

## ST. GABRÍEL VILLAGE

SHANE BAGHAI

Exceptional Condominium Residences



### A Crowning Achievement in Buxury

## SHANE BAGHAI



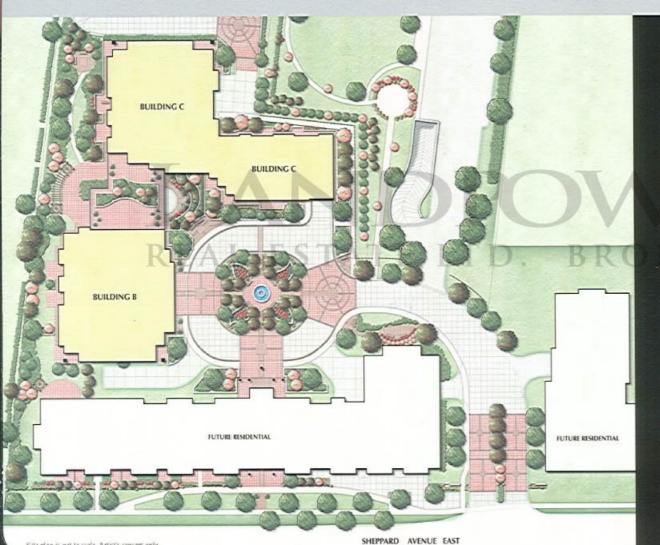
Presenting a statement of luxury living that's on par with Europe's most admired grand residences... St. Gabriel Village by Shane Baghai. Designed by Rafael & Bigauskas Architects, this elegant collection of condominium suites and towns echo French and Italian design ideals infused with contemporary details. With tranquil gardens and a magnificent village square with fountain, St. Gabriel delivers exceptional luxury condominium living for today's discerning tastes.





#### The Art of Bandscaping

## SHANE BAGHAI



St. Gabriel will redefine the art of living in the city. It all begins in the centre of the community where a magnificent fountain rises, encircled by its own garden. Residents will enjoy taking strolls along stone and brick pathways landscaped with decorative annuals, shrubs and trees. Rest stops include shaped alcoves, as well as tranquil pavilions with trellises. St. Gabriel...the Village in the City.



# SHANE BAGHAI HAIRSTYLIST SWIMMING POOL MAIN LEVEL WHIRLPOOL LOWER LEVEL

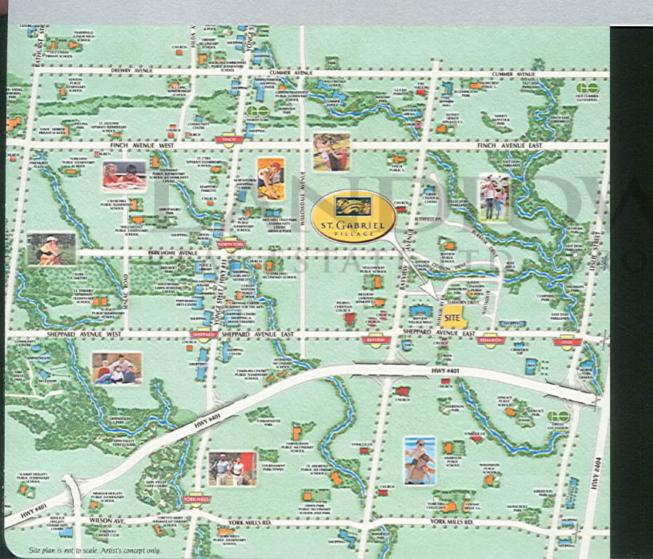
## Modern Building Amenities

Presenting St. Gabriel Club, a fitness and recreation facility designed to Shane Baghai's high standards of building excellence. Recreation options include a full complement of state-of-the art workout equipment, men's and women's saunas, swimming pool, media room, games room, kitchen facility and a wealth of other complementary features.





#### The Bocation of a Bifetime





In addition to enjoying all the attractions of North York's Yonge Street, St. Gabriel's residents will be able to easily stroll to Toronto's acclaimed Bayview Village Shopping Centre, a treasure trove of hot designer boutiques, jewellery stores, fine dining establishments and much more. With nearby subway service and highway connections, St. Gabriel indeed has it all.



### St. Sabriel typical suite finishing appointments



#### DELUXE FLOOR FINISHES (STANDARD FOR ALL FLOORS)

 Natural stone, imported ceramic, hardwood or carpet

#### MILLWORK & WOOD TRIM FINISHING HIGHLIGHTS

- · Elegantly finished custom wood trim
- Distinctive solid core wood veneer suite entry doors
- Recessed or raised panel door profiles, with hinged closet doors, and brushed nickel finished hardware door handles and locks.

#### EXQUISITELY APPOINTED KITCHEN & VANITIES

Sophisticated and meticulously designed
 imported Italian kitchen and vanity
 cabinetry with your choice of backsplash
 appointments from our samples
 expressly crafted for Shane Baghai.

#### PAINTING & DECORATING

 Beautifully finished walls set in a off white satin finish

#### SUITE SECURITY SYSTEM

 Individual suite security systems with key pad and 24 hour monitoring provided by Baghai Digital

#### STATE OF THE ART APPLIANCES

 Stainless steel 20 cubic Ft. refrigerator, dishwasher, 30" range, microwave/fan and front loader washer/dryer

#### EXPERIENCE THE LUXURY OF OUR DESIGNER SELECTED:

- One piece water closet, Bidet or combined bidet and water closet in certain models
- Brushed or polished finish quality shower fixture, faucets and accessories
- Under mounted basins, with contemporary natural stone counter tops
- Quality stainless steel kitchen sink with imported faucet (as displayed in our sales centre)

#### **EXCEPTIONAL SUITE FEATURES**

- . Full height 9' ceilings
- · Automatic circuit breaker panel
- · White Decora switches and plugs
- Lighting and light fixtures supplied and installed as per our consultant's design
- Individual heat pumps, filter and electronically controlled thermostat for year round temperature control
- Common area electrical energy needs are assisted by windmills and solar photovoltaic systems
- · Electrical outlets on balconies and terraces

Please note:

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendors architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. All materials from Vendor's samples are subject to availability.

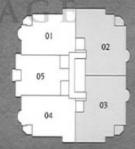


2165



Model 2D + F

HR



TYPICAL FLOOR
AVAILABLE ON FLOORS 8 - 17

SHANE BAGHAI

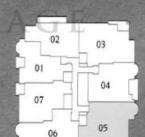
Dimensions and specifications are approximate and are subject to charge without notice.

All lumitume and luminishings are active concept only E. 6.Q. E.

1925 square feet



Model 2C+F



TYPICAL FLOOR AVAILABLE ON FLOORS 3 - 7

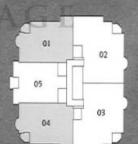
Dimensions and specifications are approximate and are subject to charge without notice.

All furniture and furnishings are artist's concept only. E. & O. E.

1680



Model 2B+F



TYPICAL FLOOR AVAILABLE ON FLOORS 8 TO 17



Dimensions and specifications are approximate and are subject to change without notice.

All furniture and furnishings are artists concept only. E. 6 O. E.

1545

square feet



Model 2A+F



TYPICAL FLOOR AVAILABLE ON FLOORS 3 - 7

SHANE BAGHAI

Omensions and specifications are approximate and are subject to change without notice.

All familiare and lumishings are artists concept only, E. & O. E.

1535 square feet



Model 2A+D

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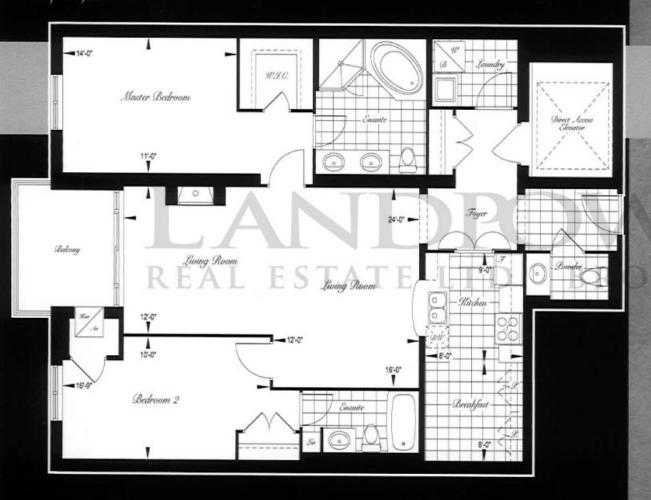
TYPICAL FLOOR
AVAILABLE ON FLOORS 3 - 7

SHANE BAGHAI

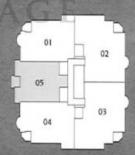
Dissensions and specifications are approximate and are subject to change without notice.

All furniture and furnishings are artist's concept only, E. G.O. E.

1420



Model 27



TYPICAL FLOOR AVAILABLE ON FLOORS 8 - 17



Ownersions and specifications are approximate and are subject to change without notice.

All furniture and familishings are artist's concept cety, E. & O. E.





## Model 28

ER



FLOOR 2

FLOORS 3 - 7

TYPICAL FLOOR AVAILABLE ON FLOORS 3 - 7



Dimensions and specifications are approximate and are subject to change without notice.

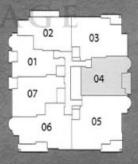
All femiliare and familiahings are artists concept only, E. & O. E.

1270



Model 2D

/ER



TYPICAL FLOOR AVAILABLE ON FLOORS 3 - 7

SHANE BAGHAI

O'mensions and specifications are approximate and are subject to change without sotice. All furniture and furnishings are artists concept only. E. & O. E.



## Model 2C

ER



FLOORS 3 -

03

TYPICAL FLOOR AVAILABLE ON FLOORS 2, 3 - 7

07

SHANE BAGHAI

Organisions and specifications are approximate and are subject to change without notice.

All furniture and furnishings are artist's concept only. E. & O. E.

1160 square feet



Model 2A

ABR.



TYPICAL FLOOR AVAILABLE ON FLOORS 3 - 7

SHANE BAGHAI

Dimensions and specifications are approximate and are subject to change without notice.

All lumillure and lumishings are artist's concept only. E. 6-Q. E.

#### ST. GABRIEL VILLAGE

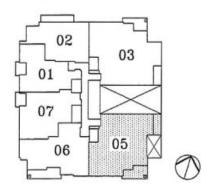
By

#### **SHANE BAGHAI**



St. Gabriel Sales Office: 672 Sheppard Avenue East Tel: (416) 222-4401 Fax: (416)222-4402



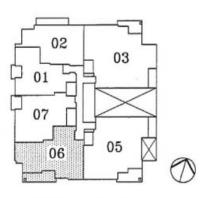


SECOND FLOOR

SUITE 2Cx+F 1,895 s.f.

Purchaser Acknowledgement		Date	
(Municipal) No			_
Level	Suite No	0.	



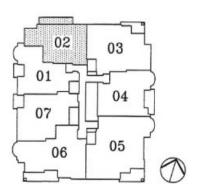


SECOND FLOOR

SUIT	E	2AX+	- ט
1,	510	s.f.	

Purchaser Acknowledgement		owledgement	Date	
(Municipal)	No.			_
Level		Suite No		





TYPICAL FLOOR 3rd to 7th Floor

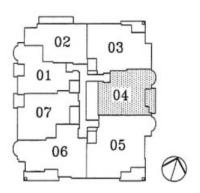
> SUITE 2C 1,195 s.f.

Apr 19, 2005

Purchaser	Ackno	wledgement	Date	
(Municipal)	No.			
Level		Suite I	No.	



REAL ESTATE LTD. BROKERAGE



TYPICAL FLOOR 3rd to 7th Floor

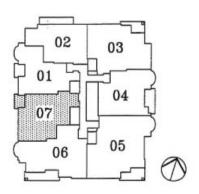
> SUITE 2D 1,270 s.f.

Apr	19,	2005

Purchaser	Ackno	wledgement	Date	
(Municipal)	No.			
Level		Suite 1	lo.	



REAL ESTATE LTD. BROKERAGE



TYPICAL FLOOR 3rd to 7th Floor

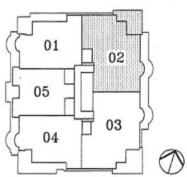
> SUITE 2E 1,290 s.f.

-,			
Apr	19,	2005	

Purchaser Acknowle	Date		
(Municipal) No. —			
Level	Suite No		

## SCHEDULE A





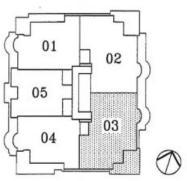
8TH FLOOR

SUITE 2D+F 2,165 s.f.

Ann	10	2005

Purchaser	Acknow	eledgement	Date	
(Municipal)	No			
Level		Suite I	No	





8TH FLOOR

SUITE 2D+F 2,165 s.f.

Apr 19, 2005

Purchaser Acknowl	edgement	Date	
(Municipal) No			1 2
Level	Suite N	lo.	





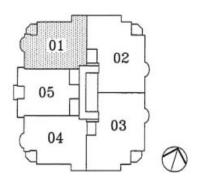
8TH FLOOR

SUITE 2B+F 1,680 s.f.

Apr 19, 2005

Purchaser Acknowle	edgement	Date	
(Municipal) No			
Level	Suite	No.	





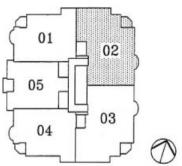
TYPICAL FLOOR 9th to 17th Floor

SUITE 2B+F 1,680 s.f.

Apr	19.	2005

Purchaser Acknowled (Municipal) No	M. 11100	2000	
Level	Suite 1		





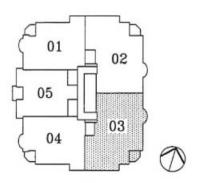
TYPICAL FLOOR 9th to 17th Floor

SUITE 2D+F 2,165 s.f.

Anr	10	2005

Purchaser	Acknowledge	ement	Date	
(Municipal)	No			
Level		Suite No.		





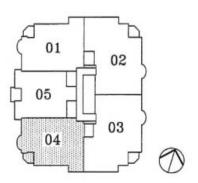
TYPICAL FLOOR 9th to 17th Floor

SUITE 2D+F

111	~D I	1.
2,165	s.f.	

Purchaser Acknowled	dgement	Date
(Municipal) No		
Level	Suite No.	



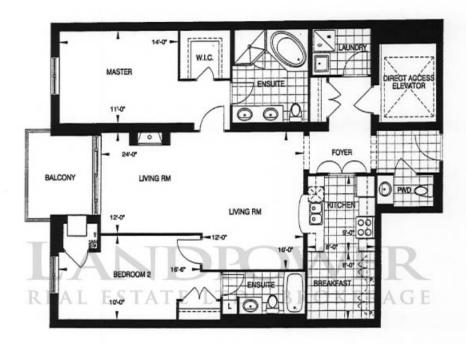


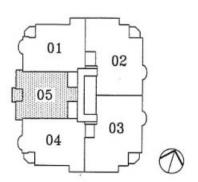
TYPICAL FLOOR 9th to 17th Floor

SUITE 2B+F 1,680 s.f.

	10	2005
Apr		

Purchaser Acknowle	edgement	Date	
(Municipal) No			_
Level	Suite I	No.	





TYPICAL FLOOR 9th to 17th Floor

> SUITE 2F 1,420 s.f.

Purchaser Acknowle	dgement	Date
(Municipal) No	1-91000	
Level	Suite N	lo.

## SHANE BAGHAI

www.shanebaghai.ca