

**TRIDEL**<sup>®</sup>  
BUILT FOR LIFE

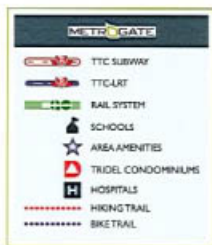
LANDPO  
REAL ESTATE LTD.

**SOLARIS**  
AT METROGATE

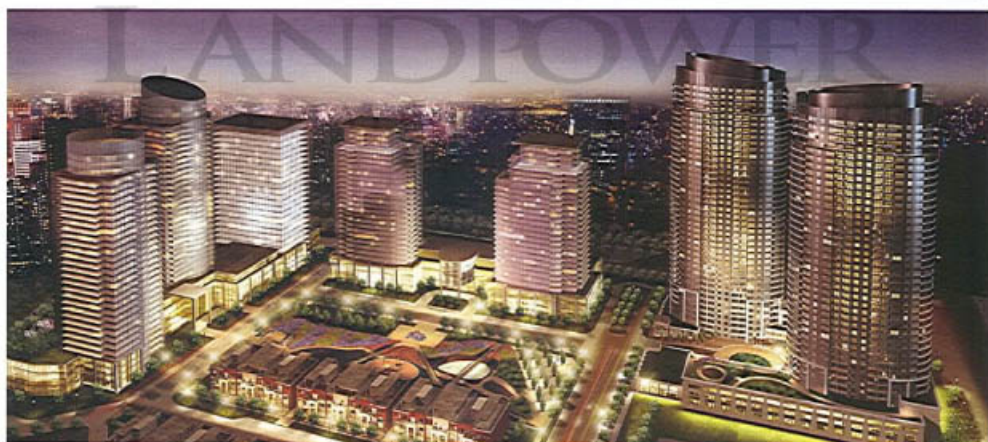




NEIGHBOURHOOD MAP







### METROGATE SITE MAP

Metrogate will be both a landmark and a destination.... a neighbourhood like Scarborough has never seen before.



Tridel has left no planning detail to chance and has provided an extraordinary community that will support the needs of the residents; all constructed with the latest state-of-the-art sustainable, green technologies to ensure that the community is truly "Built for Life".





Ground floor, lobby & Amenities

### CLUB METRO

Characteristic of every Tridel community, residents at Solaris can expect to enjoy their leisure time at "Club Metro" a private recreation centre that features an indoor pool, whirlpool, party room, billiards, and that is just the beginning!

LANDSCAPE  
REAL ESTATE LTD. BROKERAGE



Lobby

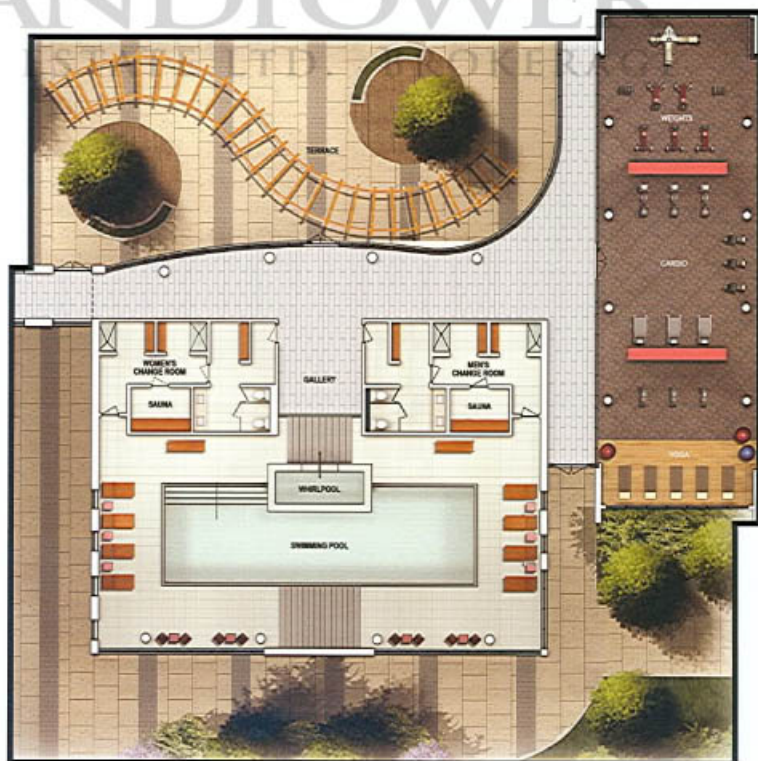




**CLUB METRO**

**POOL:** Retreat, complete with pool, whirlpool, saunas and change rooms. Warm coloured limestone and brilliant red spandrel glass walls...accent lighting...with patio doors opening onto the sun deck and landscaped private gardens.

LANDPOWER  
REAL



5<sup>th</sup> Floor



Party Room

## CLUB METRO

**PARTY ROOM:** Just beyond the lobby's distinctive plasma wall is Solaris' party room. A multifunction space that features a lounge and bar with a floating fire pit...a show kitchen and private dining room...and opening onto a landscaped sun deck. **BILLIARDS:** Chalk up your cue and challenge your friends to a friendly game of snooker or 8-ball. Both types of tables are offered in Solaris' billiards room, with a casually comfortable atmosphere including built-in seating for spectators. **GYM:** A state-of-the-art fitness centre...a lively and energetic space incorporating separate weight training, cardio and yoga areas. **Cushioned rubber flooring. Mirrored walls. Floor-to-ceiling windows. Colourful dividing walls. Ceiling-mounted plasma TV screens.**



Roof top

## FEATURES & FINISHES

### General

- White stippled ceiling finish to all areas except the kitchen, laundry, storage\* and bathroom(s) which feature a smooth white paint finish.
- Interior walls are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathroom(s), and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOCs).
- 6'-8" interior slab doors with brushed chrome lever hardware.
- 5", paint finish, contemporary styled baseboards in all areas except bathroom and laundry/storage areas which are to have tile base.
- Smooth white cultured marble window sills.
- Thermally broken aluminum window frames with, double pane, sealed glazed units, with operable awning windows.
- White bathroom fixtures throughout.
- The ceiling height of the unit is approximately 8 feet, measured from the upper surface of the concrete floor slab to the under surface of the concrete ceiling slab. Where ceiling bulkheads\* are installed, the ceiling height will be less than 8 feet. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, dining rooms, bathrooms, laundry rooms and hallways), the ceiling height will also be less than 8 feet.
- All balcony areas to have one exterior electrical receptacle.
- The ceiling height on the 3rd, 4th, 5th, 6th, 22nd and 40th floor units are approximately 9', measured from the upper surface of the concrete floor slab to the under surface of the concrete ceiling slab. These 9' ceiling height units to include 42" upper cabinets in kitchen. Where ceiling bulkheads\* are installed, the ceiling heights will be less than 9'. Where drop ceilings are required (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms & hallways), the ceiling height will also be less than 9'.

### Floor Coverings

- Plank laminate flooring floor\*\*\* with acoustic underlayment in kitchens, living room, dining room, den\*, hallway(s)\* and foyer.
- Loop pile berber carpet combined with 1/4" high density pad in bedrooms.
- Choice of ceramic or porcelain floor tiles in bathrooms.
- Ceramic floor tiles in laundry/storage areas\*\*\*.

### Kitchen

- Kitchen cabinetry\*\*\* full depth fridge upper cabinet, one bank of drawers, pantry\*. Cabinets complete with contemporary handles.
- Granite kitchen countertop\*\*\* with polished square edge and stainless steel sink.
- Polished chrome, single lever kitchen faucet, complete with pull down spray.
- Whirlpool Energy Star high efficiency, time delay dishwasher in black.
- Whirlpool Energy Star high efficiency, 19 cubic foot refrigerator with bottom mount freezer in black.
- Whirlpool microwave exhaust hood fan in black, vented to the exterior.
- Whirlpool self-cleaning 30 inch slide-in range with ceran top in black.
- Selection of ceramic tile backsplash\*\*\*.

### Bathrooms

- Cabinetry\*\*\* with cast granite countertop\* complete with rectangular basin.
- Vanity mirror in clear finish, complete with centre mounted sconce lighting.
- 5' soaker tub with polished chrome single lever faucet.
- Ceramic tiles in tub and shower\* enclosures.
- Shower light in ceiling\*.
- Pressure balanced and temperature controlled shower faucet.
- High pressure, low-flow shower heads(s).
- Polished chrome single lever vanity faucet.
- Choice of porcelain or ceramic tile flooring\*.
- Dual flush, low consumption toilet(s).

### Laundry

- Heavy-duty wiring and receptacle for dryer.
- Dryer vented to exterior.
- Stacked Whirlpool front loading dryer and Whirlpool Energy Star high efficiency front loading washer (complete with stainless steel braided hose connections). Stacked laundry appliances are white in colour.

### Safety and Security

- 24-hour concierge, monitoring community access systems including two-way communication from selected zones in underground garage and entry areas.
- Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge station.
- Access control system located in the lobby vestibule and at visitors main entry points permits guests to communicate with residents from the building entrance(s). Guests in the lobby vestibule can be viewed on the resident's television.
- Surveillance cameras in selected locations in the points of access to the building and garage may be monitored by the Concierge.
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the concierge of a distress call (2 pendants per unit).
- Heat detector(s) connected to fire announcement panel.
- Hard wired smoke alarm(s).

### Comfort System

- Vertical fan coil heating and air conditioning system, with supplementary heating coil for year round seasonal comfort control.
- Individual metering of electricity, domestic hot water, space heating and cooling consumption.
- Central building water filtration system.
- Continuous venting of bathroom(s) exhausting to central building energy recovery system.
- Superior air filter media for use in fan coil.

### Electrical Service and Fixtures

- Individual service panel with circuit breakers.
- Designer series receptacles and switches throughout.
- Light fixtures in foyer, hallway(s), walk-in closet(s)\*, bedroom(s), kitchen, breakfast area\* and den\*.
- Capped ceiling light outlet in dining room.
- Lighting fixtures designed to fit long lasting energy saving (CFL) lamps.

### Communications

- Softwire™ Network Centre (high-speed wiring connection point).
- Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the Softwire™ Network Centre.
- Pre-wired cable outlet in living room, bedroom(s), and den\*.
- Pre-wired telephone outlet in living room, bedroom(s), den\* and kitchen\*.
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- Category 5 telephone wiring to all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable outlets and multi-port.

\* - denotes availability determined by suite design.

\*\*\* - denotes finishes to be selected from the vendor's samples.

All features and finishes subject to change without notice. E. & O.E. March 23, 2007



## PRICE LIST

**TRIDEL®**  
BUILT FOR LIFE

### Solaris at Metrogate



SUITE TYPE	PRICED FROM*	SQUARE FOOTAGE (APPROXIMATE)*	MAINTENANCE (MONTHLY ESTIMATED)*	PROPERTY TAX (MONTHLY ESTIMATED)*
<u>1A</u>	<b>SOLD OUT!</b>	-	-	-
<u>1AR</u>	<b>SOLD OUT!</b>	-	-	-
<u>2BR</u>	\$317,500	810	\$332	\$226
<u>2C+D</u>	\$340,500	903	\$343	\$242
<u>3A</u>	\$360,000	955	\$391	\$249
<u>2H+D</u>	\$550,000	1366	\$560	\$381

**Move In Today!**

### Solaris 2 at Metrogate



SUITE TYPE	PRICED FROM*	SQUARE FOOTAGE (APPROXIMATE)*	MAINTENANCE (MONTHLY ESTIMATED)*	PROPERTY TAX (MONTHLY ESTIMATED)*
<u>1A</u>	<b>SOLD OUT!</b>	-	-	-
<u>1B+D</u>	<b>SOLD OUT!</b>	-	-	-
<u>1G</u>	<b>SOLD OUT!</b>	-	-	-
<u>1E+D</u>	<b>SOLD OUT!</b>	-	-	-
<u>1E1+D</u>	<b>SOLD OUT!</b>	-	-	-
<u>2A</u>	\$295,500	753	\$308	\$210
<u>2B</u>	\$310,000	810	\$332	\$220
<u>2C+D</u>	\$340,000	903	\$370	\$235
<u>2Q2</u>	\$315,500	740	\$303	\$224
<u>3A</u>	\$358,500	955	\$392	\$248

**Move In Today!**



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2010 Ontario High-Rise Builder of the Year by Tarion



2010 High-Rise Green Builder of the Year by BILD

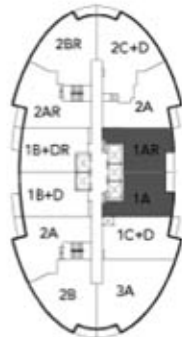
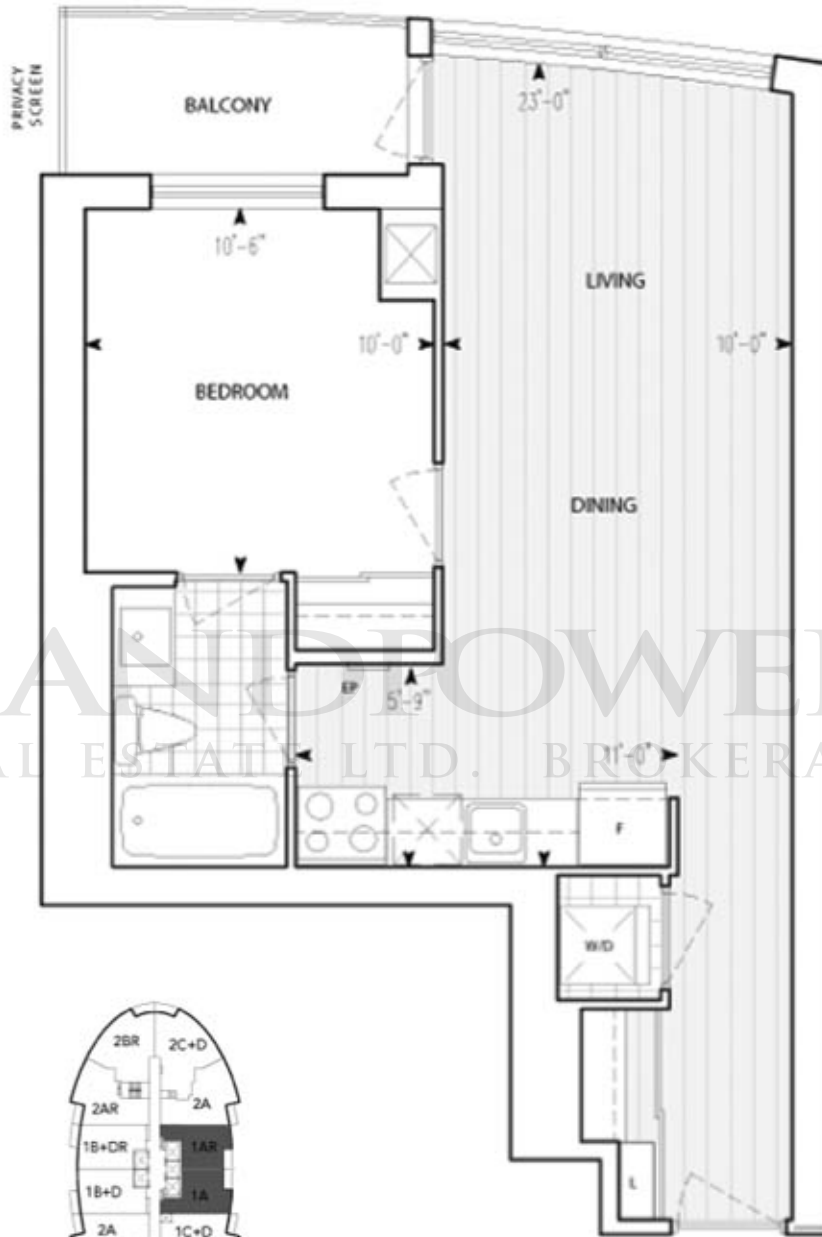


2009 Home Builder of the Year by the Ontario Home Builders' Association



tridel.com





Typical Key Plan  
6th - 36th floor



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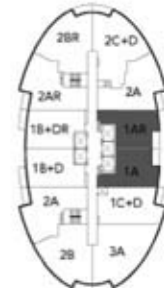


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REAL ESTATE LTD. BROKERAGE



Typical Key Plan  
6th - 36th floor



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2010 High-Rise Green Builder of the Year by BILD



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**Suite 2BR**

2 Bedroom with Den & Balcony

**\$317,500 ~ 810 sq.ft.**

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2010 High-Rise Green Builder of the Year by BILD



2009 Home Builder of the Year by the Ontario Home Builders' Association



**Suite 2C+Den**

2 Bedroom with Den & Balcony

**\$340,500 ~ 903 sq.ft.**

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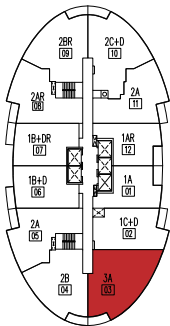
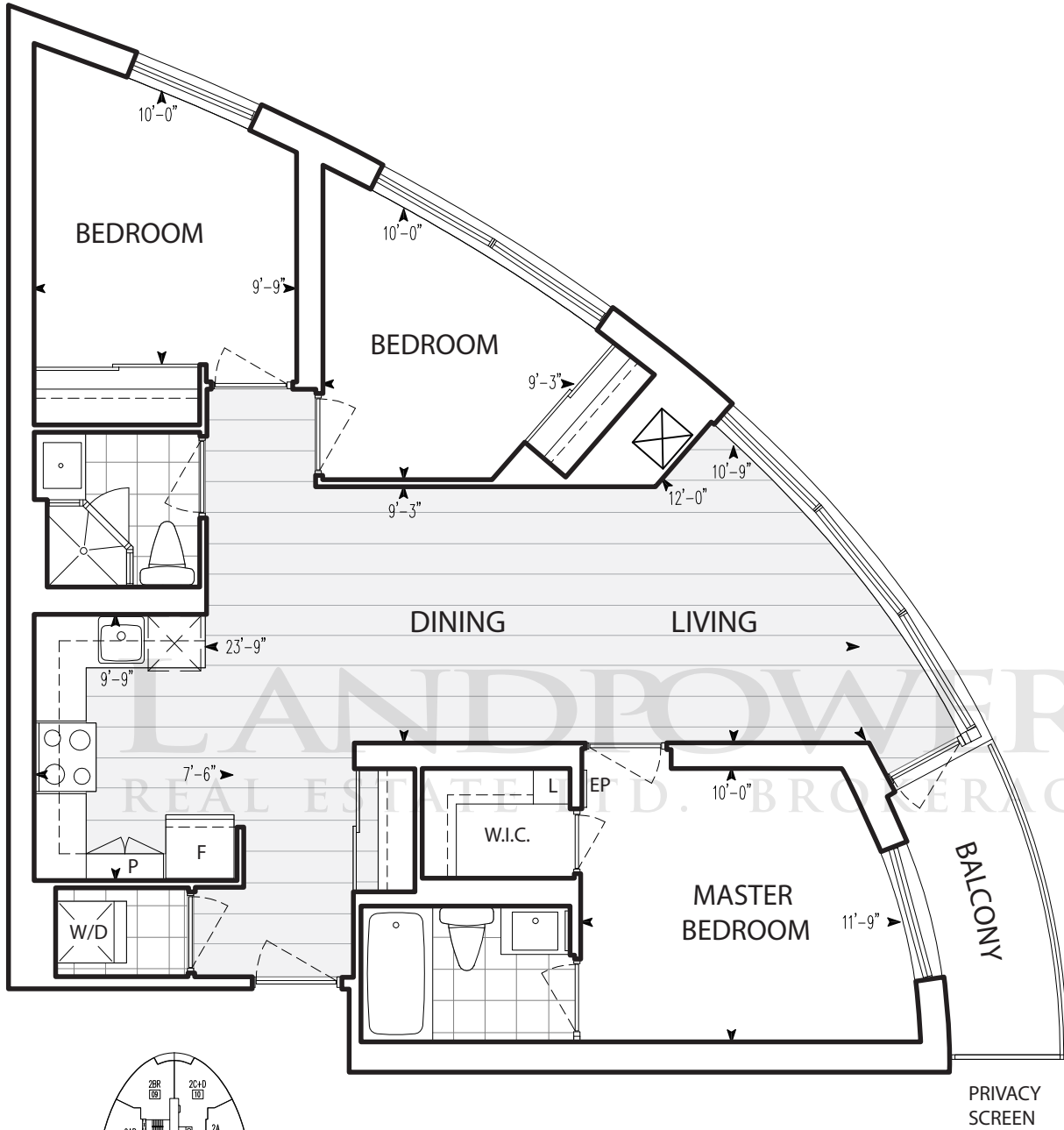




**Suite 3A**

3 Bedroom with Balcony  
\$360,000 ~ 955 sq.ft.

Move In Today



Typical Key Plan  
6th - 36th floor



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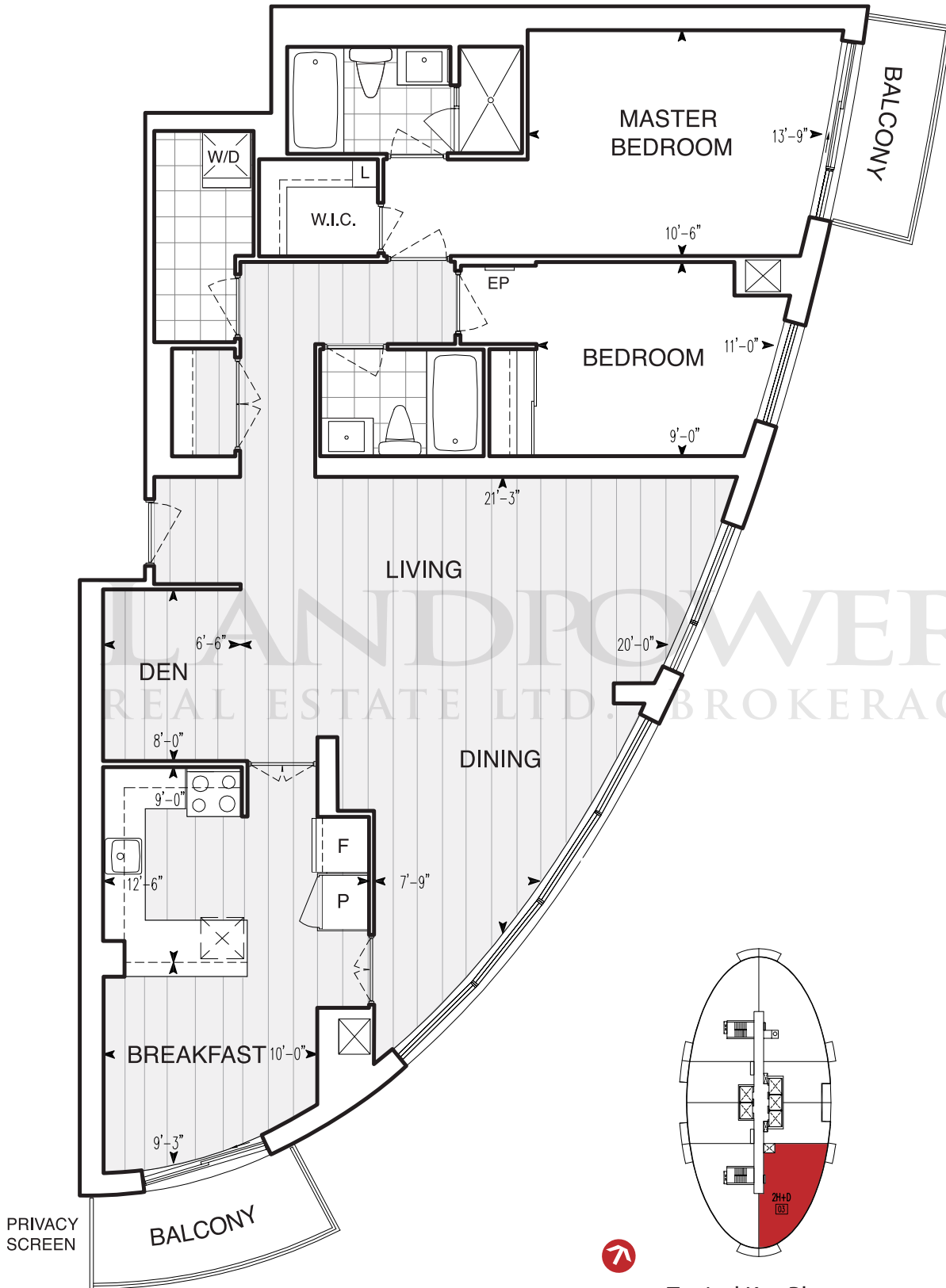
**Suite 2H+D**

2 Bedroom with Den & 2 Balconies

**\$550,000 ~ 1,366 sq.ft.**

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Typical Key Plan  
38th floor



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2010 Ontario High-Rise Builder of the Year by Tarion



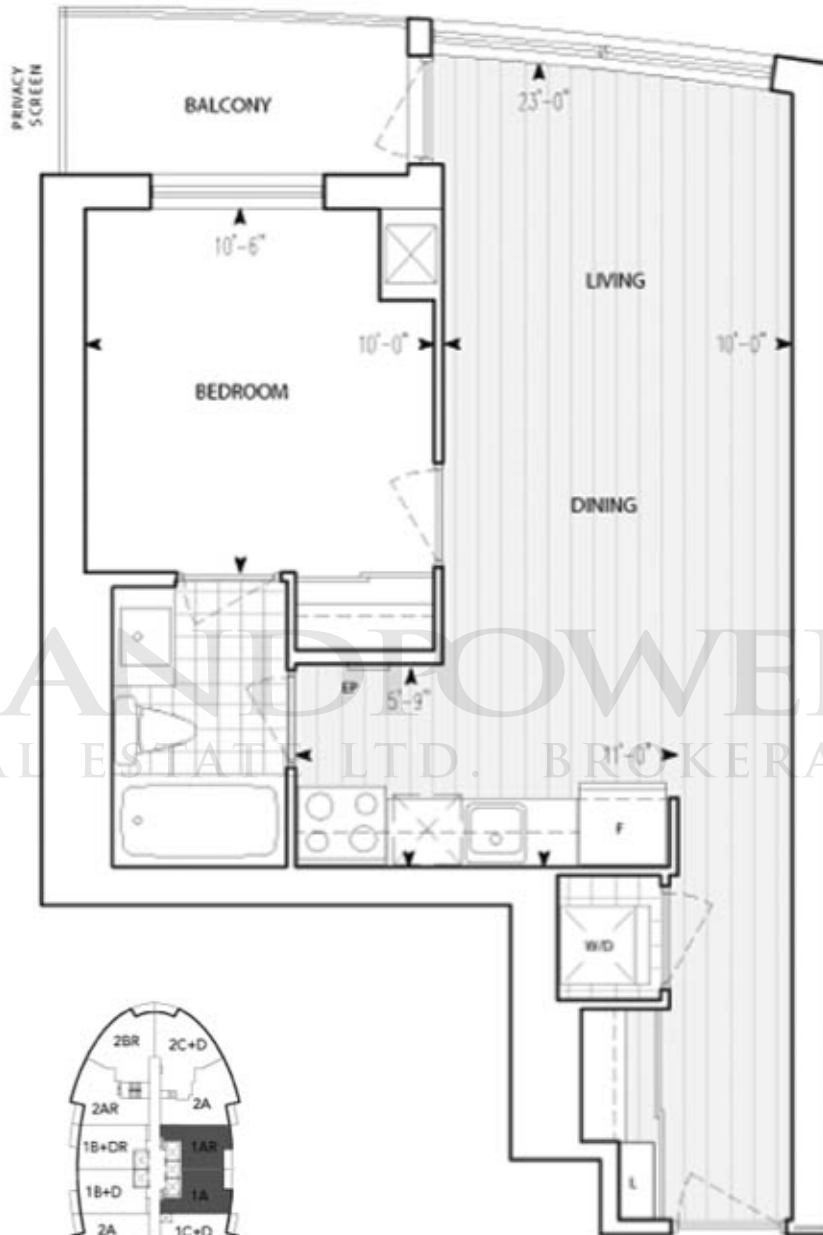
2010 High-Rise Green Builder of the Year by BILD



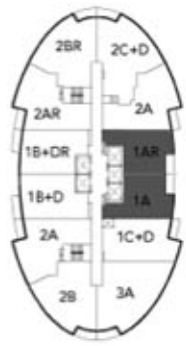
2009 Home Builder of the Year by the Ontario Home Builders' Association







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Typical Key Plan  
6th - 36th floor



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2010 Ontario High-Rise Builder of the Year by Tarion



2010 High-Rise Green Builder of the Year by BILD



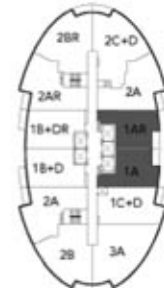
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Typical Key Plan  
6th - 36th floor



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2010 Ontario High-Rise Builder of the Year by Tarion

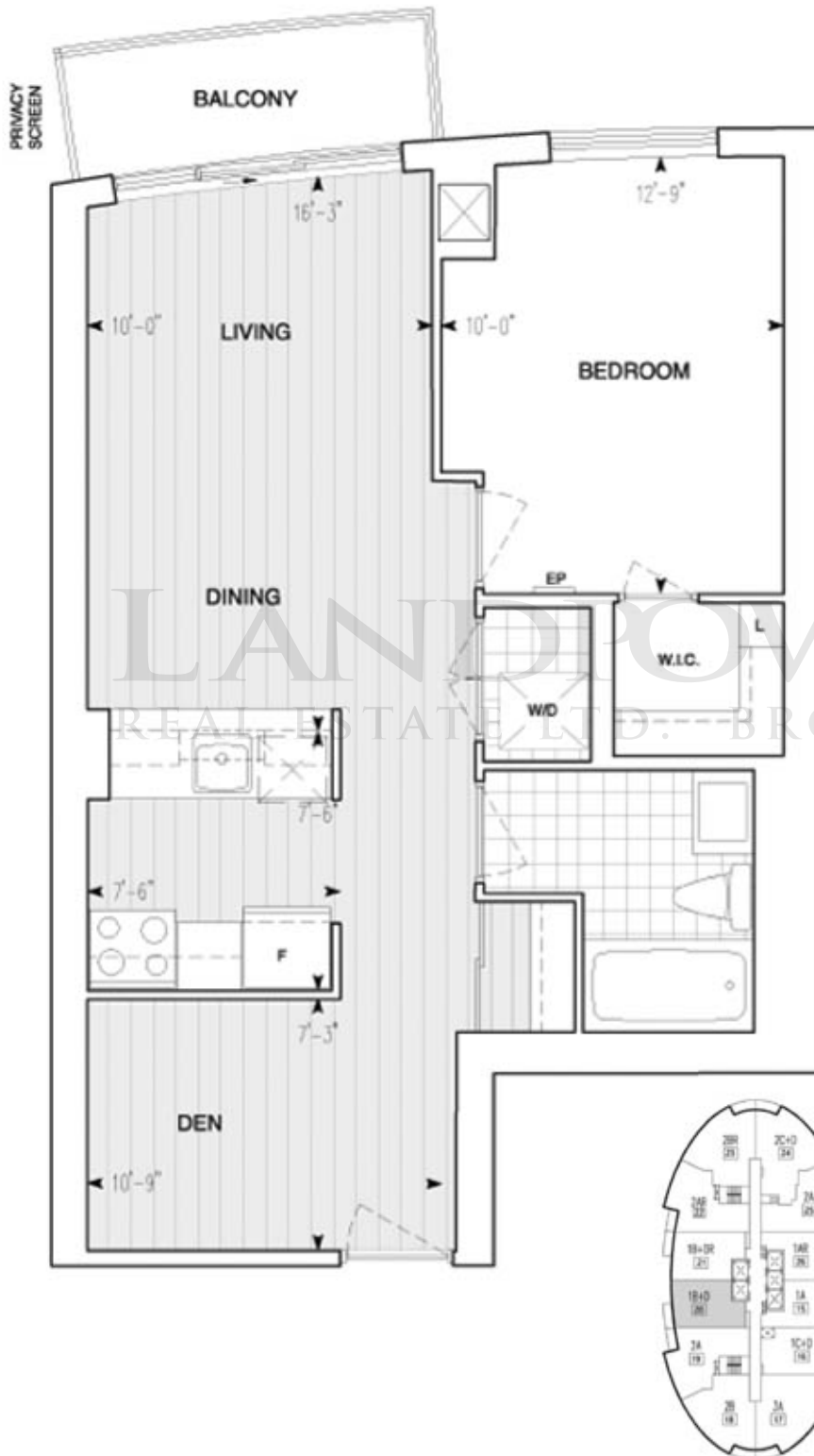


2010 High-Rise Green Builder of the Year by BILD



2009 Home Builder of the Year by the Ontario Home Builders' Association





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2010 Ontario High-Rise Builder of the Year by Tarion



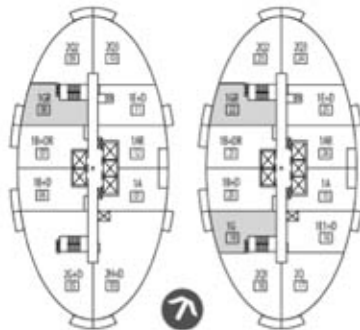
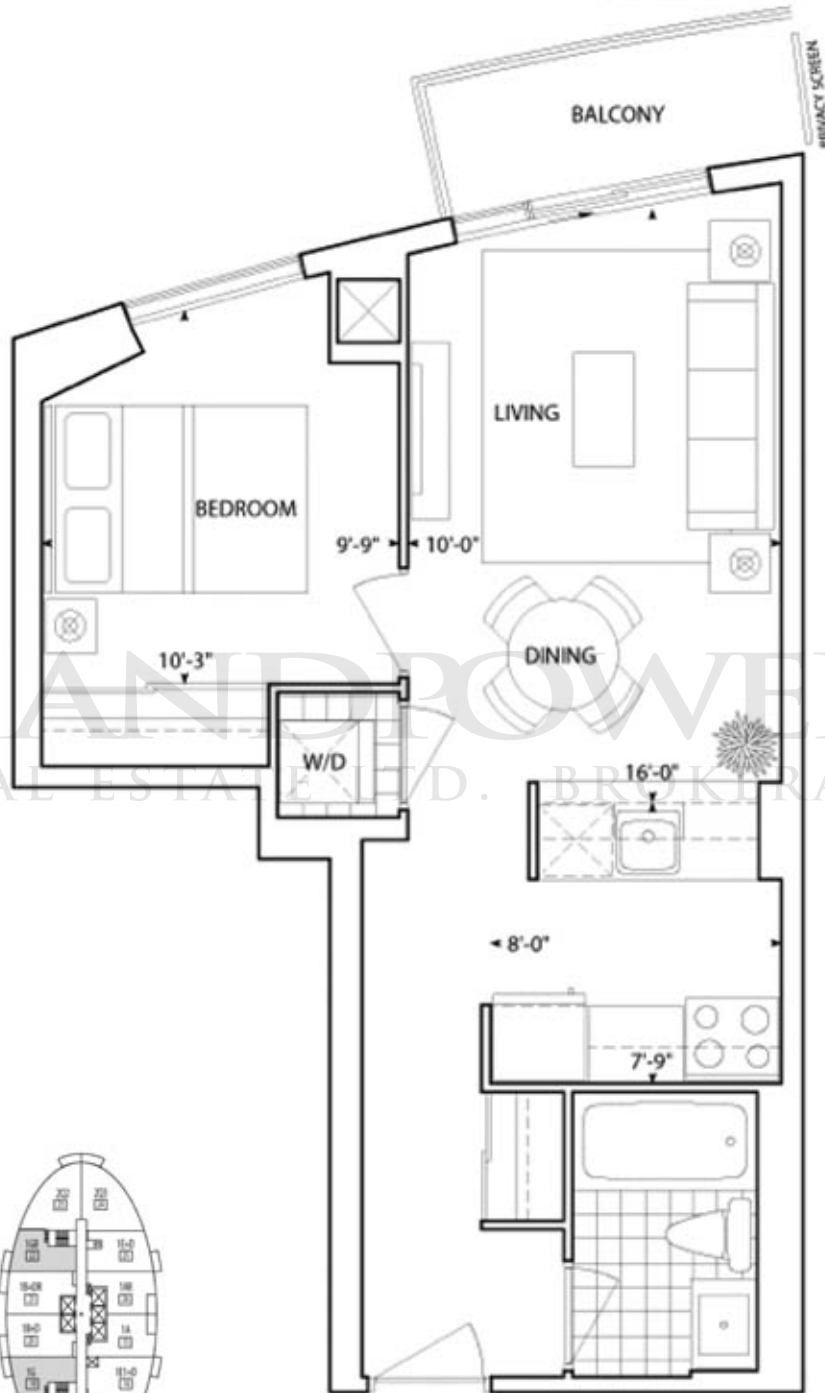
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38th-40th floor



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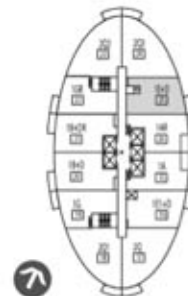
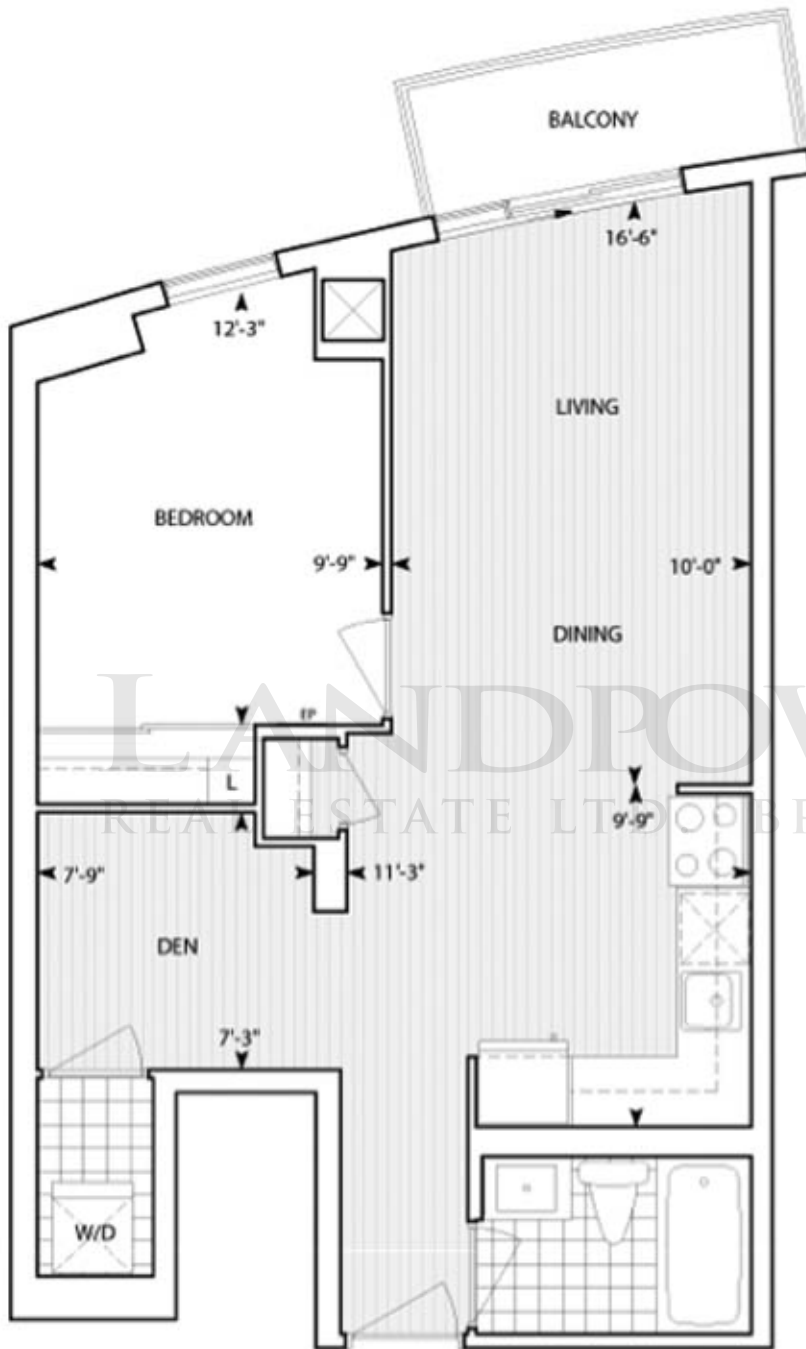


2010 High-Rise Green Builder of the Year by BILD



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38th-40th floor



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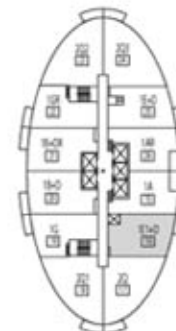
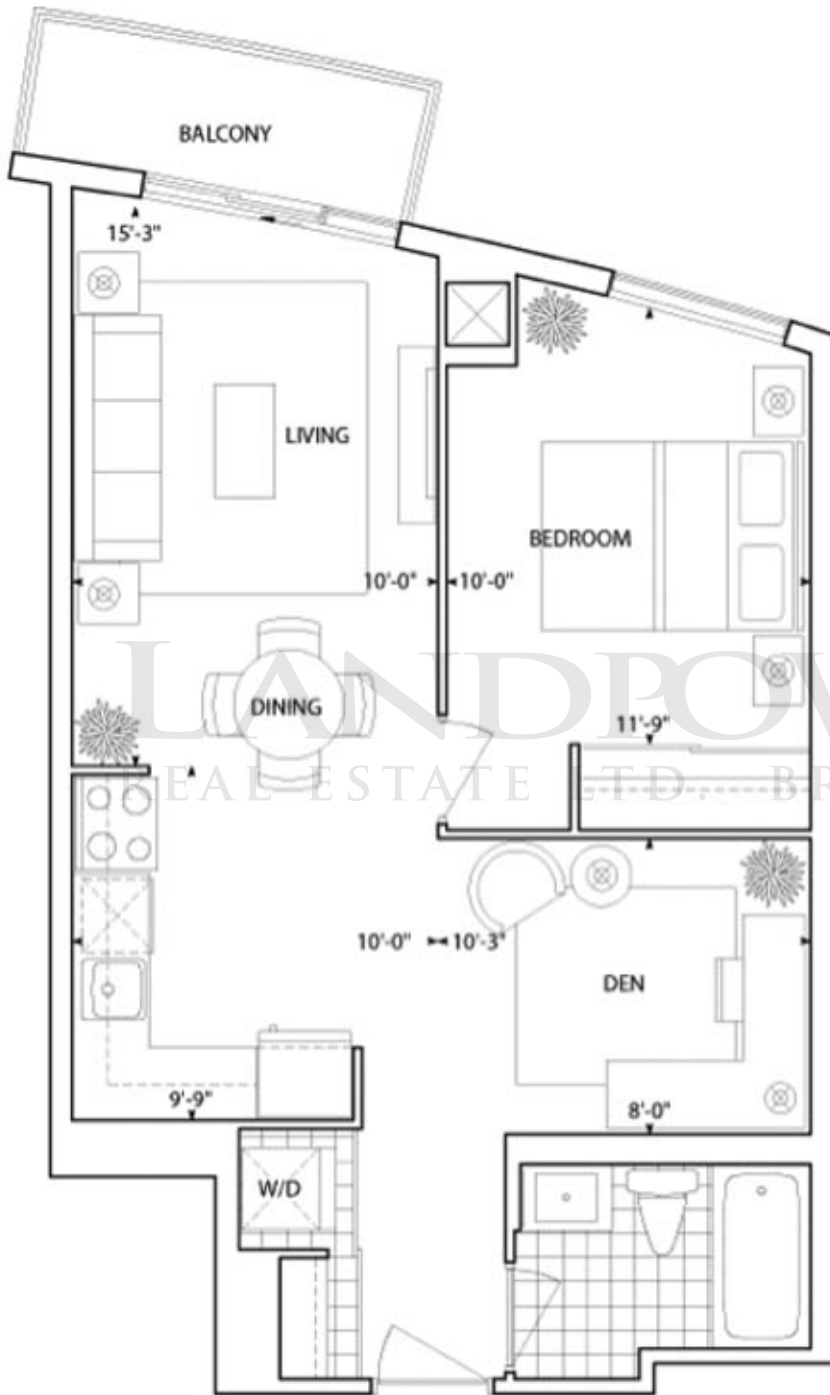


2010 High-Rise Green Builder of the Year by BILD



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38th-40th floor



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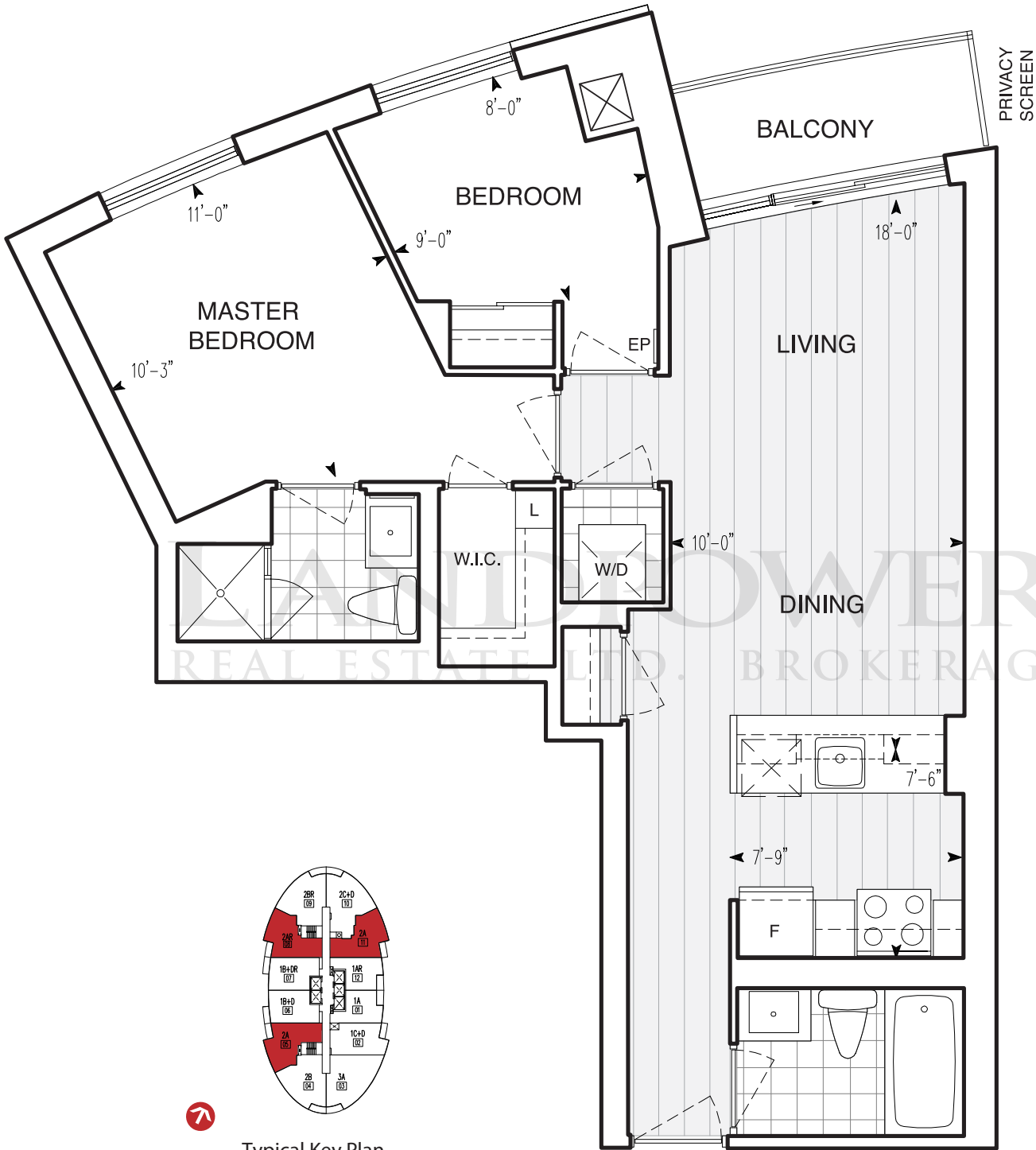
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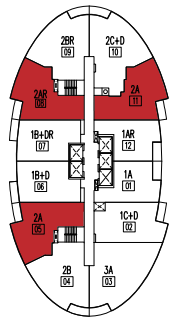
**Suite 2A**

2 bedroom with Balcony  
\$295,500 ~ 753 sq.ft.

Move In Today



Typical Key Plan  
6th - 36th floor



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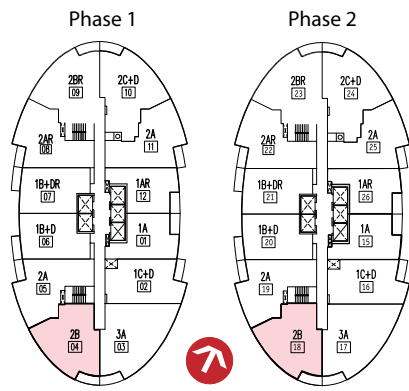


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**Suite 2B**

2 bedroom with Balcony  
\$310,000 ~ 810 sq.ft.

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7th - 36th floor



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**Suite 2C+D**

2 bedroom with Den & Balcony

\$340,000 ~ 903 sq.ft.

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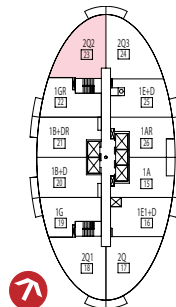
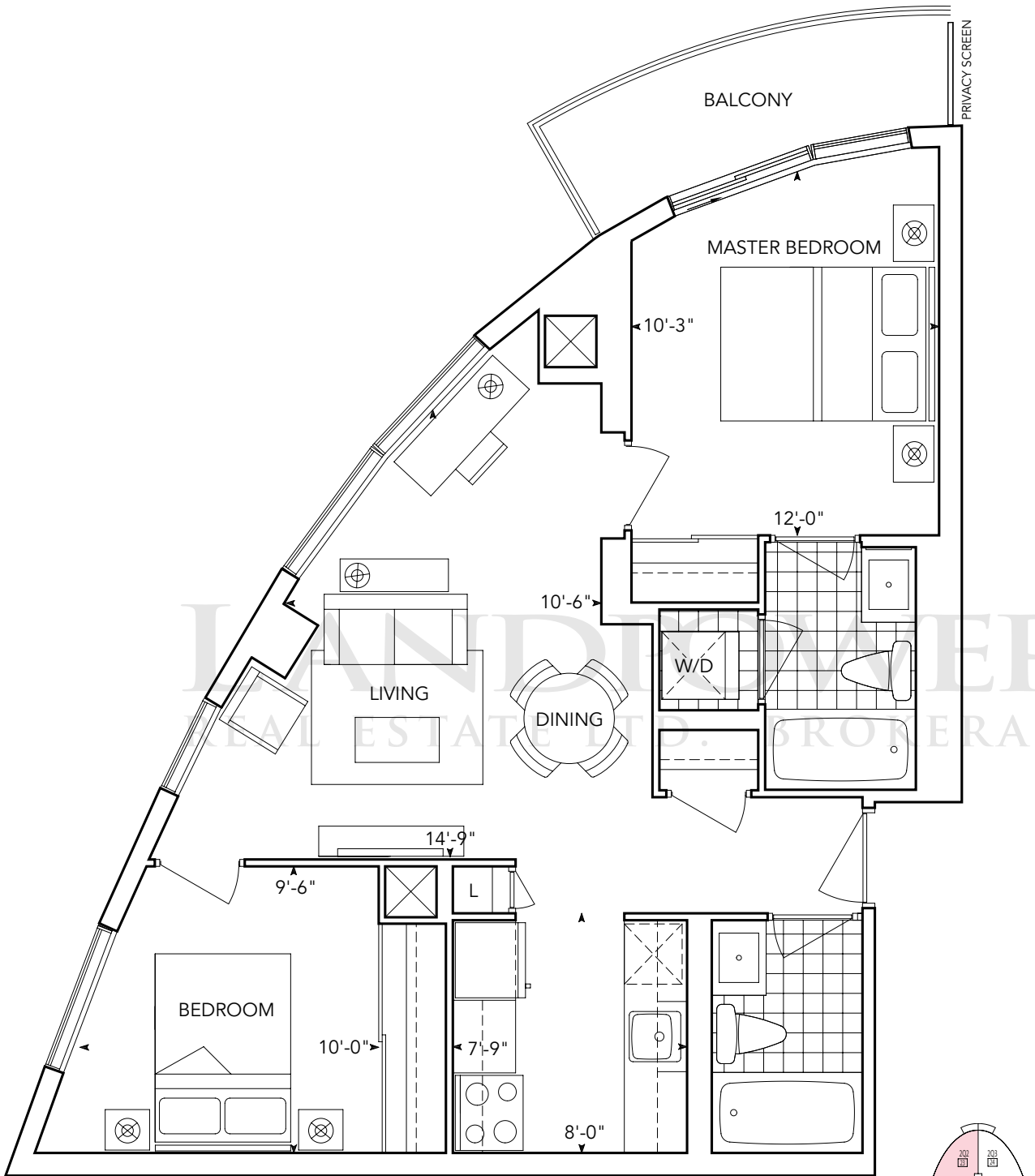
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**Suite 2Q2**

2 bedroom with Balcony  
\$315,500 ~ 740 sq.ft.

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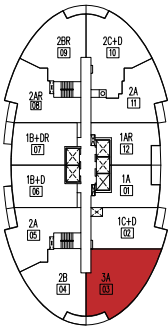
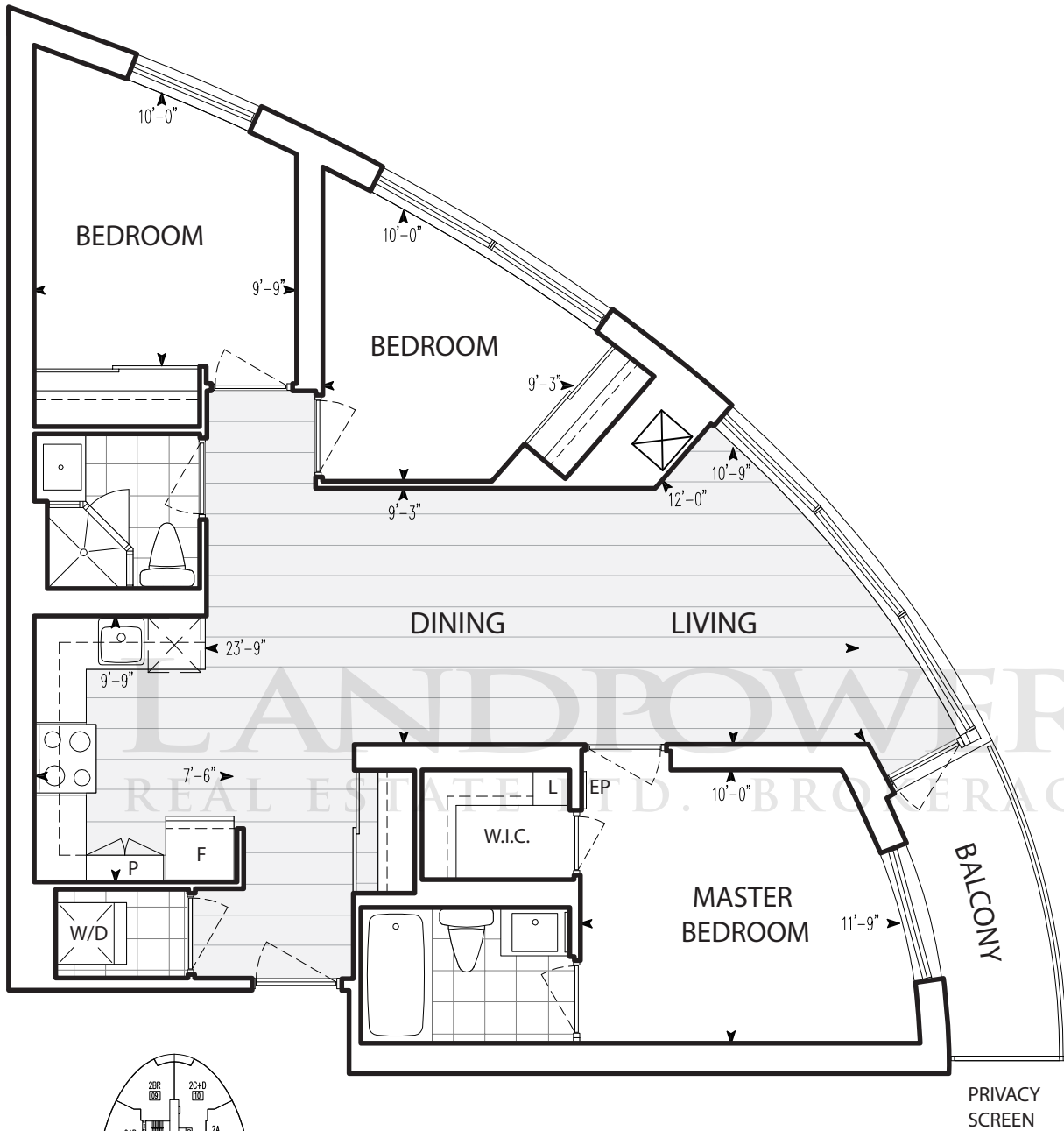


**Suite 3A**

3 bedroom with Balcony  
\$358,500 ~ 955 sq.ft.

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Typical Key Plan  
6th - 36th floor



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