from the building's own restaurant. You'll also appreciate having a fully equipped, professionally staffed exercise and spa facilities with indoor pool, steam rooms, as well as a state of the art Business Centre. This is what life will be like at SoHo Grand Hotel & Condominium Residences.

You'll find that we have paid equally meticulous attention to all the details...the ceiling heights, the floor to ceiling windows, kitchen cabinetry, marble bathrooms, and state of the art technology.

When you combine this ultimately elegant setting with floor to ceiling window walls that bring the panorama of the City and skyline into your home, you'll agree that SoHo Grand Hotel & Condominium Residences is the most important new address in Toronto.

Residences of Incredible Luxury and Design

- 8'-6" ceiling heights in principal rooms
- floor to ceiling green tinted glass windows with anodized aluminum mullions
- some suites feature a balcony or terrace accessed by a patio door
- 40 oz carpeting in bedroom, and den from Vendor's selection
- imported marble tile floors in powder room and bathroom
- SoHo Grand "loft look" concrete floor with epoxy finish in foyer, kitchen, living room and dining room
- all ceilings to be textured in white except for laundry area and bathrooms
- interior walls and all woodwork and trim to be painted off white with quality latex paint
- solid core embossed panel doors complete with brushed chrome hardware except for all closet doors which are sliding mirror or bifold mirror doors
- custom designed solid core entry door with lever hardware and suite identification
- Aristocat 4-1/4" baseboards and 2-3/4" door casings
- Decora switches and receptacles
- category 5 and category 6 cable from Telecom Closet on each floor to patch panel in each suite
- dolby digital 5.1 home theatre wiring
- high capacity digital fibre optic network to building capable of moving data at up to 100 mbps

Warranty

- One Year Warranty supported by Ontario New Home Warranty Program
- Two Year Warranty on mechanical systems and water penetration
- Seven Year Warranty on major structural defects

The SoHo Grand Signature Kitchen

- GE Profile refrigerator
- GE slide in electric range with self cleaning oven
- GE Profile dishwasher
- GE Microwave/OTR
- SoHo Grand Signature Design cabinetry
- single lever faucet with pull out vegetable handspray
- durable stainless steel sink with 2 compartments
- black granite countertop
- faux stainless backsplash
- appliances in White or Black
- for kitchen cabinet, fixture and appliance package on floors 5 and 6 see schedule to Agreement of Purchase + Sale

Lavish SoHo Grand Bathroom Detailing

- 18" wide marble countertop
- SoHo Grand Signature Corian vanity bowl designed by II x IV
- Vola wall mounted waterfall faucet
- full width mirror over vanity
- elegant sconce lighting
- two piece elongated contemporary toilets in all bathrooms
- luxuriant soaker tub with shower in main bathroom with marble tile shower walls to ceiling (tub spout with diverter/ handshower and bar)
- temperature controlled and pressure balanced mixing valve
- Toto or American Standard elongated toilet
- powder room contains elongated toilet and pedestal sink and faucets
- exhaust fan vented to exterior
- all fixtures are crisp white in colour
- privacy lock on all bathroom doors

Convenient Insuite Laundry Facilities

- Premium quality Maytag stacked 24" washer and dryer
- dryer exhaust vented to exterior

The Ultimate in Security and Safety

- in-suite fire alarm and speaker with heat sensors connected directly to the fire annunciation panel
- electronically controlled access to parking and the SoHo Grand Club
- CCTV cameras at all access points to building
- 24 hour Concierge to receive all guests and service personnel

Comfort Control Systems

- individually controlled quality fan coil system provides full control of heating and air conditioning year round
- building water filtration system for purer, better tasting water, softer hair and greater efficiency

Electrical Service and Fixtures

- Individual electrical service panel with circuit breakers
- crisp white decora style receptacles and light switches throughout
- switch controlled split outlets in living room and bedroom
- conduit from patch panel to den, living room, kitchen, master bedroom for LAN/voice/data/satellite
- multiple phone line availability

SoHo Grand State of the Art Technology

- high capacity digital fibre optic network to building capable of moving data at up to 100 mbps
- category 5 wiring from telecom closet to patch panel in each suite for high speed internet access
- RG6 wiring in each suite from telecom closet to patch panel DSS Satellite
- each two storey suite pre-wired for digital dolby home theatre
- conduit from patch panel in each suite to four locations in two storey suites (bedroom/ den, living room, kitchen) and two locations in one storey suites
- managed risers and telecom closets on each floor

The Building

- 16 storey reinforced concrete tower cascades to 12 and 7 storeys
- concrete shear wall demising walls between condominium units for superior sound attenuation and fire safety
- 3 levels of underground parking
- landmark architecture by Page & Steele Architects with extensive glazing, and green tinted windows with anodized aluminum mullions
- 5 elevators, separate residential and hotel lobbies
- 18' ceiling height on ground level, 12' ceiling height on second floor, 8'-6" ceiling heights on floors 3-16
- Magnificent hotel lobby with 18-foot ceiling height finished in polished Italian marble, steel, and imported wood paneling by ARIDO award winning II x IV Design.
- SoHo Grand custom designed signature furnishings and furniture in lounge
- Front Desk and Concierge
- SoHo Grand Lobby bar and restaurant.
- SoHo Grand Club-fully equipped Fitness facility, featuring indoor pool, whirlpool, steam rooms, changing rooms, outdoor landscaped rooftop terrace for exclusive use of hotel guests and condominium owners
- SoHo Grand Business Centre
- SoHo Grand Private Dining Room
- SoHo Grand Boutique Hotel designed for the discriminating traveller by II x IV Design with custom furniture and furnishings

SoHo Grand Residence Services

Our vision is to shape SoHo Grand into the perfectly run home where residents enjoy every convenience and service, supported by an attentive and well trained staff.

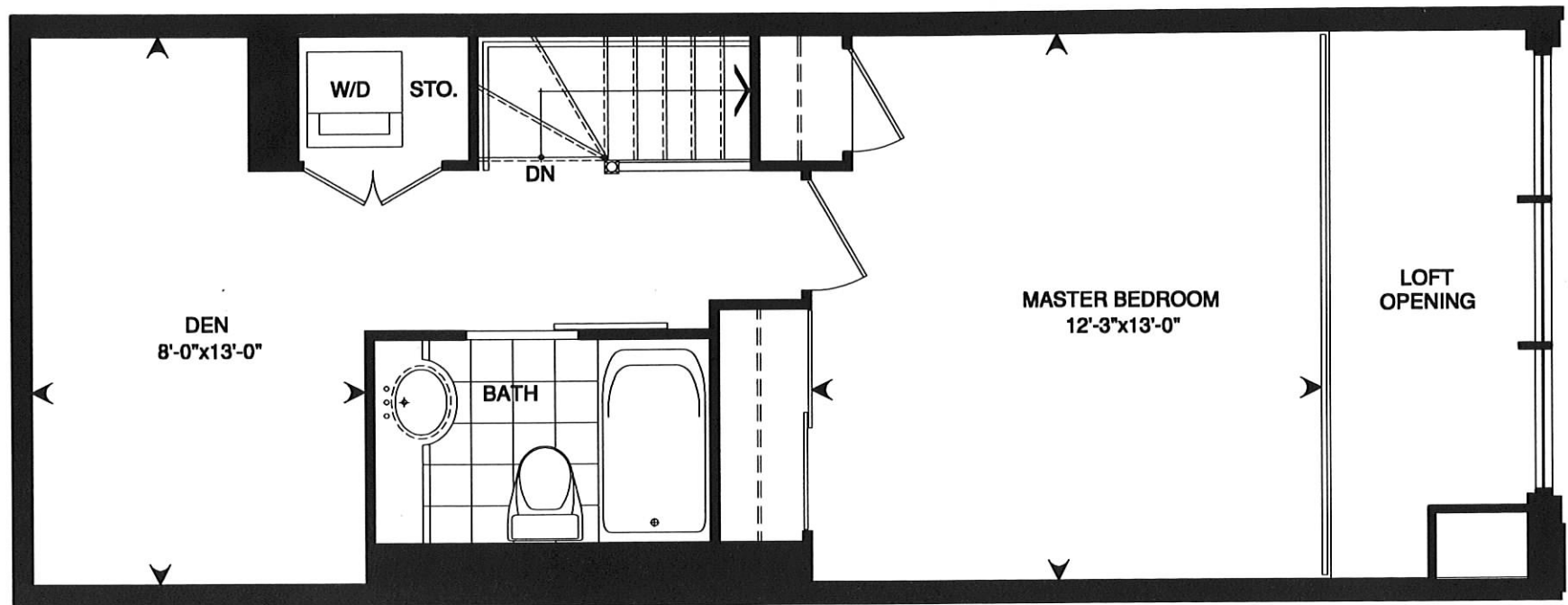
The following services will be available to SoHo Grand residents:

- Concierge/doorman on duty 24 hours in the private residential lobby
- On-site valet parking is available*
- Private professionally managed SoHo Grand Club with state of the art fitness equipment
- indoor swimming pool and whirlpool
- steam rooms and change rooms
- outdoor landscaped rooftop terrace.
- full menu of spa services will also be available including personal trainer, massage and aesthetic services*
- SoHo Grand restaurant, lounge and lobby bar*
- discount off posted room rates at the SoHo Grand Boutique Hotel
- in suite catering for your dinners and parties from SoHo Grand Hotel restaurant*
- SoHo Grand Hotel chauffeur*
- SoHo Grand Hotel laundry and dry-cleaning services*
- SoHo Grand Hotel room service*
- SoHo Grand Business Centre with secretarial services available

*available at an additional charge

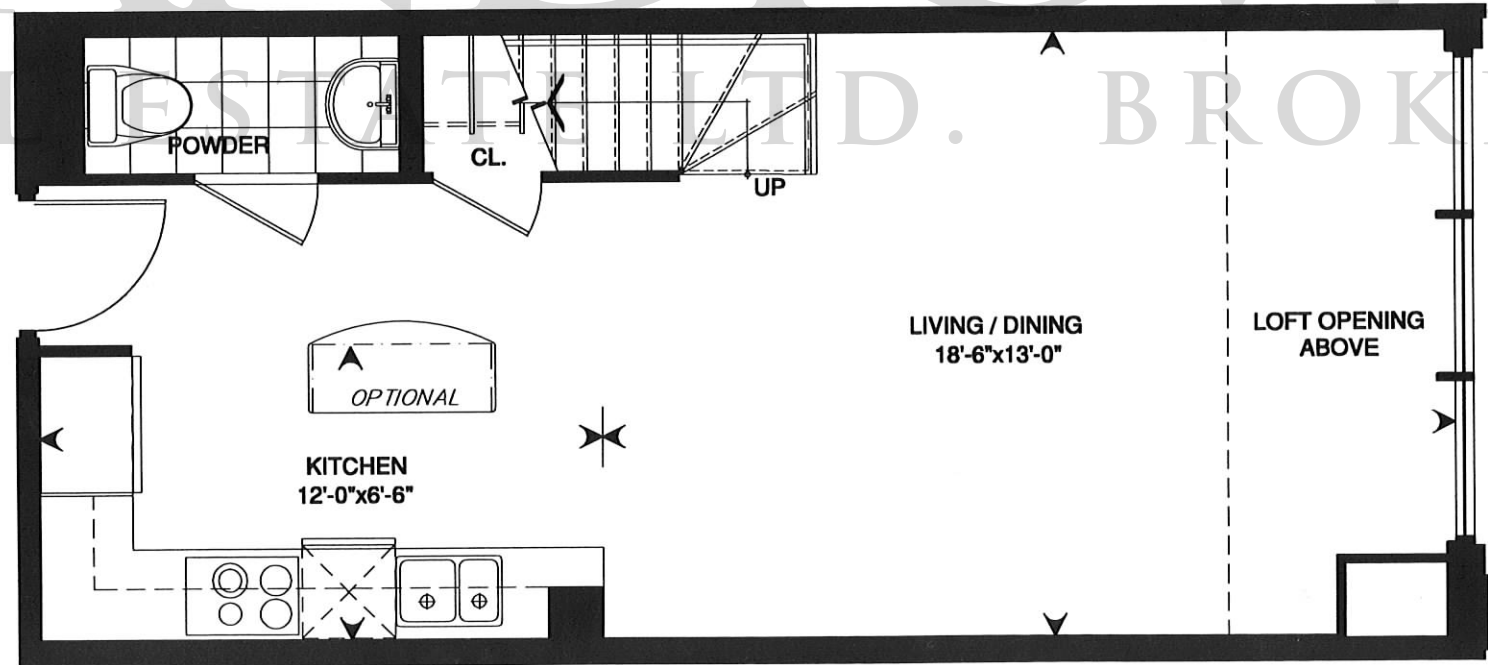


GRAND HOTEL & CONDOMINIUMS



UPPER
LEVEL

LANDPOWER
REAL ESTATE LTD. BROKERAGE



LOWER
LEVEL

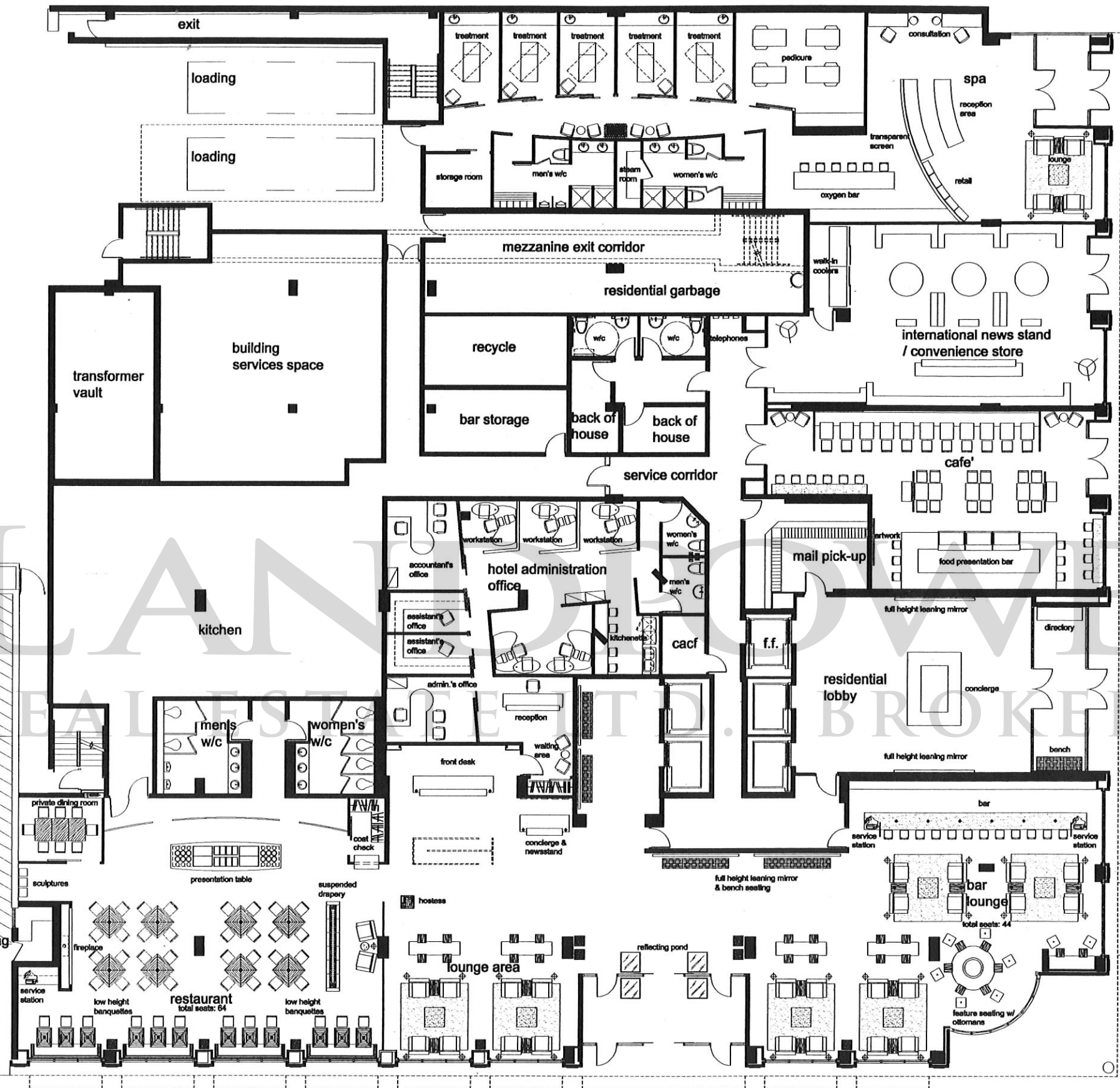
L1-L

AREA : 883 sq. ft.
LOFT OPENING 60 sq. ft.



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In the interest of continuing product improvement, the Developer reserves the right to make modifications to the project's design and specifications without notice, suite sizes are approximate, final floor plans and square footages may vary. All dimensions are approximate and subject to normal construction variances and tolerances. E. & O.E.



↑
to underground parking

WELLINGTON STREET

↑
hotel entrance

GROUND FLOOR PLAN

II BY IV

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF "II BY IV DESIGN ASSOCIATES INC." AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF "II BY IV DESIGN ASSOCIATES INC."
5. DRAWINGS NOT TO BE SCALED

DESCRIPTION#1	///
DESCRIPTION#2	///
DESCRIPTION#3	///
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DESCRIPTION#7	///
DESCRIPTION#8	///
DESCRIPTION#9	///
DESCRIPTION#10	///
DESCRIPTION#11	///
DESCRIPTION#12	///



SOHO GRAND HOTEL & RESIDENCES

II BY IV
Design Associates Inc.

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Toronto ON M6K 3E3
T:416 531 2224 F:416 531 4460
E: iibiv@interlog.com

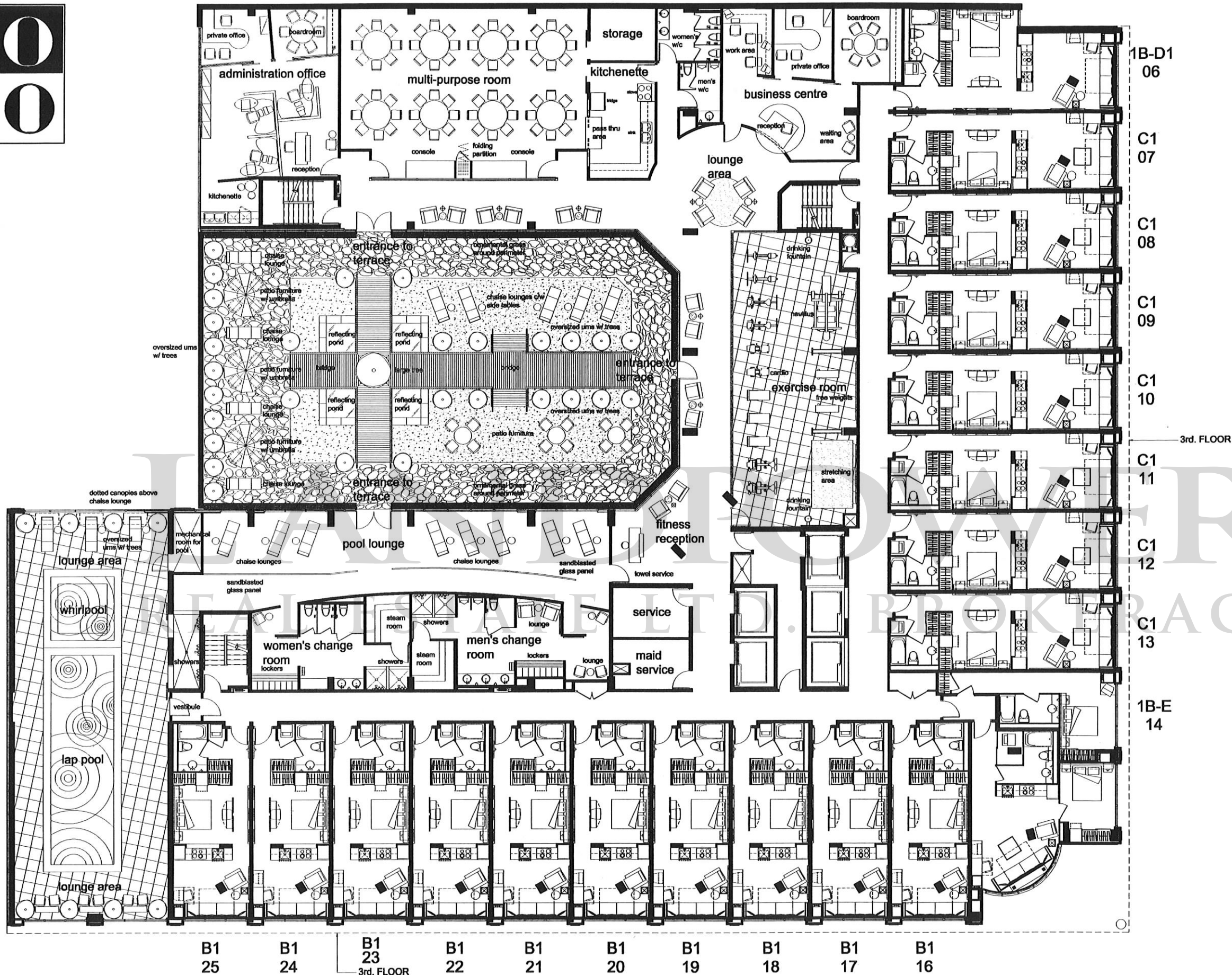
GROUND FLOOR PLAN

START DATE: ///	OUR PROJECT NUMBER: ###
DESIGNED BY: DM,KR	DETAILED BY: DM,KR
DRAWN BY: ---	SCALE: ##=##

DRAWING NUMBER:
7.01

FILE NAME:
###-###.DWG

These design drawings are conceptual only. In the interest of continuing product improvement, the developer reserves the right to make modifications to the project's design, features, material and specifications without notice. Retail uses are proposed only and developer reserves the right to change retail uses.



WELLINGTON STREET

SECOND FLOOR PLAN

II BY IV

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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DESCRIPTION#1	##/##/##
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DESCRIPTION#4	##/##/##
DESCRIPTION#5	##/##/##
DESCRIPTION#6	##/##/##
DESCRIPTION#7	##/##/##
DESCRIPTION#8	##/##/##
DESCRIPTION#9	##/##/##
DESCRIPTION#10	##/##/##
DESCRIPTION#11	##/##/##
DESCRIPTION#12	##/##/##



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II BY IV

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SECOND FLOOR PLAN

START DATE: ##/##/##	OUR PROJECT NUMBER: ####
DESIGNED BY: DM, KR	DETAILED BY: DM, KR
DRAWN BY: ##-##	SCALE: ##-##

	DRAWING NUMBER: 7.02
	FILE NAME: ####-###.DWG

SoHo Grand is destined to be Toronto's premier residential address, with its landmark architecture, breathtaking views, and a dynamic location in the Entertainment District of downtown Toronto. Our vision is to shape SoHo Grand into the perfectly run home where residents enjoy every convenience and service, supported by an attentive and well trained staff. Ultimately the exceptional quality of life at SoHo Grand makes it the first choice for discerning purchasers.

These exclusive services are available for SoHo Grand Residents:

- 1 Concierge/doorman on duty 24 hours in the private residential lobby
- 2 On-site valet parking*
- 3 Private professionally managed SoHo Grand Club with state of the art fitness equipment, indoor swimming pool, steam rooms, change rooms, and outdoor landscaped rooftop terrace. A full menu of spa services will also be available including personal trainer, massage and aesthetic services *
- 4 SoHo Grand restaurant, lounge and lobby bar*
- 5 Discount off posted room rates at the SoHo Grand Boutique Hotel
- 6 Each luxury SoHo Grand Residence wired for Dolby Digital 5.1 Home Theatre, Cat 5 and 6 for high speed internet and satellite
- 7 In suite catering for your dinners and parties from SoHo Grand Hotel restaurant*
- 8 SoHo Grand Hotel chauffeur*
- 9 SoHo Grand Hotel laundry and dry-cleaning*
- 10 SoHo Grand Hotel room service*
- 11 SoHo Grand Business Centre with secretarial services available*



Developed by Starwood Group Inc., one of Canada's leading real estate developers.

Starwood Group Inc. principals have developed over 9,000 residential units across Canada and the U.S. with a market value over \$1 Billion, and have built, developed, acquired and managed large scale residential and commercial developments in Ottawa, Toronto, Mississauga, Waterloo, Calgary, Edmonton, Vancouver, Whistler, Naples, Orlando, and Dallas.

Architecture by Page & Steele, Toronto's foremost architects.
Interior design by ARIDO Award winning II by IV Design Associates.



Starwood Centre - Toronto



SoHo Lofts @ 188 Eglinton Ave.



GRAND HOTEL
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CONDOMINIUMS

FOR INFORMATION, CALL (416) 482-7893
OR VISIT US ON THE WEB AT WWW.SOHOGRANDTORONTO.COM.