

SOUTH HILL ON MADISON

SOUTH HILL

MOUNT PLEASANT

RESERVOIR

TORONTO UNIVERSITY

EN'S PARK



SOUTH HILL ON MADISON

AT THE FOOT OF CASA LOMA ON MADISON.

South Hill on Madison is coming soon. Modern condominium residences, starting at the \$200's, in a neighbourhood rich with history. The beauty of Casa Loma. The character of Dupont Street. Love the old and the new at South Hill on Madison.

MAKE A CONNECTION.



BURNAC



EXCLUSIVE VIP BROKER SALES EVENT

PROCEDURE FOR BUYING

1. Please complete the attached Suite Request Form with your client indicating their top 3 choices. The form must be completed in full with both Brokerage and Purchaser details.
2. Fax the completed Suite Request Form, along with a copy of each Purchaser's photo I.D. to our Sales Office at **416-966-6985** or e-mail to **admin@southhillonmadison.com**
3. All worksheets must be received by: **APRIL 12th, 2012 at 3:00PM**
4. Once the suites are allocated you will be contacted by one of our Sales Representatives to set up an appointment. You must accompany your client into the Sales Office (380 McPherson Avenue, Unit #110) on the date and time that their appointment in order to verify Buyer Representation. Appointment times are as follows:

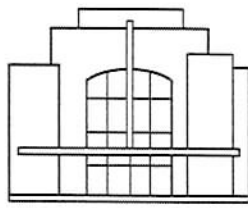
April 14 th , 2012 (Saturday)	12-5 pm
April 15 th , 2012 (Sunday)	12-5 pm
5. Every Purchaser must have a valid photo I.D. and S.I.N. number (if applicable) presented at the time of contract writing. International buyers will require additional deposits totaling 35%.
6. An initial deposit cheque in the amount of **\$3,000**, along with **ALL POST-DATED CHEQUES** must be presented at time of purchase, made payable to **Harris, Sheaffer LLP, in Trust**.
7. A Mortgage Pre-Approval (minimum amount of 80% of the Total Purchase Price) must be received within the 10 days cooling off period.
8. The Agreement of Purchase and Sale will be prepared in advance of the appointment. Please ensure the Suite Request Form is accurately completed as any errors or missing information will result in delays for your client and yourself. Once the Agreement is Firm, all post-dated cheques are received and a successful mortgage approval is received will you then complete the Agreement to Cooperate.
9. You must be a licensed and registered real estate agent in Ontario with the authority to act on your client's behalf. Should you falsely represent to the Vendor that you have such authority, or falsely represent that you accompanied a Purchaser on their first visit to our sales centre, you will not be paid any commission to you under this program, and may report your conduct to the Registrar of the Real Estate and Business Brokers Act.

Thank you for your cooperation.

SOUTH HILL ON MADISON

t.416.966.3737 f.416.966.6985 e.admin@southhillonmadison.com

Terms and Conditions of Offer are subject to change without prior notice. E.&O.E.



SOUTH HILL ON MADISON

Building Features*

South Hill on Madison is a modern condominium residence in a neighbourhood rich with history. Just a short walk to the Spadina Subway Station, South Hill on Madison features 159 gracious residences – early 20th Century inspired art deco architecture with a decidedly contemporary twist, designed by Northgrave Architects – the exterior resembles Indiana limestone set in an impeccable landscaped environment. This intimate 7 storey condominium residence will become well known for not only its unique architecture and design, but for its gracious living spaces at a location that residents will enjoy for years to come. Boychuk+Fuller, professionally designed suite types include Studios, 1 Bedrooms, 1 Bedroom and Dens, 2 Bedrooms, 2 Bedroom and Dens, Penthouses and Townhouses offering choices to suit any need!

- 24 Hour Concierge
- Equipped Gym and Yoga Studio with Locker Rooms and Steam Showers
- Wireless Internet Available in Lobby, Lobby Lounge and Party Room
- Party Room for hosting private events with Kitchen including seating for 20 or more and Outdoor amenity Terrace
- Media Screening Room with Large Format Television
- Outdoor courtyard Parkette with Bench Seating
- Pet Spa
- Underground Visitor Parking

Highlighted Suite Features*

- 9 Foot Smooth Finished Ceilings
- Approximately 5" by 51" Engineered Wood Laminate Flooring in Foyer, Living/Dining Areas, Bedrooms, Sleep Areas, Studies and Dens
- 4" Square Profile Baseboard throughout with Co-ordinated 2" Door Casings
- Sliding Doors and/or Swing Doors in Bedrooms and Washrooms (Glass if Applicable)*
- Master Bedroom Closets Will Include Hanging Rods, Built-in Wood Shelving and Wall Storage Units with Drawers and Adjustable Shelves*
- Custom-Designed European-Style Flat Panel Cabinetry with Choice of Matte Laminate Finishes and Integrated Handles. Decorative Panels Applied to Some Appliances. Cabinetry Features Will Include a Self-Closing Anti-Slam, Concealed Full-Extension Runner System
- Straight Edge Solid Surface Composite Quartz Countertops with Buffed Finish
- 1" by 1" through-body Porcelain Mosaic Tile Backsplash
- Suites Under 900 Sq. Ft. – Energy Efficient Kitchen Appliances – 24" Fully Integrated Refrigerator, 24" Electric Cooktop with Stainless Steel Trim, 24" Stainless Steel Built-In Electric Oven, 24" Integrated Hood Fan, 18" Fully Integrated Dishwasher, 24" Stainless Steel Built-in Microwave
- Suites Over 900 Sq. Ft. – Energy Efficient Kitchen Appliances – 30" Fully Integrated Refrigerator, 30" Electric Cooktop with Stainless Steel Trim, 30" Stainless Steel Built-In Electric Oven, 30" Integrated Hood Fan, 24" Fully Integrated Dishwasher, 24" Stainless Steel Built-in Microwave
- Full-Size White Stacked Frontloaded Washer/Dryer
- Bathrooms Feature Custom-Designed Mirror with Integrated Shelf to be Incorporated Above Vanity
- Bathrooms Feature Straight Edge Solid Surface Composite Quartz Vanity Top with Buffed Finish and Undermount Square Sink
- Bathrooms Feature Floor-to-Ceiling 3"x 6" Ceramic Tile on Wall Behind Vanity and in Shower/Tub Areas
- Bathtub with Integrated, Flat-Panelled Solid Surface Apron, Single-Lever Volume Control Valve and Wall-Mounted Rain Style Shower Head
- Individually Controlled Fan-Coil Air Conditioning with Year-Round Heating/Cooling
- Individual Suite Hydro Metering

The Suites

BEDROOM TYPE	PRICE FROM
STUDIOS	\$249,900
1 BEDROOMS	\$308,900
1 BEDROOM PLUS DEN	\$373,900
2 BEDROOMS	\$466,900
2 BEDROOM PLUS DEN	\$631,900

PARKING: \$39,000*
*For Suites Priced Over \$300,000

LOCKER: \$5,000 (Approx. 3' x 5')*
*For Suites Priced Over \$368,000

<u>DEPOSIT STRUCTURE*</u> \$3,000 on Signing Balance to 5% Due 30 Days after signing 5% Due 120 Days after signing 5% Due March 15, 2013 5% Due on Occupancy	<u>OCCUPANCY DATE*</u> April 2015 <u>MAINTENANCE FEE*</u> \$0.52/psf <u>TAXES</u> The Current City of Toronto Tax Rate is Approx. 1.0%
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* HST (less applicable rebates) and SIX appliances, included in the Purchase Price.

* Prices, Specifications, Features, Offerings, Deposit and Maintenance Fees are subject to change without notice.

* Building Features and Highlighted Suite Features, as per plan from Vendor's standard samples, for limited time only and/or as provided for in the Agreement of Purchase and Sale.

* Please meet with a Sales Representative for further details and a full list of standard features.

* E.&E.O. April 5th, 2012



EXCLUSIVE VIP BROKER INCENTIVES & PRICING

- **1 Year Free Common Expenses**
- **\$500 Assignment (Regular \$5000)**
- **Development Levy/Charges Capped as follows:**
 - **Studios, 1 Bedroom and 1 Bedroom+Den -\$2,000**
 - **2 Bedrooms and 2 Bedrooms+Den - \$3,000**

Model	Suite Type	Size	View	Priced From
A5	Studio	384	Southeast	\$249,900
A3	Studio	413	East	\$251,900
A6	Studio	444	South	\$251,900
B4	1 Bedroom	489	South	\$308,900
B3	1 Bedroom	551	East	\$315,900
C1	1 Bedroom + Den	661	North or South	\$373,900
C2	1 Bedroom + Den	634	West	\$386,900
C5	1 Bedroom + Den	666	North or South	\$395,900
D4	2 Bedroom	760	North	\$466,900
D1	2 Bedroom	773	Southwest	\$485,900
D6	2 Bedroom	826	North	\$516,900
D21	2 Bedroom	773	South	\$549,900
E3	2 Bedroom + Den	1027	North	\$631,900
E5	2 Bedroom + Den	964	North	\$669,900

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* Please meet with a Sales Representative for further details and a full list of standard features.

* E.&E.O. April 5th, 2012

Building Amenities

- 24 hour full-service concierge.
- Fully equipped Gym and Yoga Studio with locker rooms and steam showers.
- Wireless internet available in Lobby, Lobby Lounge and Party Room.
- Full Party Room for hosting private events with fully functional Kitchen, including seating for 20 or more and Outdoor Amenity terrace.
- State of the art media screening room with large format television and kitchenette.
- Outdoor courtyard parkette with bench seating.
- Pet spa for grooming cats and dogs.
- Underground visitor parking.
- Closed circuit video camera security monitoring system in all garage levels, Lobby and selected building access points connected to concierge desk.

General Suite Features

- Approximately 9 foot smooth finished ceilings.++
- Approximately 5" by 51" engineered wood laminate flooring in Foyer, Living /Dining areas, Bedrooms, Kitchens, Studies and Dens.¹
- 4" square profile baseboard throughout with co-ordinated 2" door casings.
- Solid core suite entry door with integrated security view hole, designer-selected lever hardware and custom designed door surround.
- Sliding doors and/or swing doors in bedrooms and washrooms (glass if applicable)*.
- Satin nickel finish contemporary levers on swing doors.
- Closet shelf and rod in all Foyer closets and 2nd Bedroom closets.
- Master Bedroom closets will include hanging rods, built-in wood shelving and wall storage units with drawers and adjustable shelves.*
- Walls painted to an egg-shell white finish, ceilings painted to a flat white finish, baseboards, casings and doors painted to a satin white finish.
- Balconies, Terraces, French Balconies and Patios with sliding doors and/or swing doors for access.*
- Laundry areas have 12" by 24" through-body porcelain tile flooring.*

Kitchen

- Custom-designed European-Style flat panel cabinetry with choice of matte laminate finishes and integrated handles. Decorative panels applied to some appliances. Cabinetry features will include a self-closing, anti-slam, concealed full-extension runner system.¹
- Integrated under-counter lighting available.
- The optional Kitchen island will feature a cantilevered top for counter seating, open shelving and door/drawer storage.¹ A capped electrical ceiling outlet will be provided overhead.
- Straight edge Quantra solid surface composite quartz countertops with buffed finish.¹
- 1" by 1" through-body porcelain mosaic tile backsplash.¹

Appliances

Suites < 900 Sq.Ft.

- Energy efficient Kitchen appliances consisting of a 24" fully integrated refrigerator, 24" electric cooktop with stainless steel trim, 24" stainless steel built-in electric oven, 24" integrated hood fan, 18" fully integrated dishwasher, 24" stainless steel built-in microwave and compact white stacked front-loaded washer/dryer.

Suites > 900 Sq.Ft.

- Energy efficient Kitchen appliances consisting of a 30" fully integrated refrigerator, 30" electric cooktop with stainless steel trim, 30" stainless steel built-in electric oven, 30" integrated hood fan, 24" fully integrated dishwasher, 24" stainless steel built-in microwave and full-size white stacked front-loaded washer/dryer.

Master En-Suite Bathrooms

- 12" by 24" through-body porcelain tile flooring throughout.¹
- Floor-to-ceiling 3" x 6" ceramic tile behind vanity wall and in shower/tub areas.¹
- Custom-designed vanity with integrated touch-latch drawers.¹
- A custom-designed mirror with integrated shelf to be incorporated above vanity¹ and custom-designed storage cabinet¹ to be wall-mounted above toilet.
- Straight edge Quantra solid surface composite quartz vanity top with buffed finish¹ and under-mount square sink.
- Fixtures include a deck-mounted single lever faucet, matching towel bar & tissue holder, and contemporary low-consumption toilet.
- Single-lever pressure balancing shower control with wall-mounted rain style shower head and tempered glass shower partition.

2nd Bathrooms

- 12" by 24" through-body porcelain tile flooring throughout.¹
- Floor-to-ceiling 3" x 6" ceramic tile on wall behind vanity and in shower/tub areas.¹
- Custom-designed vanity with integrated touch-latch drawers.¹
- A custom-designed mirror with integrated shelf to be installed above vanity¹ and extended to above toilet.
- Straight edge Quantra solid surface composite quartz vanity top with buffed finish¹ and under-mount square sink.
- Fixtures include a deck-mounted single lever faucet, matching towel bar & tissue holder, and contemporary low-consumption toilet.
- Bathtub with integrated, flat-panelled solid surface apron will feature a wall-mounted tub filler with a single-lever volume control valve and wall-mounted rain style shower head.

Powder Room

- 12" by 24" through-body porcelain tile flooring throughout.¹
- Custom-designed vanity with integrated touch-latch drawers.¹
- A custom-designed mirror with integrated shelf to be incorporated above vanity.¹
- Straight edge Quantra solid surface composite quartz vanity top with buffed finish¹ and under-mount square sink.
- Fixtures include a deck-mounted single lever faucet, matching towel bar & tissue holder, and contemporary low-consumption toilet.

Mechanical Features

- Individually controlled fan-coil air conditioning units with year-round heating/cooling.
- Individual suite hydro metering.
- Pre-wired telephone and cable outlets in Living room, Den and Bedroom(s).
- Residences will contain a smoke and carbon monoxide detector that will sound within the suite.
- An in-suite heat detector will be monitored by the building's fire alarm panel, which will also control the in-suite fire alarm and voice communication system.
- Bathroom and Kitchen exhaust fans vented to exterior.
- Each suite to contain door entry intrusion alarm.
- Each suite to contain durable 100 amp service panel with circuit breaker.
- Building foyer communication panel allows Owners to grant access to Visitors.

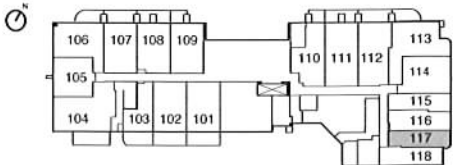
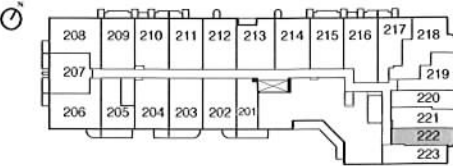
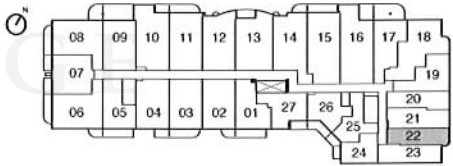
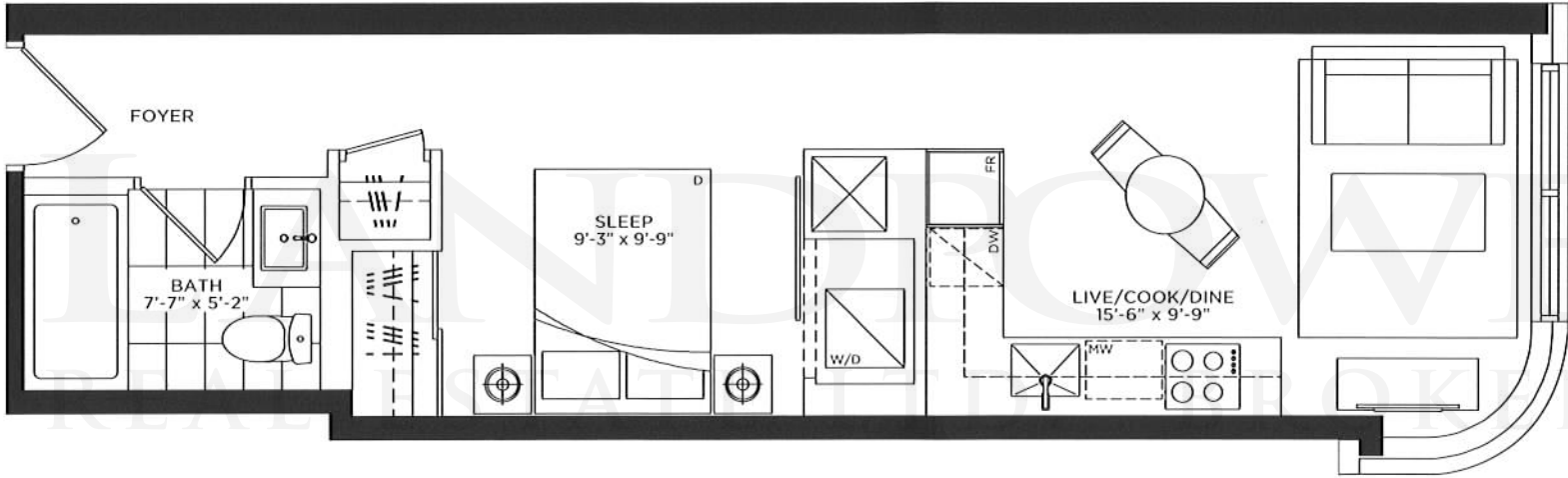
Notes:

- Where applicable as per plan.
- ++ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.
- 1 Selection choices from Vendor's standard samples.

General Disclaimers:

- A. TARION - See TARION New Home Warranty Program for full warranty details. 1 Year guarantee on workmanship and materials; 2 Years coverage on electrical, plumbing, heat delivery and distribution systems; 7 Year structural guarantee on major structural components.
- B. Where identified as "Vendor's Standard Samples", finish selections including colour schemes/choices/grades have been pre-selected by Vendor. The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutes and changes to the information contained herein without notice; so long as, in the Vendor's sole discretion, any substituted materials and/or changes are of at least comparable quality.
- C. All dimensions are subject to normal construction variances. Dimensions, including ceiling heights, sizes, specification, layouts and materials are approximate only.
- D. The installation of some features and finishes may vary by individual residence design.
- E. The Vendor will not be responsible for shade differences occurring from different dye lots or characteristics of natural material, including without limitation, tiles, hardwood flooring, cabinets, countertops, trim and doors.

STUDIO-A3
413 S.F.

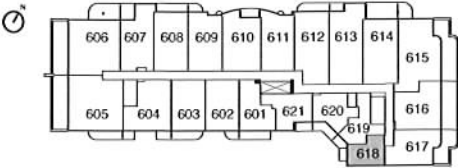
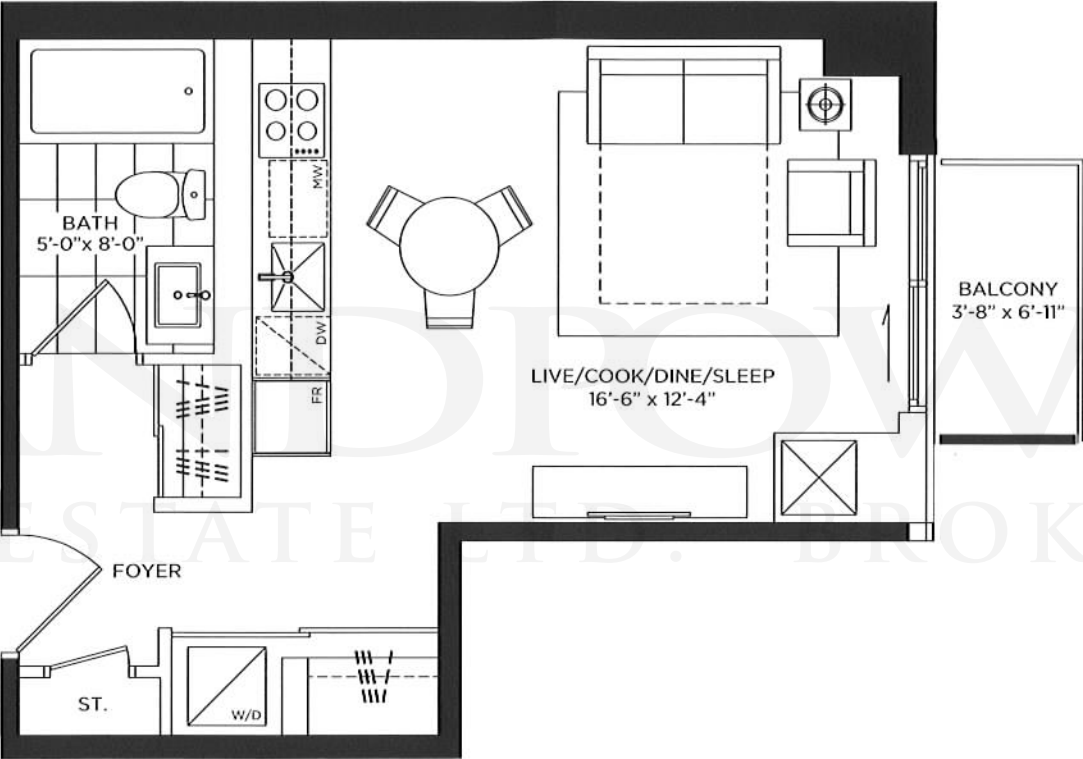


STUDIO-A5

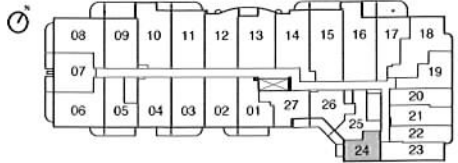
384 S.F.

EXTERIOR 24 S.F.

TOTAL 408 S.F.



FLOOR SIX

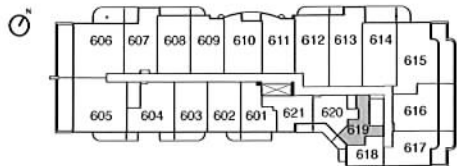
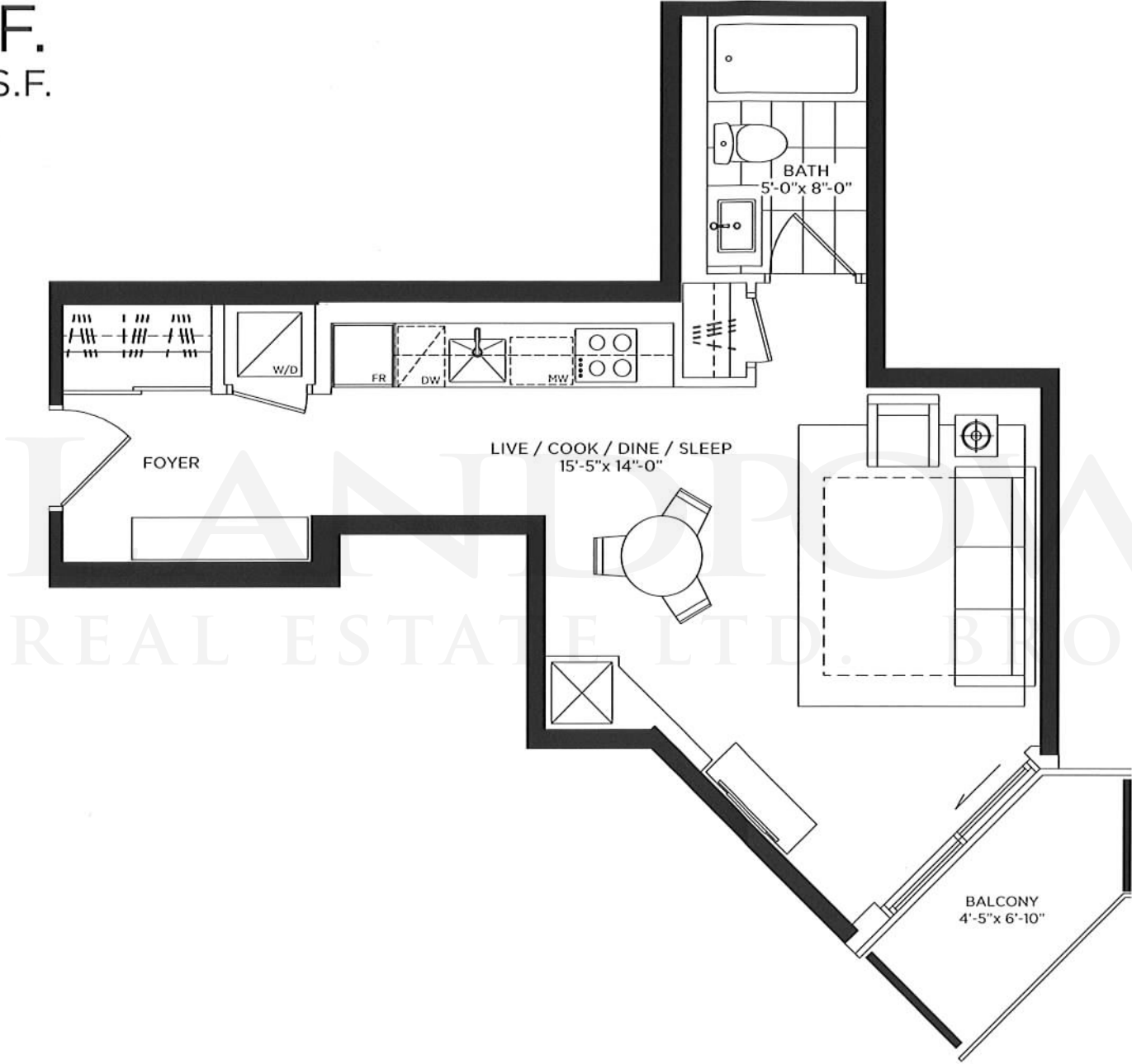


FLOORS THREE, FOUR & FIVE

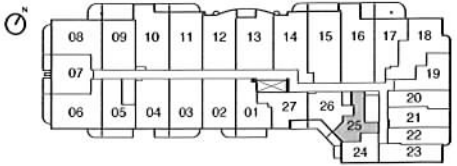
All dimensions, specifications, drawings and floor plans are approximate and are subject to change without notice. Floor area measured in accordance with Tarion bulletin #22. Actual square footage may vary from that stated hereon. Floor plans may be mirror image of what is shown. Balcony and terrace areas are approximate and may vary depending on floor level, location and other factors, and subject to change without notice. Furniture not included. E & O E.

STUDIO-A6

444 S.F.
EXTERIOR 37 S.F.
TOTAL 481 S.F.



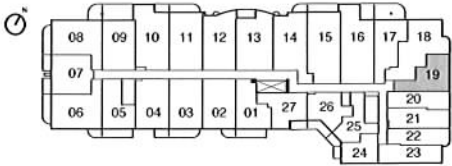
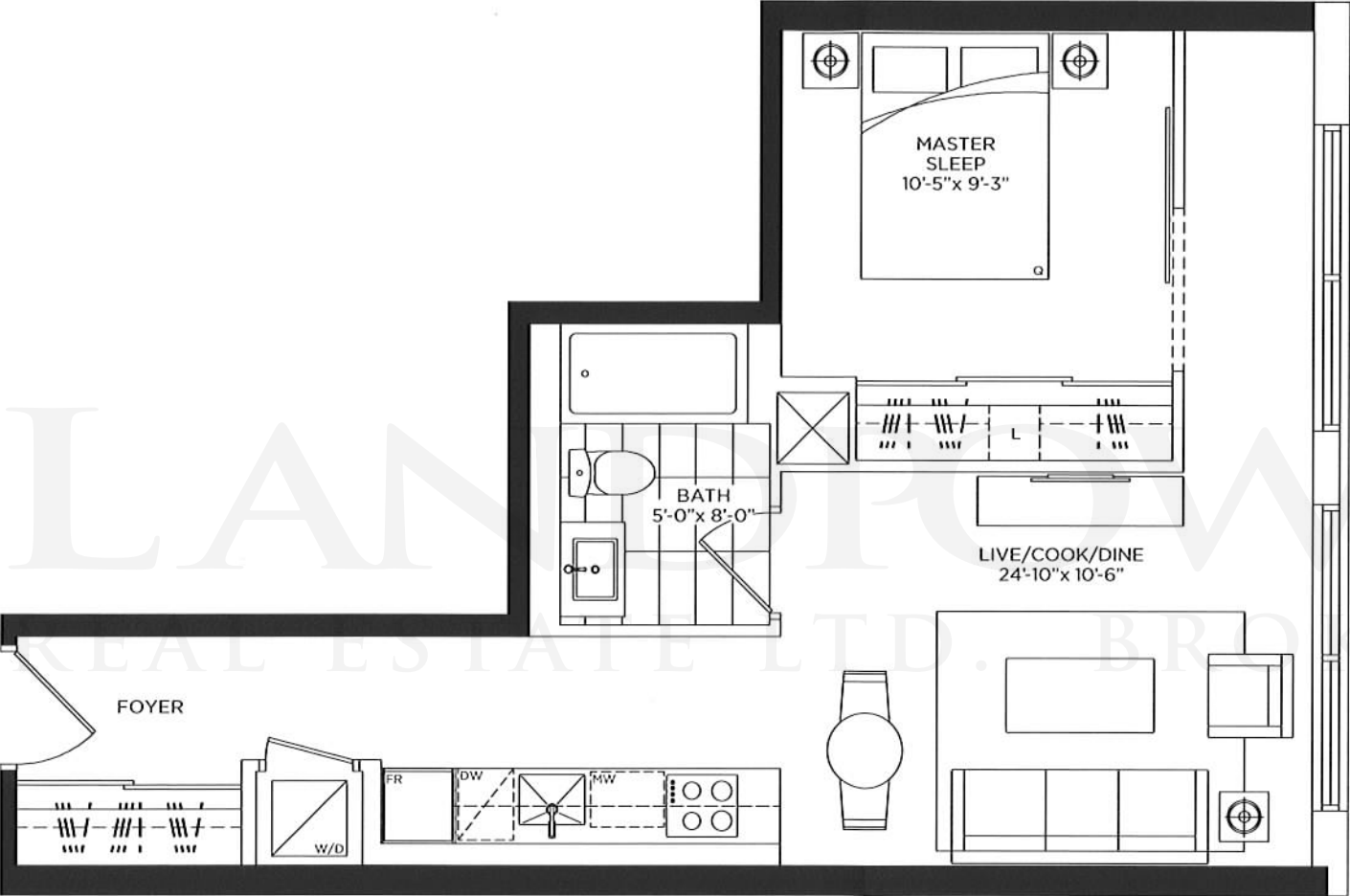
FLOOR SIX



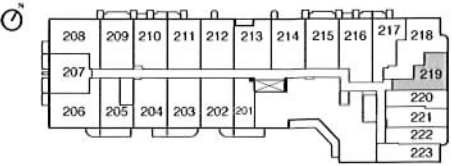
FLOORS THREE, FOUR & FIVE

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1BR-B3
551 S.F.



FLOORS THREE, FOUR & FIVE



FLOOR TWO

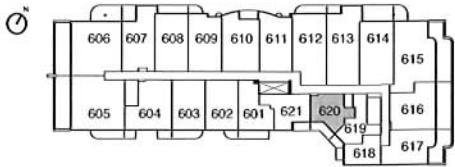
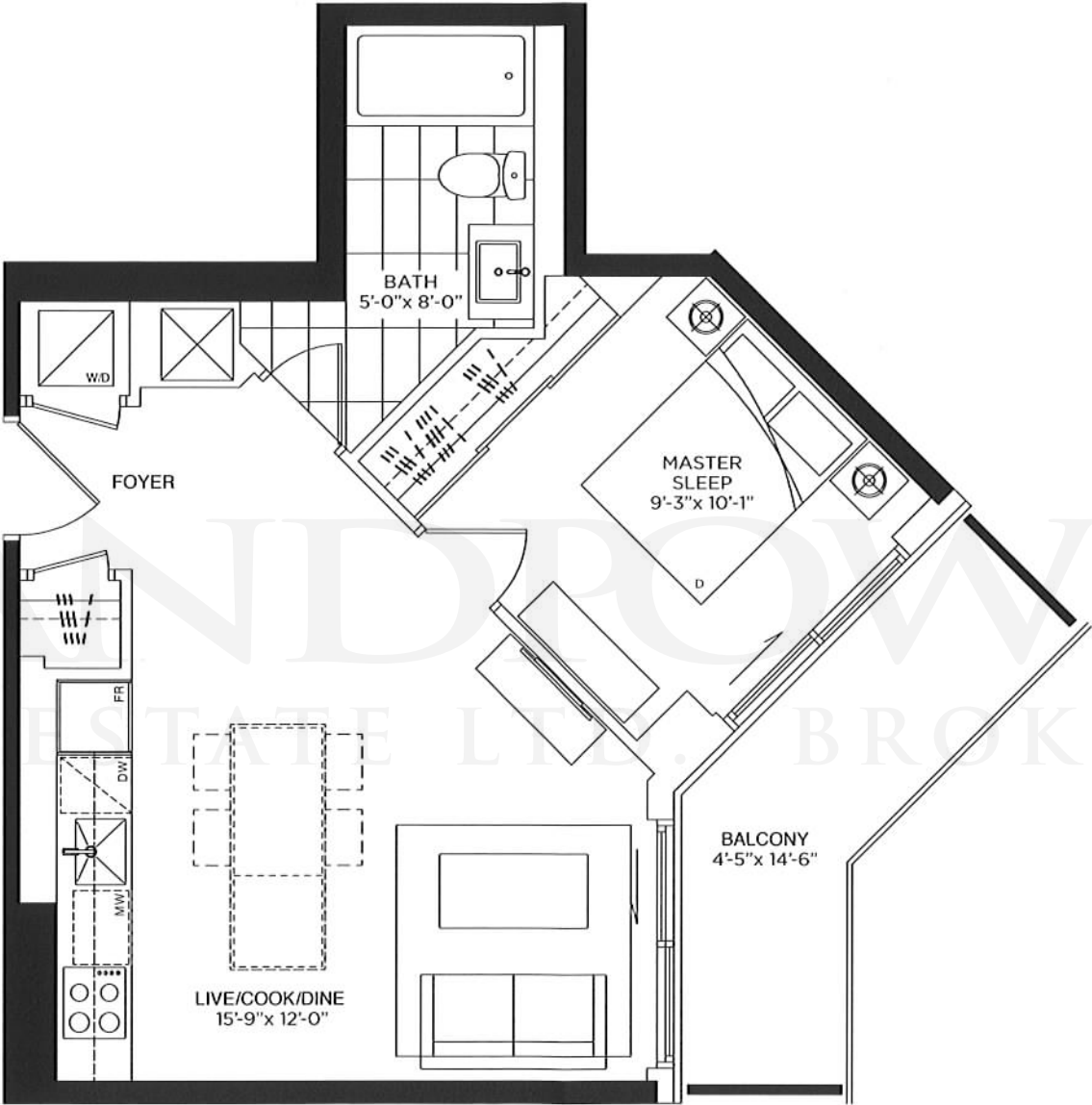
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1BR-B4

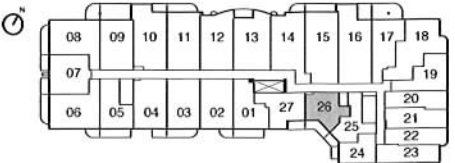
489 S.F.

EXTERIOR 69 S.F.

TOTAL 558 S.F.



FLOOR SIX



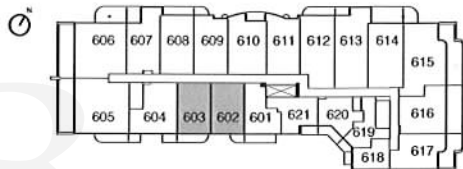
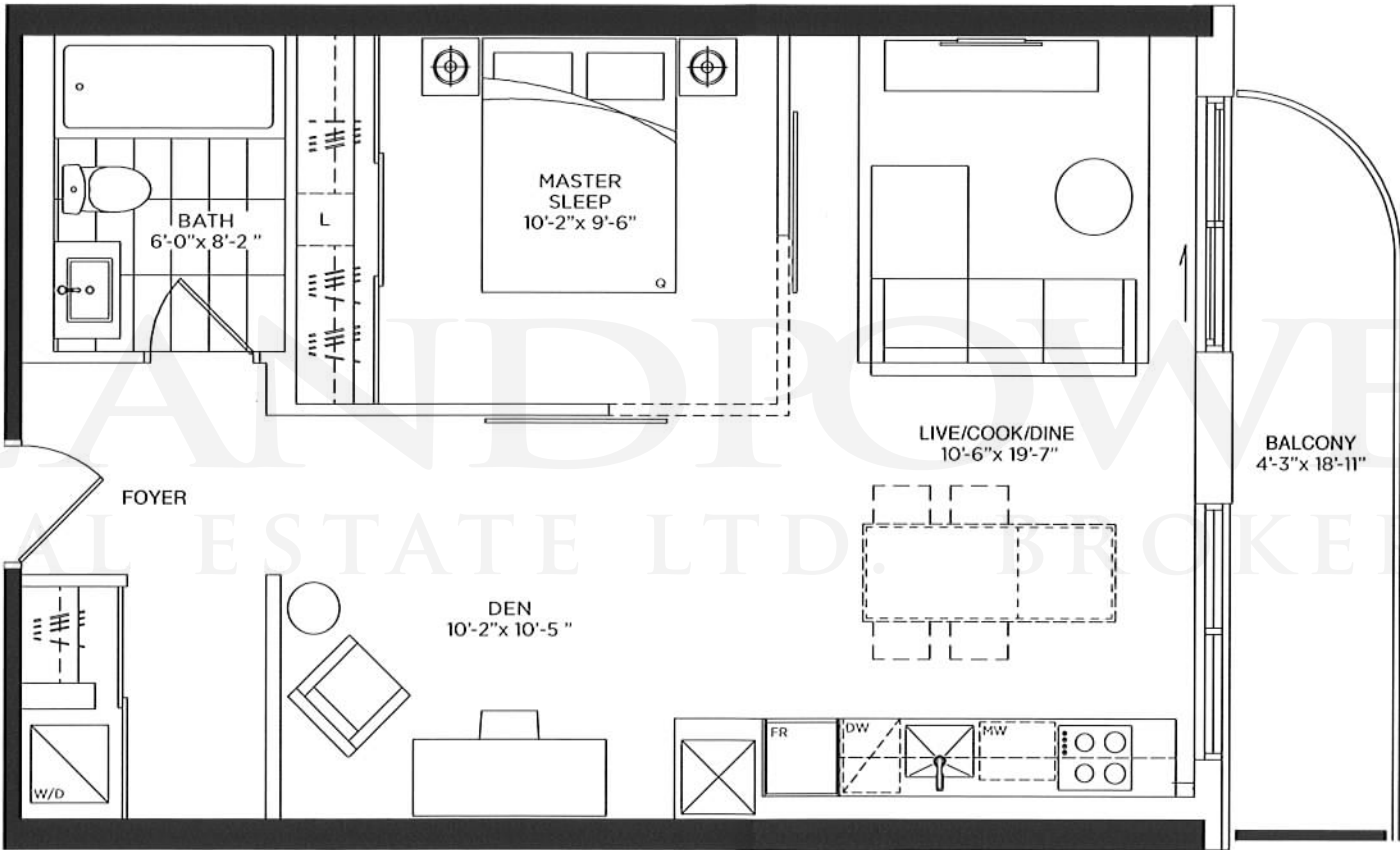
FLOORS THREE, FOUR & FIVE

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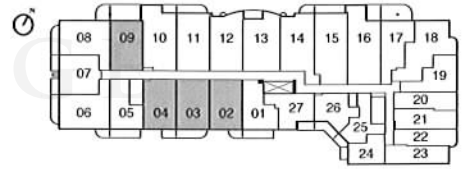
1BR+DEN-C1

652-664 S.F.

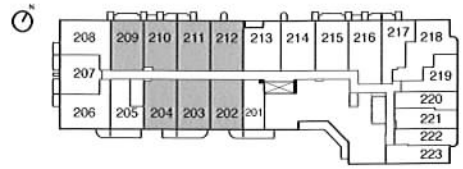
EXTERIOR 0-169 S.F.
TOTAL 652-830 S.F.



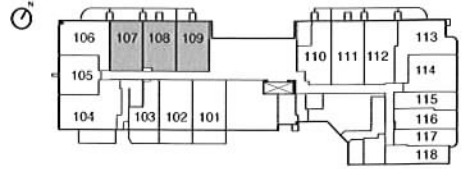
FLOOR SIX



FLOORS THREE, FOUR & FIVE



FLOOR TWO



FLOOR ONE

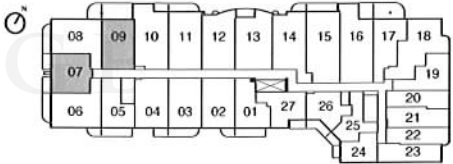
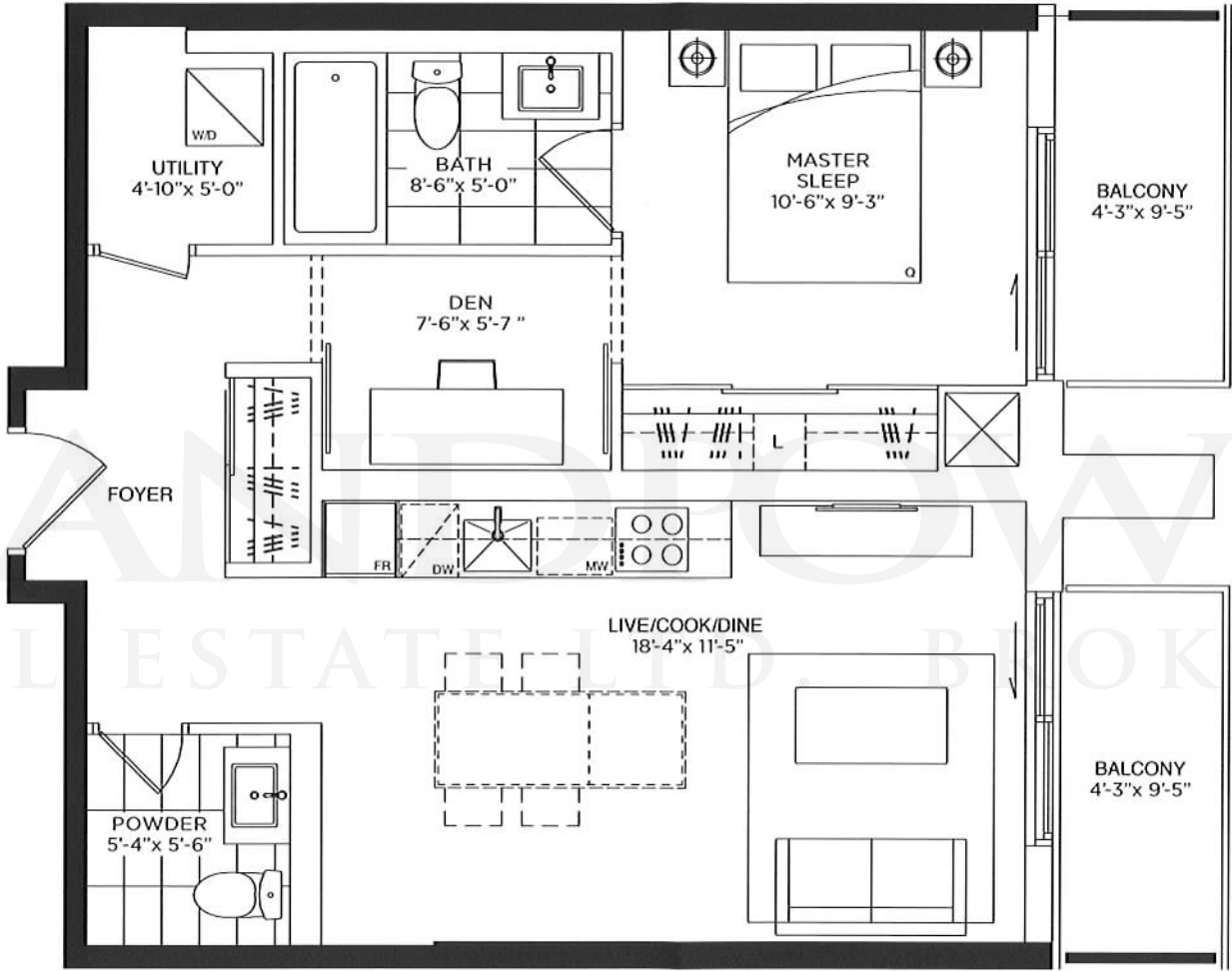
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1BR+DEN-C2

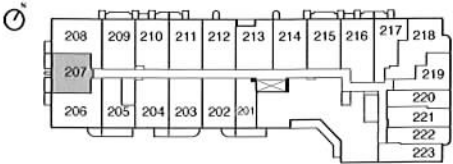
634 S.F.

EXTERIOR 0-76 S.F.

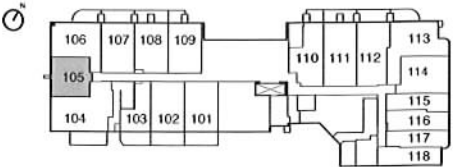
TOTAL 634-710 S.F.



FLOORS THREE, FOUR & FIVE



FLOOR TWO



FLOOR ONE

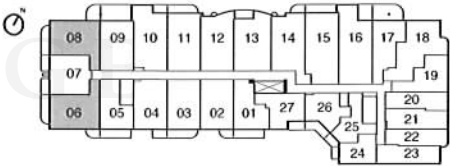
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2BR-D1

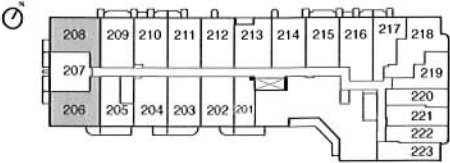
773 S.F.

EXTERIOR 27-143 S.F.

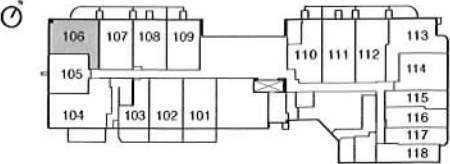
TOTAL 800-916 S.F.



FLOORS THREE, FOUR & FIVE



FLOOR TWO

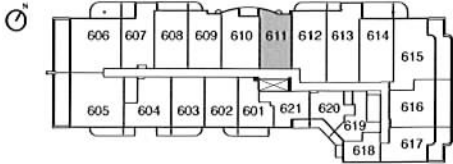
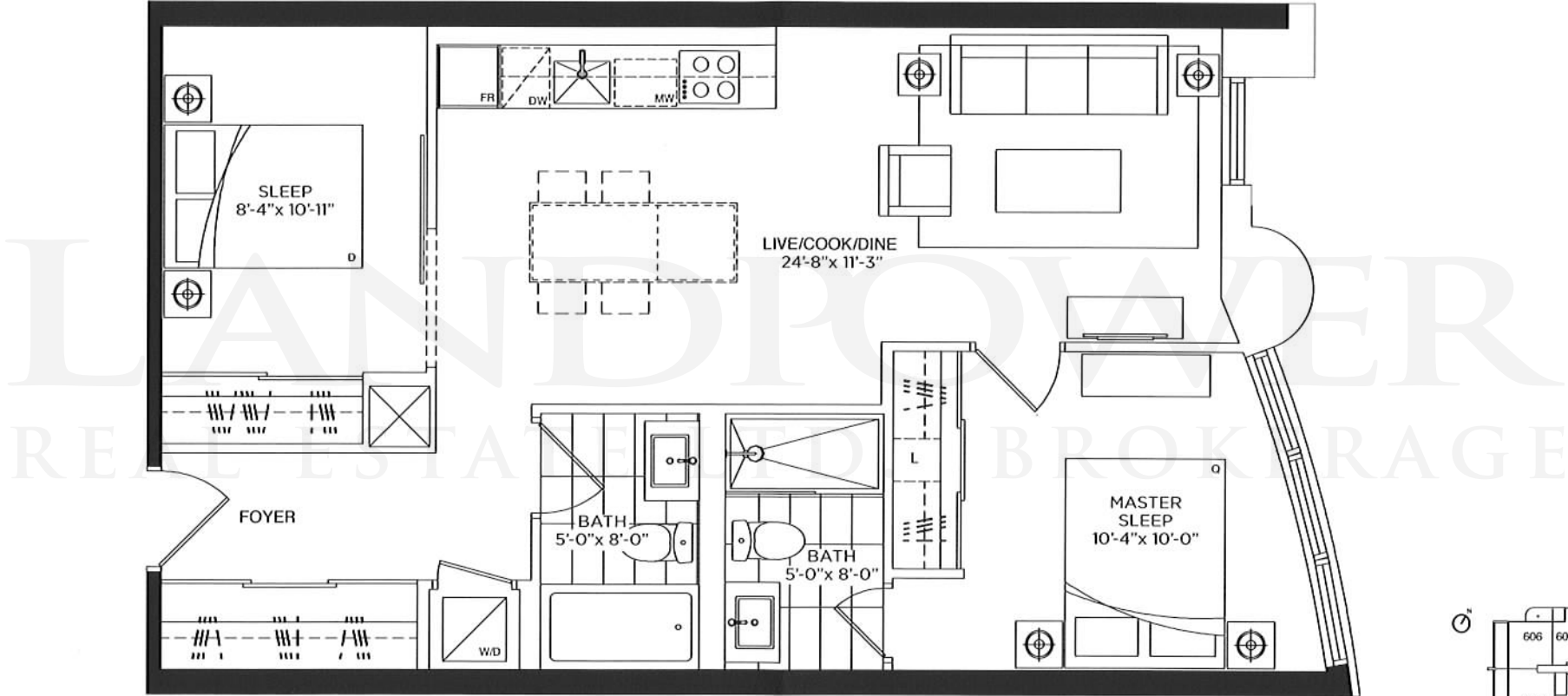


FLOOR ONE

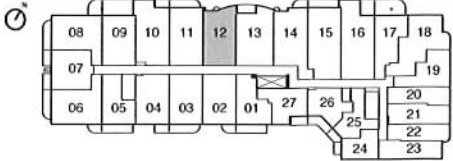
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2BR-D4

760 S.F.



FLOOR SIX



FLOORS THREE, FOUR & FIVE

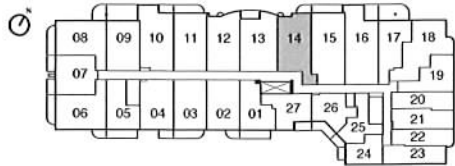
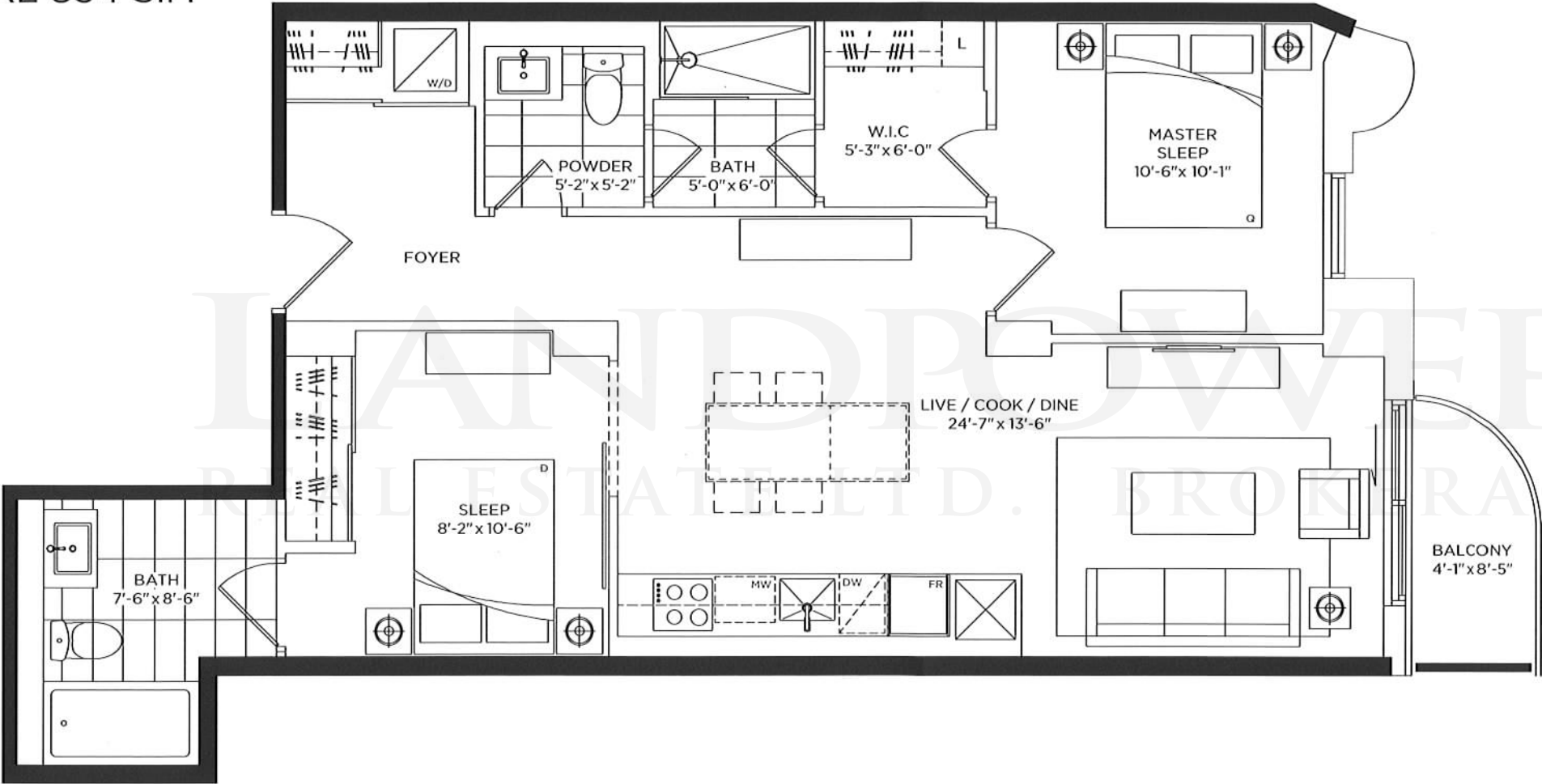
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2BR-D6

823 S.F.

EXTERIOR 31 S.F.

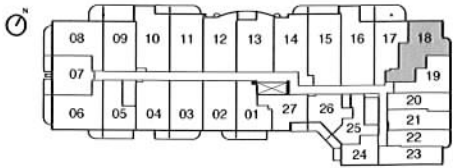
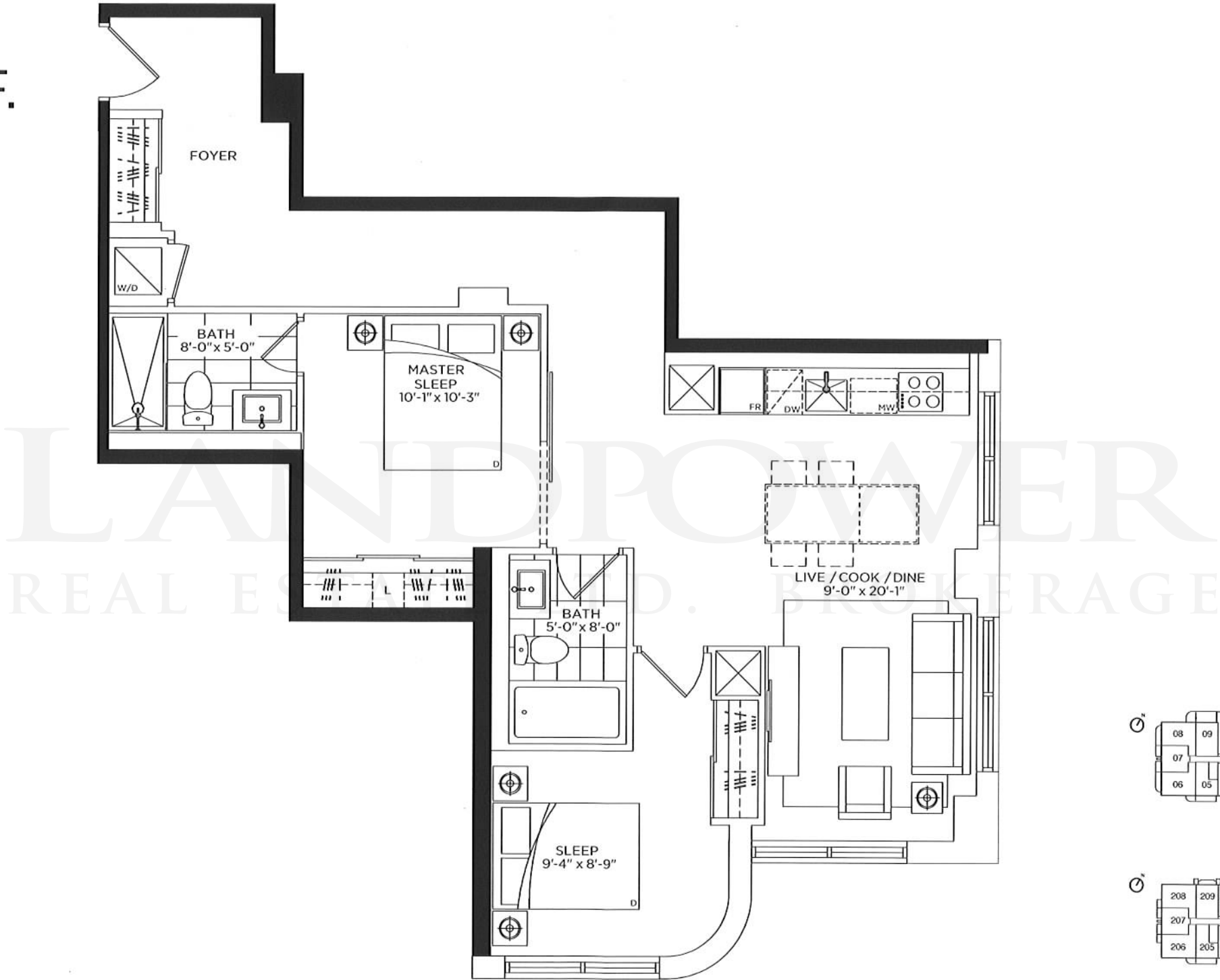
TOTAL 854 S.F.



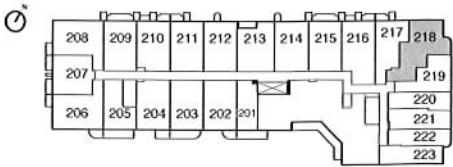
FLOORS THREE, FOUR & FIVE

All dimensions, specifications, drawings and floor plans are approximate and are subject to change without notice. Floor area measured in accordance with Tarion bulletin #22. Actual square footage may vary from that stated hereon. Floor plans may be mirror image of what is shown. Balcony and terrace

2BR-D9
879 S.F.



FLOORS THREE, FOUR & FIVE



FLOOR TWO

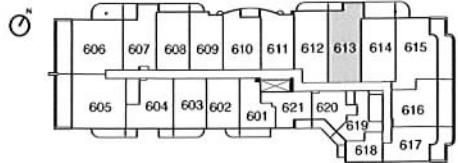
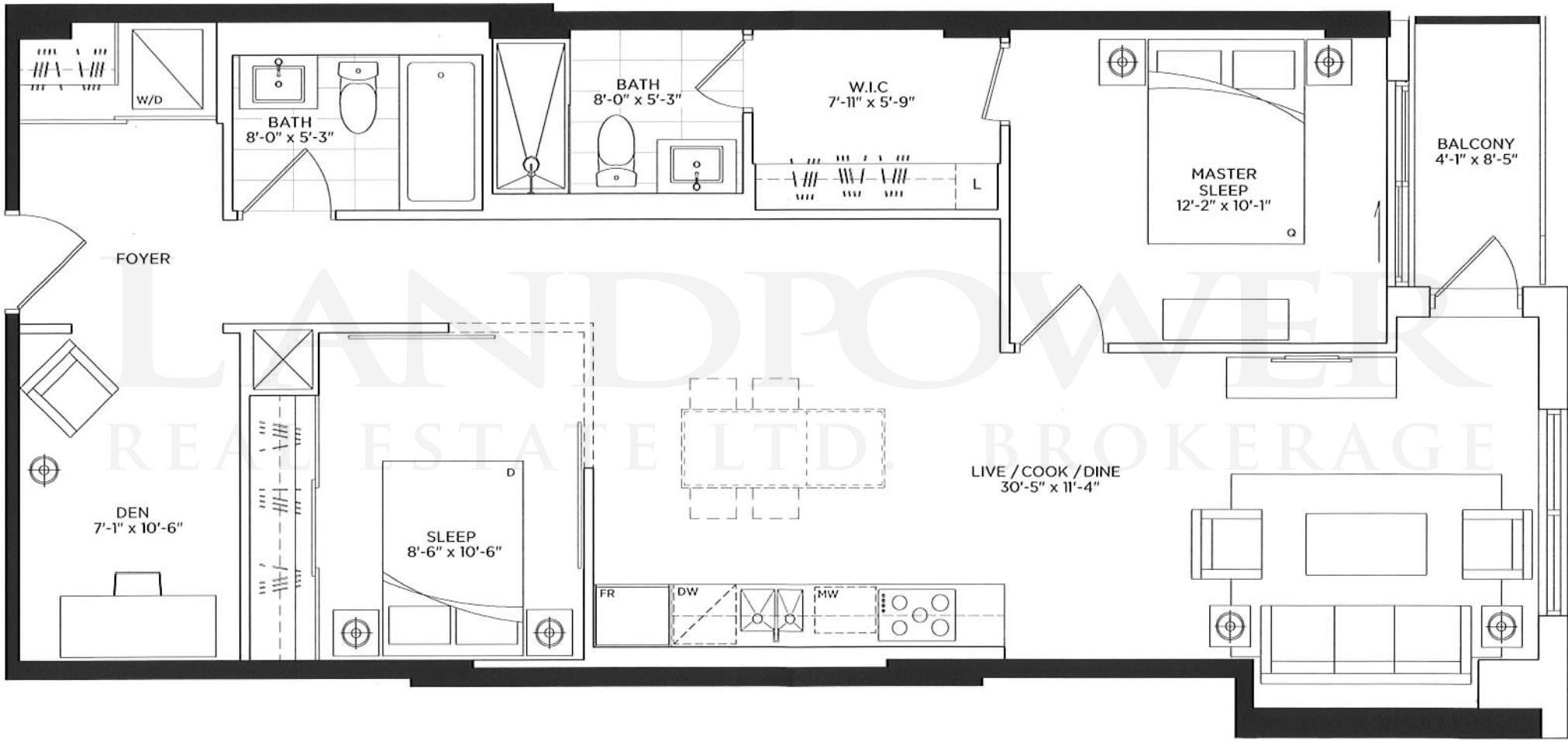
All dimensions, specifications, drawings and floor plans are approximate and are subject to change without notice. Floor area measured in accordance with Tarion bulletin #22. Actual square footage may vary from that stated hereon. Floor plans may be mirror image of what is shown. Balcony and terrace square footage is approximate and may vary depending on floor level, location and other factors, and subject to change without notice. Furniture not included. E.&O.E.

2BR+DEN-E3

1,027 S.F.

EXTERIOR 33 S.F.

TOTAL 1,060 S.F.



FLOOR SIX

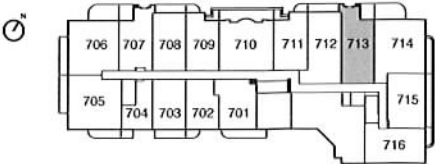
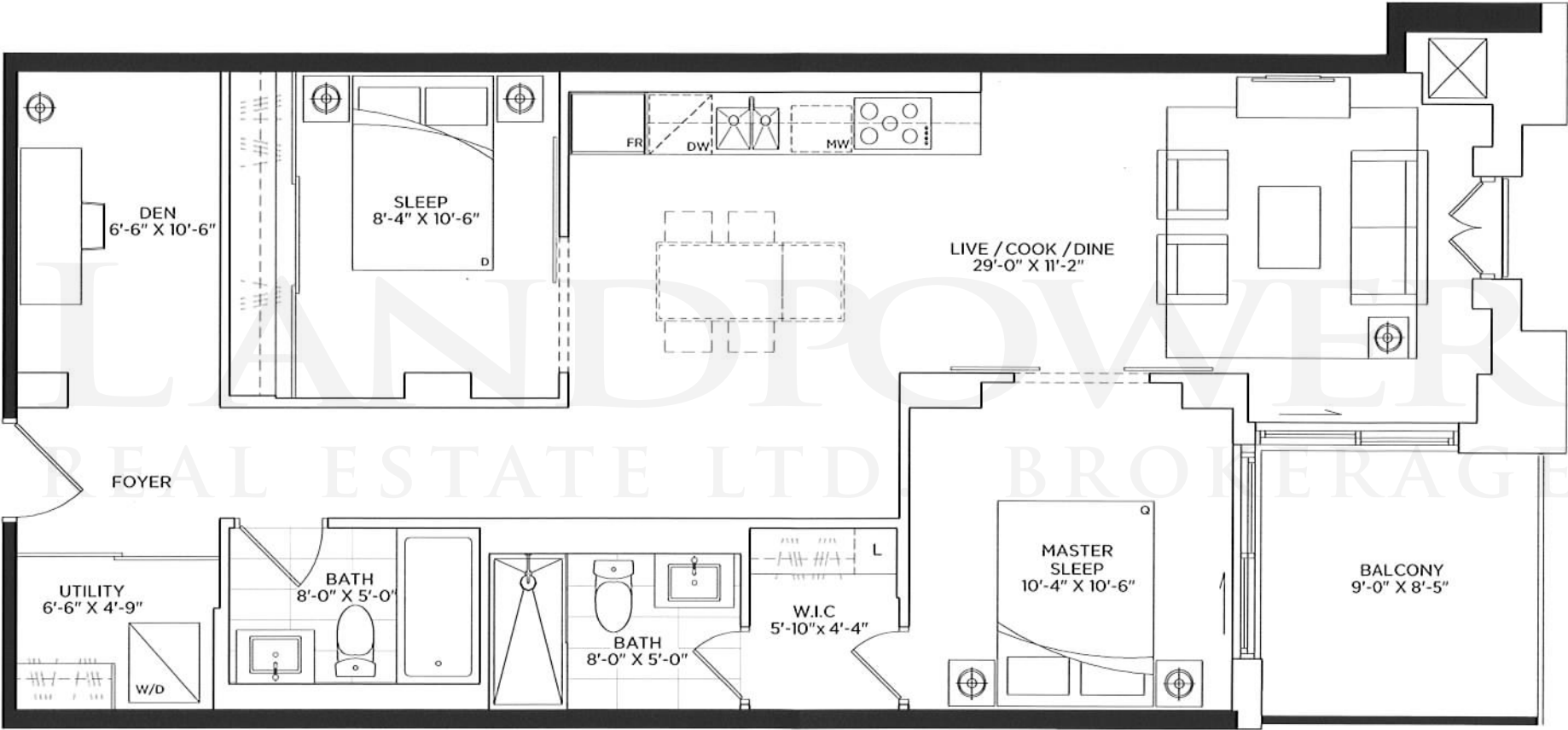
All dimensions, specifications, drawings and floor plans are approximate and are subject to change without notice. Floor area measured in accordance with Tarion bulletin #22. Actual square footage may vary from that stated hereon. Floor plans may be mirror image of what is shown. Balcony and terrace furniture, if shown, is for illustrative purposes only and may vary depending on floor level, location and other factors, and subject to change without notice. Furniture not included. E & O E.

2BR+DEN-E5

964 S.F.

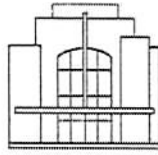
EXTERIOR 74 S.F.

TOTAL 1,038 S.F.



FLOOR SEVEN

All dimensions, specifications, drawings and floor plans are approximate and are subject to change without notice. Floor area measured in accordance with Tarion bulletin #22. Actual square footage may vary from that stated hereon. Floor plans may be mirror image of what is shown. Balcony and terrace



SOUTH HILL ON MADISON

SUITE REQUEST DEADLINE THURSDAY, APRIL 12TH 2012 AT 3:00 P.M.

t. 416.966.3737 f.416.966.6985 e.admin@southhillonmadison.com

Date: _____

	Select Model:	Select Floor Range: Lower/Middle/Upper	View/Exposure: N, S, E, W
1st Choice:			
2nd Choice:			
3rd Choice:			

PURCHASER 1:

NAME _____

SIN # _____

DOB (MM/DD/YY) _____

ADDRESS _____ SUITE # _____

CITY _____ PROVINCE _____

POSTAL CODE _____

HOME: _____

OFFICE: _____

E-MAIL: _____

OCCUPATION: _____

PURCHASER 2:

NAME _____

SIN # _____

DOB (MM/DD/YY) _____

ADDRESS _____ SUITE # _____

CITY _____ PROVINCE _____

POSTAL CODE _____

HOME: _____

OFFICE: _____

E-MAIL: _____

OCCUPATION: _____

DEPOSIT STRUCTURE:

\$3,000	On Signing
\$	Balance to 5% in 30 Days
\$	5% 120 Days From Signing
\$	5% On March 15, 2013
\$	5% ON OCCUPANCY

PURCHASER'S SOLICITOR:

NAME: _____

FIRM: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

COOPERATING BROKER:

ATTACH A BUSINESS CARD
(OR FILL OUT BELOW)

Name _____

Brokerage _____

Address _____

Phone _____

Fax _____

Email _____

NOTES:

PLEASE MAKE CHEQUES PAYABLE TO:

HARRIS, SHEAFFER, LLP IN TRUST

