



A RESIDENTIAL MASTERPIECE



Like the world's master works in music and art,
a new classic in architecture
is now rising on the skyline of Yonge and Finch.
Sonata.
A condominium that captures the harmony of life,
set in an environment of ease and elegance.

THE *P*URSUIT OF PLEASURE



Your leisure time can truly be savoured at Sonata where an array of recreational amenities awaits your pleasure. Relax in the indoor swimming pool or slip into the soothing waters of the whirlpool. Shoot a game of snooker in the billiards room....watch a video in the TV room/library....

or entertain friends or family in a party lounge complete with dance floor and kitchen facilities. Work out in the well-equipped exercise room, relax in the his & hers saunas, or enjoy a walk around the beautifully landscaped grounds and gardens. And when you have overnight visitors, accommodate them in the comfort of their own guest suite

LUXURY FEATURES

KITCHEN

- Custom designed kitchen cabinets*
- Choice of ceramic floor tiles*
- Open concept kitchen layout available as per plan
- Double stainless steel sink with single lever faucet
- Individual lighting in kitchen
- Ceramic tile backsplash
- Choice of laminated countertop*
- Built-in space saving microwave oven

BATHROOM

- White bathroom fixtures throughout
- Single lever chrome faucets to all vanity sinks
- Designer medicine cabinet in ensuite and designer vanity mirror in all bathrooms
- Ceramic tiles for bathroom floors and shower and bathtub enclosures
- Exterior vented exhaust fan in all bathrooms
- Privacy locks on bathroom doors
- Custom designed vanities*
- Choice of marble or ceramic tiles for ensuite bathroom floor and ceramic tile for bathtub enclosures*
- Temperature controlled pressure balanced valve for tub and shower
- Separate showers available as per plan
- Choice of vanity cabinetry with extended cultured marble countertop and integrated basin*
- Designer wall lighting fixture and vanity mirrors
- Clear glass shower enclosure is complete with ceiling light, ceramic wall, floor, and ceiling tile, including a glass and chrome door

INTERIOR

- Sliding glass doors to outdoor balcony as per plans
- Seasonally controlled heating and cooling
- Vertical blinds for windows and balcony doors as per plan
- Choice of hardwood strip or carpeting in living and dining room, den, and foyer
- Choice of 40 ounce nylon broadloom with foam under pad where designated*
- Mirrored closet doors in entrance
- Colonial style doors with polished brass hardware
- Cultured marble window sills
- Wood trim and doors to be painted with semi-gloss latex white paint
- Solid core oak front entry door with elegant hardware
- Thermally insulated double-glazed windows for optimum energy efficiency and noise attenuation

APPLIANCES

- Side-by-side 20 cubic foot frost-free refrigerator
- Easy clean range
- Built-in dishwasher
- Microwave
- All white appliances
- Stacked washer and dryer with heavy-duty wiring and receptacle with laundry room exhaust vented to outside

RECREATIONAL AMENITIES

- Men's and Women's saunas and change room facilities
- Indoor lap pool and whirlpool
- Multi-purpose party room with full kitchen, bar, and fireplace
- Two guest suites for exclusive use of residents and guests
- Separate games room and cards room
- A quiet and tastefully furnished video/library room
- Beautifully decorated billiards room
- Fully equipped exercise room
- Two lounges in front lobby

BUILDING FEATURES

- Underground parking with security cameras in the garage area along with two-way voice communication and personal alarm to concierge
- One assigned locker with every suite
- One underground parking space with every suite
- Garage is painted white and lit with fluorescent lighting
- Garage is ventilated and protected by a fire sprinkler system for added safety and protection
- Elegantly designed lobby
- Three custom designed high speed elevators
- Professional concierge on duty 24 hours a day
- Intercom system for announcing the arrival of your guests
- Private underground parking with personal access

SITE FEATURES

- Conveniently located on Finch Avenue West, just steps away from Yonge Street
- Walking distance to Yonge/Finch Subway
- Steps to shopping and entertainment
- Walking distance to North York City Center and Ford Center for the Performing Arts
- Elegantly designed landscaped grounds

FOR YOUR PEACE OF MIND

- 24 hour concierge monitors strategically placed surveillance cameras and two-way voice communication stations with push call buttons in common areas and garage
- Personally encoded suite entry intrusion alarm system, with suite door contact and keypad connected to concierge desk
- Hardwired smoke detectors

ELECTRICAL SERVICES AND FIXTURES

- Pre-wired outlets for TV and telephone in living room and master bedroom
- Electrical copper wiring with circuit breaker service panel
- Distinctive ceiling fixtures in foyer, hallways and walk-in closets
- Capped ceiling light outlets in dining room and bedrooms
- Flexible jack dedication option for phone, fax or data systems
- Multi-port outlet with option for additional multi-ports, supporting telephone, television and computer(s)

*From Vendor's samples

Specifications, terms and conditions subject to change without notice. E & O.E.



Welcome to SONATA, a 26 storey building that is changing the face of Yonge Street. Sonata is located at Yonge and Finch just walking distance to shopping and entertainment. A select number of exquisite suites with up to 10' ceilings on the upper floors represents the ultimate in super-luxury, priced from \$288,500 to over \$719,000.

Model	Design Type	Approx. size Square Feet	View	Starting Price 5 th Floor	Estimated Maintenance Fee per month	Estimated Property Tax per month
TANGO-S	2 Bed & Balcony	711	E	\$ 158,500	\$ 206	\$ 158
TANGO-N	2 Bed & Balcony	711	E	\$ 158,500	\$ 206	\$ 158
WALTZ-S	2 Bed. Den & Balcony	820	W	\$ 179,500	\$ 238	\$ 179
WALTZ-N	2 Bed. Den & Balcony	834	W	\$ 182,000	\$ 242	\$ 182
CELLO	2 Bed. Den & Balcony	885	E	\$ 185,500	\$ 257	\$ 185
VIOLA	2 Bed. Den & Balcony	897	E	\$ 188,500	\$ 260	\$ 188
CHORUS	2 Bed. Den & Balcony	976	W	\$ 208,500	\$ 283	\$ 208
VERSE	2 Bed. Den & Balcony	980	W	\$ 209,500	\$ 284	\$ 209
RHAPSODY	3 Bed. Den & Balcony	1068	SE	\$ 242,500	\$ 310	\$ 242
HARMONY	3 Bed. Den & Balcony	1089	SW	\$ 248,500	\$ 316	\$ 248
RHAPSODY	3 Bed. Den & Balcony	1068	NE	\$ 238,500	\$ 310	\$ 238
HARMONY	3 Bed. Den & Balcony	1089	NW	\$ 241,500	\$ 316	\$ 241

Price includes GST, one parking, one locker, 6 appliances, hardwood, and backsplash

The Building & Common Areas

- A stunning 26 storey tower residence at Yonge and Finch
- Elegant designed lobby finished in limestone and granite
- Custom designed high speed elevators

Suite Features

- Pre-finished hardwood strip flooring in foyer, hallways, dens, living & dining rooms
- 40oz. broodloom in bedrooms
- 6 appliances including 20 cu. ft. side-by-side fridge, built-in microwave with high capacity hood fan, stove, washer/ dryer, and dishwasher
- Ceramic tile floors in kitchen, bathroom and laundry room
- Marble floors in ensuite bathroom
- Chrome fixtures in kitchen and bathrooms
- Vertical blinds

Social & Recreational Facilities

- Exercise/ Aerobics Room
- Lap pool
- Whirlpool
- His/ Her saunas and change room
- Video/ library
- Party Room with fireplace, wet bar, and kitchen
- Billiards, Games & Card Rooms
- Lounges
- Two guest suites

Access Control

- 24 hour Concierge & video monitored security surveillance of common areas
- Enter phone connection to all suites from front foyer
- Automobile transponders for garage in-suite security alarm with two way voice communication to garage

Property Taxes

- Estimated to be 1.25% of purchase price per year

Maintenance Fee

- Estimated to be 29 cents per square foot, includes utilities (heat, hydro, water) excludes cable TV

Sonata Sales Office

15 Finch Ave West (West of Yonge)
Toronto, Ontario, M2N 2G6
Phone: (416) 221-8281
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Sales Manager:
Judy Stevens

Specifications subject to change without notice. E.S.O.E. 1998 April 12, 1999

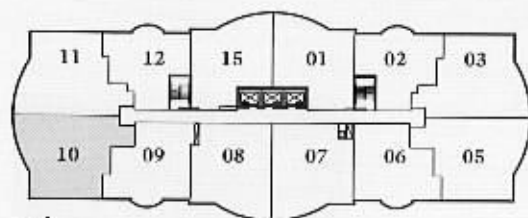


Second Third & Typical Suites

LANDPOWER
REAL ESTATE LTD. BROKERAGE

THE *L*ARGHETTO
1,131 SQ. FT.

THREE BEDROOMS,
TWO BATHS
PLUS DEN (WN)

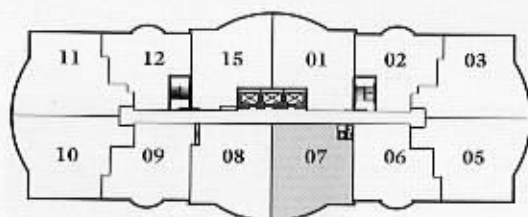


Floors 2 & 3



THE **CANTATA**
1,020 SQ. FT.

TWO BEDROOMS,
TWO BATHS
PLUS DEN (W)

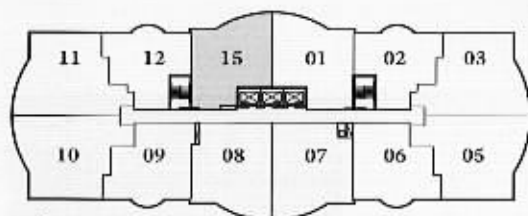


Floors 2 & 3



THE
ARIA
 928 SQ. FT.

TWO BEDROOMS,
 TWO BATHS
 PLUS DEN (E)

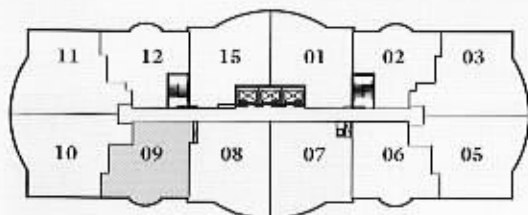


Floors 2 & 3



THE *D*UET
880 SQ. FT.

TWO BEDROOMS,
TWO BATHS
PLUS DEN (W)



 Floor 2



THE *H*ARMONY
1,089 SQ. FT.

THREE BEDROOMS,
TWO BATHS
PLUS DEN (WS)



Floors 5-26



THE *R*HAPSODY
1,068 SQ. FT.

THREE BEDROOMS,
TWO BATHS
PLUS DEN (ES)

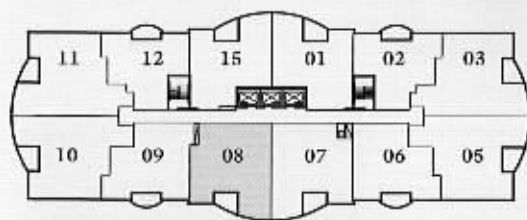
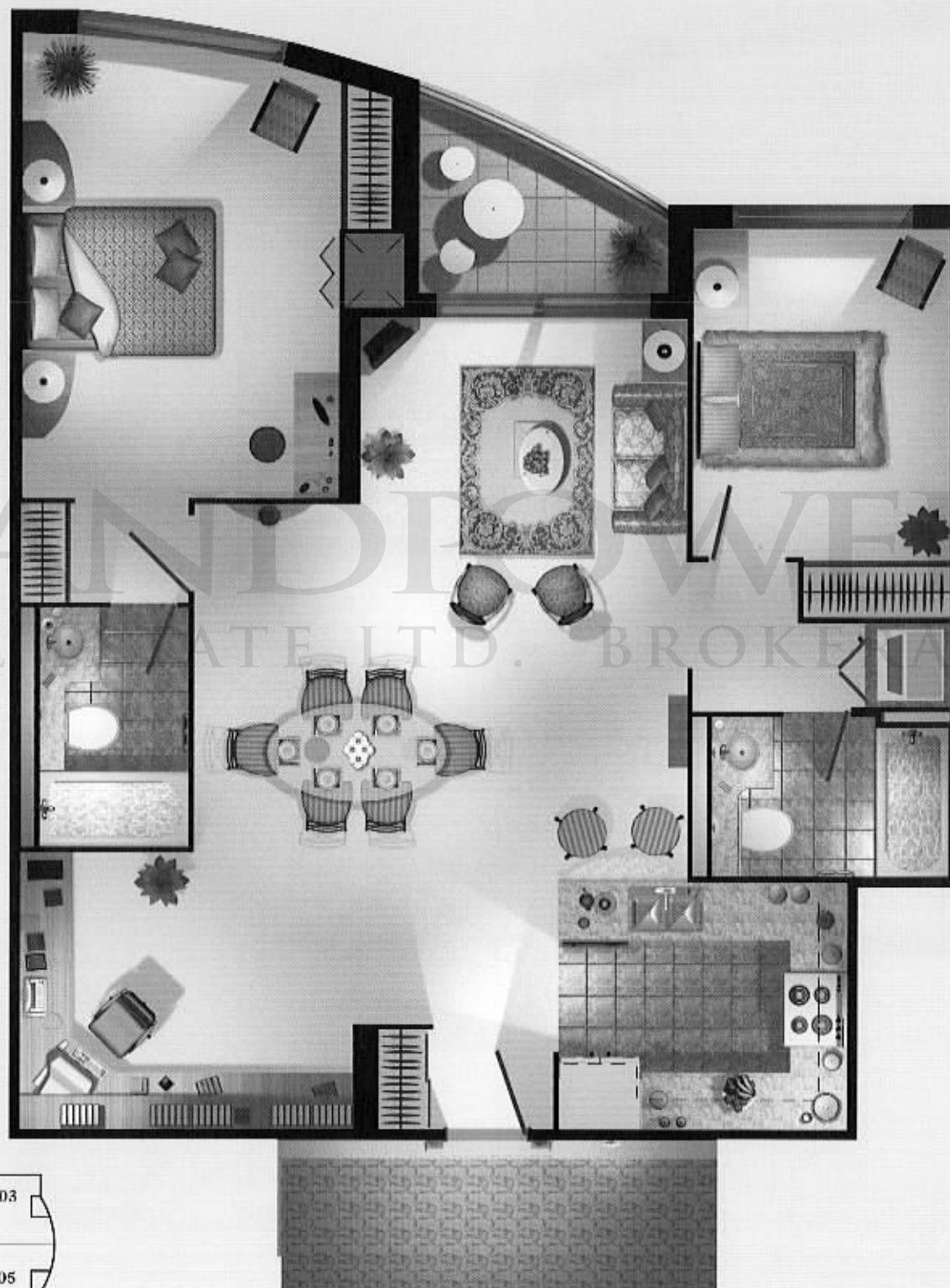


Floors 5-26



THE *V*ERSE
980 SQ. FT.

TWO BEDROOMS,
TWO BATHS
PLUS DEN (W)

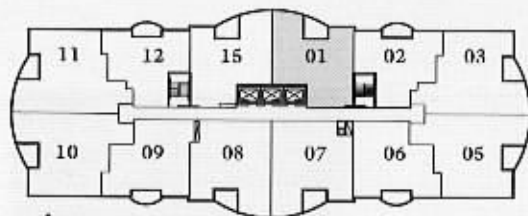


Floors 5-26



THE *V*IOLA
897 SQ. FT.

TWO BEDROOMS,
TWO BATHS
PLUS DEN (E)

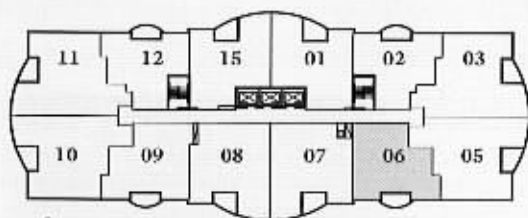


Floors 5-26



THE *W* ALTZ
820 SQ. FT.

TWO BEDROOMS,
TWO BATHS
PLUS DEN (W)



Floors 3-26



THE *S*ANGO
711 SQ. FT.

TWO BEDROOMS,
TWO BATHS (E)



Floors 3-26



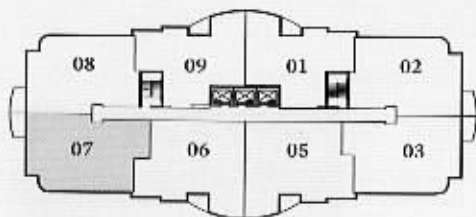


Lower & Upper Penthouses

LANDPOWER
REAL ESTATE LTD. BROKERAGE

THE
SOPRANO
1,244 SQ. FT.

THREE BEDROOMS,
TWO BATHS
PLUS DEN

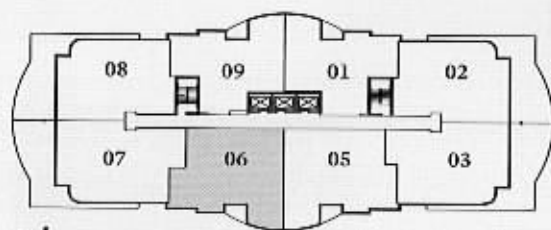


Upper Penthouse



THE
SERENADE
1,223 SQ. FT.

TWO BEDROOMS,
TWO BATHS
PLUS DEN

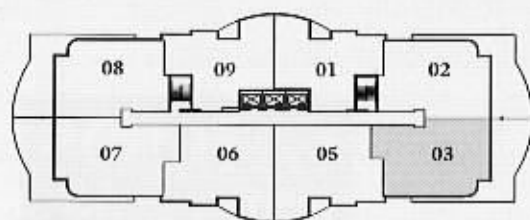


Lower Penthouse



THE *P*RELUDE
1,215 SQ. FT.

THREE BEDROOMS,
TWO BATHS
PLUS DEN

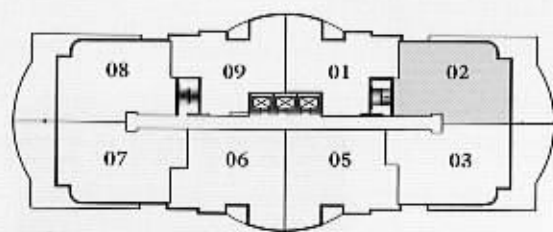



Lower Penthouse



THE *M* ELODY
1,163 SQ. FT.

THREE BEDROOMS,
TWO BATHS
PLUS DEN

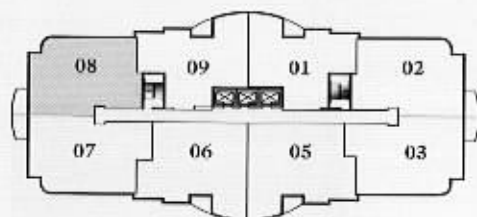


 Lower Penthouse



THE
*M*ELODY
1,163 SQ. FT.

THREE BEDROOMS,
TWO BATHS
PLUS DEN

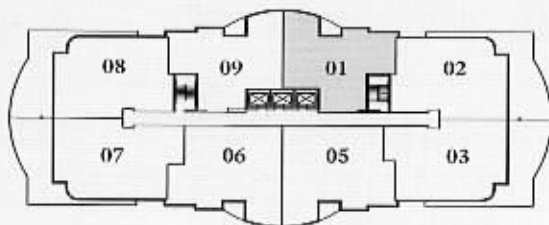



Upper Penthouse



THE *V*IBRATO
1,054 SQ. FT.

TWO BEDROOMS,
TWO BATHS
PLUS DEN



 Lower & Upper Penthouse





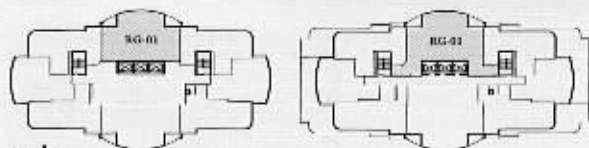
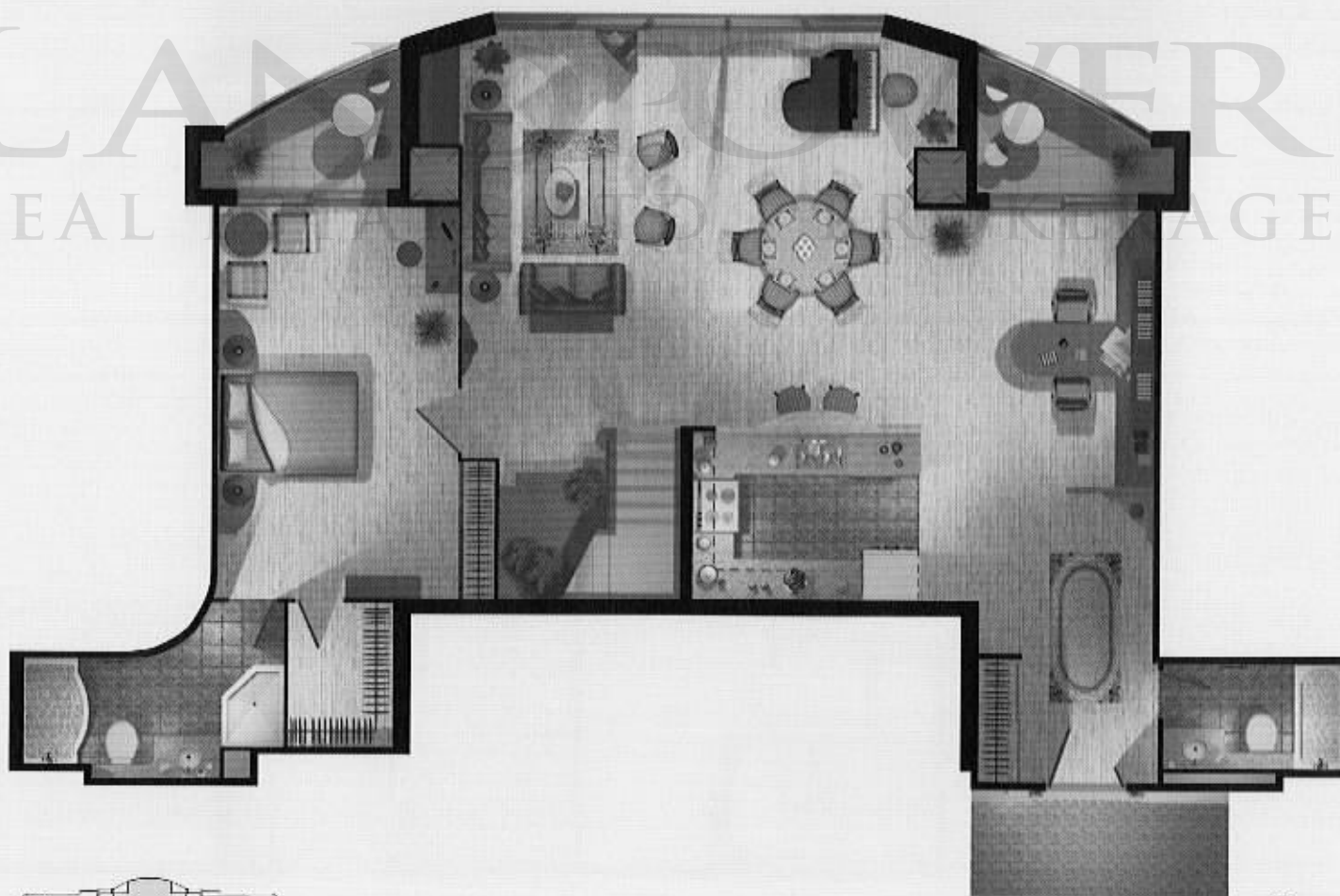
*R*oof Garden

LANDPOWER

REAL ESTATE LTD. BROKERAGE

THE *P*OEM
2,413 SQ. FT.

THREE BEDROOMS,
THREE BATHS
DEN
TWO BALCONIES

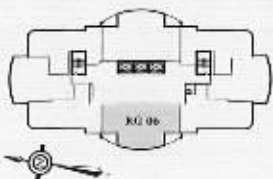


Upper Roof Garden - Lower Roof Garden



THE *M* OONLIGHT
2,397 SQ. FT.

THREE BEDROOMS,
THREE BATHS
DEN
TWO BALCONIES



Upper Roof Garden - Lower Roof Garden



LANDPOWER

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GHODS
BUILDERS INC.

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