



LANDOVER
REAL ESTATE LTD. BROKERAGE

On the face of it, a fusion of glass sheathing, sleek lines and simple, strong shapes that asserts itself from every angle – a bold vision of urban residential space.

Inside, S•P•A•C•E is 2 storey urban lofts featuring 16'8" ceilings and unique city flats suffused with light, featuring dazzling views of the city. Casual, formal, off-the-wall, S•P•A•C•E is virtually anything you want it to be.

This is the shape of S•P•A•C•E to come.



Really cool space

CITY FLATS FEATURE LIST

BUILDING FEATURES

- Equipped Exercise room with step machines, stationary bicycles, treadmills and mats.
- Male and female change rooms, each with steam, showers, lockers and washroom.
- Entertainment room equipped with bar counter and kitchen consisting of dishwasher, sink, refrigerator, stove and cabinetry.
- Outdoor landscaped terrace and garden with gas barbeque and seating areas.
- Meeting room.
- Visitor parking and outdoor bicycle racks
- Furnished guest suite for use by visitors.**

GENERAL FEATURES

- All City Flats with balcony or terrace.
- All balconies and terraces with glass and metal balustrade.
- All walls and trim painted white.
- 8 foot high spray stucco ceilings with dropped drywall ceiling in bathroom.
- Birch or maple slab hollow core interior doors with natural finish.
- Birch or maple veneer by-pass or swing doors as per plan with natural finish.
- Brushed aluminum orbit style hardware.
- Painted door frame with contemporary styled trim.
- 3" painted baseboard throughout.
- Expansive low "E" lightly tinted double pane thermal windows with sliding glass doors onto balconies and terraces as per plan.
- Composite wood flooring in natural maple colour in living/dining rooms and foyer as per plan.
- Sisal-style nylon carpet* on stairs, hallways, bedrooms and dens as per plan.
- Plastic coated wire shelving in all closets, including linen shelving, as per plan.
- Individual thermostat controlled fan coil system for heating and air conditioning.

FOYER FEATURES

- Metal suite entry door with contemporary chrome finish hardware and privacy viewer.
- Composite wood flooring in natural maple colour or porcelain or ceramic flooring as per plan.

LAUNDRY FEATURES

- Name brand stacked washer/dryer, dryer vented to outside.

KITCHEN FEATURES

- Open concept kitchen with raised glass breakfast bar as per plan.
- Choice of natural finish or stained finish, flat panel maple or flat panel white lacquer kitchen cabinetry*.
- Double door pantry unit as per plan.
- Contemporary metal pull hardware on lower cabinets.
- Choice of laminate kitchen countertops* with square edge detail.
- 18.0 cu. ft. frost-free refrigerator; 30" easy clean oven; and 18" multi-cycle dishwasher, in white.
- Built-in microwave with integrated range fan exhausted to exterior, in white.
- Track lighting.
- Stainless steel sink with chrome finish single lever "pull-out spray" faucet.
- Choice of porcelain or ceramic tile floor.

BATHROOM FEATURES

- Freestanding white laminate vanity cabinets*, with cabinet doors and open shelf below.
- Stainless steel bowl with gooseneck faucet.
- Choice of laminate countertop*.
- Open white laminate shelving unit above sink.
- All white fixtures.
- Acrylic 5 foot soaker tub with ceramic shelf as per plan.
- Pressure balance valve on all showers.
- Choice of 12" by 12"* matte finish or 4" by 4" glossy white finish ceramic tile floor, tub and/or shower enclosure as per plan.
- Track lighting and monopoint light.
- Designer selected metal finish bathroom accessories.
- Oval mirror in bathrooms.

ELECTRICAL FEATURES

- Telephone outlets in kitchen, master bedroom and den.
- Smoke detectors.
- Tech Station in City Flats wired with electrical outlet and cable outlet for access to Rogers high speed internet, WEB TV, and Video on Demand.

SECURITY FEATURES

- Executive concierge service.
- Security system in all suites.
- A card access security system with controlled access points at the entrance to the Building and the parking garage entrance. There will be intercom communications between the lobby vestibule and the Residential Units and video cameras in the lobby and parking garage entrance.
- Personal emergency response key chain pendant triggers alarm and alerts concierge of distress call.

* From Vendor's standard samples.
** Subject to terms of Condominium Documents.

URBAN LOFTS FEATURE LIST

BUILDING FEATURES

- Equipped Exercise room with step machines, stationary bicycles, treadmills and mats.
- Male and female change rooms, each with steam, showers, lockers and washroom.
- Entertainment room equipped with bar counter and kitchen consisting of dishwasher, sink, refrigerator, stove and cabinetry.
- Outdoor landscaped terrace and garden with gas barbeque and seating areas.
- Meeting room.
- Visitor parking and outdoor bicycle racks.
- Furnished guest suite for use by visitors.**

GENERAL FEATURES

- Two storey lofts with 16'-8" ceiling heights in loft atrium
- All lofts with balcony, patio, or terrace.
- All balconies and terraces with glass and metal balustrade.
- Built in maple veneer shelving entertainment centre (SEC) located under stair as per plan.
- Combination 42" high drywall balustrade, with glass and metal frame on upper level as per plan.
- All walls and trim painted white.
- Exposed concrete ceilings throughout with dropped drywall ceiling in bathroom.**
- Birch or maple slab hollow core interior doors with natural finish.
- Birch or maple veneer by-pass or swing doors as per plan with natural finish.
- Brushed aluminum orbit style hardware.
- Painted door frame with contemporary styled trim.
- 3" painted baseboard throughout.
- Expansive low "E" lightly tinted double pane thermal windows with sliding glass doors onto balconies and patios as per plan.
- Composite wood flooring in natural maple colour in living/dining rooms and foyer as per plan.
- Sisal-style nylon carpet* on stairs, hallways, bedrooms and dens as per plan.
- Plastic coated wire shelving in all closets, including linen shelving, as per plan.
- Individual thermostat controlled fan coil system for heating and air conditioning.

FOYER FEATURES

- Metal suite entry door with contemporary chrome finish hardware and privacy viewer.
- Composite wood flooring in natural maple colour or porcelain or ceramic flooring as per plan.

LAUNDRY FEATURES

- Name brand stacked washer/dryer, dryer vented to outside.

KITCHEN FEATURES

- Open concept kitchen with raised glass breakfast bar as per plan.
- Choice of natural finish or stained finish, flat panel maple or flat panel white lacquer kitchen cabinetry*.
- Double door pantry unit as per plan.
- Contemporary metal pull hardware on lower cabinets.
- Choice of laminate kitchen countertops* with square edge detail.
- 18.0 cu. ft. frost-free refrigerator; 30" easy clean oven; and 18" multi-cycle dishwasher, in white.
- Built-in microwave with integrated range fan exhausted to exterior, in white.
- Track lighting.
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<u>Model</u>	<u>Size</u>	<u>Price From ⁽¹⁾</u>	<u>Taxes From</u>	<u>Mtce. Fee ⁽¹⁾</u>
Urban Loft (UL) 1B/1	570	\$124,900	\$128.02	\$193.80
Urban Loft (UL) 1BD/1	750	\$171,900	\$172.81	\$193.80
Urban Loft (UL) 2BD/2	990	\$230,900	\$264.48	\$336.60
City Flat (CF) S/1	365	\$98,900	\$107.19	\$124.10
City Flat (CF) 1B/1	520	\$124,900	\$135.31	\$176.80
City Flat (CF) 2B/1	750	\$176,900	\$189.48	\$255.00

Price Includes: GST⁽³⁾, 6 appliances
Parking: \$18,000 ⁽²⁾
Maintenance Fees: Include hydro, gas, water
Property Taxes: Estimated at 1.25% of purchase price
Occupancy: May 30, 2002
Deposit Structure: \$1,000 with offer; Balance to 5% in 30 days; 5% in 90 days; 5% in 180 days

Suite Features: All Urban Lofts feature 2 storey lofts with 16'8" ceiling heights in the loft atrium; a balcony, terrace or patio ⁽⁴⁾; choice of porcelain or ceramic tile floor in the kitchen; sisal-style carpet on stairs, hallways, bedrooms and dens ⁽⁴⁾; individually controlled heating and air conditioning; technology station, entertainment center ⁽⁴⁾, glass bar counter ⁽⁴⁾.

Project Features: Executive concierge service; ensuite security system; underground resident and visitor parking with card access, and personal emergency response key chain.

Amenities: Party room, multipurpose meeting room, men and women's change rooms with steam room, a fitness room and landscaped terrace with barbecue facilities and a guest suite.

Sales Office Hours: Monday to Thursday 12:00 pm to 7:00 pm
 Saturday and Sunday 12:00 pm to 5:00 pm

Sales Representatives: Debbi Roy, Susan Quaglieri, Patricia Hawkins & Gabi Fiumara

MARKETVISION REAL ESTATE CORPORATION: EXCLUSIVE BROKER

⁽¹⁾ Maintenance fees based on Proposed First Year Operating Budget.

⁽²⁾ Price for a limited time only and availability subject to change without notice. E&OE

⁽³⁾ As set out in the Agreement of Purchase and Sale

⁽⁴⁾ As per plan

April 16, 2000



10

570 sf

Balcony 20 sf

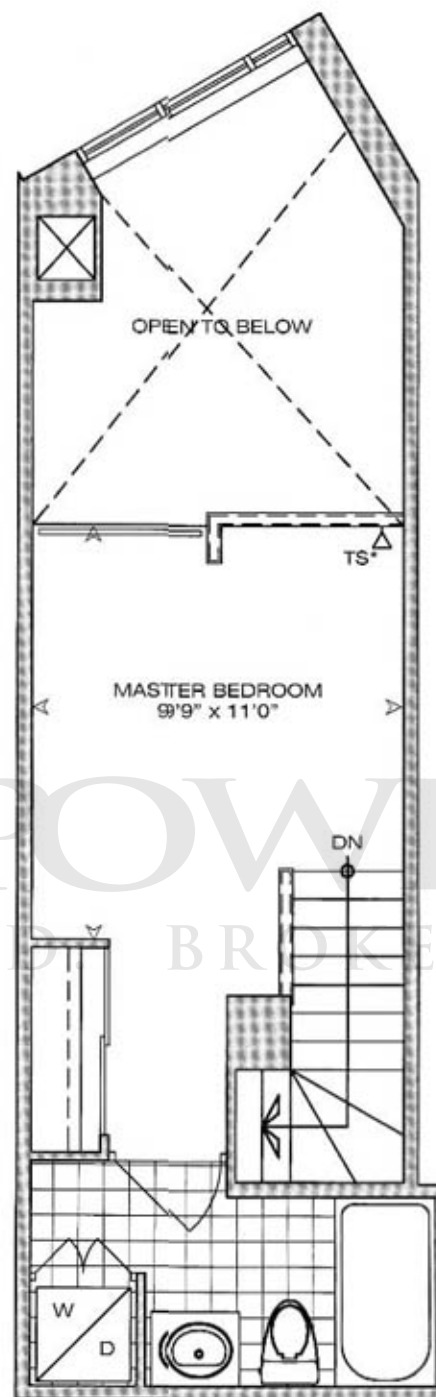
1 Bedroom

1 Bathroom

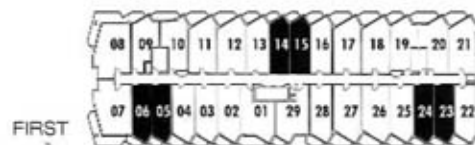
urban lofts



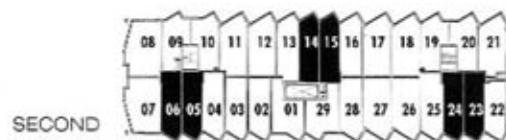
FIRST FLOOR



SECOND FLOOR



FIRST



SECOND

FLOORS
2&3, 4&5, 6&7, 8&9

*TECH STATION

Sizes and specifications subject to change without notice.

Sizes shown are approximate and may vary. E. & O.E.

SPACE

Live in it.

400

750 sf

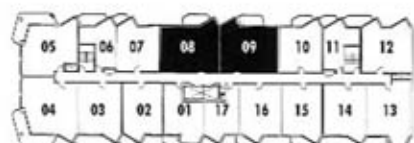
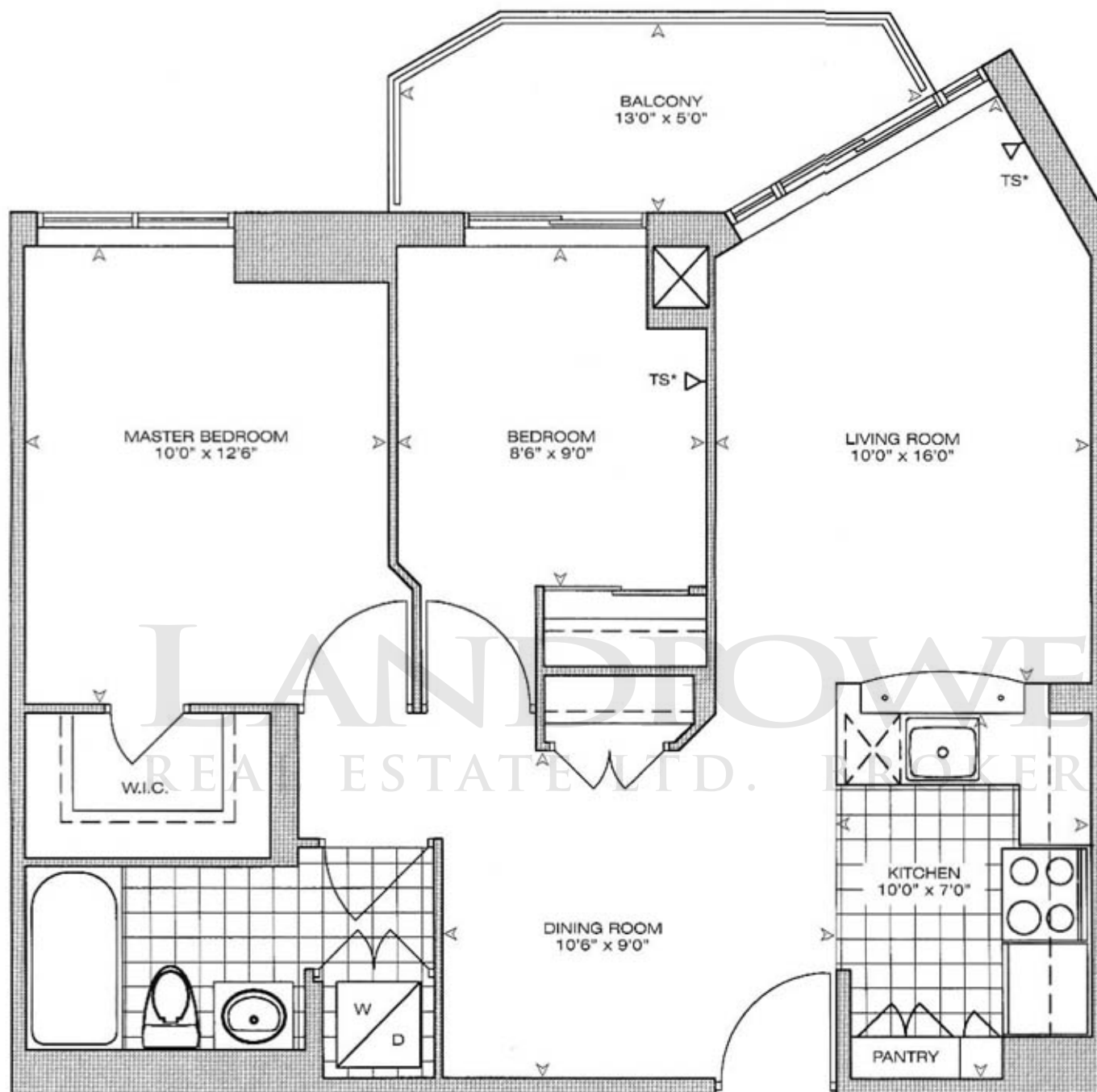
Balcony 55 sf

2 Bedroom

1 Bathroom

city

flats



FLOORS 10 to PH

*TECH STATION

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S·P·A·C·E

Live in it.

15

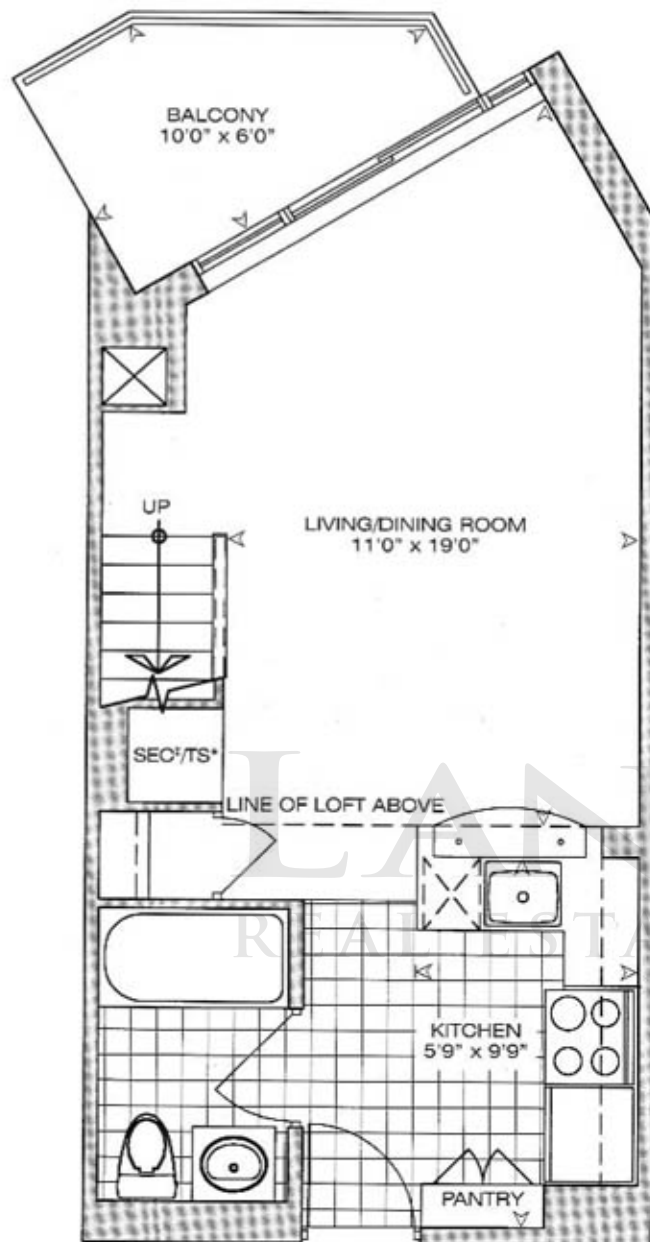
660 sf

Balcony 45 sf

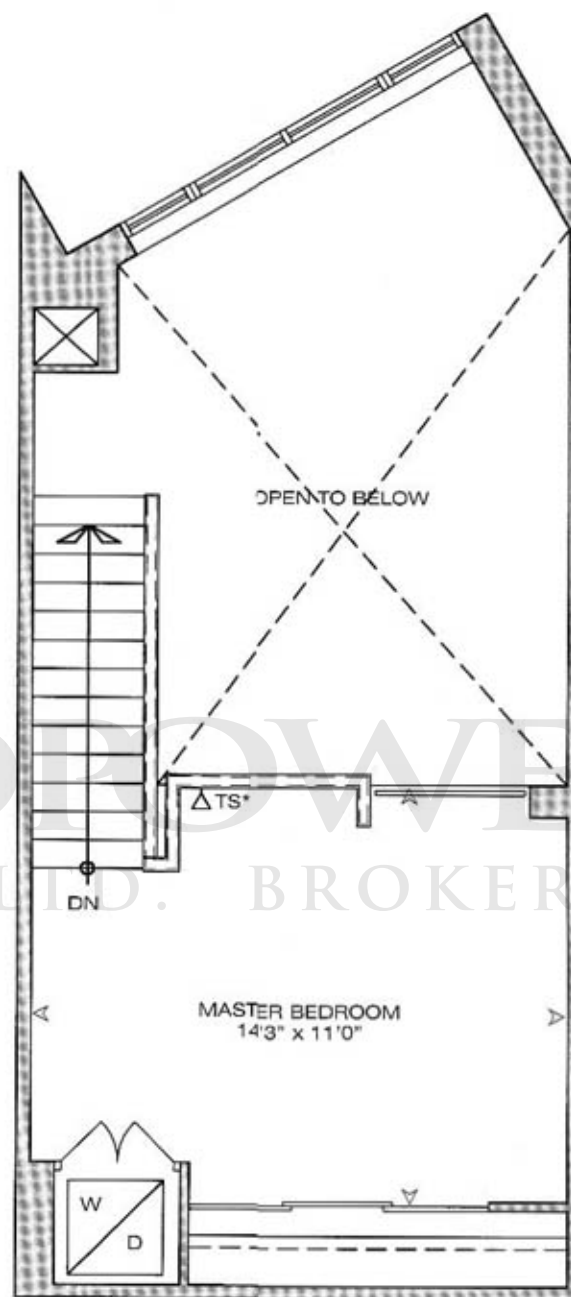
1 Bedroom

1 Bathroom

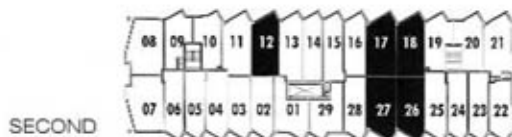
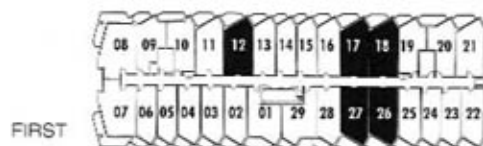
urban lofts



FIRST FLOOR



SECOND FLOOR



FLOORS
2&3, 4&5, 6&7, 8&9

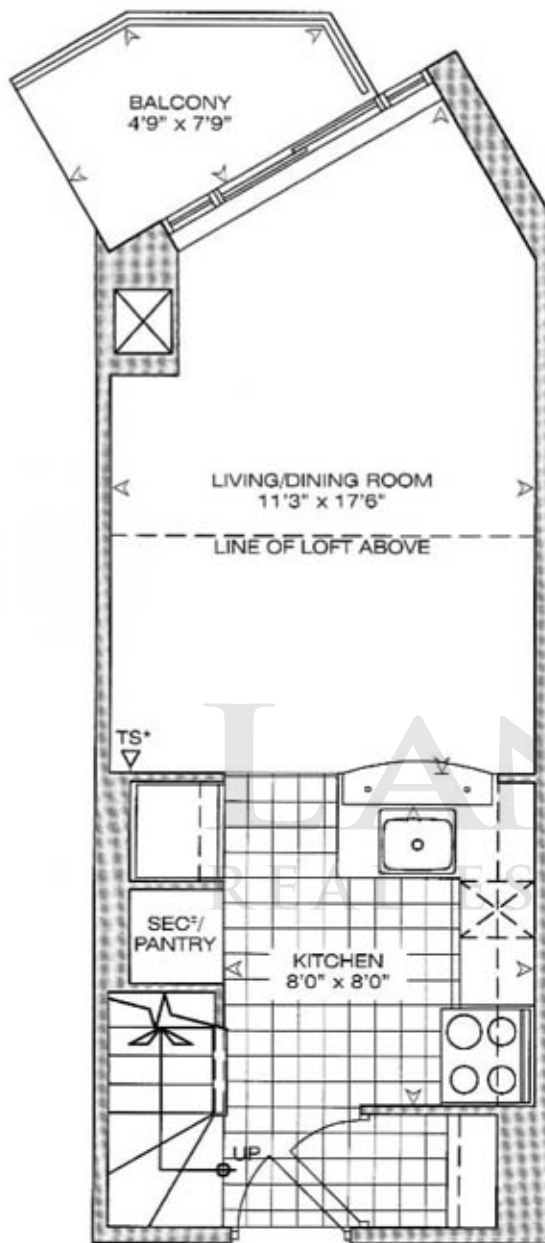
*TECH STATION
†SHELVING AND ENTERTAINMENT CENTRE

Sizes and specifications subject to change without notice.

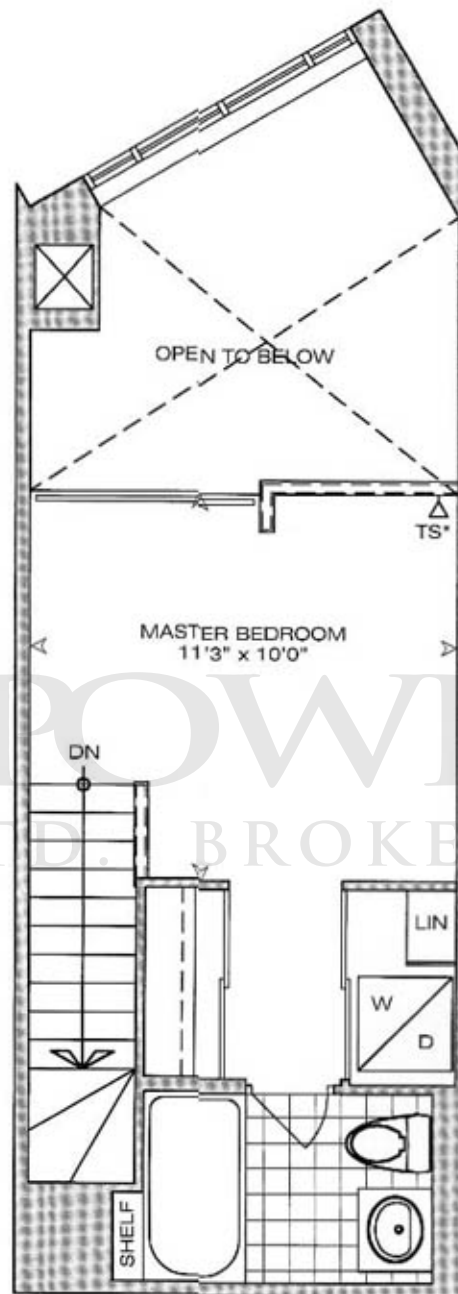
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SPACE

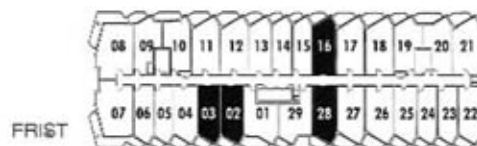
Live in it.



FIRST FLOOR



SECOND FLOOR



FIRST



SECOND

FLOORS
2&3, 4&5, 6&7, 8&9

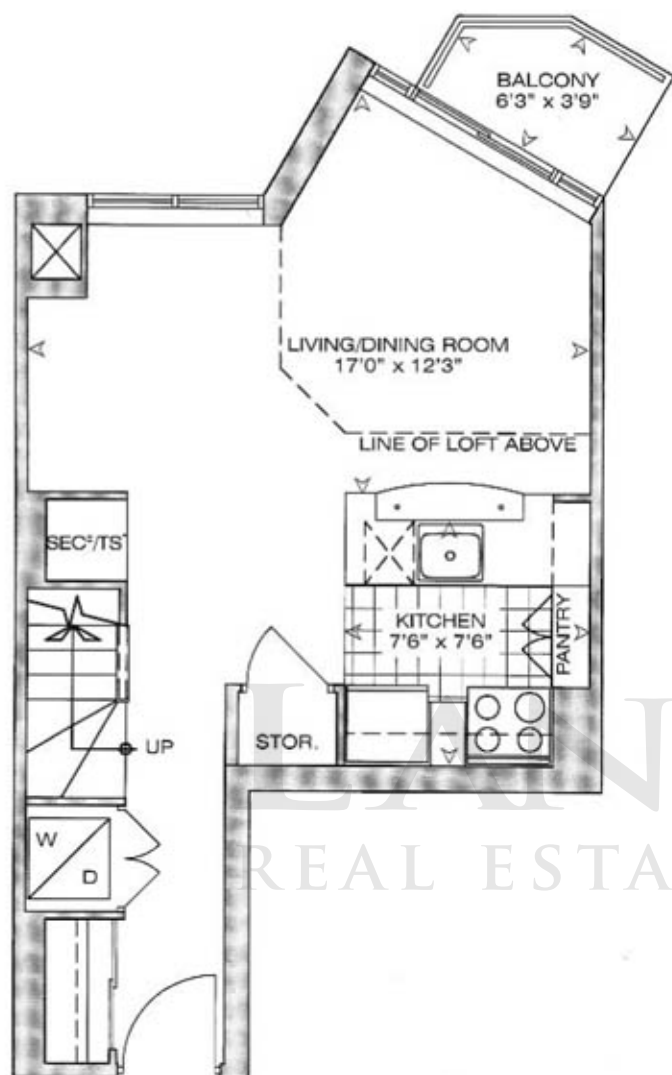
*TECH STATION
*SHELVING AND ENTERTAINMENT CENTRE

16A

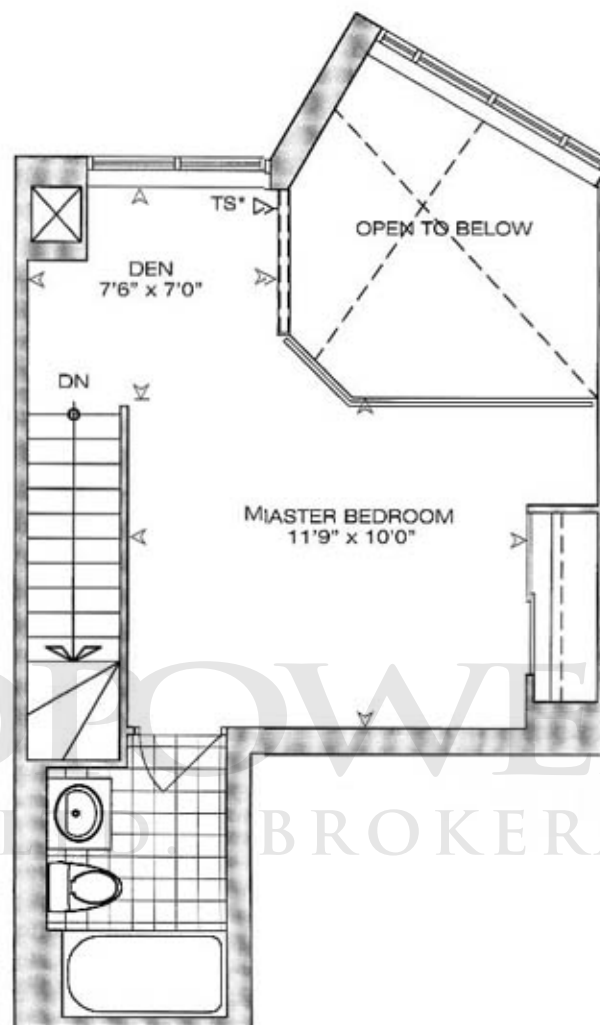
750 sf

Balcony 20 sf
1 Bedroom + Den
1 Bathroom

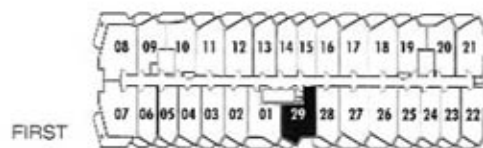
urban lofts



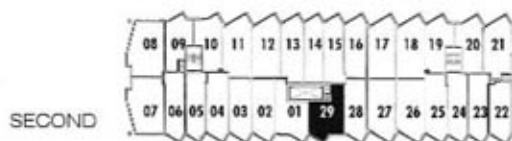
FIRST FLOOR



SECOND FLOOR



FIRST



SECOND

FLOORS
2&3, 4&5, 6&7, 8&9

*TECH STATION

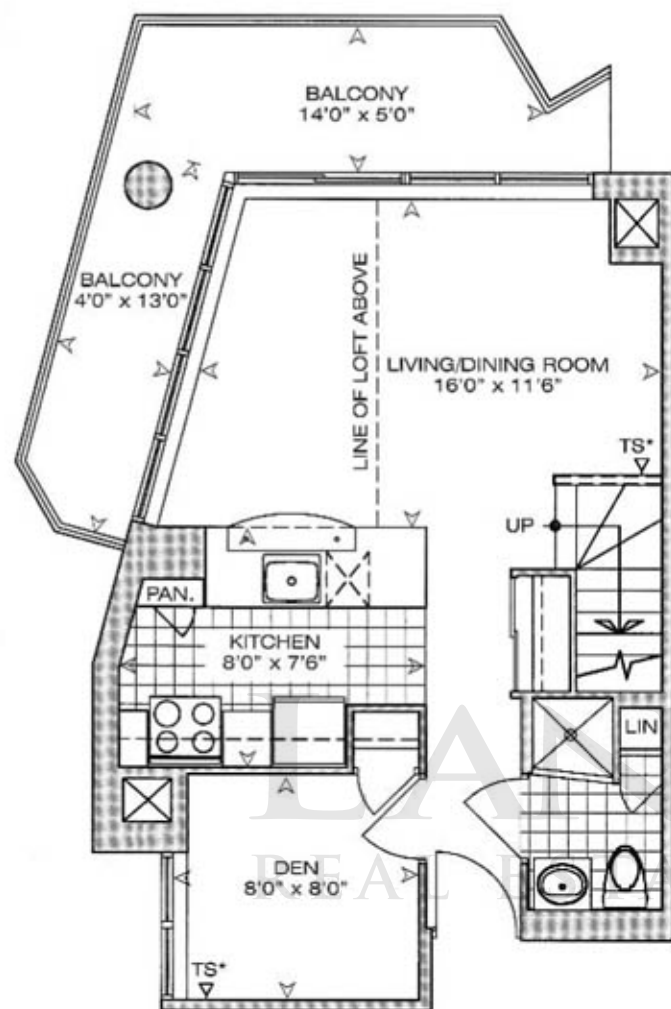
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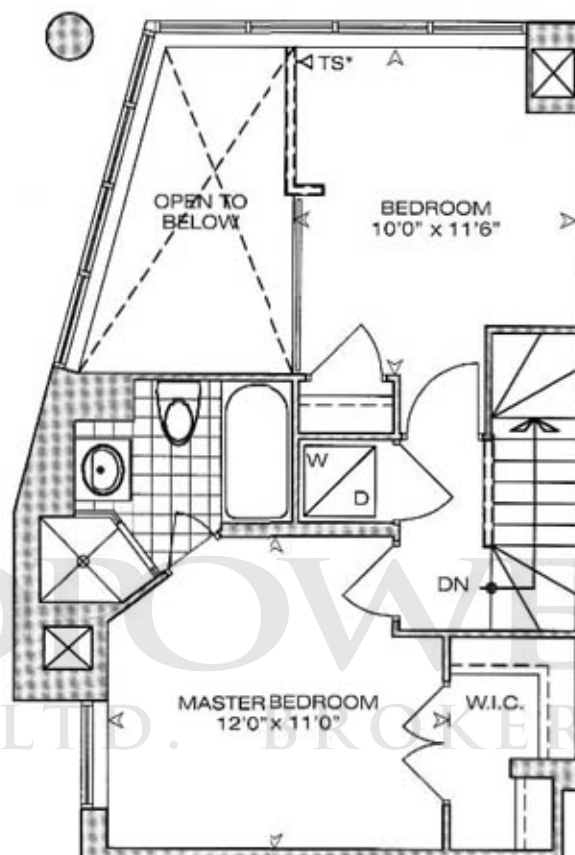
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S·P·A·C·E

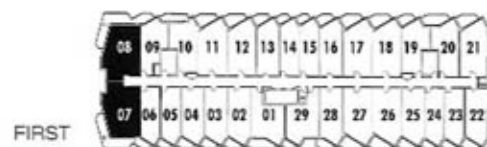
Live in it.



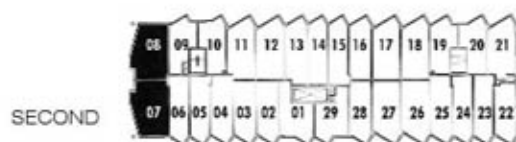
FIRST FLOOR



SECOND FLOOR



FIRST



SECOND

FLOORS
2&3, 4&5, 6&7, 8&9

*TECH STATION

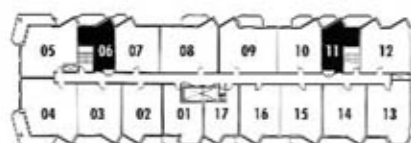
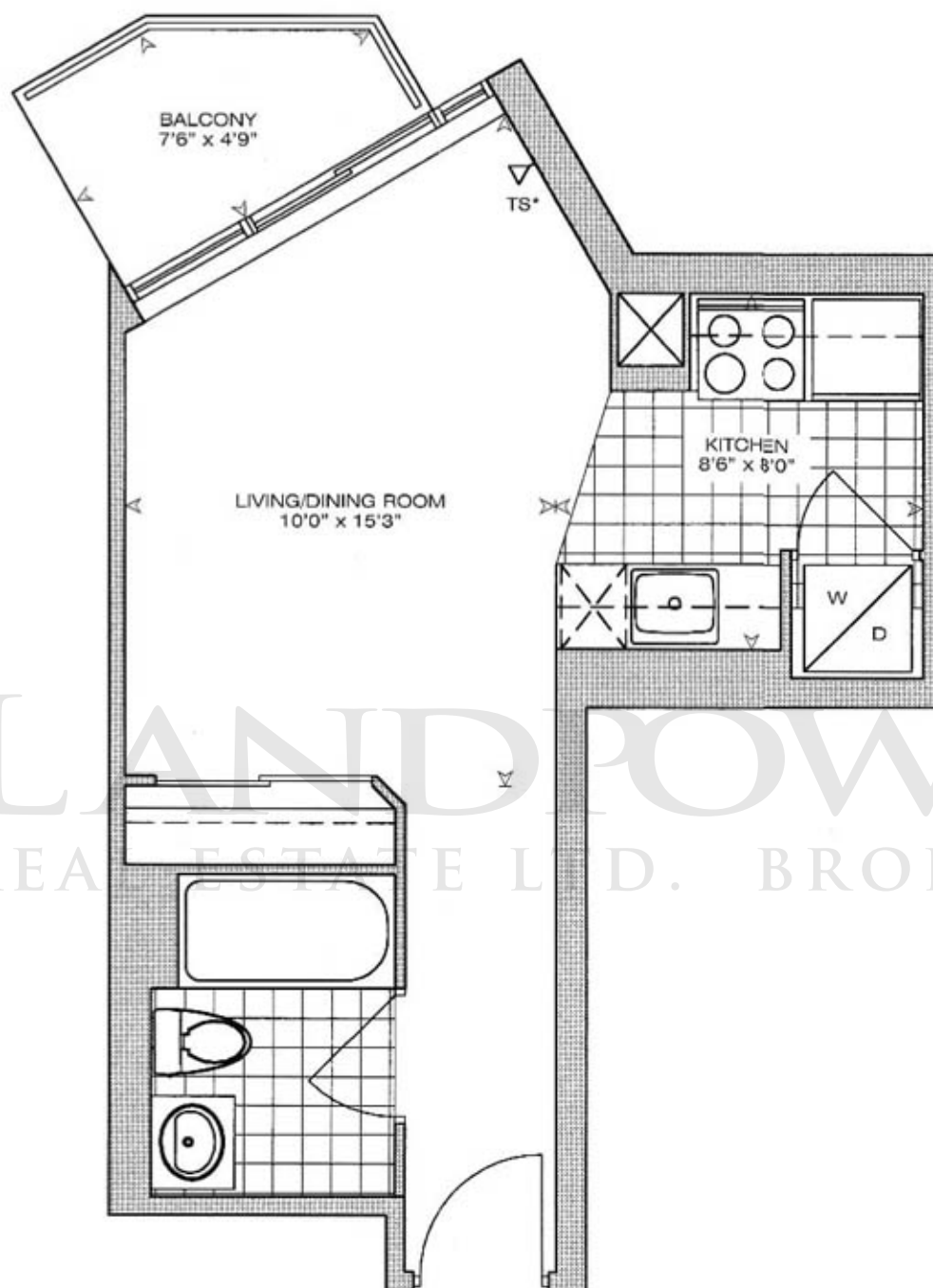
100

365 sf

Balcony 28 sf

Studio
1 Bathroom

city flats



FLOORS 10 to PH

*TECH STATION

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S · P · A · C · E

Live in it.

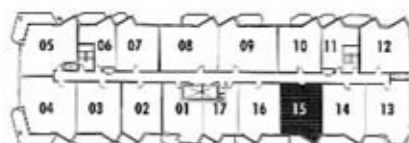
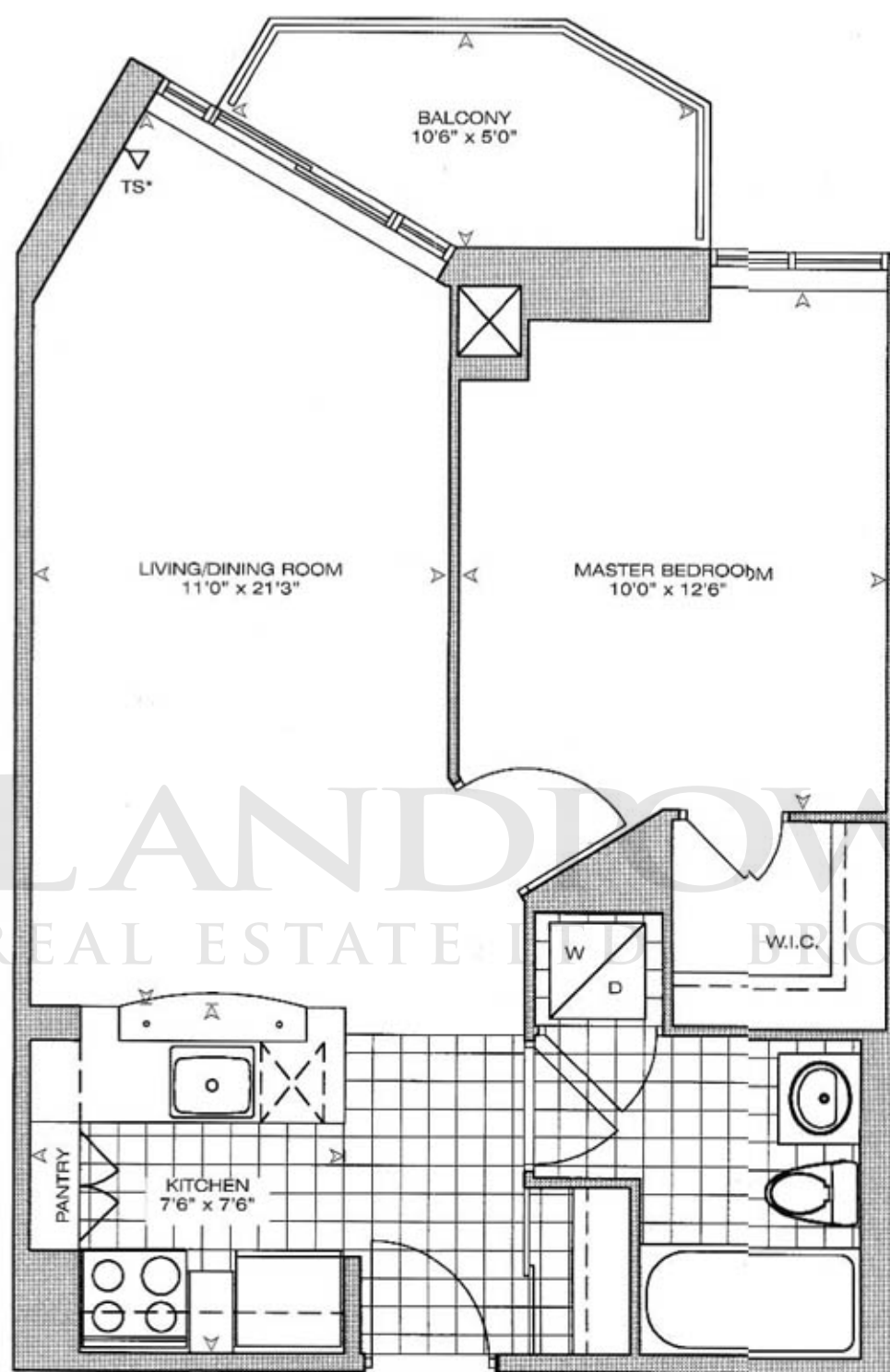
202A

590 sf

Balcony 45 sf

1 Bedroom
1 Bathroom

city flats



FLOORS 10 to PH

*TECH STATION

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S·P·A·C·E

Live in it.

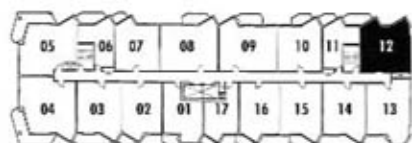
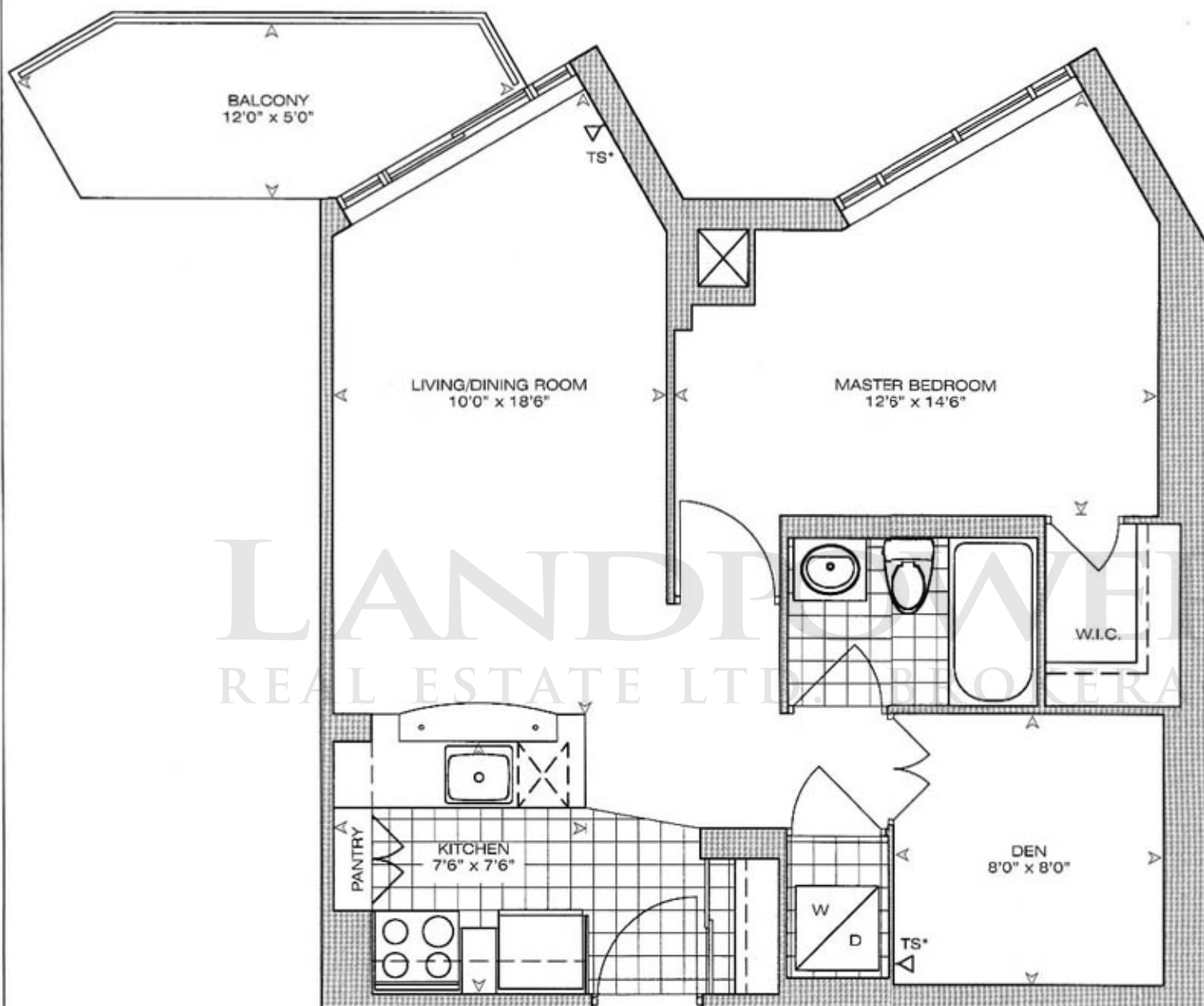
300

685 sf

Balcony 55 sf
1 Bedroom + Den
1 Bathroom

city

flats



FLOORS 10 to PH

*TECH STATION

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S·P·A·C·E

Live in it.

S•P•A•C•E is in your comfort zone

S•P•A•C•E is a distinctive living environment by TRILOFT, a developer committed to introducing innovation to the market and to building homes of enduring value. TRILOFT has brought to the Toronto market such innovative developments as West 833, the city's first newly constructed 2 storey lofts and The Kings, a unique combination of lofts and urban homes.

The company's principals share more than four decades of experience in the field of real estate development, and have completed hundreds of homes and commercial properties worth hundreds of millions of dollars in Canada and the United States. The TRILOFT team brings together expertise in the fields of architecture, building science, property management and finance resulting in the creation of landmark properties.

S•P•A•C•E is the most recent expression of the experience and dedication TRILOFT and its principals bring to all of their projects, and TRILOFT is proud to present...S•P•A•C•E.



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S•P•A•C•E

Live in it.