



TWO OLD MILL™  
BLOOR WEST

TRIDEL®  
BUILT FOR LIFE







## ARCHITECTURE

Two Old Mill acts as a symbolic point of connection between the historic Old Mill and chic Bloor West Village neighbourhoods. Its classic-inspired design features luxurious granite and stone accents, casting an elegant impression as it nestles amidst an intimate setting of lush greenery.

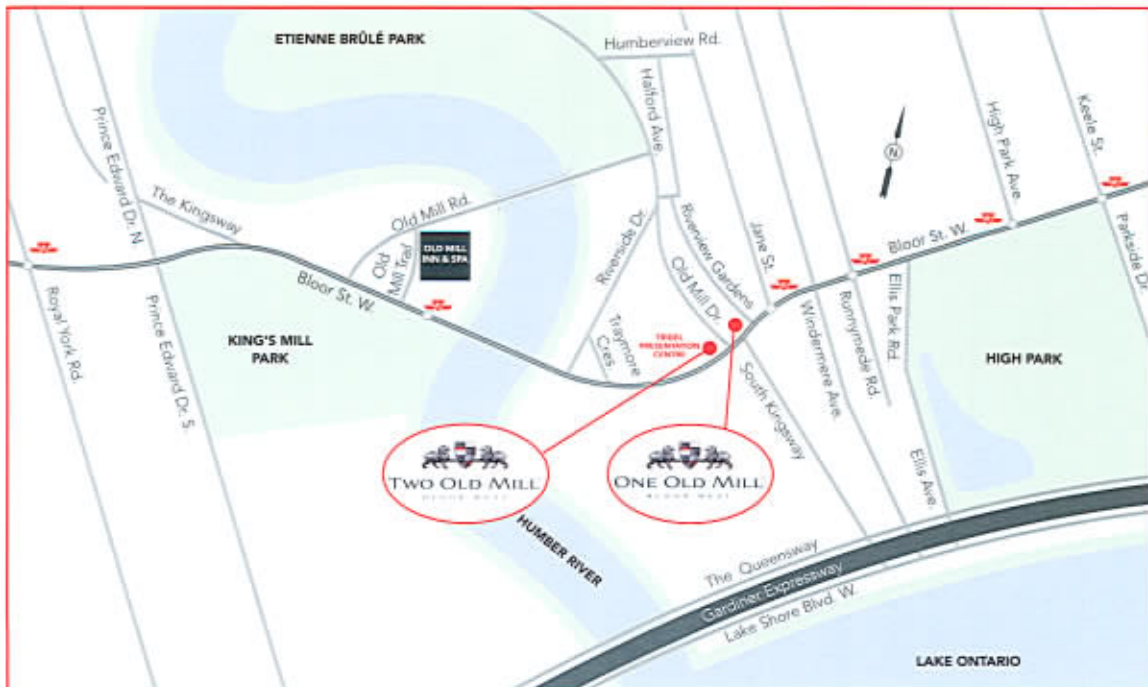




# TWO OLD MILL™

BLOOR WEST

## LOCATION MAP



A MODERN CLASSIC  TWO OLD MILL





# TWO OLD MILL™

BLOOR WEST

## SITE PLAN



### LEGEND

- 1 - Green Roof
- 2 - Solar Thermal Panels
- 3 - Sky Lounge
- 4 - Private Terraces
- 5 - Proposed Park\*

Bloor Street West



A MODERN CLASSIC  TWO OLD MILL

\*Proposed revitalization of Trappesee Parkette not approved by the city at time of printing. Artist's illustration only. E.&O.E.



TWO OLD MILL<sup>TM</sup>

BLOOR WEST

## GROUND FLOOR AMENITIES



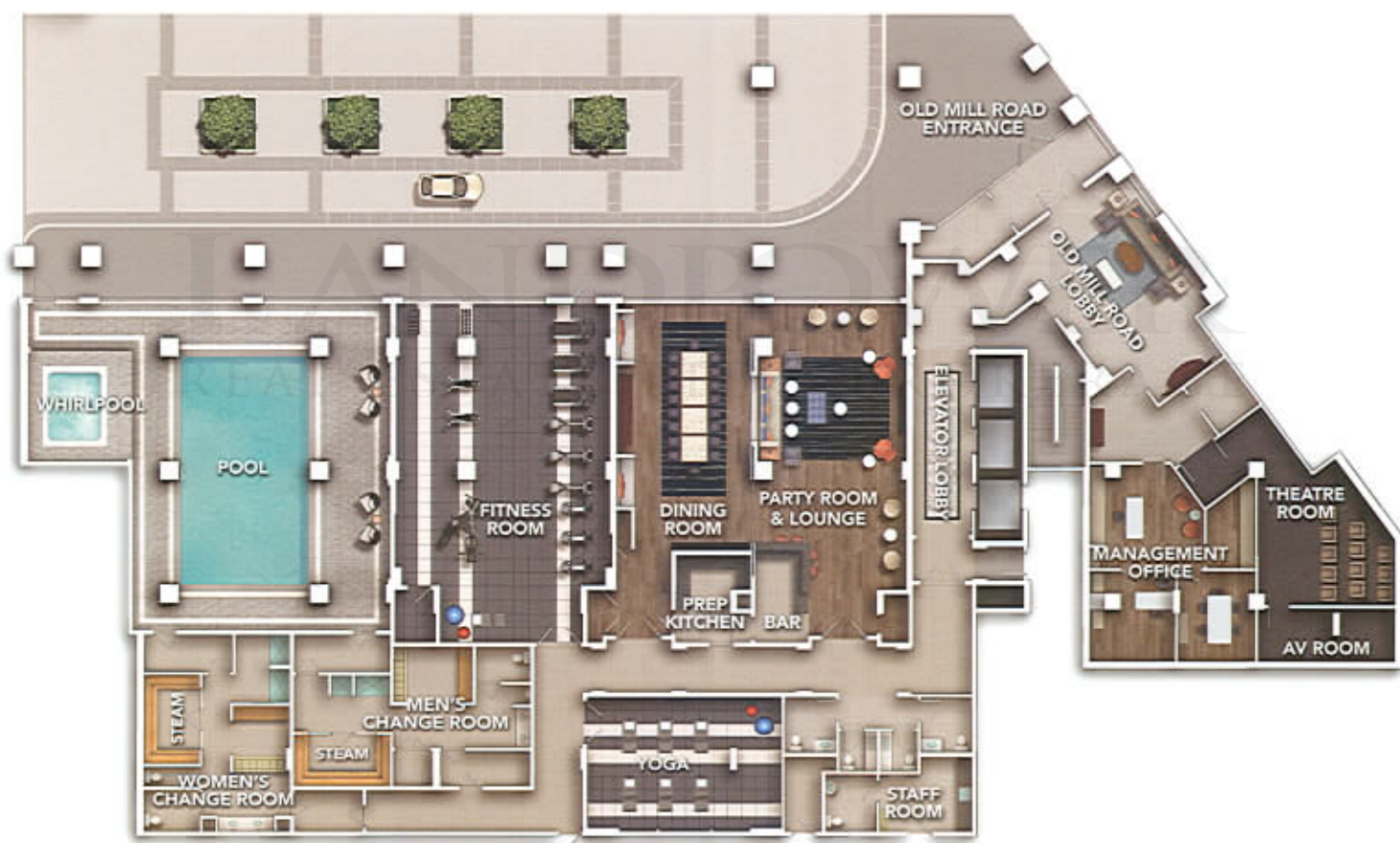




# TWO OLD MILL™

BLOOR WEST

## LOWER FLOOR AMENITIES





# TWO OLD MILL™

B L O O R   W E S T

## OLD MILL COLLECTION FEATURES & FINISHES

### GENERAL

- 9' ceilings\*
- 7" paint-finish contemporary-style baseboards with 3" matching door casings
- Premium plank-laminate floating floor
- Frameless mirrored sliding doors\*\*
- Architecturally designed, double-pane windows with operable awning

### KITCHEN

- Contemporary kitchen cabinetry with extended upper cabinets and under-cabinet lighting
- Choice of premium mosaic or contemporary ceramic subway backsplash tile
- Choice of granite or quartz countertop with polished square edge and under-mount stainless-steel sink
- Energy Star® high-efficiency, time-delay stainless-steel dishwasher
- Energy Star® high-efficiency, stainless-steel bottom-mount, counter depth refrigerator
- Built-in microwave with high capacity hood fan in stainless steel, vented to the exterior
- Self-cleaning 30" slide-in range with ceran top in stainless steel

### BATHROOM(S)

- Contemporary cabinetry with white cultured marble vanity top
- Vanity-width mirror with integrated medicine cabinet in clear finish, with centre sconce to vanity in master ensuite bath
- Master ensuite with separate shower stall features soaker tub complete with deck-mount hand-held shower head
- Pressure-balanced temperature-controlled shower faucet
- High-pressure, low-flow shower head(s)
- Dual-flush, low-flow high-performance toilet(s)
- Designer-selected premium porcelain floor tiles

### LAUNDRY

- Stacked front-loading dryer and Energy Star® high-efficiency front-loading washer

### SAFETY AND SECURITY

- Concierge-monitored two-way communication from select zones in underground garage and entry areas
- Personally encoded suite intrusion alarm system
- Emergency response key chain pendants, usable in select areas within the underground garage (with purchase of parking unit)
- Surveillance cameras in select locations in the building, grounds and garage
- Computer-controlled access system provided at visitor main entry points
- In-suite sprinkler system and hard-wired fire alarm speaker

### COMFORT SYSTEM

- Individual metering of electricity, hot water, heating and cooling consumption
- Central building water filtration system

### COMMUNICATIONS

- Advanced in-suite structured wiring
- Central high-speed wiring connection point
- Pre-wired cable and telephone outlets in bedrooms and living rooms

\* Where applicable

\*\* Where indicated on plan

A MODERN CLASSIC  TWO OLD MILL



# TWO OLD MILL™

B L O O R   W E S T

## DIAMOND COLLECTION FEATURES & FINISHES

(SUITES 2G, 2H, 2P+D, 2P+DT, 2Q+D, 2Q+DT, 2R+D, 2R+DT, 2S+D, 2V+D, 2V+DT)

### GENERAL

- 9' ceilings\*
- 7" paint-finish contemporary-style baseboards with 3" matching door casings
- Premium plank engineered wood flooring
- Frameless mirrored sliding doors\*\*
- Architecturally designed, double-pane windows with operable awning

### KITCHEN

- Irpinia Signature kitchen cabinetry with extended upper cabinets and under-cabinet lighting
- Kitchen island finished in contemporary cabinetry
- Choice of premium mosaic or contemporary ceramic subway backsplash tile
- Choice of granite or quartz countertop with polished double square edge and under-mount stainless-steel sink
- Energy Star® high-efficiency, time-delay stainless-steel dishwasher
- Energy Star® high-efficiency, stainless-steel 19 cubic foot bottom-mount counter depth refrigerator
- Built-in microwave with high capacity hood fan in stainless steel, vented to the exterior
- Self-cleaning 30" slide-in range with ceran top in stainless steel

### BATHROOM(S)

- Contemporary cabinetry with white cultured marble vanity top
- Vanity-width mirror with integrated medicine cabinet in clear finish, with centre sconce to vanity in master ensuite bath
- Master ensuite with separate shower stall features soaker tub complete with deck-mount hand-held shower head
- Pressure-balanced temperature-controlled shower faucet
- High-pressure, low-flow shower head(s)
- Dual-flush, low-flow high-performance toilet(s)
- Designer-selected premium porcelain floor tiles

### LAUNDRY

- Stacked front-loading dryer and Energy Star® high-efficiency front-loading washer

### SAFETY AND SECURITY

- Concierge-monitored two-way communication from select zones in underground garage and entry areas
- Personally encoded suite intrusion alarm system
- Emergency response key chain pendants, usable in select areas within the underground garage (with purchase of parking unit)
- Surveillance cameras in select locations in the building, grounds and garage
- Computer-controlled access system provided at visitor main entry points
- In-suite sprinkler system and hard-wired fire alarm speaker

### COMFORT SYSTEM

- Individual metering of electricity, hot water, heating and cooling consumption
- Fan coil heating and air conditioning system with superior air filter, complete with integrated heat recovery ventilator providing fresh air and heat recovery
- Central building water filtration system

### COMMUNICATIONS

- Advanced in-suite structured wiring
- Central high-speed wiring connection point
- Pre-wired cable and telephone outlets in bedrooms and living rooms

\* Where applicable

\*\* Where indicated on plan



**PURCHASER INFORMATION**

PLEASE PRINT

NAME:

1.) MR. ☐ MRS. ☐ MS. ☐ MISS ☐ DR. ☐

FIRST MIDDLE (no initials allowed) LAST

EMAIL:

ADDRESS:

Suite/Apt.:

CITY PROVINCE POSTAL CODE

OCCUPATION:

TYPE OF ID PROVIDED: ☐ SIN CARD ☐ BIRTH CERTIFICATE ☐ DRIVER'S LICENSE

☐ PASSPORT ☐ OTHER GOVERNMENT ISSUED ID (pls specify) \_\_\_\_\_

*To be shredded*

SIN# \_\_\_\_\_

(NO DASHES in TEAM)

DOB \_\_\_\_\_

DD/MM/YY

(H) \_\_\_\_\_

(B) \_\_\_\_\_

(M) \_\_\_\_\_

**SUITE PREFERENCE**

FLOORPLAN DESIGN

PARKING

CHOICE # 1

CHOICE # 2

CHOICE # 3

**REALTOR INFORMATION**

REALTOR NAME:

BROKERAGE FIRM:

REALTOR CELL PHONE:

RECO NUMBER:

AFFIX BROKER(S) BUSINESS CARD

**SELECTION & PRICE - For Office Use Only**

SUITE: SUITE PRICE:

DESIGN: DISCOUNT PRICE:

PARKING PRICE: TOTAL PRICE:

**SIGN-OFF AREA**

SALES REP SIGN \_\_\_\_\_

PRINT NAME \_\_\_\_\_

ADMIN SIGN \_\_\_\_\_

PRINT NAME \_\_\_\_\_

☐ Close Opportunity

☐ Leave Opportunity OPEN  
(for additional contracts)



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Consecutive Year by J.D. Power and Associates.



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Old Mill Collection  
Price List

(9' Ceiling)\*

| Suite                   | Approximate Square Feet | Design Type                  | View | Starting Floor | Starting Price* | Estimated Maintenance Fee | Estimated Property Tax per month |
|-------------------------|-------------------------|------------------------------|------|----------------|-----------------|---------------------------|----------------------------------|
| <b>1 Bedroom</b>        |                         |                              |      |                |                 |                           |                                  |
| 1A                      | 543                     | 1 Bedroom                    | W    | 6              | \$302,000       | \$277                     | \$209                            |
| 1B                      | 579                     | 1 Bedroom                    | S    | 2              | \$318,000       | \$295                     | \$220                            |
| 1C                      | 583                     | 1 Bedroom                    | E    | 2              | \$322,000       | \$297                     | \$223                            |
| 1X                      | 508                     | 1 Bedroom                    | N    | 6              | \$283,000       | \$259                     | \$196                            |
| 1Y                      | 531                     | 1 Bedroom                    | N    | 6              | \$292,000       | \$271                     | \$202                            |
| <b>1 Bedroom + Den</b>  |                         |                              |      |                |                 |                           |                                  |
| 1E+D                    | 612                     | 1 Bedroom + Den              | N    | 2              | \$341,000       | \$312                     | \$236                            |
| 1F+M                    | 629                     | 1 Bedroom + Media            | N    | 2              | \$341,000       | \$321                     | \$236                            |
| 1G+D                    | 636                     | 1 Bedroom + Den              | S    | 2              | \$349,000       | \$324                     | \$242                            |
| 1H+M                    | 636                     | 1 Bedroom + Media            | N    | 2              | \$356,000       | \$324                     | \$246                            |
| 1J+D                    | 641                     | 1 Bedroom + Den              | N    | 2              | \$342,000       | \$327                     | \$237                            |
| 1L+D                    | 683                     | 1 Bedroom + Den              | S    | 3              | \$376,000       | \$348                     | \$260                            |
| 1L1+D                   | 694                     | 1 Bedroom + Den              | S    | 3              | \$382,000       | \$354                     | \$264                            |
| 1M+D                    | 744                     | 1 Bedroom + Den, 2 Bathrooms | NE   | 7              | \$414,000       | \$379                     | \$287                            |
| 1N+D                    | 777                     | 1 Bedroom + Den, 2 Bathrooms | E    | 2              | \$428,000       | \$396                     | \$296                            |
| 1P+D                    | 788                     | 1 Bedroom + Den, 2 Bathrooms | N    | 2              | \$440,000       | \$402                     | \$305                            |
| 1Q+D                    | 800                     | 1 Bedroom + Den, 2 Bathrooms | N    | 2              | \$443,000       | \$408                     | \$307                            |
| 1Z+D                    | 675                     | 1 Bedroom + Den              | N    | 6              | \$375,000       | \$344                     | \$260                            |
| <b>2 Bedrooms</b>       |                         |                              |      |                |                 |                           |                                  |
| 2A                      | 802                     | 2 Bedrooms                   | S    | 7              | \$507,000       | \$409                     | \$351                            |
| 2B                      | 815                     | 2 Bedrooms                   | N    | 2              | \$496,000       | \$416                     | \$343                            |
| 2E                      | 891                     | 2 Bedrooms                   | NW   | 2              | \$540,000       | \$454                     | \$374                            |
| 2G                      | 996                     | 2 Bedrooms                   | SE   | 2              | \$598,000       | \$508                     | \$414                            |
| 2H                      | 1008                    | 2 Bedrooms                   | SE   | 6              | \$620,000       | \$514                     | \$429                            |
| <b>2 Bedrooms + Den</b> |                         |                              |      |                |                 |                           |                                  |
| 2P+D                    | 1005                    | 2 Bedrooms + Den             | NW   | 2              | \$599,000       | \$513                     | \$415                            |
| 2Q+D                    | 1017                    | 2 Bedrooms + Den             | SW   | 7              | \$641,000       | \$519                     | \$444                            |
| 2R+D                    | 1036                    | 2 Bedrooms + Den             | NW   | 7              | \$653,000       | \$528                     | \$452                            |
| 2S+D                    | 1040                    | 2 Bedrooms + Den             | N    | 6              | \$640,000       | \$530                     | \$443                            |
| 2V+D                    | 1138                    | 2 Bedrooms + Den             | N    | 7              | \$715,000       | \$580                     | \$495                            |

\*\$5,000 Floor Increment Premium for 2 bedroom and 2 bedroom + den  
\*\$1,000 Floor Increment Premium for 1 bedroom and 1 bedroom + den

\*9' Ceilings unless otherwise specified  
\*10' Ceilings on Ground Floor, PH & GPH

Presentation Centre Location:  
2500 Bloor Street West, Toronto, ON M6S 1R7  
Tel: 416.645.7022  
Fax: 416.645.1393  
Email: [oldmill@tridel.com](mailto:oldmill@tridel.com)  
Website: [www.tridel.com](http://www.tridel.com)

Hours:  
Monday to Friday: 11am – 7pm  
Saturday, Sunday & Holidays: Noon – 6pm

Sales Representatives:  
**Gitta Fisahn**  
Sales Representative  
[gfisahn@tridel.com](mailto:gfisahn@tridel.com)  
**Marisa DiCecca**  
Sales Representative  
[mdicecca@tridel.com](mailto:mdicecca@tridel.com)

- Deposit Structure
- 5% due on signing
  - 5% due 90 days after signing
  - 5% due 180 days after signing
  - 10% due on occupancy

Maintenance Fee\*\*  
Estimated \$0.51 per square foot (excluding parking & locker)  
Individual metering of electricity, heating, cooling and hot water

Tentative Occupancy Date: Fall 2014

Parking Available at \$32,000

\*Prices and Specifications subject to change without notice  
\*\*Excluding parking and locker fees, E & O. E. May 12, 2011



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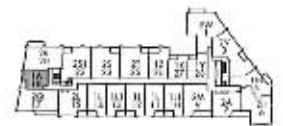
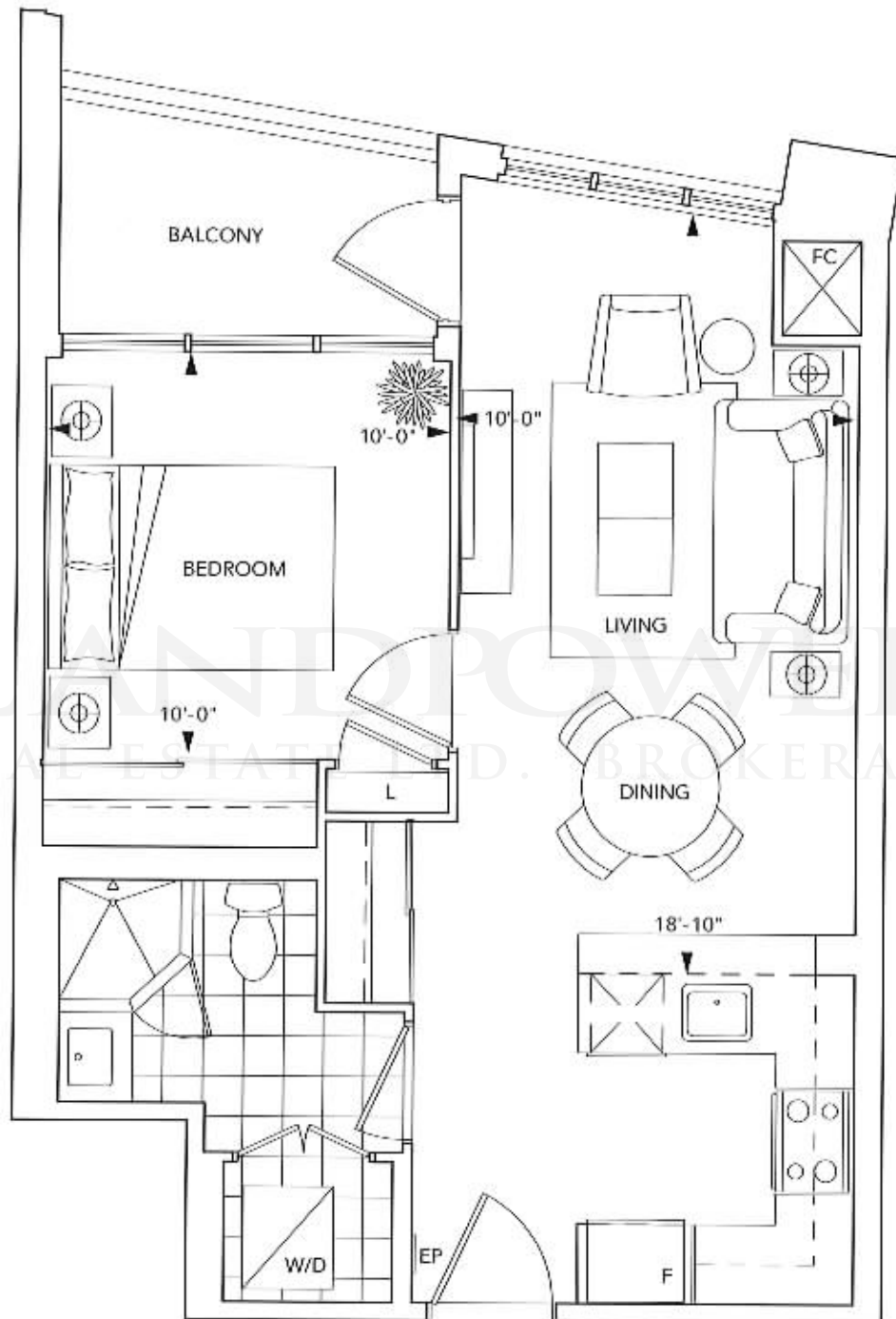




## TWO OLD MILL COLLECTION

Innovative suite designs allow you to live in modern comfort. Invigorating light-filled open-concept spaces unfold before you as you casually move from one room to the next.

# 1A (18) 1 BEDROOM



FLOORS 6-8



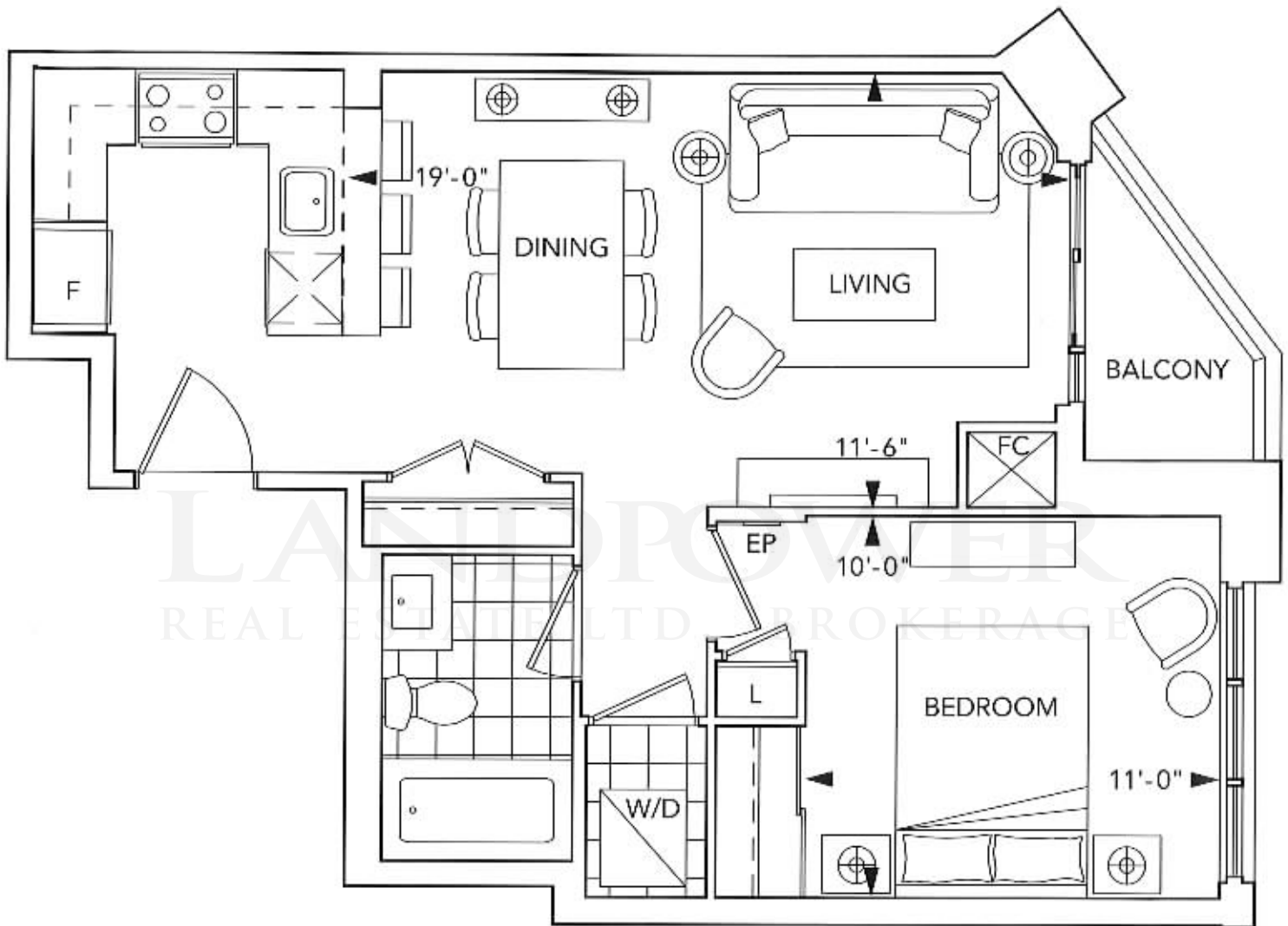
A MODERN CLASSIC TWO OLD MILL





All dimensions are approximate and subject to normal manufacturing tolerances. Dimensions may vary for available accessories. Dimensions shown subject to change without notice. Furniture is displayed for illustrative purposes only and does not necessarily reflect the items actually included. Furniture is furnished by LARSEN. © May 2014.

# 1C (05) 1 BEDROOM



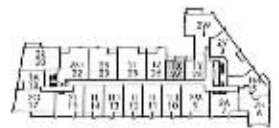
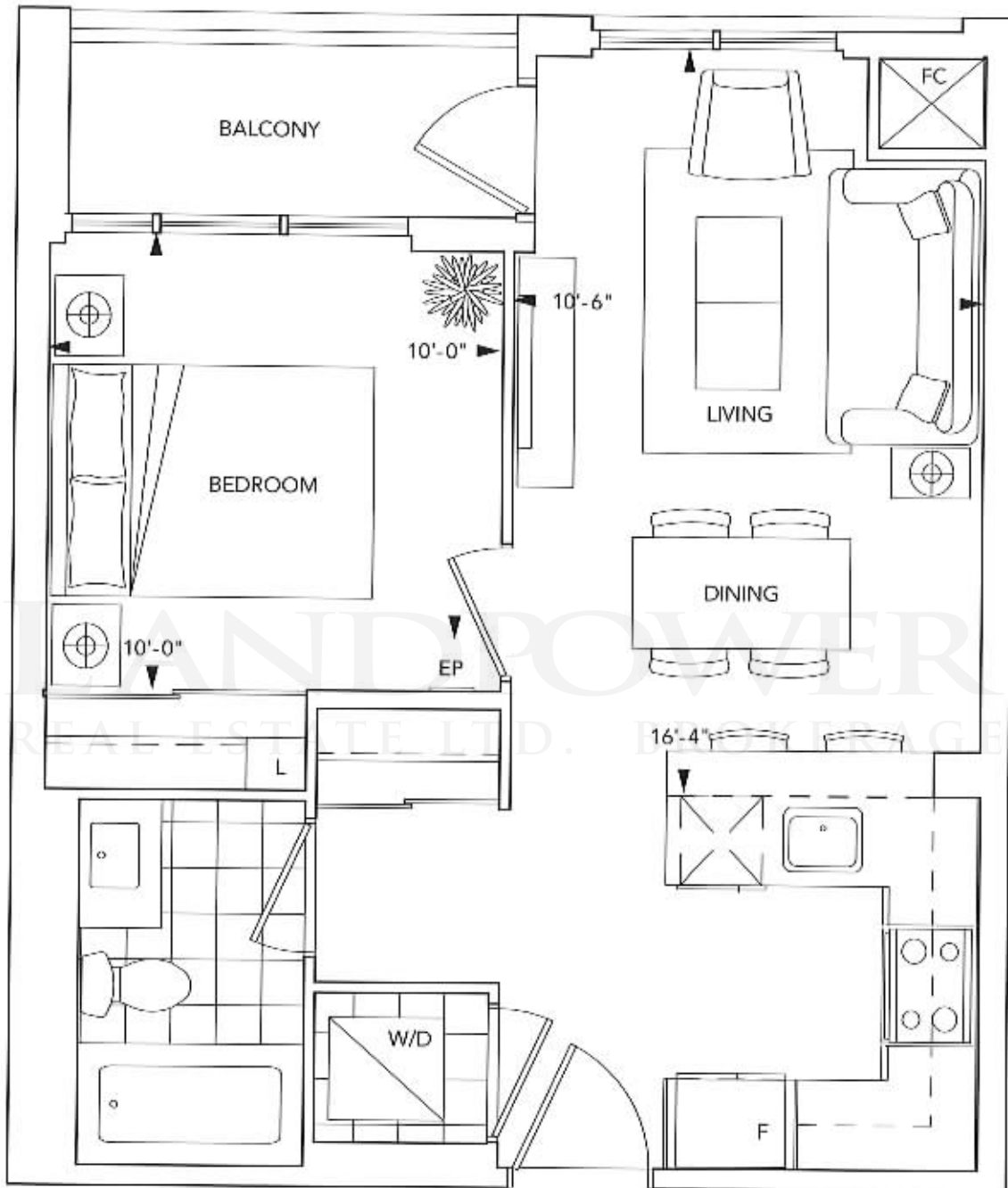
FLOORS 2 - 5



A MODERN CLASSIC  TWO OLD MILL



1X (27)  
1 BEDROOM

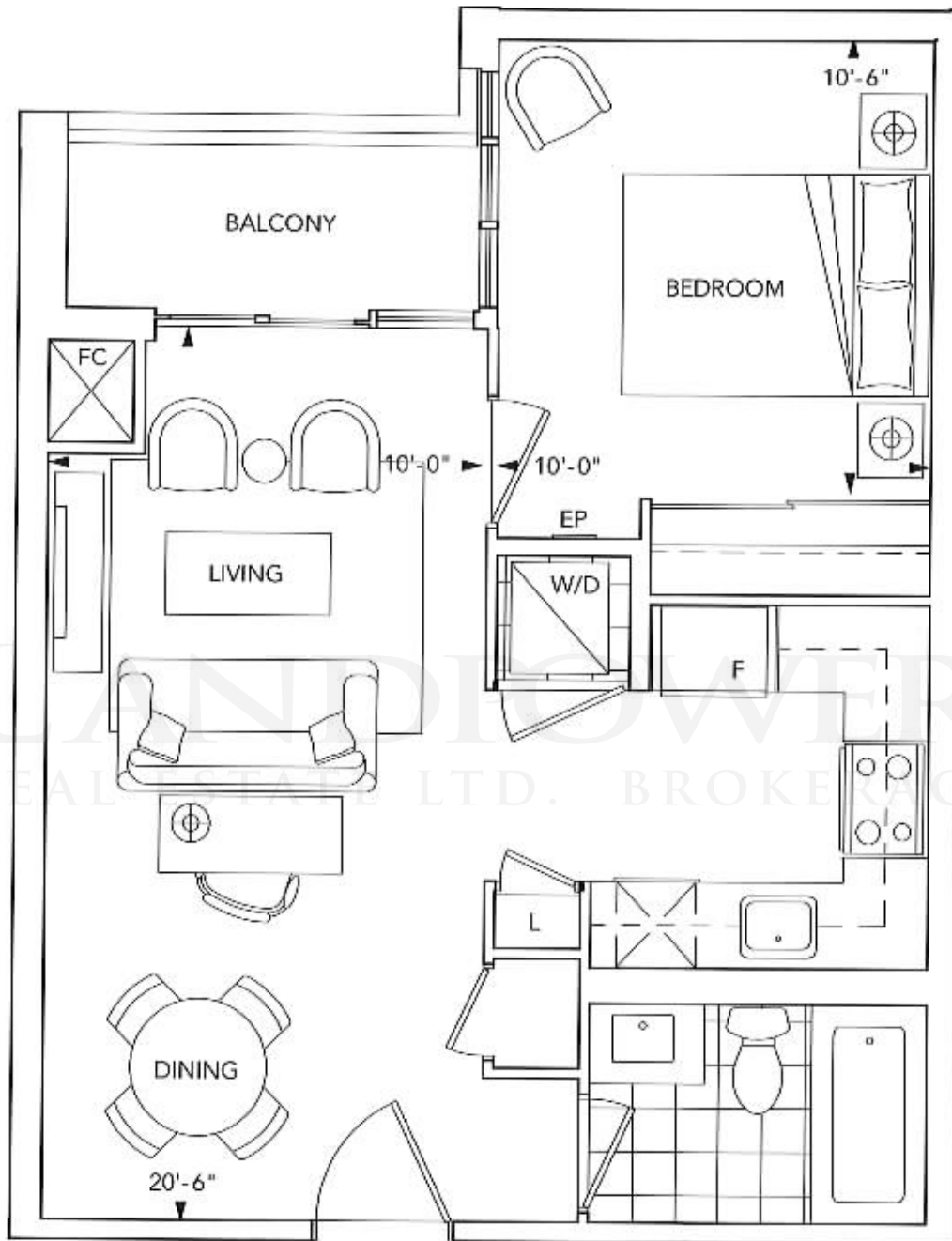


FLOORS 6 &amp; 7-8



A MODERN CLASSIC  TWO OLD MILL

All dimensions are approximate and subject to normal manufacturing tolerances. Dimensions may exceed the limits shown on this drawing and are subject to change without notice. Dimensions are indicated for illustration purposes only and do not represent the standard sizes for the materials. See the actual drawings for the actual dimensions. © 2011 Hilti, Inc.

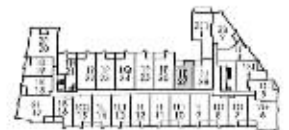


FLOORS 6 &amp; 7-8



A MODERN CLASSIC  TWO OLD MILL

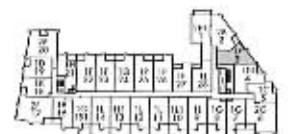
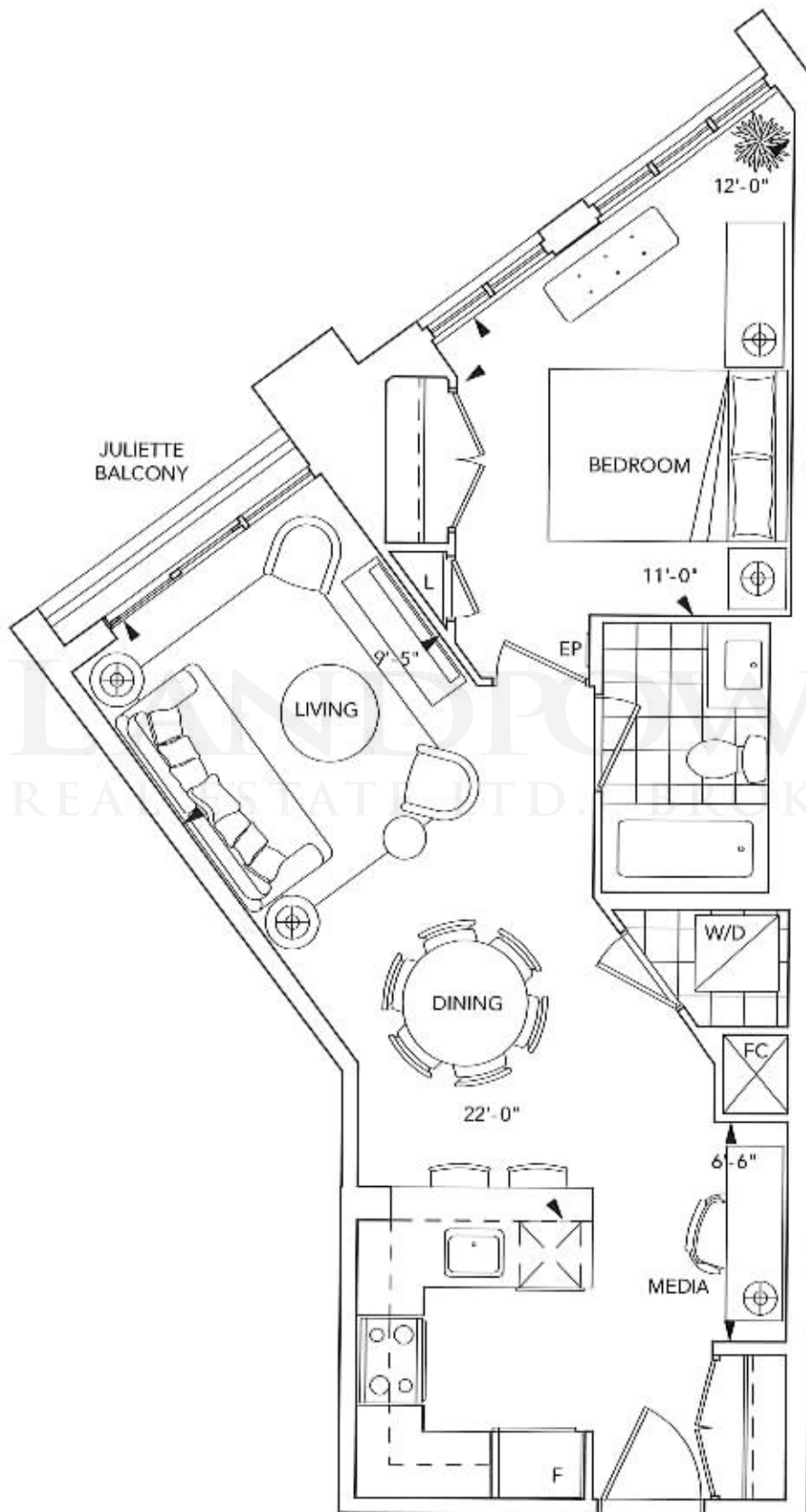
All dimensions are approximate and subject to change. Construction tolerances. Dimensions may represent the usable floor area. Dimensions subject to change without notice. Pictures are displayed for illustrative purposes only and does not necessarily reflect the actual floor plan. Sold. See website for details. 1.8.2011, May 2011

[illegible]



# 1F+M (03)

## 1 BEDROOM + MEDIA



FLOORS 1 - 5



A MODERN CLASSIC  TWO OLD MILL

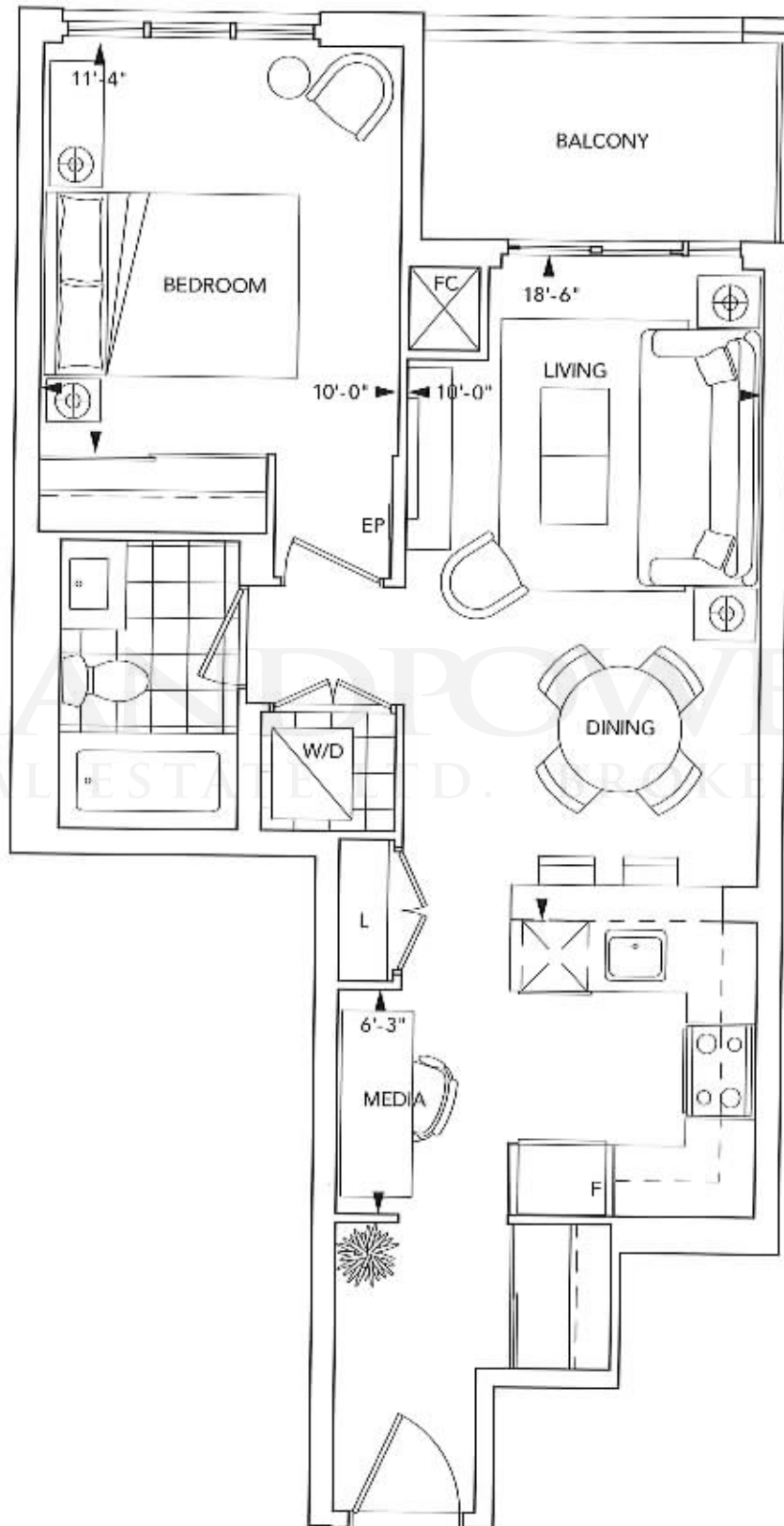
## 1 BEDROOM + DEN



All numbers are approximate and subject to confirmation by our agents. Directors may exceed the above limit on. Sales and gross, however, subject to change without notice. Limit on distribution for business purposes only and does not necessarily reflect the entire sales for the period. Sales are as of March 1, 2011. May 2011

# 1H+M (21)

## 1 BEDROOM + MEDIA

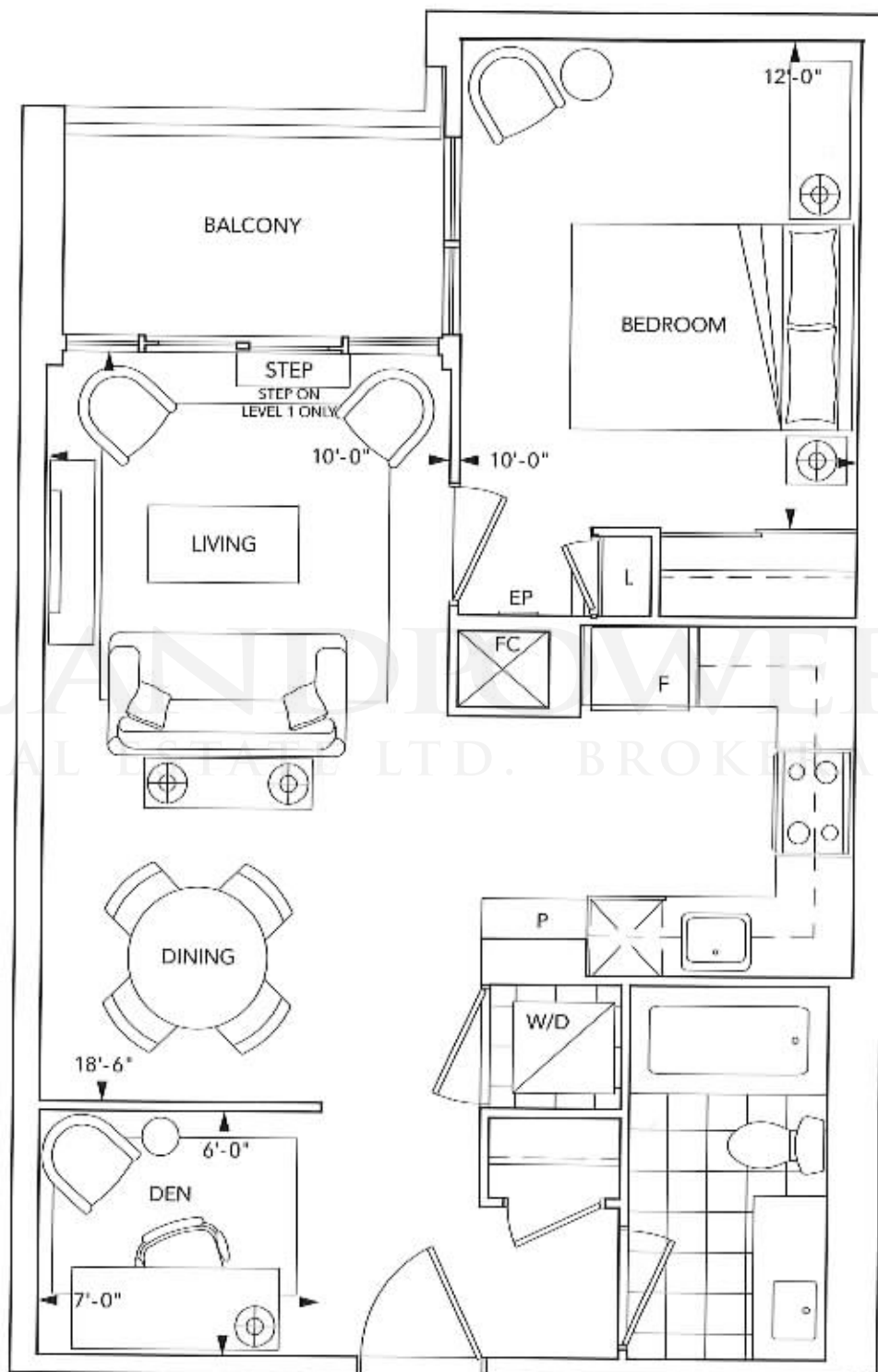


FLOORS 1 - 5



A MODERN CLASSIC  TWO OLD MILL



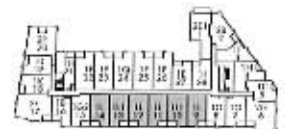
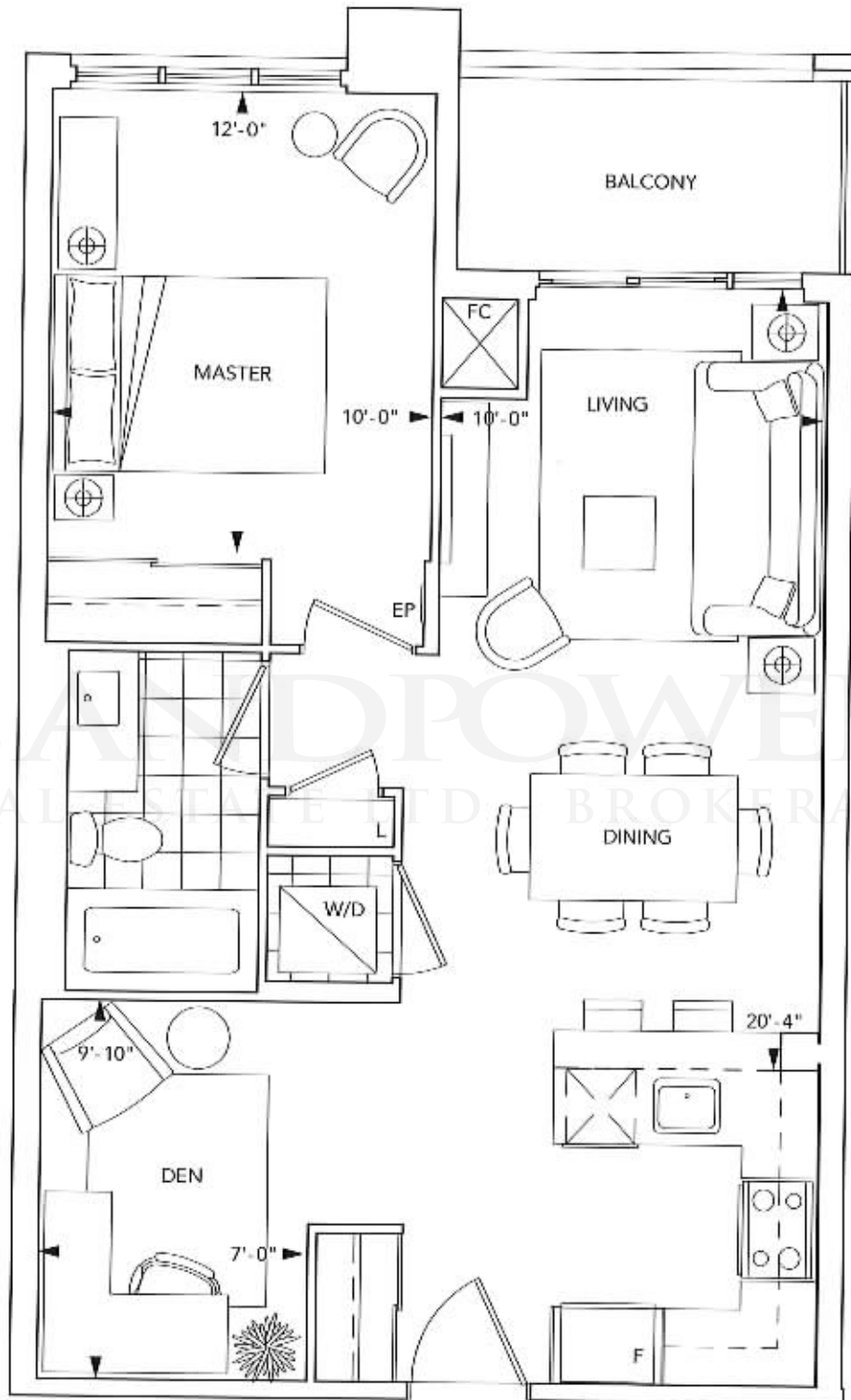


FLOORS 1-5



A MODERN CLASSIC  TWO OLD MILL

1L+D (12/14), 1L+D<sub>R</sub> (9/11)  
 1L1+D (10), 1L1+ D<sub>R</sub>(13)  
 1 BEDROOM + DEN



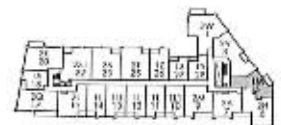
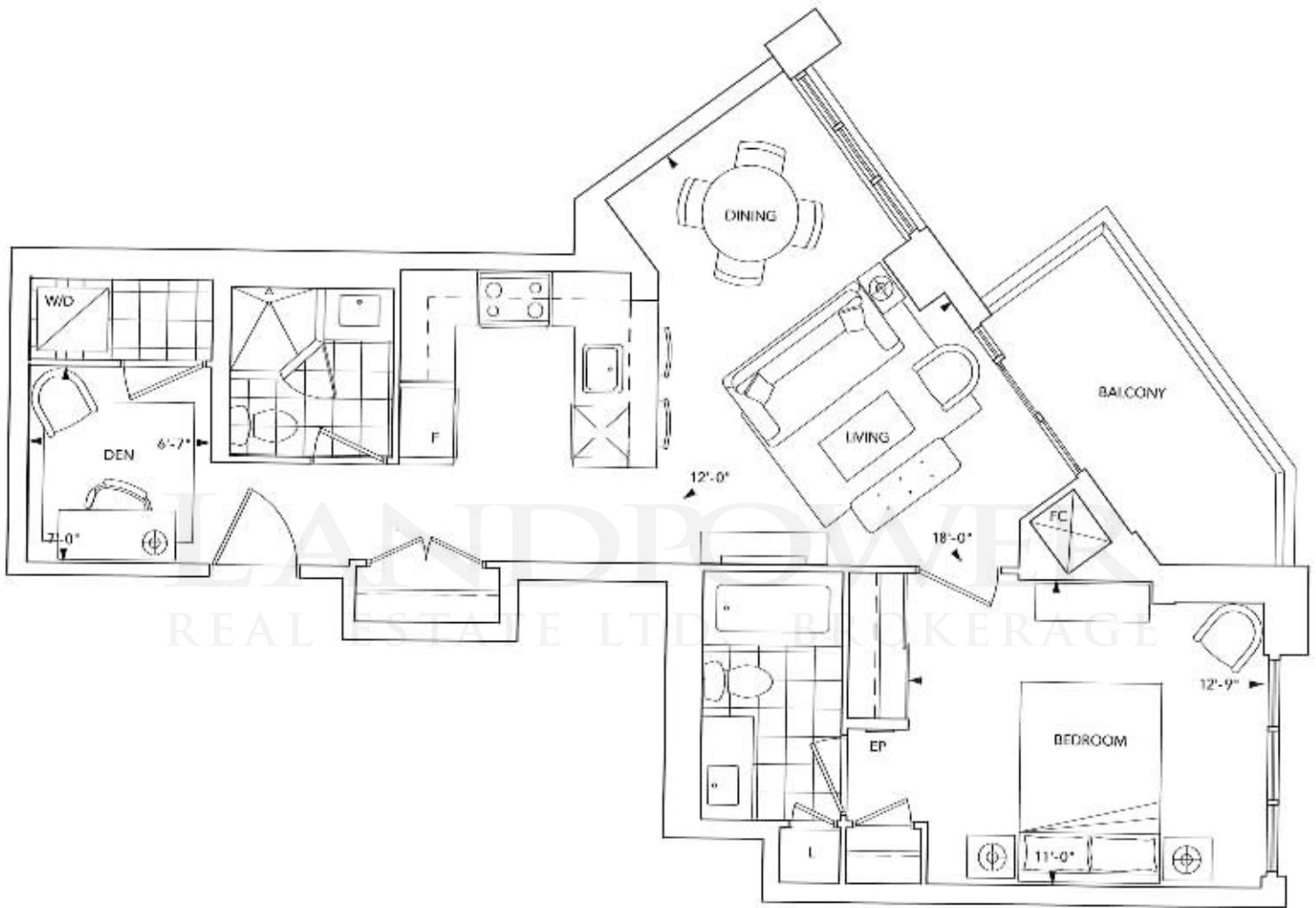
FLOORS 3 - 5 & 7 - 8



A MODERN CLASSIC  TWO OLD MILL

# 1M+D (05)

## 1 BEDROOM + DEN

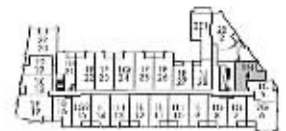
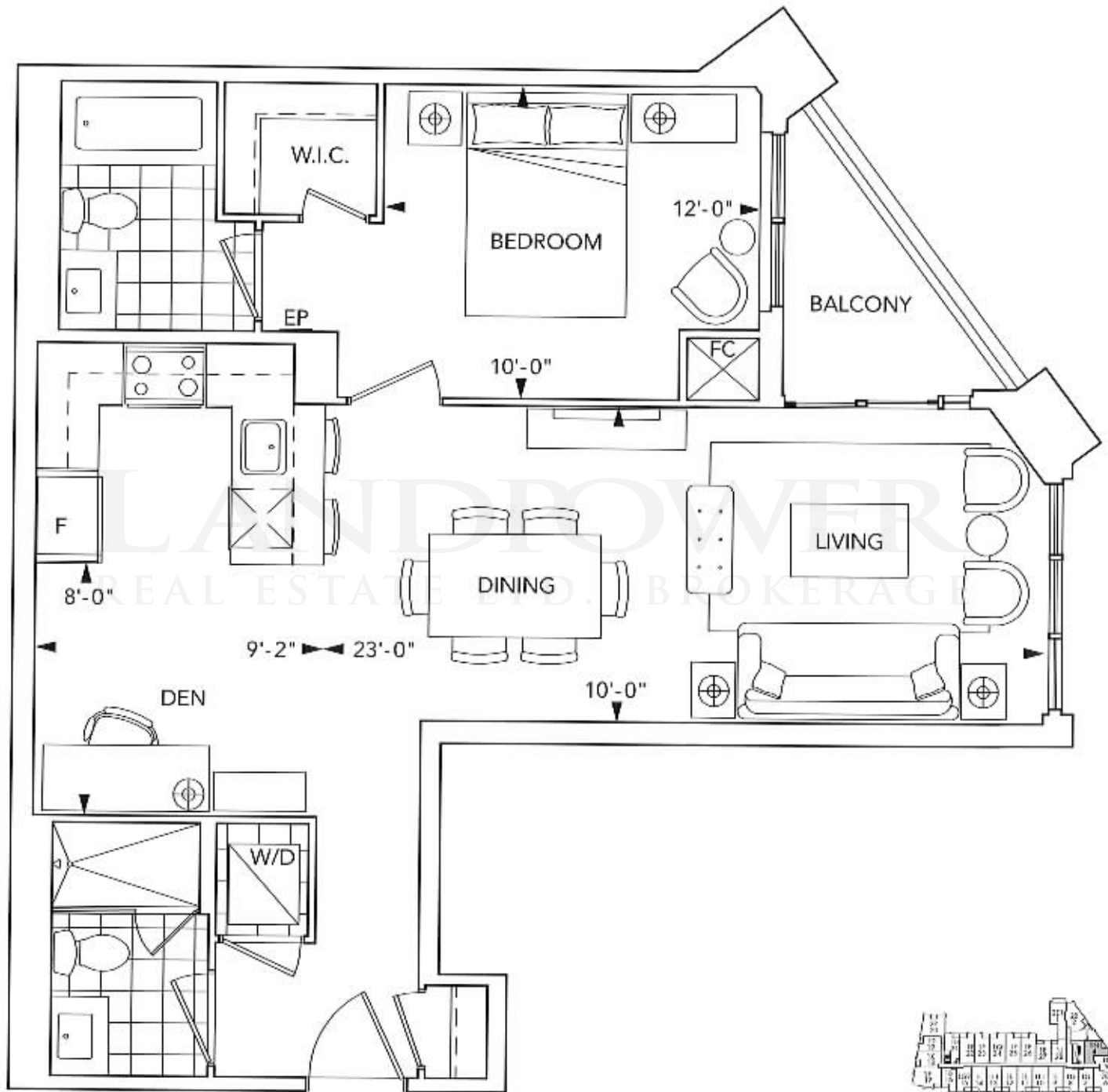


FLOORS 7 - 8



A MODERN CLASSIC  TWO OLD MILL

# 1N+D (04) 1 BEDROOM + DEN



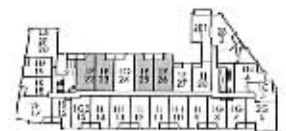
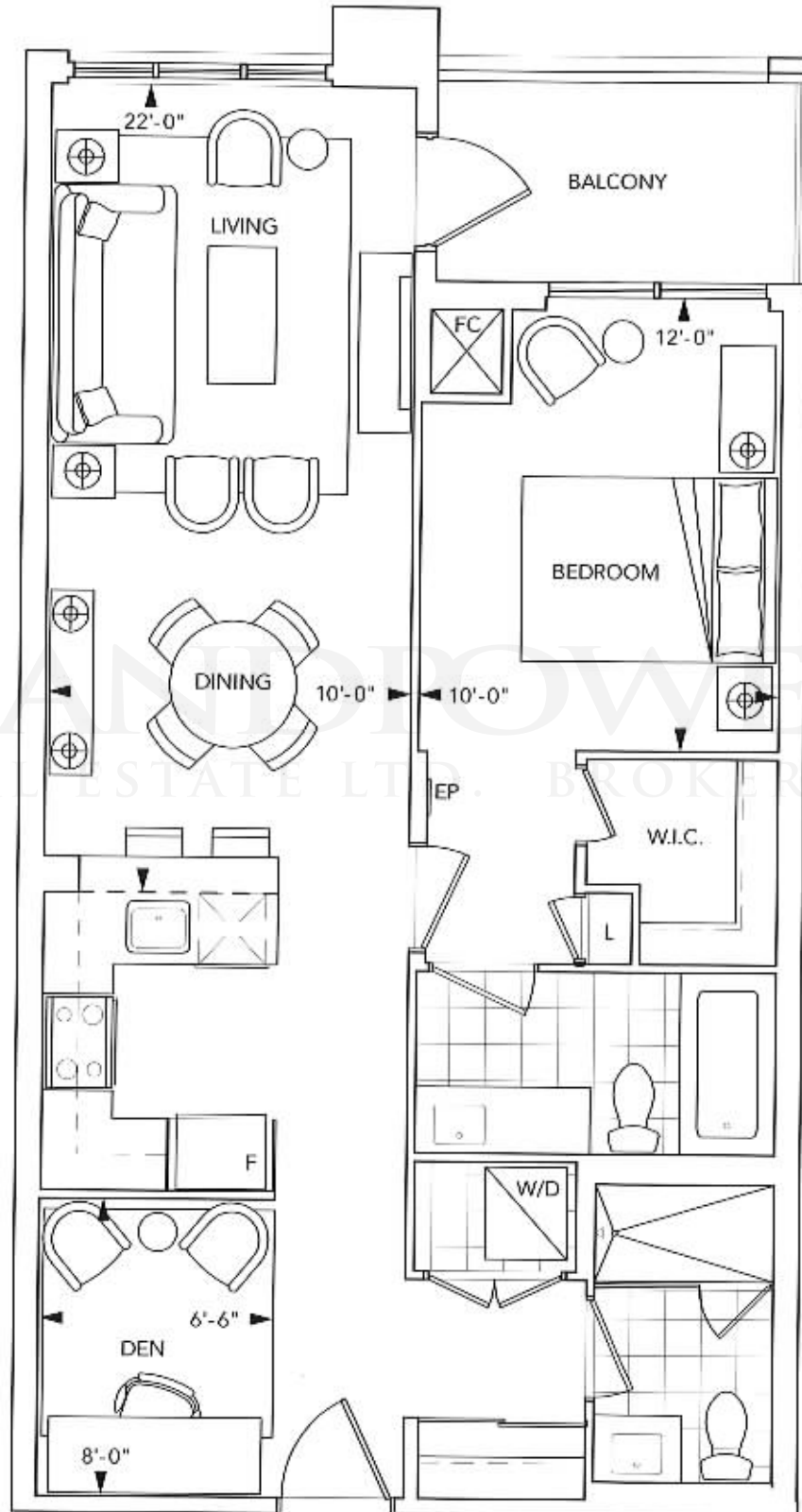
FLOORS 2 - 5



A MODERN CLASSIC  TWO OLD MILL



1P+D (23/25)  
1P+D<sub>R</sub> (22/26)  
1 BEDROOM + DEN



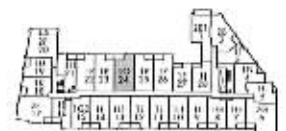
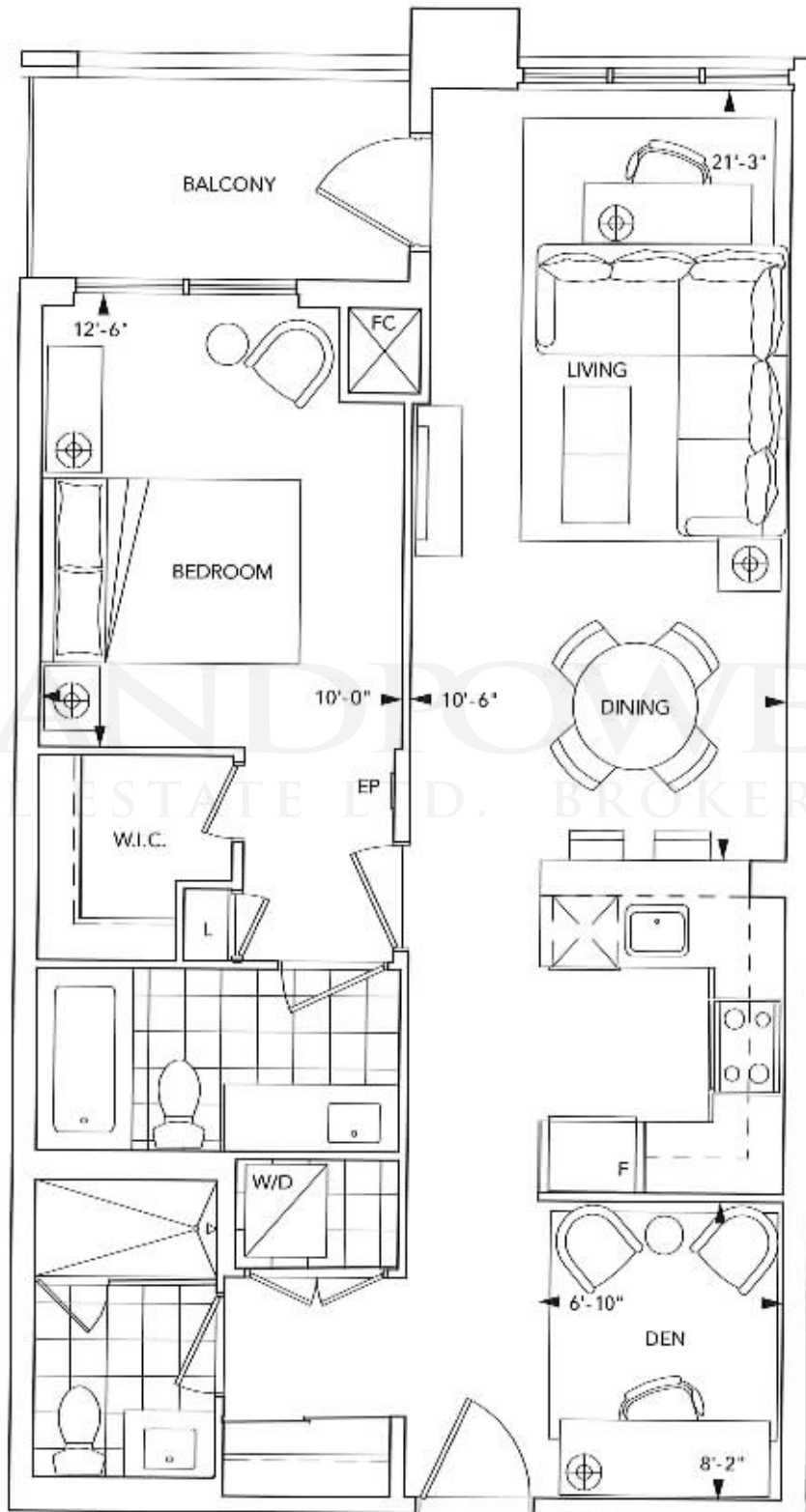
FLOORS 1 - 5



A MODERN CLASSIC  TWO OLD MILL

# 1Q+D (24)

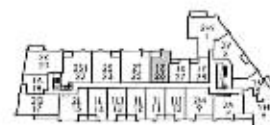
## 1 BEDROOM + DEN



FLOORS 1-5



A MODERN CLASSIC  TWO OLD MILL

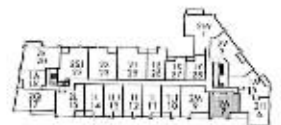
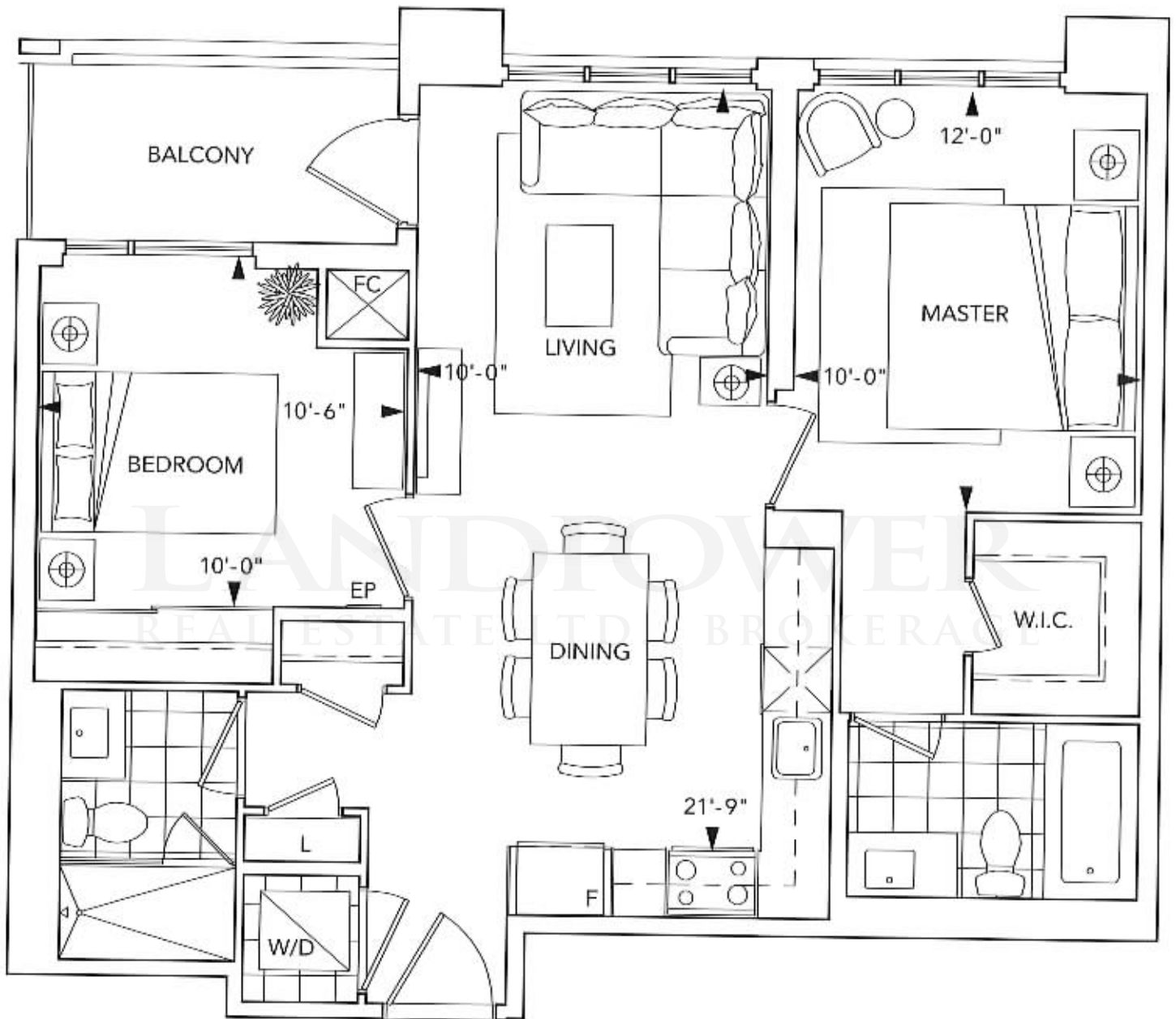


FLOORS 6 &amp; 7-8



A MODERN CLASSIC  TWO OLD MILL

## 2A (7) 2 BEDROOM



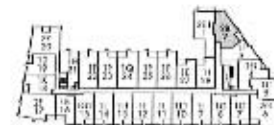
FLOORS 7-8



A MODERN CLASSIC  TWO OLD MILL



2B (02)  
2 BEDROOM



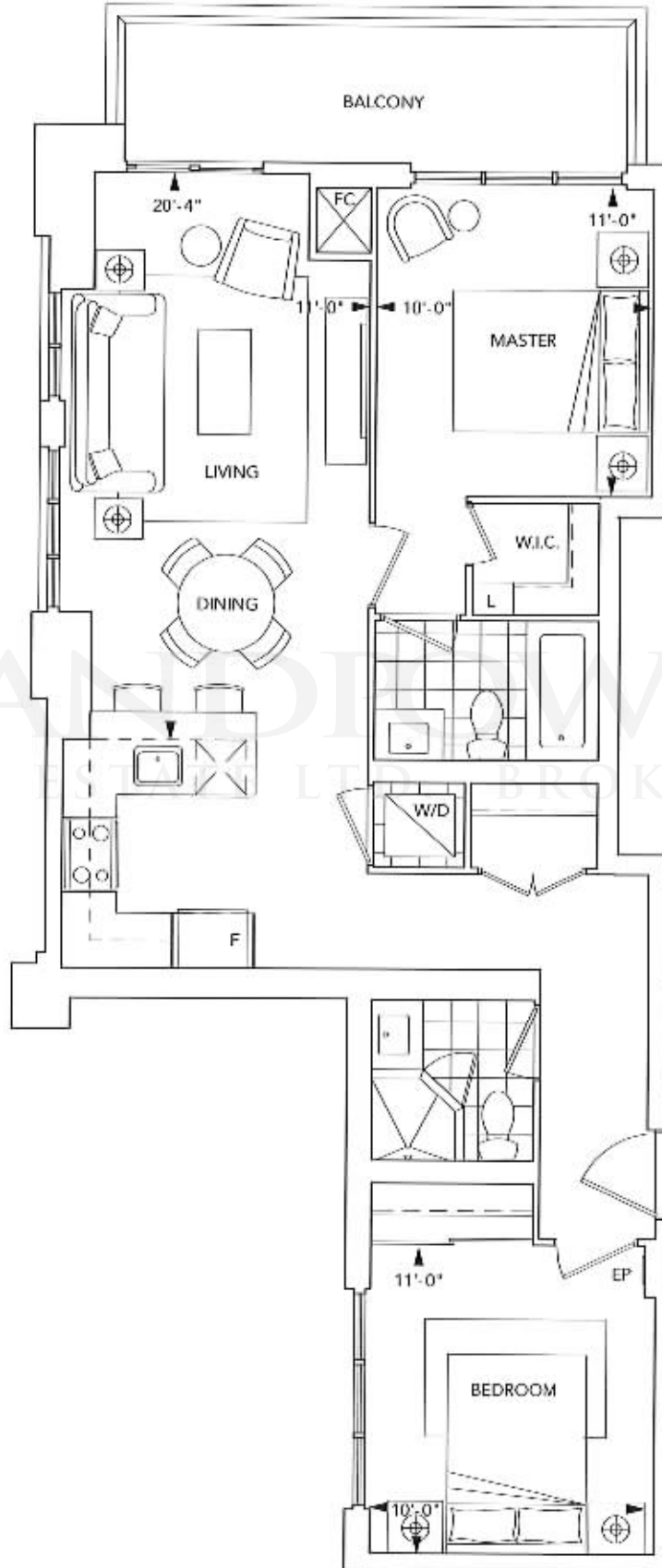
FLOORS 1-5



A MODERN CLASSIC  TWO OLD MILL

42. Dimensions, appearance, and subject to some construction variations. Dimensions may exceed the stated tolerance. Size and specifications subject to change without notice. Furniture is displayed for illustrative purposes only and does not necessarily reflect the actual product for purchase. Colors are sold as shown. © 2011, May 2007.

# 2E (01) 2 BEDROOM



FLOORS 2 - 5



A MODERN CLASSIC  TWO OLD MILL



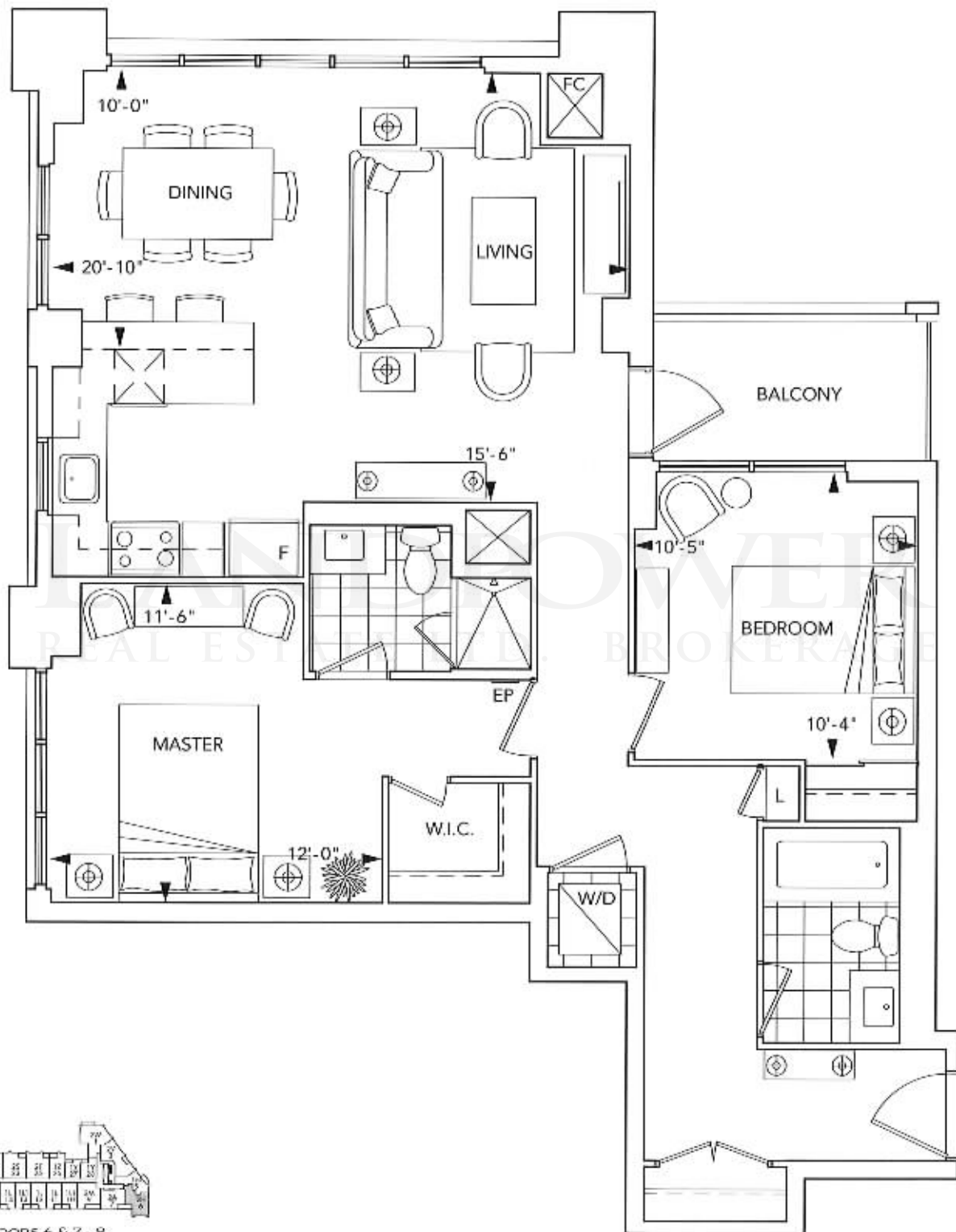
## TWO OLD MILL DIAMOND COLLECTION

Innovative suite designs allow you to live in modern comfort. Invigorating light-filled open-concept spaces unfold before you as you casually move from one room to the next.

## 2 BEDROOM



# 2H (06) 2 BEDROOM



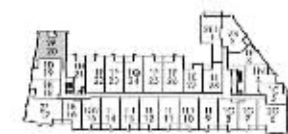
FLOORS 6 & 7 - 8



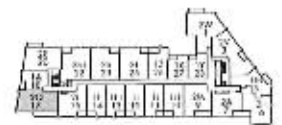
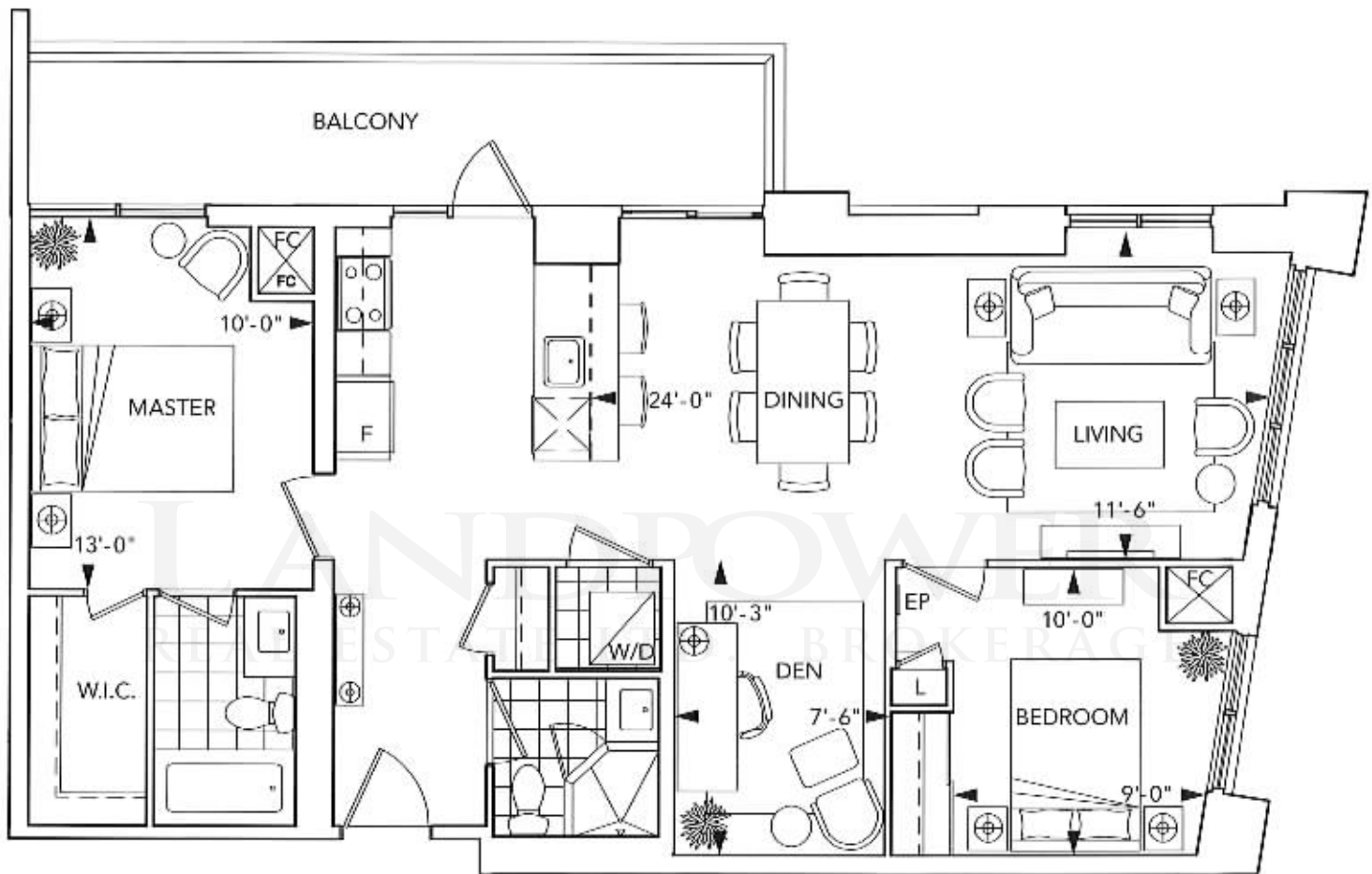
A MODERN CLASSIC  TWO OLD MILL



2P+D (20)  
2 BEDROOM + DEN



2Q+D (17)  
2 BEDROOM + DEN



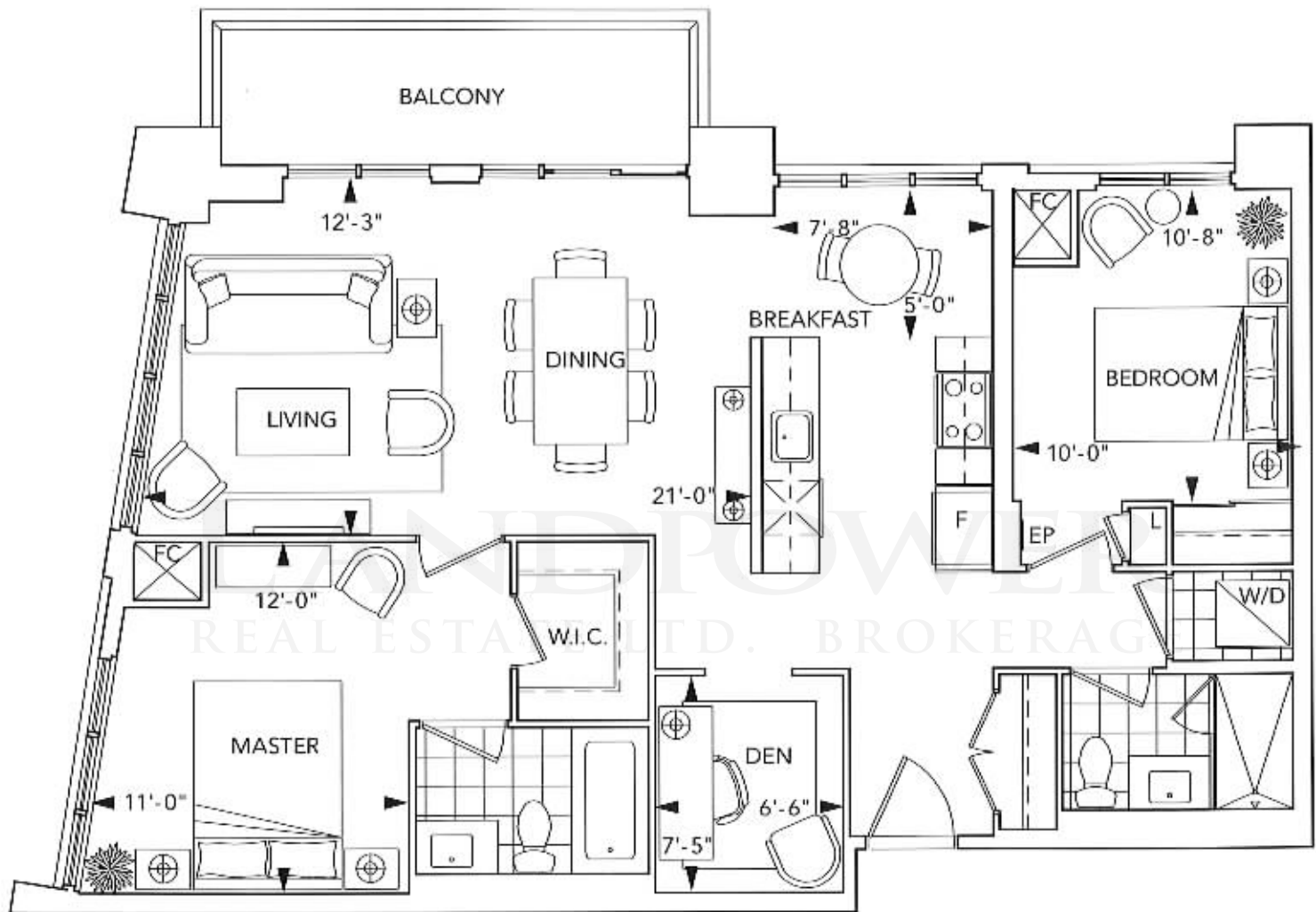
FLOORS 7-8



A MODERN CLASSIC  TWO OLD MILL

All data were analyzed using appropriate and subject to normal distribution analyses. Dimensionality analysis for the usability questionnaire was conducted using principal component analysis (PCA) to reduce the number of items. The Kaiser-Meyer-Olkin (KMO) value was used to assess the homogeneity of the items. The Cronbach's alpha coefficient was used to assess the internal consistency of the questionnaire. The data were analyzed using SPSS 20.0 for Windows (Chicago, IL, USA).

# 2R+D (20) 2 BEDROOM + DEN

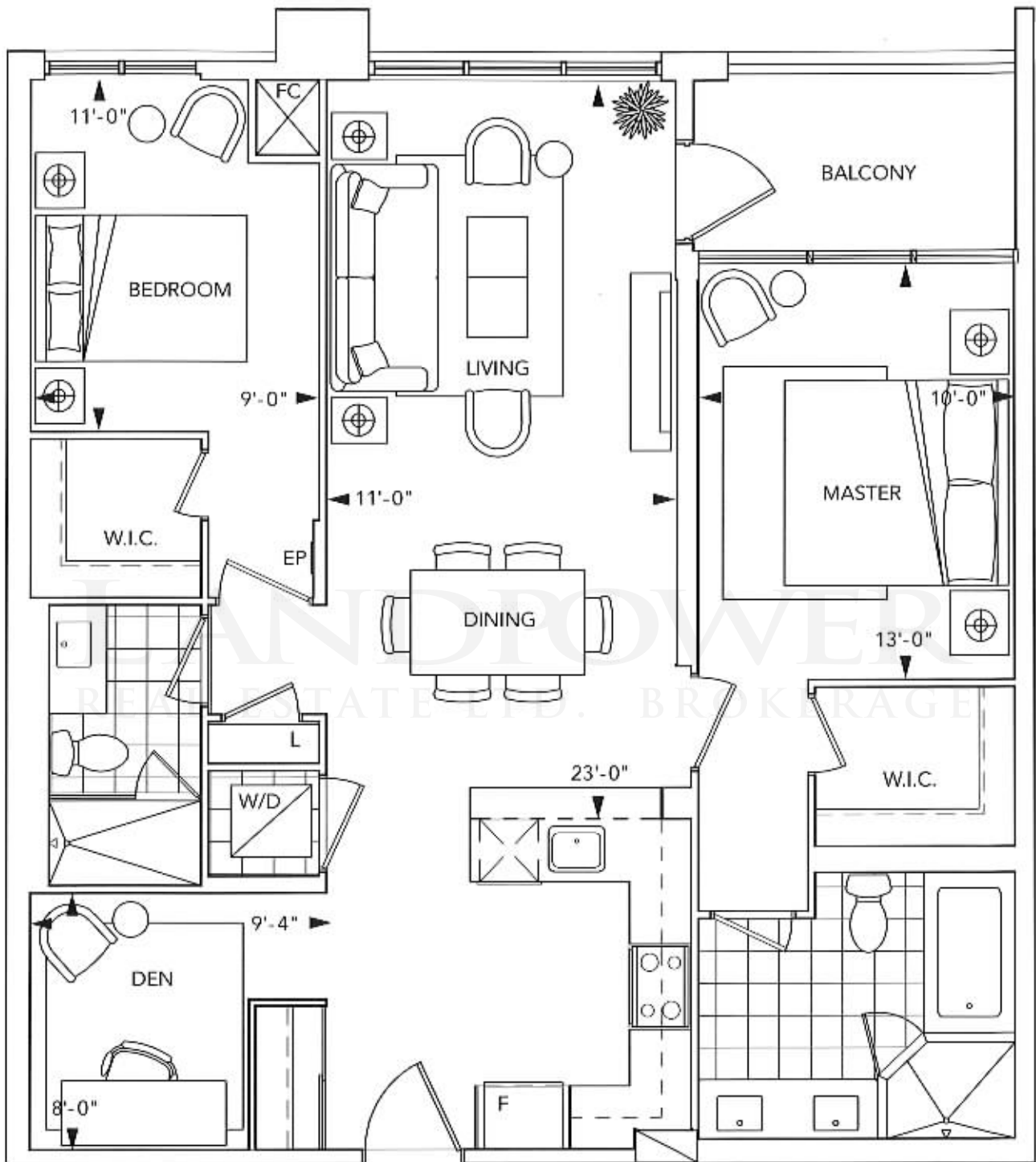


FLOORS 7-8



A MODERN CLASSIC  TWO OLD MILL.

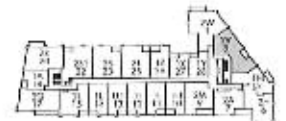
2S+D (23), 2S1+D (22)  
2 BEDROOM + DEN



FLOORS 6 &amp; 7 - B

A MODERN CLASSIC  TWO OLD MILL

# 2V+D (03) 2 BEDROOM + DEN



FLOORS 7-8



A MODERN CLASSIC  TWO OLD MILL





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