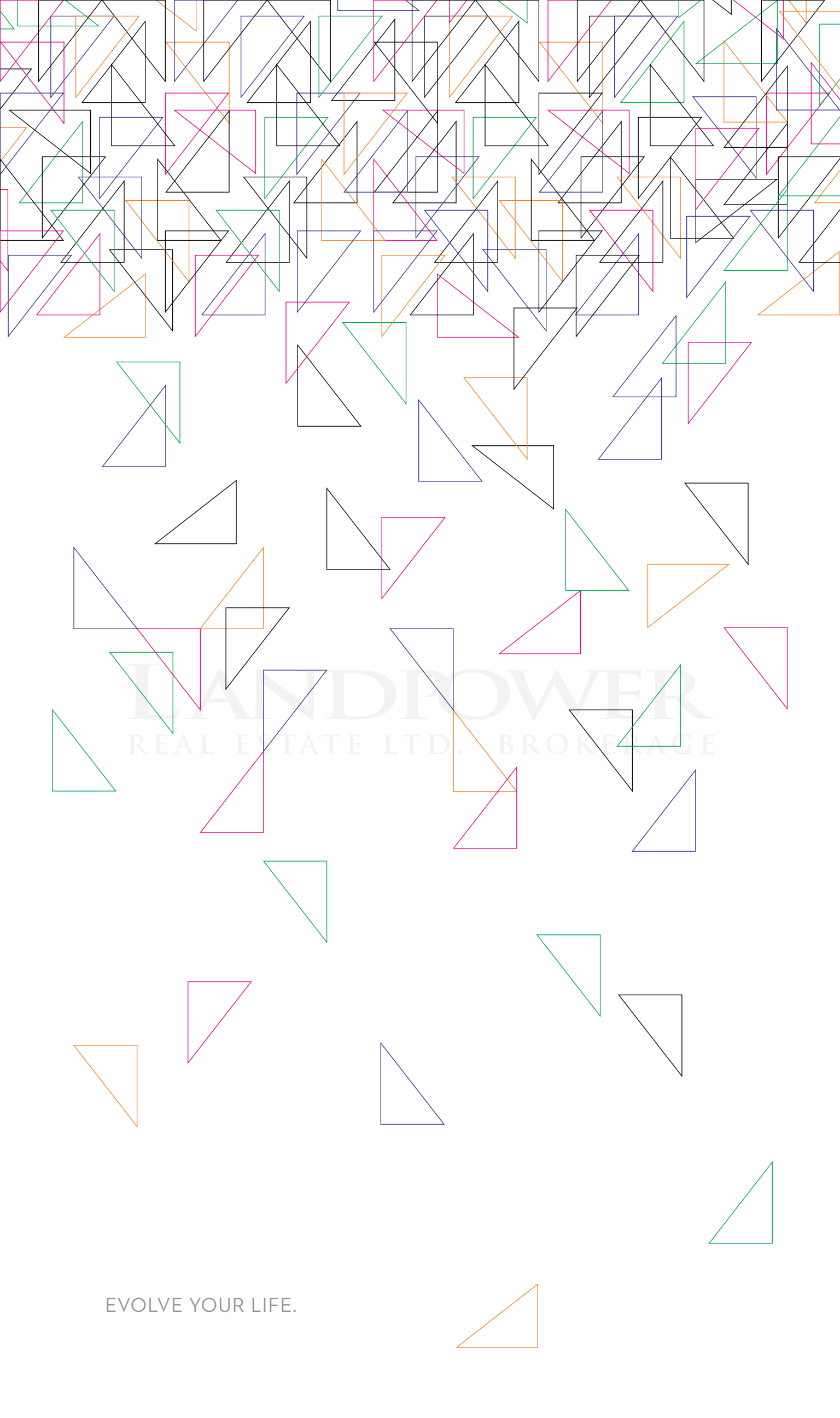




GREAT GULF

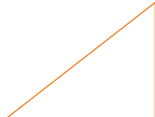
TUX

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



LANDPOWER  
REAL ESTATE LTD. BROKERAGE

EVOLVE YOUR LIFE.



**ARCHITECTURE EVOLVES.** In Toronto's vibrant Entertainment District. Pure design. Absolute precision. The cutting-edge architectural design of TUX is obsessively spectacular. Forty-two storeys of contemporary elegance. Black and white with a passionate stroke of copper-hued detailing. A soaring, double storey ground floor radiates light out onto the street, and accentuates the brilliant three dimensional kinetic art installation that is suspended high above the floor. TUX is choreographed contrasts. A new vision in urban architecture.

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



LANIER  
REAL ESTATE

VER  
CERAC

ILLUSTRATION IS ARTIST'S IMPRESSION.

CUTTING-EDGE  
ARCHITECTURE







**LEISURE EVOLVES.** Seriously sexy, decadently designed. The collaborative endgame of a creative cuddle between designer and architect. Check out the scene on “The Skytop Lounge”. Expose all that’s legal on the rooftop pool/cabana deck. Slip down to “The Seven”, workout, hang out, play games. Life at TUX is for ardent pleuristas and dedicated celebrity-style partyists. The Entertainment District doesn’t stop at the front door.





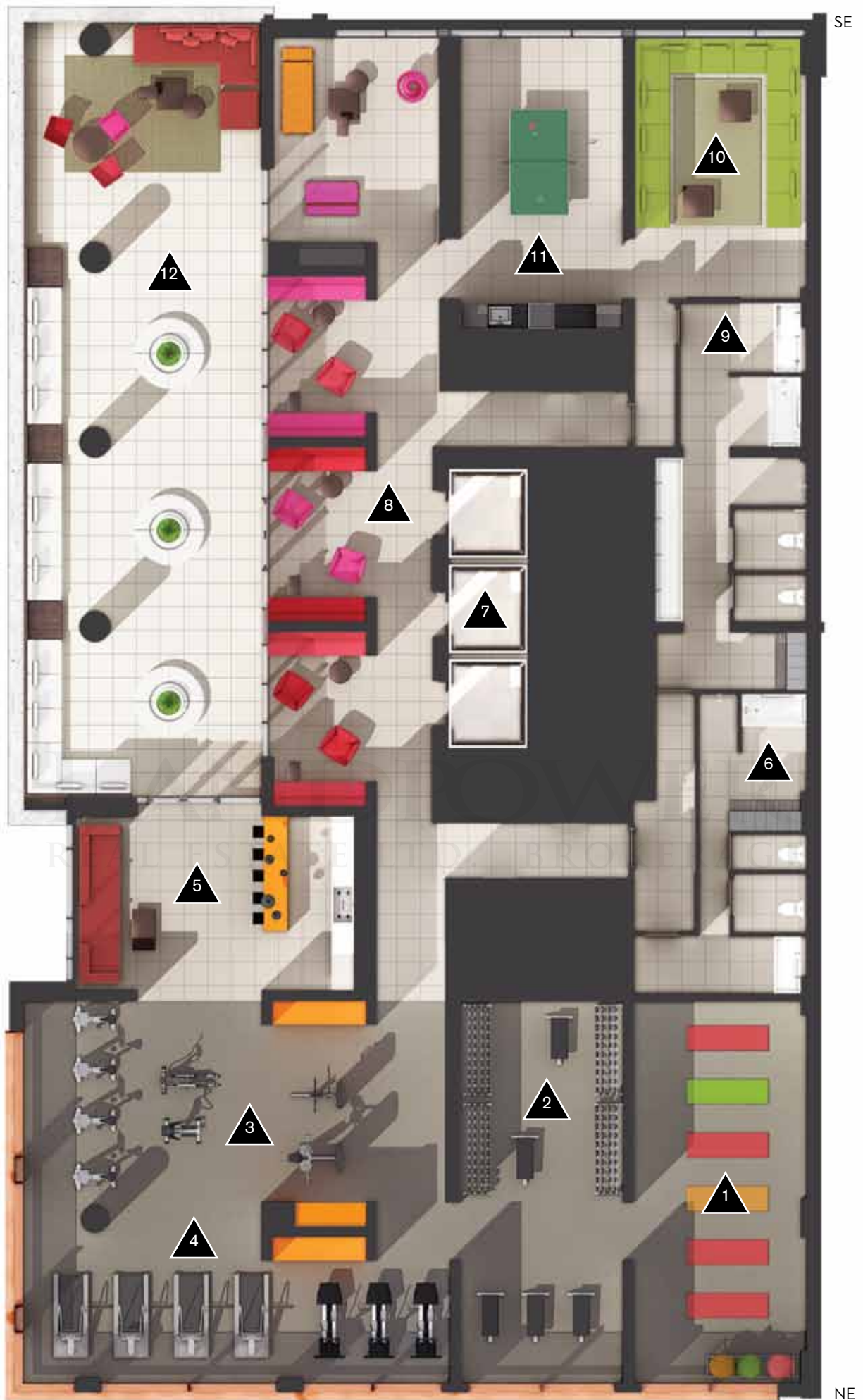




ROOFTOP POOL  
& CABANA DECK







1. YOGA
2. WEIGHT ROOM
3. CARDIO
4. FITNESS ROOM

5. JUICE BAR
6. HER CHANGEROOM
7. ELEVATORS
8. "CHAT ROOMS"

9. HIS CHANGEROOM
10. MEDIA LOUNGE
11. PING PONG ROOM
12. OUTDOOR LOUNGE



1. CABANA DECK
2. HOT AND COLD PLUNGE
3. BBQ
4. DINING

5. BAR
6. "SKYTOP LOUNGE"
7. WASHROOM
8. ELEVATORS



**NEIGHBOURHOODS EVOLVE.** In the neighbourhood where cuisine and culture co-inhabit with business and bravada and where, once-a-year, flashbulbs blind A-list celebrities as they attend festival premiers, you'll find TUX condominiums. This is the city's entertainment scene featuring theatre, opera, ballet, baseball, hockey. Pro-culture, pro-sports and pro-shopping together at last. Home to nightlife luminaries, sensuale and red hot restaurateurs who keep advancing the culinary luxe-factor. This is a neighbourhood in full flight. Feel the joy. See and be seen. This is the evolution of downtown.





SHOPPING

- 1. ARITZIA
- 2. CALPHALON CULINARY CENTRE
- 3. CLUB MONACO
- 4. DESIGN WITHIN REACH
- 5. EATON CENTRE
- 6. FRESH & WILD
- 7. GET OUTSIDE
- 8. LAVISH AND SQUALOR
- 9. LCBO
- 10. LOBLAWS
- 11. SHOPPER'S DRUG MART
- 12. SOBEYS



DINING

- 1. AJI SAI
- 2. ALIMENTO
- 3. BIER MARKT
- 4. BUCA
- 5. FRESH
- 6. FUSARO'S
- 7. KHAO SAN ROAD
- 8. LUMA
- 9. O&B CANTEEN
- 10. QUEEN MOTHER CAFÉ
- 11. CRUSH WINE BAR
- 12. RODNEY'S OYSTER HOUSE



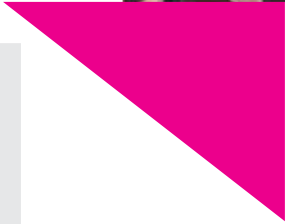
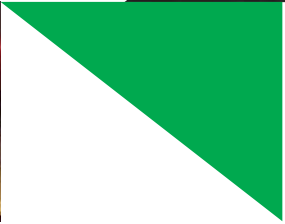
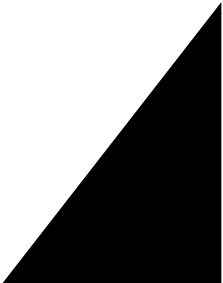
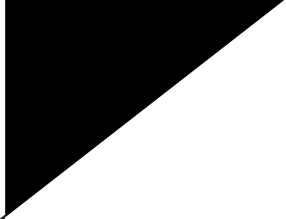
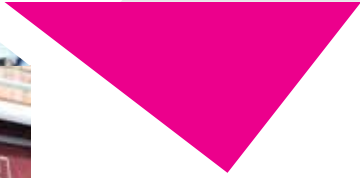
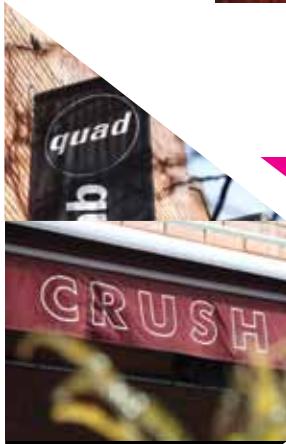
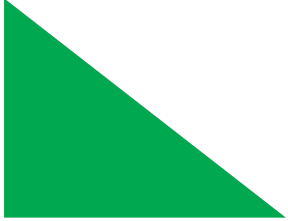
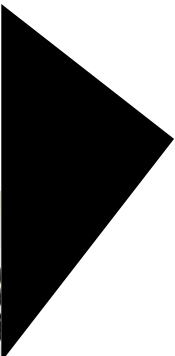
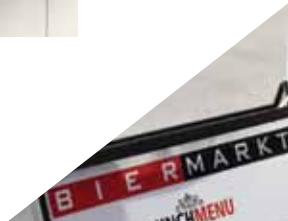
ENTERTAINMENT

- 1. AIR CANADA CENTRE
- 2. ROYAL ALEXANDRA THEATRE
- 3. CN TOWER
- 4. FOUR SEASONS CENTRE FOR THE PERFORMING ARTS
- 5. PRINCESS OF WALES THEATRE
- 6. ROGERS CENTRE
- 7. ROY THOMPSON HALL
- 8. ST. ANDREWS PLAYGROUND
- 9. TIFF LIGHTBOX



SERVICES

- 1. BODY BLITZ SPA
- 2. BRENNAN DEMELO STUDIO
- 3. CAMDEN SPA
- 4. EXTREME FITNESS
- 5. HAMMAM SPA
- 6. JOHN STEINBERG & ASSOCIATES
- 7. QUAD SPIN
- 8. TOTUM FITNESS
- 9. TULA YOGA
- 10. YOGA TREE





GREAT GULF

Great Gulf started building homes over 35 years ago. To date - 40,000 and counting. We're not just building places to live anymore, we're building new ideas about home. We create teams of the best architects, designers, and engineers. We work together to explore new concepts in living and then we figure out how to make them real. We practice a holistic design philosophy that encompasses light, colour, texture, proportion, ergonomics, and environmental sustainability, all in service of a better quality of life. We pioneer technology that advances the science of building. We dedicate ourselves to understanding and then meeting our customers' needs, creating for them a greater experience of home and community.



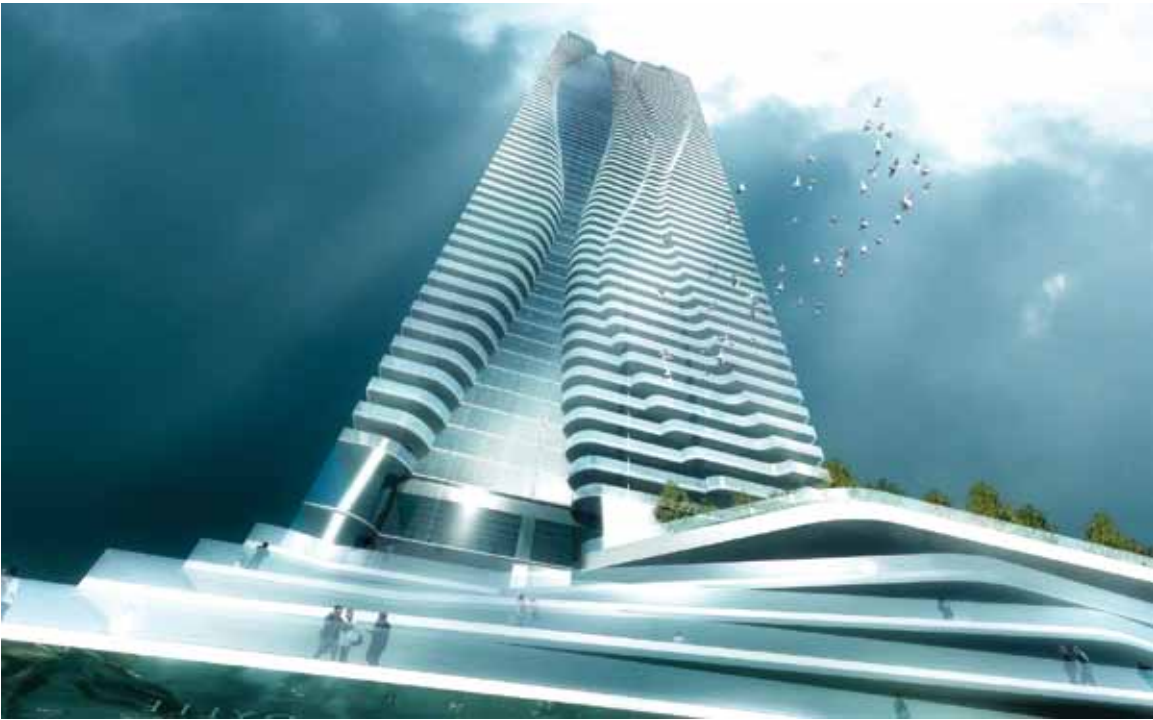
THE HUDSON



X2



MONDE



ONE BLOOR



GREAT GULF HAS JAZZED UP THE TEAM AT TUX. ADVANCING THEIR VISION TO MAKE TUX THE REDEFINING DOWNTOWN RESIDENCE.

#### QUADRANGLE ARCHITECTS LIMITED

TUX was designed by Quadrangle Architects, one of Canada's most renowned architectural practices. For over 25 years Quadrangle has been designing residences that have been honoured with awards for their architectural quality, technical innovation, urbanism and sustainability.

#### FIGURE3

Interiors at TUX have been designed by Figure3, renowned interior design firm. Figure3's multi-disciplinary team develops millions of square feet of space with thoughtful, innovative, meaningful design, environments that are an optimal mix of space, behaviour and culture.

#### FERRIS + ASSOCIATES INC.

Ferris + Associates is the landscape architects for TUX. The team has a broad range of experience in residential projects, and are recognized worldwide as a leader in the field, creating some of the most breathtaking landscape environments.



LANDPOWER  
REAL ESTATE LTD. BROKERAGE









































































































































































































































































































































































































































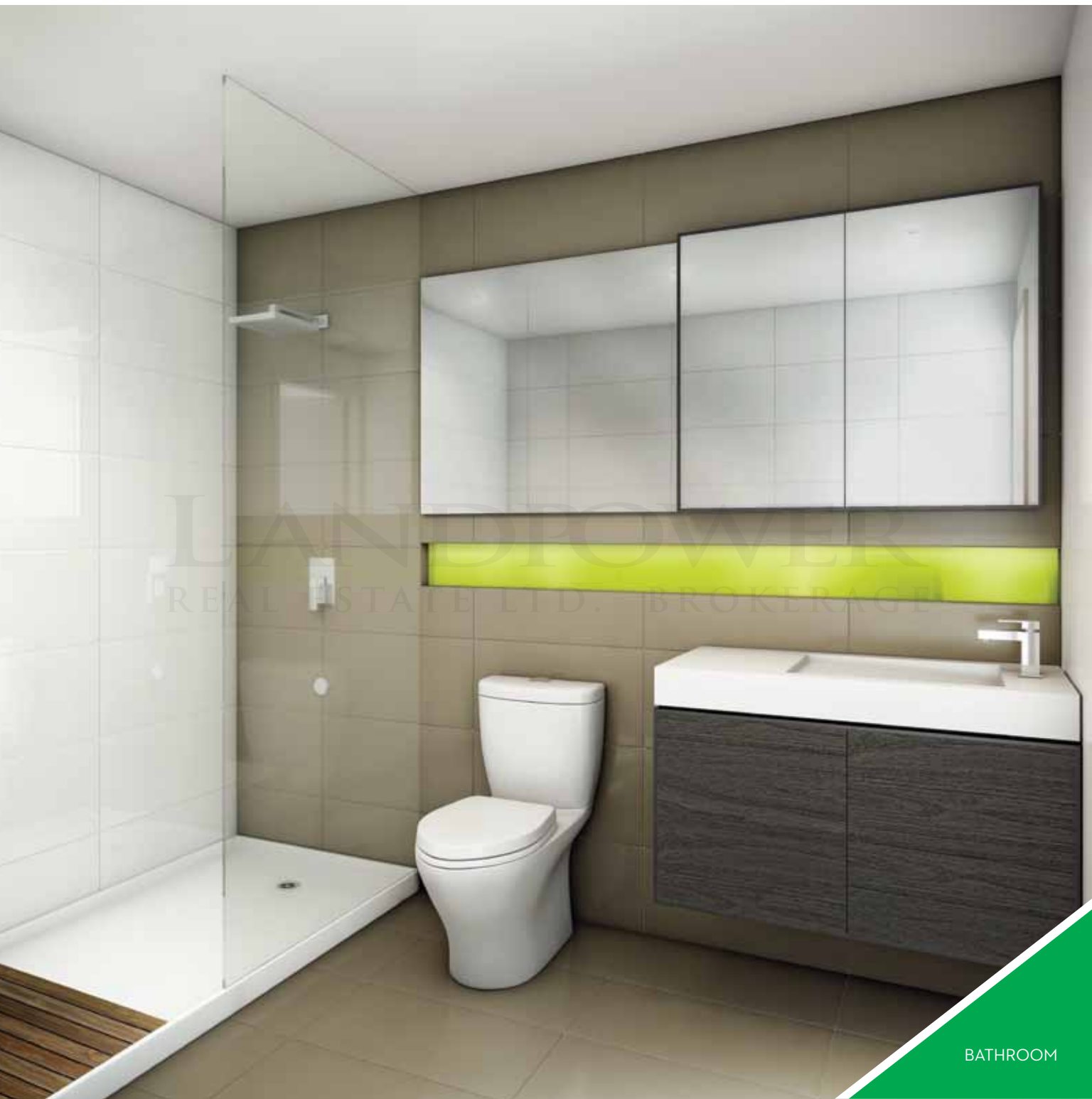

**SPACES EVOLVE.** Your world domination starts here, in your new home at TUX. These are transformable spaces that evolve to suit your life. Movable walls, unexpected surprises. Make home your signature of contemporary coolness, define the clarity of your individual vision, at TUX you can do it all. Here, views permeate the interiors; the cityscape, the lakescape, the skyscape. Captured through panoramic windows. An ever changing portrait of sophisticated living. Life and space evolved.







KITCHEN &  
WORK NICHE



BATHROOM

# FEATURES + FINISHES

## THE BUILDING

- > Great Gulf Tux is a new approach to architectural design in the heart of the entertainment district, at the southwest corner of King Street West and Blue Jays Way, Toronto. The main entrance is off of Blue Jays Way.
- > Spectacular double-height lobby and extensive amenities designed by internationally-renowned and award-winning interior design firm, Figure 3. Amenities will be located on the 7th and 42nd floors. The 7th floor will include a juice bar, yoga room, weight room, cardio room and fitness room, his and her change-rooms, ping pong room, media lounge, private lounges known as “The Seven”, and an outdoor lounge equipped with seating. The 42nd floor will include the “Skytop Lounge” equipped with indoor seating, a dining room, bar, and washrooms. This floor also features an outdoor cabana deck with Highwater Pools, lounge seating, dining areas and barbeque.
- > 24 hour, 7 day a week concierge.
- > Executive porter.
- > Underground parking with security monitoring from concierge station.
- > Groundbreaking and innovative automated parking garage.
- > 3 custom-designed high-speed elevators.
- > Bicycle parking for residents and visitors.
- > Mailroom conveniently located beside front lobby.

## THE SUITES

- > Ceiling heights of approximately 9 ft. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as heating, cooling ducts, and sprinklers, as well as dropped ceilings in bathrooms.
- > Choice of designer-selected pre-finished engineered flooring throughout, except in bathroom and laundry areas, as per builder’s standard samples.
- > Laundry areas to be porcelain floor tile.
- > Solid core entry door with security view-hole.
- > Sliding or swing closet doors in bedrooms, as per plans.
- > Satin chrome lever door handles and hardware.
- > White wire shelving in all closets.
- > Insulated double-glazed, aluminum windows.
- > Stacked brand-name energy efficient washer and dryer with exterior venting in all suites, as per plans.
- > Emergency voice communications system, smoke, and carbon monoxide detector where applicable.
- > Pre-wired for cable TV and telephones.
- > Pre-wired for high-speed internet access provided with future ready technology features in all suites.
- > White “Decora” switches and outlets throughout.
- > Integrated Media Niche as per plan.

## COOK

- > Contemporary kitchen cabinetry custom designed by Figure 3, in a variety of colours, from builder’s standard samples.
- > Solid surface stone kitchen countertop, from builder’s standard samples.
- > Glass backsplash, from builder’s standard samples.
- > Single bowl stainless steel under mounted sink with contemporary design faucet with integrated pull-out head.
- > Ceiling mounted track lighting.
- > Integrated counter-depth refrigerator, stainless steel slide-in electric range with convection oven, stainless steel microwave and integrated dishwasher.
- > Integrated hood fan insert.

## WASH

[main wash in one bathroom suites]

- > Contemporary washroom vanity in a selection of colours from builders standard samples, featuring a white solidtech countertop basin.
- > Polished chrome side mounted faucet.
- > Full width mirror above vanity.
- > Recessed ceiling light(s).
- > Choice of porcelain floor tiles, from builder’s standard samples.
- > Frameless glass shower enclosures, as per plan.
- > Accessory package including towel bar and toilet paper holder, where applicable.
- > Full height white ceramic wall tiles in shower enclosure, from builder’s standard samples.
- > White toilet, and shower base as per plan.
- > ERV exhaust fan vented to exterior.
- > Pressure balance valve shower.
- > Wall mounted polished chrome rain shower as per builders plan.
- > Integrated wall accent featuring coloured glass.

## MASTER WASH

[or second bathroom in two bathroom suites]

- > Contemporary washroom vanity in a selection of colours from builders standard samples, featuring a white solidtech countertop basin.
- > Polished chrome side mounted faucet.
- > Full width mirror above vanity.
- > Recessed ceiling light(s).
- > Choice of porcelain floor tiles, from builder’s standard samples.
- > Soaker tub, as per plan.
- > Accessory package including towel bar and toilet paper holder, where applicable.
- > Full height white ceramic wall tiles in tub enclosure, from builder’s standard samples.
- > White tub, and toilet as per plan.
- > ERV exhaust fan vented to exterior.
- > Pressure balance valve for tub.
- > Wall mounted polished chrome rain shower as per builders plan.

## THE BUILDERS

Great Gulf is a member of BILD (Building Industry and Land Development Association) of Toronto.

All suites protected under the Tarion Warranty Corporation.

Interior design consultation at Décor Centre on all finishes and colour packages included in purchase price.

All interior floor, wall finishes and materials are to be chosen with the assistance of the Builder’s Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder’s samples, and are as per Builder’s specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. All renderings are for illustrative purposes only and do not necessarily reflect actual finishes to be provided.

Sizes and specifications are subject to change without notice. E. & O.E.





## NEW SALES OPPORTUNITY

EXCLUSIVE TO GREAT GULF BLACK TIE AGENTS

### PROCEDURE FOR BUYING

---

1. As a Great Gulf Black Tie agent, you are being given the first opportunity to sell suites at the newly-released TUX Condos. This invitation is extended to you as a VIP Agent and is not transferable. Agents will be limited to the sale of five (5) suites each and the purchase of one (1) unit only in their name.
2. The attached worksheet and Choice of Suite form should be completed for your Purchaser, once a purchaser is in place. In order to avoid spelling or information errors, your Purchaser's photo ID must also be scanned or faxed with your worksheet. Only one name change will be permitted during the 10-day rescission period.
3. The completed worksheets, photo ID and Choice of Suite forms should be emailed to [tux@bakersales.info](mailto:tux@bakersales.info) or faxed to 416-924-5321, and they will be numbered in the order they are received.
4. **The fax line will open Tuesday, April 17 at 4 pm.** (Worksheets received before 4 pm will not be accepted.)
5. **All Worksheets must be received by 11:59 PM on Tuesday April 24, 2012.**
6. Each Purchaser may only buy one suite at TUX.
7. You will be contacted by telephone with your suite assignment. An appointment will be arranged to meet with your clients for signing. All agreements must be signed before 5:00 PM on Monday April 30, 2012.
8. Purchaser must be present to purchase. Power of Attorneys will not be accepted.
9. A deposit cheque from a financial institution in the amount of \$5,000 must be presented at time of purchase. Counter cheques will not be accepted. Cheques are payable to Robins, Appleby & Taub LLP in Trust.

Thank you for your co-operation,

Jenny Bui and Sara Rowshanbin  
Sales Representatives  
416-490-7889

\*see Sales Representative for details. 2% in 90 days, after 10% deposit and mortgage approval have been received by the Vendor. Valid for sales made on or before April 30, 2012 only.

# TUX

## BLACK TIE AGENTS EXCLUSIVE PREVIEW PRICING

MODEL	LEVEL	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW * OPENING PRICING FROM:	VIP AGENT ** PRICING FROM:
Astaire	3 to 9	Studio	404 sq. ft.	East	<del>\$269,990</del>	\$259,990
DiCaprio	3 to 35	One Bedroom	477 sq. ft.	East	<del>\$312,990</del>	\$302,990
Armani	4 to 6	One Bedroom	536 sq. ft.	South	<del>\$344,990</del>	\$334,990
Keaton	8 to 35	One Bedroom	537 sq. ft.	South	<del>\$383,990</del>	\$373,990
Monae	8 to 9	One Bedroom + Den	624 sq. ft.	South-East	<del>\$429,990</del>	\$419,990
Douglas	10 to 35	One Bedroom + Den	680 sq. ft.	South-East	<del>\$465,990</del>	\$455,990
Gosling	4 to 6	One Bedroom + Den	702 sq. ft.	South-East	<del>\$452,990</del>	\$442,990

\*(Subject to availability). Premiums apply to floors, balconies, terraces and views. Please see a Sales Representative for details. \*\* Valid only on sales made on or before April 29, 2012

### Suite Features

Ceiling heights of approximately 9 feet.\*\*\* Choice of designer-selected pre-finished engineered flooring throughout except in bathrooms and laundry areas. The Kitchens include contemporary kitchen cabinetry custom designed by Figure 3, in a variety of colours with solid stone kitchen countertops and glass backsplashes. Integrated counter-depth refrigerator, stainless steel slide-in electric range with convection oven, stainless steel microwave, integrated dishwasher and stacked brand-name energy efficient washer and dryer with exterior venting in all suites. In the bathrooms, contemporary washroom vanity in a selection of colours from builder’s standard samples, featuring a white solidtech countertop basin, polished chrome side mounted faucet and choice of porcelain floor tiles.\*\*\*\*

### Building Features

Located in Toronto’s vibrant Entertainment District, Gulf TUX is 42 storeys of contemporary elegance. Designed by Quadrangle Architects in black and white with a passionate stroke of copper-hued detailing. A spectacular double-height lobby with 24/7 concierge and extensive amenities designed by internationally renowned and award-winning design firm, Figure 3. The “42<sup>nd</sup> floor “Skytop” Amenities include the “Skytop Lounge” with indoor seating, a dining room and bar, outdoor cabana deck with hot and cold plunge pools, lounge seating, dining areas and barbeque. “The Seven” is where you workout, hangout and play games. Amenities on the 7<sup>th</sup> floor include juice bar, yoga room, weight room, cardio room, fitness room, media lounge, ping pong room, private lounges known as “The Seven” and outdoor lounge.

<b>Deposit Structure</b> \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 60 days 5% in 120 days 5% in 360 days 2.5% in 720 days 2.5% on Occupancy  <b>Taxes</b> Estimated at approximately 1 % of purchase price  <b>Occupancy Commencing</b> May, 2016	<b>International Deposit Structure</b> \$5,000 with signing of Agreement Balance of 5% in 30 days 10% in 60 days 10% in 180 days 5% in 360 days 2.5% in 720 days 2.5% on Occupancy	<b>Maintenance</b> \$0.53 per square foot Hydro metered separately Parking Maintenance fee - \$159.00/ month Locker Maintenance - \$15.00/month  <b>Parking</b> \$55,000 per parking space (Parking is available for 2 bedroom suites only)  <b>Locker</b> \$5,000  All prices quoted include HST
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All prices, figures and materials are preliminary and are subject to change without notice E. &O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. April 17, 2012

\*Please see a Sales Representative for details. \*\* Valid only on sales made on or before April 30, 2012.

\*\*\*Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as heating, cooling ducts and sprinklers, as well as dropped ceilings in bathrooms. \*\*\*\* As per plan from Vendor’s standard samples.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

Phone Number: 416-490-7889 Fax Number: 416-924-5321





# WORK SHEET

FAX NUMBER: 416-924-5321    EMAIL: [tux@bakersales.info](mailto:tux@bakersales.info)

Company: \_\_\_\_\_ Sales Representative: \_\_\_\_\_

SUITE # \_\_\_\_\_ (the "Unit")      MODEL: \_\_\_\_\_

BASE PURCHASE PRICE \$ \_\_\_\_\_

PARKING COST \$ \_\_\_\_\_

LOCKER COST \$ \_\_\_\_\_

**TOTAL PURCHASE PRICE** \$ \_\_\_\_\_

## DOWNPAYMENT

\_\_\_\_\_ %

**PURCHASER INFORMATION:**

Purchaser Name:	Purchaser Name:
Address:	Address:
Suite #	Suite #
City: Province:	City Province:
Postal Code:	Postal Code:
Residence Phone:	Residence Phone:
Business Phone:	Business Phone:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Drivers Licence #	Drivers Licence #
Email:	Email:

**PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)**

Did You Register through the Web?	
How did you hear about us?	
Profession:	Marital Status:
How Many Dependents Living with You?	Their Ages:
End User or Investor?	
<u>Additional Notes</u>	





CHOICE OF SUITE

Name of Sales Representative: \_\_\_\_\_

Company Name: \_\_\_\_\_

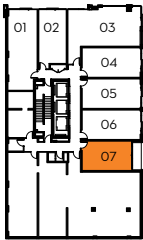
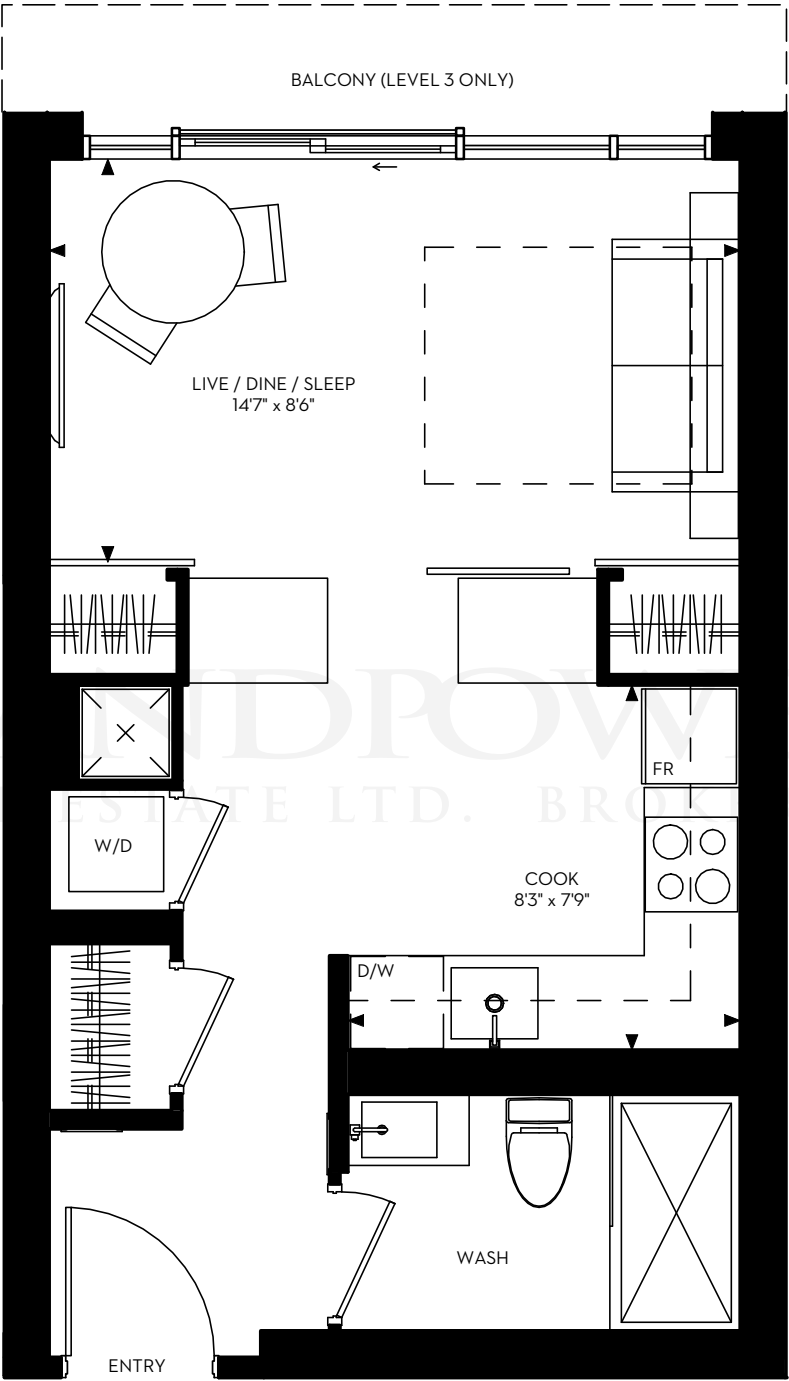
Telephone Number: \_\_\_\_\_

Name of Purchaser: \_\_\_\_\_

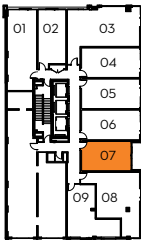
	MODEL NAME	FLOOR
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CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		
CHOICE #6		
CHOICE #7		

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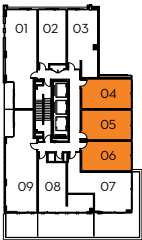
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LEVEL 3



LEVELS 4-6



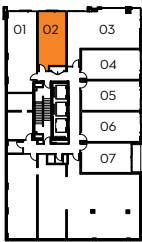
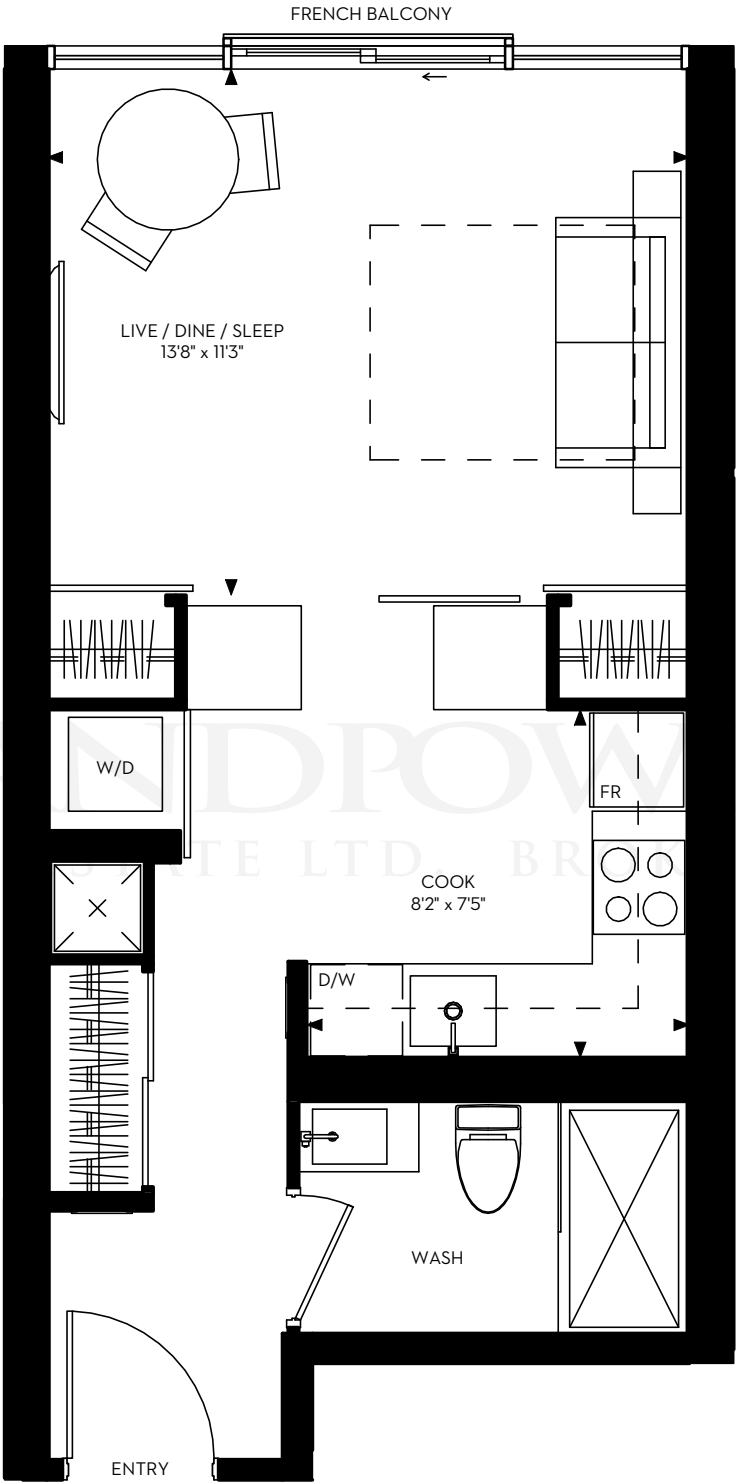
LEVELS 8-9



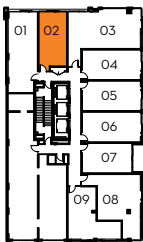
MATERIALS, SPECIFICATIONS & FLOORPLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL RENDERINGS ARE ARTIST'S CONCEPTIONS. ALL FLOORPLANS HAVE APPROXIMATE DIMENSIONS. SQUARE FOOTAGE AND ROOM DIMENSIONS MAY VARY BY FLOOR AND UNIT NUMBER. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. E. & O. E. BALCONY/TERRACE VARIES DEPENDING ON FLOOR LEVEL LOCATIONS. SUITE SHOWN CAN BE MIRROR LAYOUT.

# CLOONEY

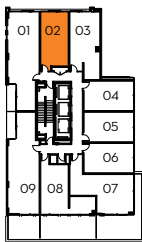
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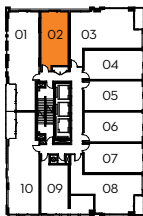
LEVEL 3



LEVELS 4-6



LEVELS 8-9



LEVELS 10-35

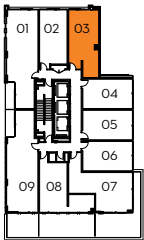
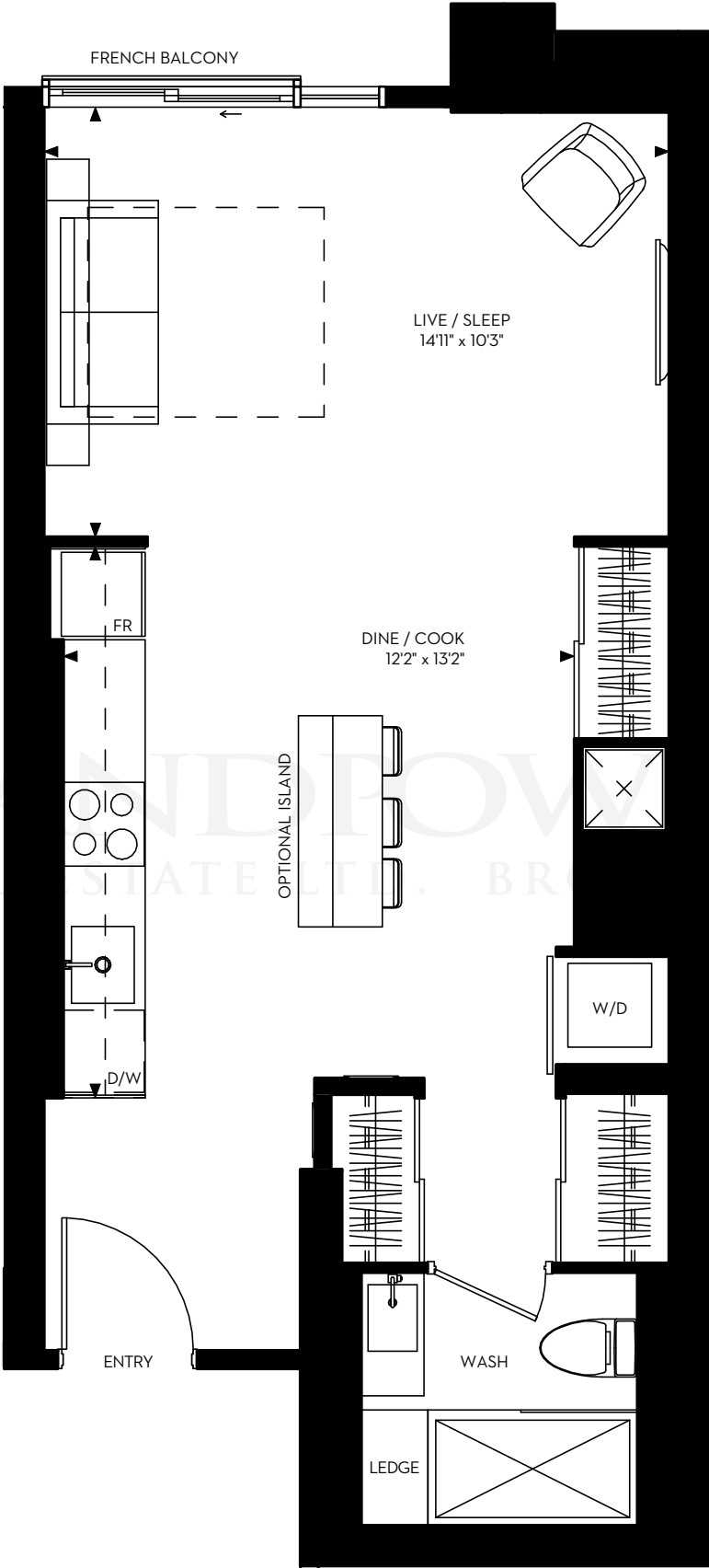


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# BRADSHAW

STUDIO >> 552 S.F.



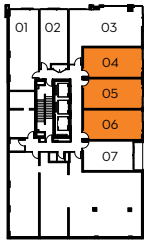
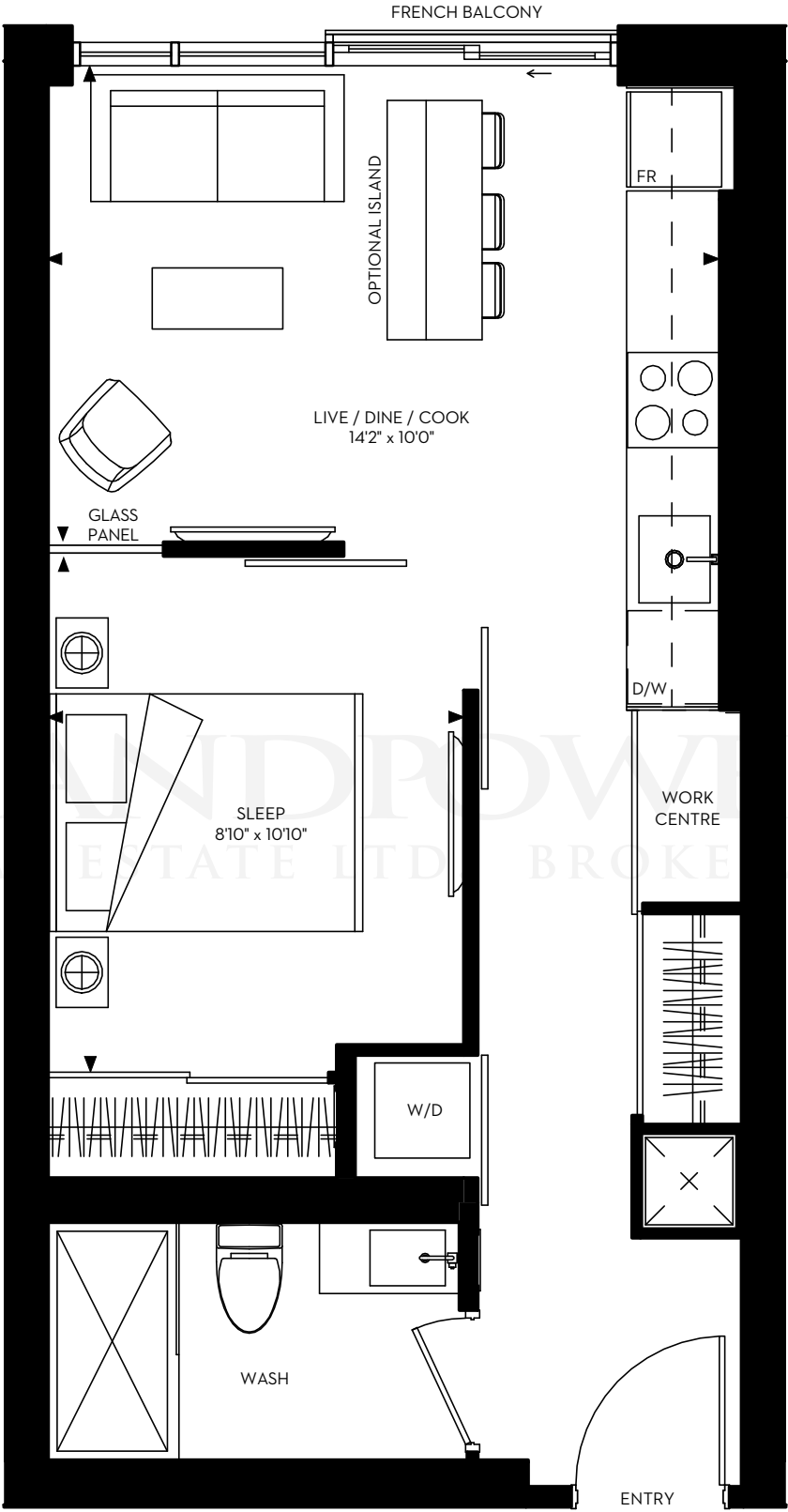
LEVELS 8-9



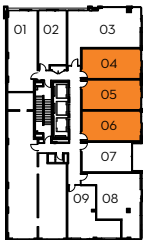
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# DICAPRIO

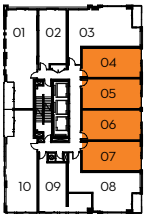
ONE BEDROOM >> 477 S.F.



LEVEL 3



LEVELS 4-6



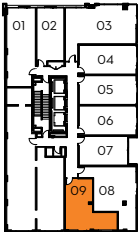
LEVELS 10-35



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ARMANI

ONE BEDROOM >> 536 S.F.



LEVELS 4-6

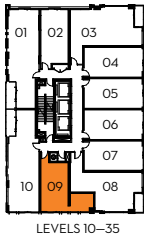
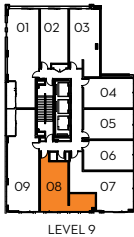
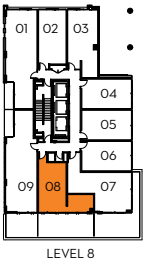
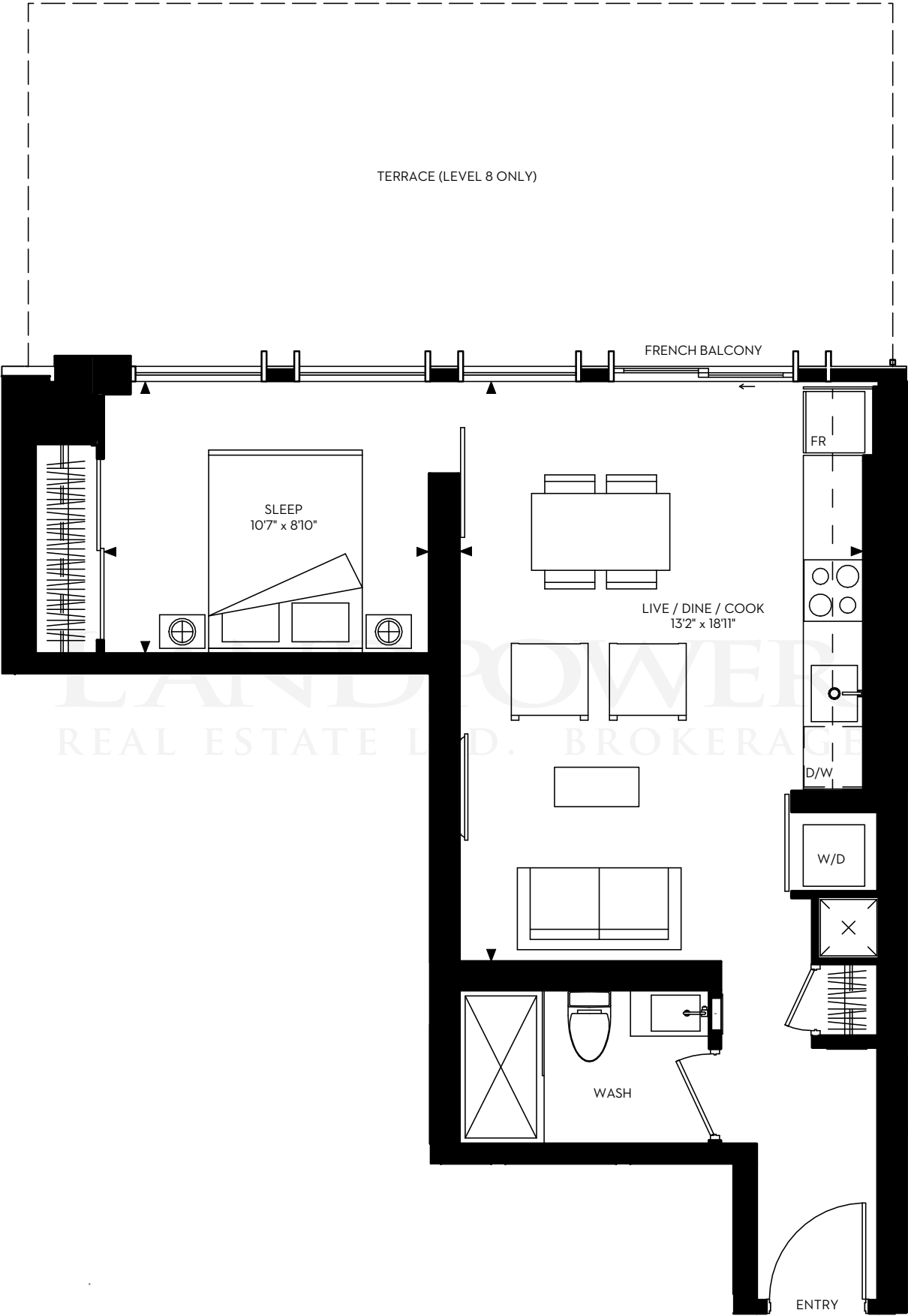


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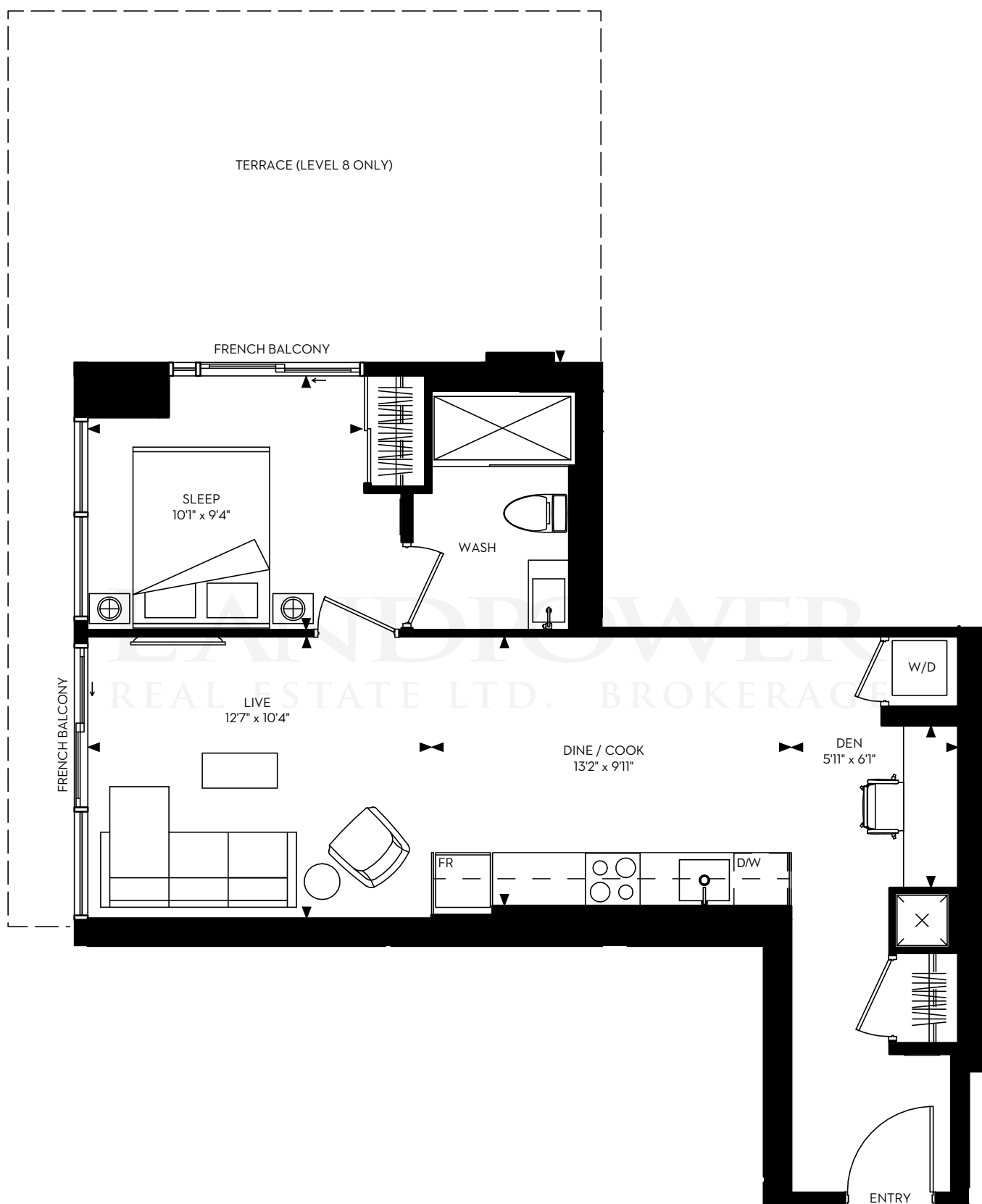


# KEATON

ONE BEDROOM >> 537 S.F.



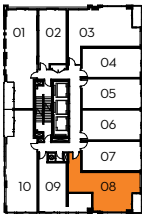
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# DOUGLAS

ONE BEDROOM + DEN >> 680 S.F. + BALCONY >> 44 S.F.



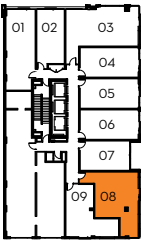
LEVELS 10-35 N

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# GOSLING

ONE BEDROOM + DEN >> 702 S.F.



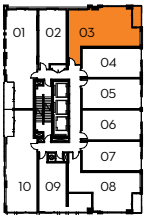
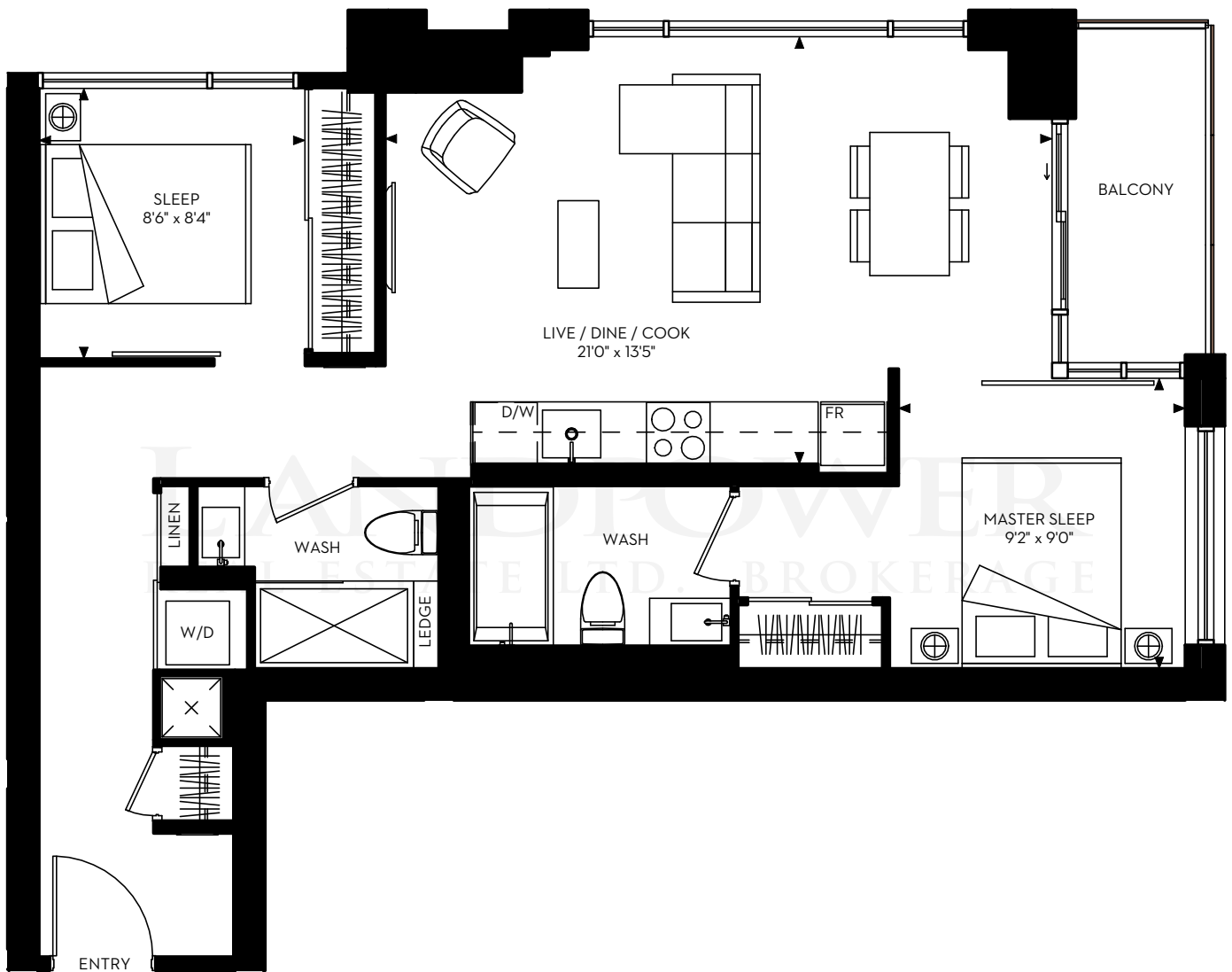
LEVELS 4-6



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# FORD

TWO BEDROOM >> 785 S.F. + BALCONY >> 48 S.F.

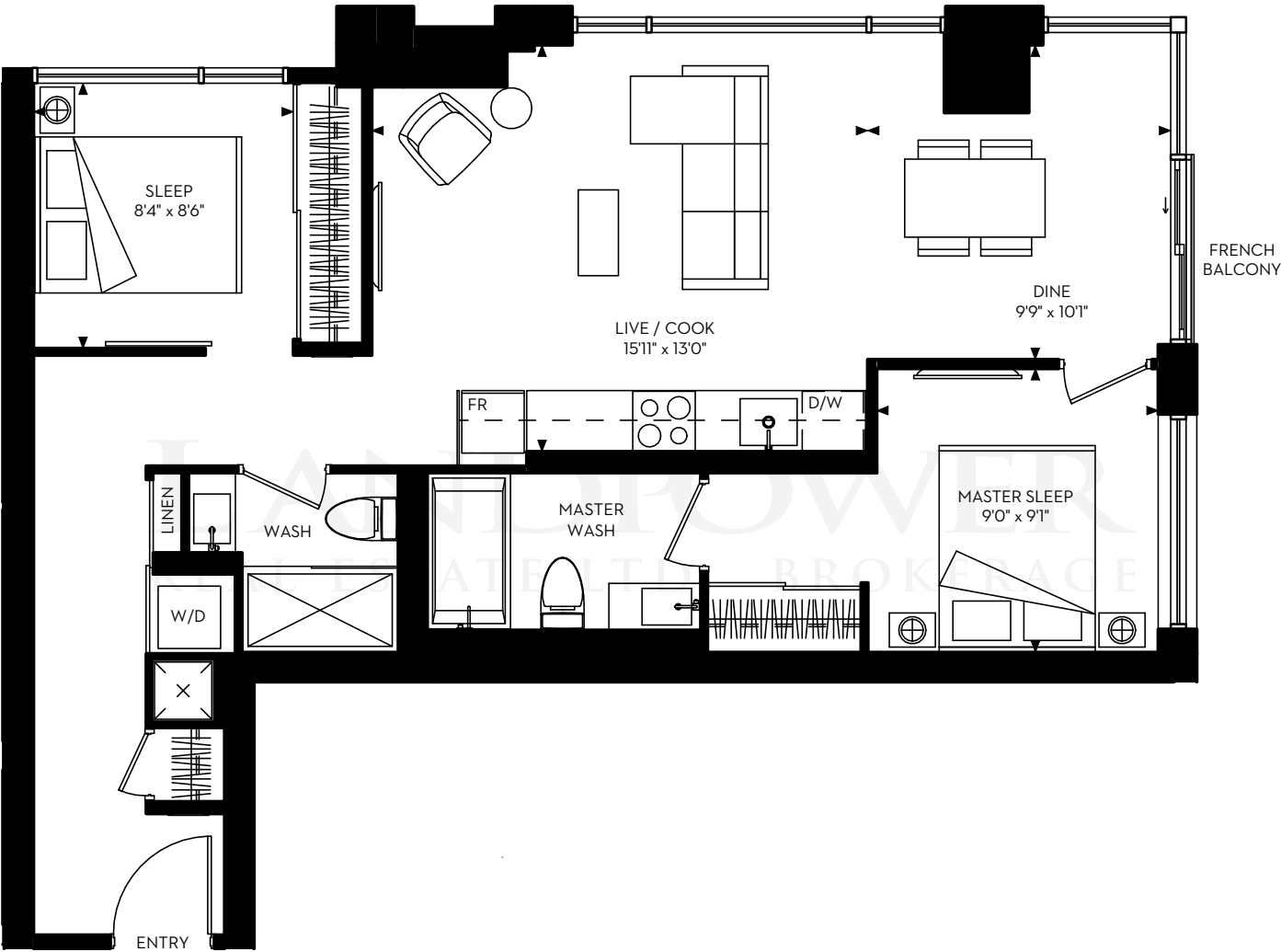


LEVELS 10-35

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# TIMBERLAKE

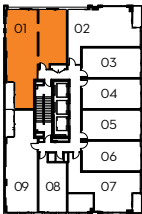
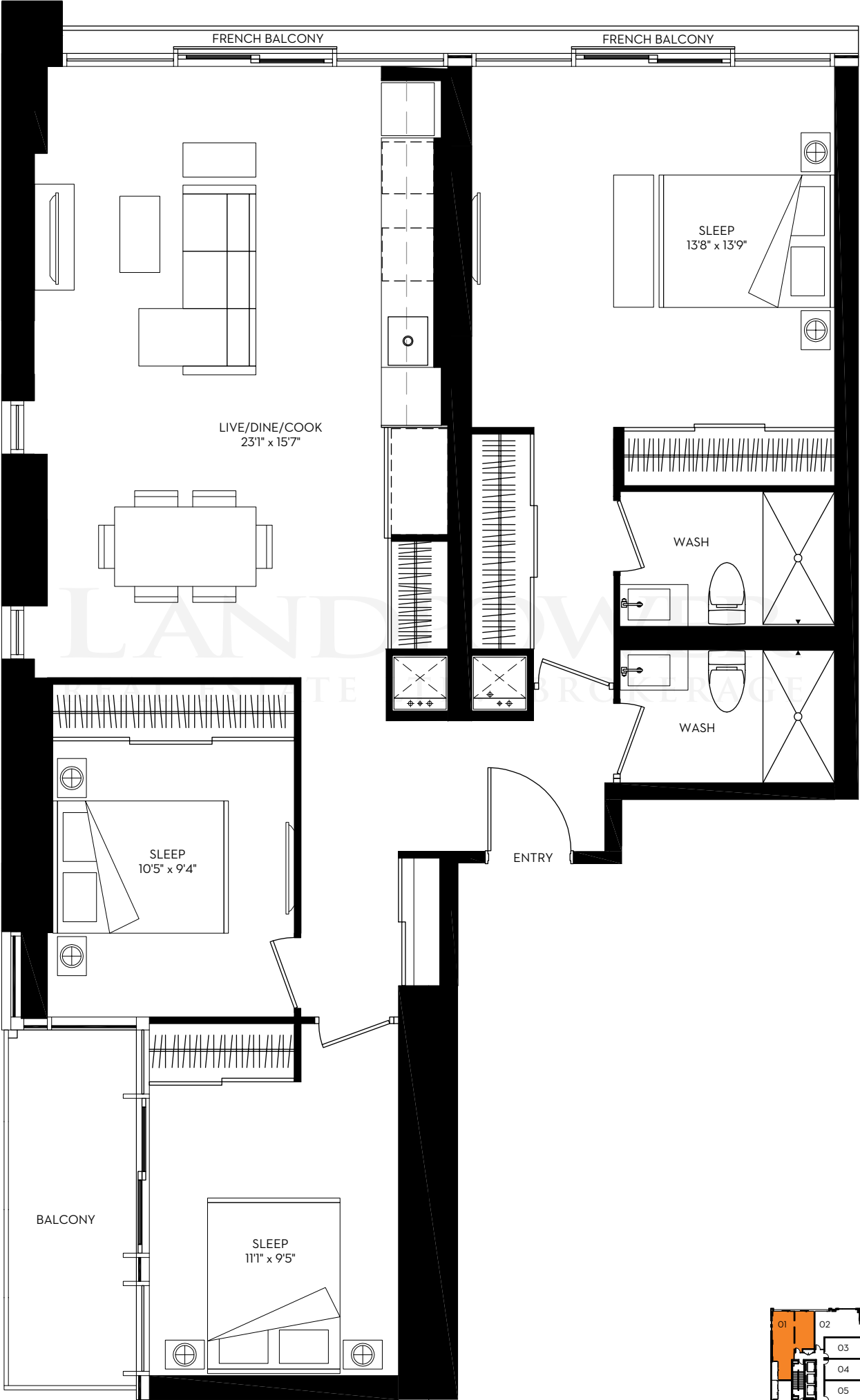
TWO BEDROOM >> 835 S.F.



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# PITT

THREE BEDROOM >> 1212 S.F. + BALCONY >> 64 S.F.



LEVELS 3-32

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