

**preview**

north york city centre

**ULTIMA**  
AT BROADWAY ON YONGE

the  
**ultimate**  
condominium  
on yonge

**menkes**

[www.menkes.com](http://www.menkes.com)



ULTIMA

AT BROADWAY ON YONGE

the **ultimate**  
address on yonge



The perfect balance of form, function and esthetics - reaching 36 stories into the North York skyline, **ULTIMA** at Broadway is as sleek as it is definitive. At its centre point, a grand arched walkway, timeless, dramatic and subtly Romanesque - leading to the heart of this masterplanned urban mixed-use community. Nearing its pinnacle, **ULTIMA** at Broadway separates into two distinguished penthouse towers high above Yonge Street, setting it apart from its urban counterparts.

menkes

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ULTIMA

AT BROADWAY ON YONGE

the **ultimate**  
masterplanned community



the **ultimate** location

Smart. Sheltered and private. In the centre of everything. **ULTIMA** at Broadway is the final and most spectacular phase of Menkes masterplanned residential, retail and commercial development at North York City Centre. Two new roadways will connect Beecroft Avenue, Yonge Street and North York Boulevard. An intriguing Art Park has been thoughtfully designed at the entry to The Toronto Centre For The Arts, landscaped walkways, open green spaces and a dramatic arched entry to Yonge Street will make **ULTIMA** at Broadway the defining architectural statement at North York City Centre.



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Community site plan illustration is artist's concept and is subject to change without notice. Location map is not to scale. E. & O.E.

ULTIMA  
AT BROADWAY ON YONGE

the **ultimate** site plan  
and typical floor plate



**ULTIMA** at Broadway will be Yonge Street's defining statement at North York City Centre.

- Underground access to subway and Empress Walk shopping
- Dramatic open arched walkway through centre of building
- Classic modern 2 storey glass enclosed lobby with 24 hour Concierge
- 2 storey ULTIMA CLUB with complete recreation and fitness facilities and an indoor swimming pool
- Innovative 1 bedroom, 1 bedroom plus den, 2 bedroom and 2 bedroom plus den residences

**menkes**

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# the **ultima** lobby, leisure and fitness centre



Ground Level Lobby

In a busy world where activity and relaxation have become essential, the stylish two level **ULTIMA CLUB** strives to perfect both states and does so with absolute style. Whatever your clients interests, from fitness, exercise and swimming to more leisurely pursuits - **ULTIMA CLUB** delivers the best of all worlds.



Second Level - Ultima Club



Third Level - Ultima Club



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## signature collection feature & finishes



### A New Standard of Sophistication

*"indulge yourself with the very best life has to offer"*

- Solid core entry door with elegant hardware
- Suite entry closet featuring mirrored sliding doors\*
- Paneled interior passage doors\* with elegant hardware
- Wood baseboards and door casings
- Thermally insulated energy efficient windows
- White premium quality appliances (6) and bathroom fixtures throughout
- Stacked washer and dryer
- White vertical blinds

### The Kitchen

*"a gourmet's delight"*

- A choice of Ultima Signature kitchen cabinetry and quality laminate countertops
- Ceramic backsplash
- 18 cubic foot frost free refrigerator
- Stainless steel sink
- Single lever faucet
- Above range microwave with built-in fan vented to exterior
- Self-cleaning oven
- Built-in dishwasher

### The Bath

*"pamper yourself with the finer things in life"*

- Your choice of Ultima Signature vanity cabinetry with cultured marble countertop and integrated basin
- Décor wall lighting fixture
- Classic ceramic tiles on bathtub enclosure walls
- Temperature controlled pressure balanced shower faucets
- Exhaust fan vented to exterior

### Floor Coverings

*"attention to the smallest of details"*

- Choose from an array of exquisite Polished Porcelain tiles for your Entry, Kitchen, Ensuite and Main bathroom
- Elegance is yours with a choice of 40oz. Broadloom carpeting for your bedroom, living room, dining room and den\* areas

### Security and Monitoring Systems

*"for your peace of mind"*

- 24 hour Concierge monitors strategically placed surveillance cameras and two way voice communication stations with call buttons in common areas and garage

- Personally coded suite intrusion alarm system, with suite door contact and keypad connected to Concierge desk
- Personal remote panic alarm on key chain for use in garage
- Hardwired in-suite smoke detectors
- In-suite fire alarm with heat sensors
- Controlled access to the "Ultima Club" with private resident access
- Carbon Monoxide detection systems in all suites

### Comfort Control Systems

*"control of your personal environment"*

- Individually controlled heating and air conditioning for your year round comfort, when you want it

### Electrical & Interconnectivity Systems

*"flexibility built in to every home"*

- Individual service panel with circuit breakers
- Pre-wired for Cable T.V. and conduits for telephone
- White Decora designer series receptacles and switches throughout
- Distinctive ceiling fixture in foyer, kitchen, interior den\*, hallways\* and walk-in closets\*
- Capped outlet in dining room

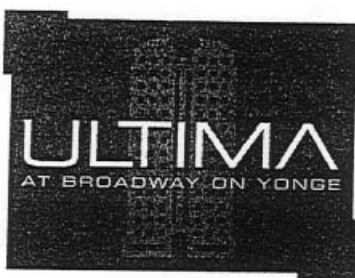
### Menkes M-Link

*"at home with tomorrow's technology - today"*

- Ultima's building infrastructure utilizes Menkes new exclusive M-Link design to meet tomorrow's needs
- Your suite is designed to handle the latest technology with the M-Link Gateway that can support simple networking and additional telephone lines for fax and high speed data transfer
- Multi-port capability to support telephone, television and computer(s) within your suite to meet your personal requirements

\* where applicable based on individual floor plan

Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E.



**IN THE HEART OF NORTH YORK CITY CENTRE**

**Building Amenities:**

Indoor Swimming Pool including Men's and Ladies' Saunas with Showers and Dressing Rooms, Multipurpose Room, Exercise Room, Billiard Room, Party Room with Kitchen, 24-Hour Concierge with garage surveillance cameras, in-suite security systems, and future underground access connecting to shopping and subway.

**Maintenance Fees:**

Estimated at \$0.37 per sq. ft. Gas and hydro are separately metered.

<u>Deposit Structure:</u>	<u>Offer</u>	<u>60 Days</u>	<u>120 Days</u>	<u>180 Days</u>	<u>240 Days</u>	<u>Total</u>
One Bedroom	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$30,000
One Bedroom + Den	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$35,000
Two Bedroom	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$40,000
Two Bedroom + Den	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000

**Included in Purchase Price:**

GST, 6 Appliances, 1 Parking Spot\*, Ultima Signature Collection Series: Including Polished Porcelain floor tiles in Entry, Kitchen, Ensuite and Main bathroom, Vertical Blinds and More.

<u>Suite</u>	<u>Approximate Sq. Ft.</u>	<u>Exposures</u>	<u>Starting Price From 7<sup>th</sup> Floor</u>
<b><u>One Bedrooms</u></b>			
The Soho	505	North	\$146,990 (+\$500 to 32 <sup>nd</sup> Fl)
The Diva*	530	North	\$142,990 (+\$500 to 32 <sup>nd</sup> Fl)
The Luna*	535	North	\$142,990 (+\$500 to 32 <sup>nd</sup> Fl)
The Alterra	540	West	\$157,990 (+\$500 to 32 <sup>nd</sup> Fl)
The Luxxor	560	West	\$161,990 (+\$500 to 32 <sup>nd</sup> Fl)
<b><u>One Bedrooms + Den</u></b>			
The Zen	650	East	\$180,990 (+\$500 to 32 <sup>nd</sup> Fl)
The Tempo	670	East	\$185,990 (+\$500 to 32 <sup>nd</sup> Fl)
The Kubo	695	East	\$190,990 (+\$500 to 32 <sup>nd</sup> Fl)
The Clarion	715	West	\$192,990 (+\$500 to 32 <sup>nd</sup> Fl)
<b><u>Two Bedrooms</u></b>			
The Spire	775	North East	\$211,190 (+\$600 to 32 <sup>nd</sup> Fl)
The Zeta	830	West	\$234,190 (25 <sup>th</sup> Fl+\$600 to 32 <sup>nd</sup> Fl)
The Amore	845	West	\$236,190 (25 <sup>th</sup> Fl+\$600 to 32 <sup>nd</sup> Fl)
<b><u>Two Bedrooms + Den</u></b>			
The Urbane	990	East	\$267,190 (+\$600 to 32 <sup>nd</sup> Fl)
The Sky	1055	North West	\$276,190 (+\$600 to 32 <sup>nd</sup> Fl)

\* No Parking

**Sales Office**

**Christine Ramsay and David Chung**

Tel. (416) 730-9722

Fax (416) 730-0495



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Prices and specifications subject to change without notice. E. & O. E.

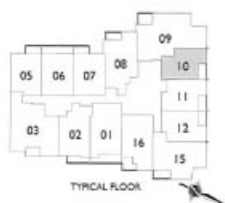
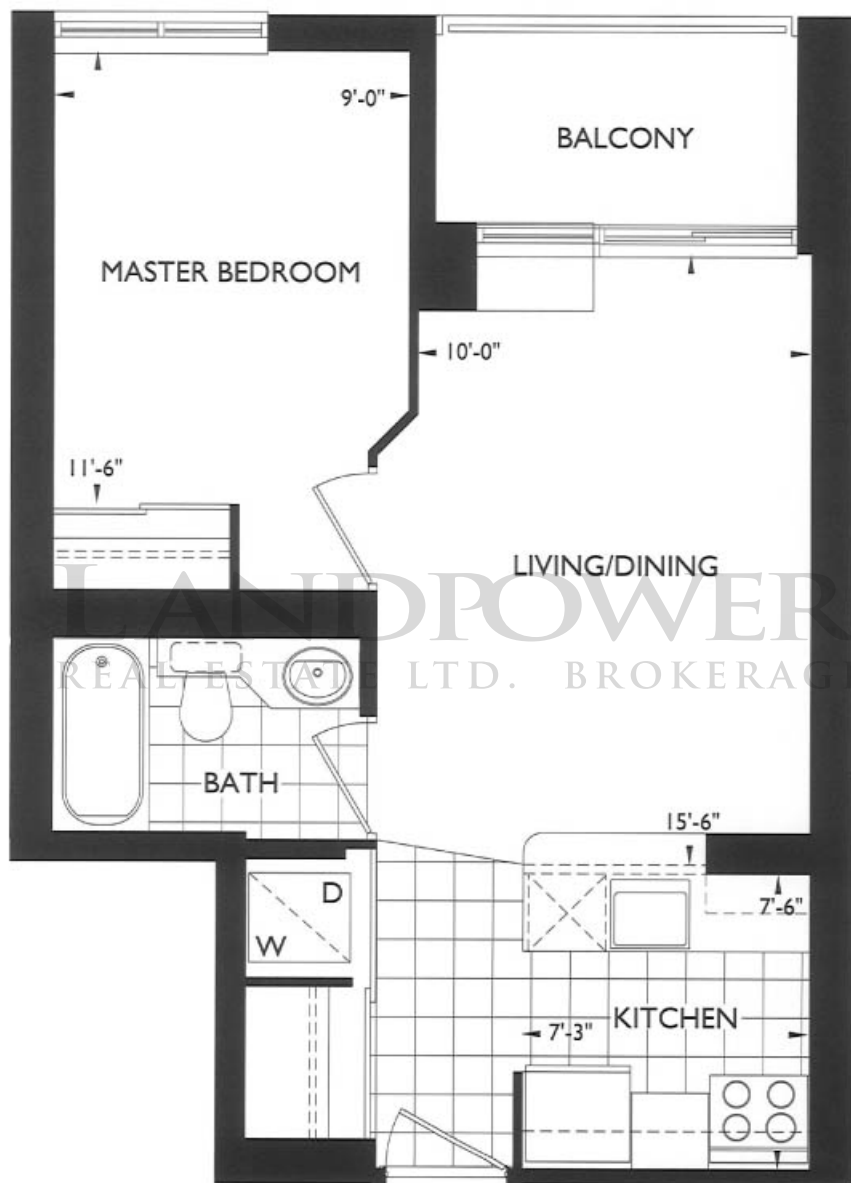
The area of any unit as stated herein is approximate only. Actual useable floor space may vary from any stated or represented floor area or gross floor area and the extent of the actual or useable living space or net floor area within the confines of a unit may vary from any represented square footage or floor area measurements made by or on behalf of the vendor. For more information on the method of calculating the floor area of any unit, reference should be made to Builder Bulletin No. 22 published by the Ontario New Home Warranty Program.

March 8, 2002



# the soho

1 bedroom and balcony residence



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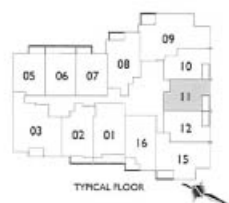
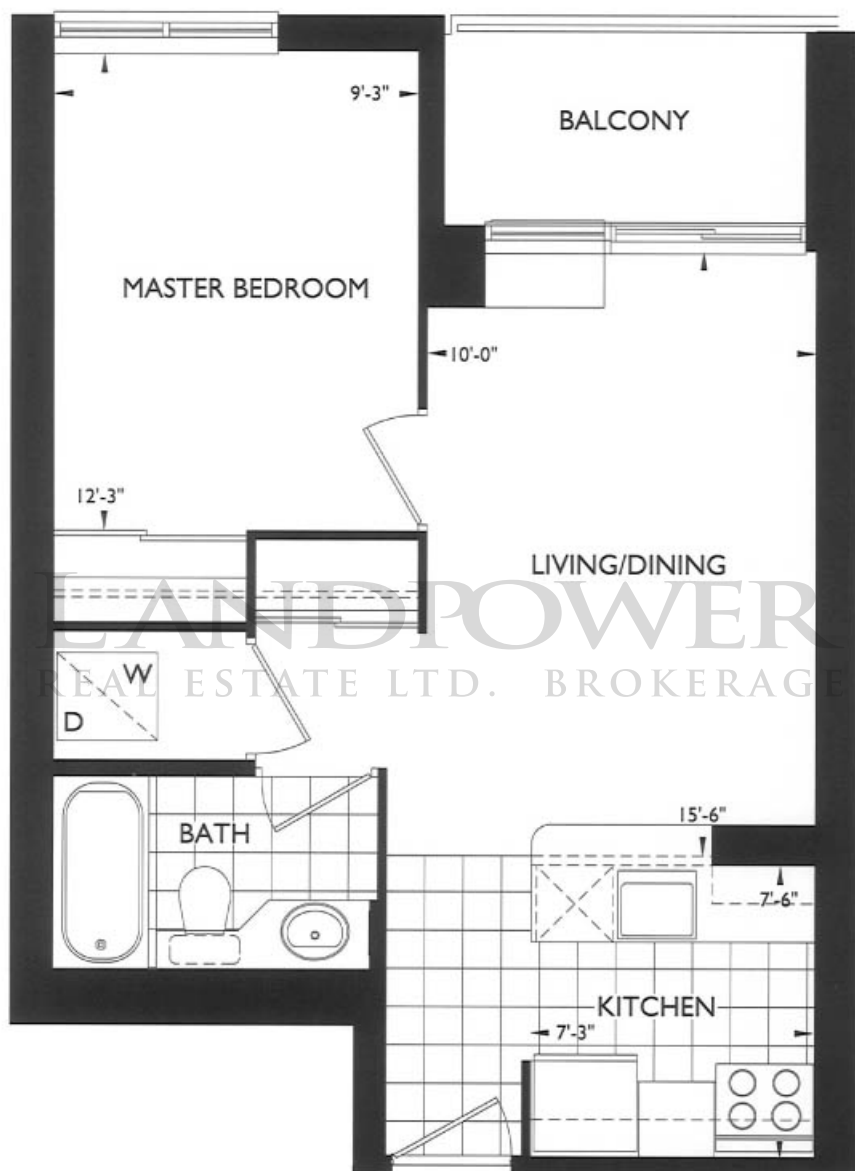
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# the diva

1 bedroom and balcony residence



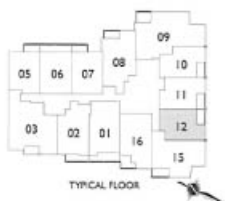
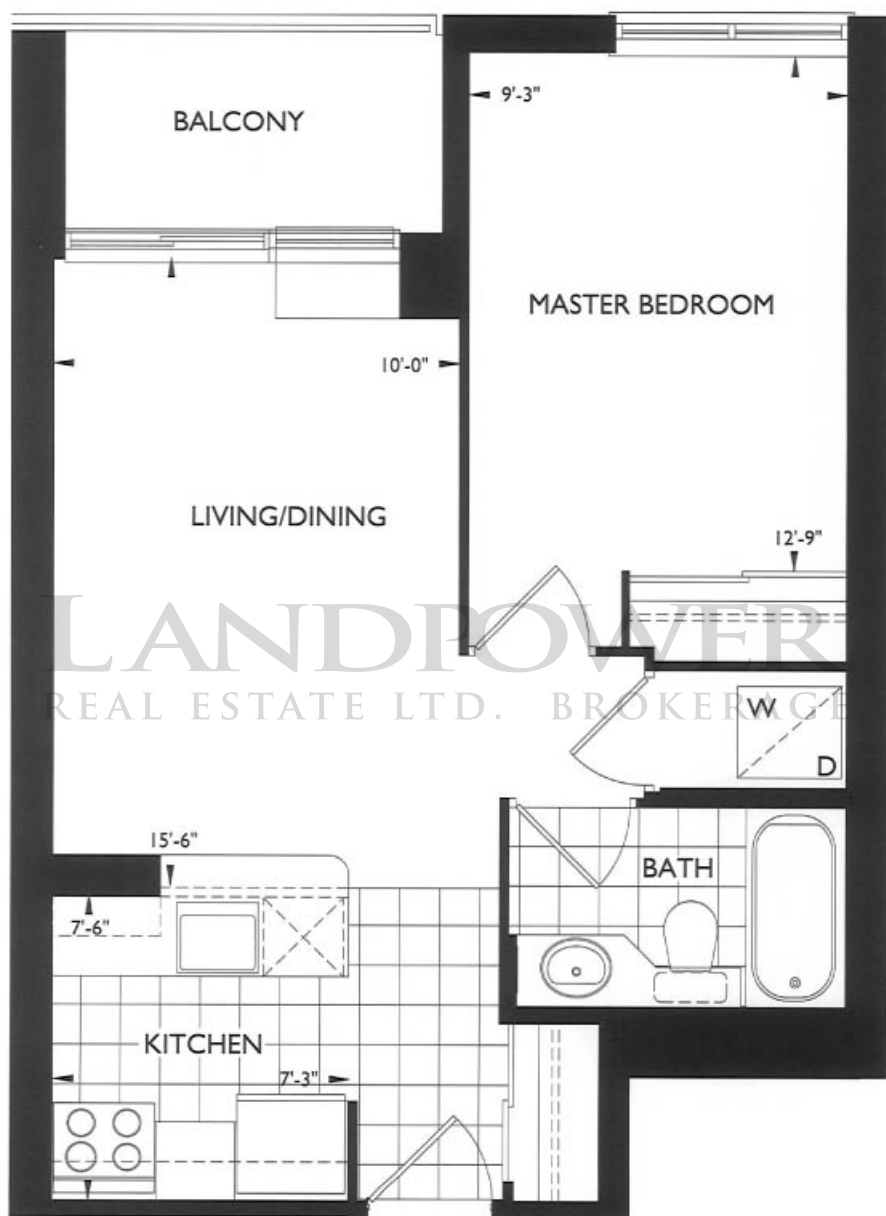
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# the luna

1 bedroom and balcony residence



TYPICAL FLOOR



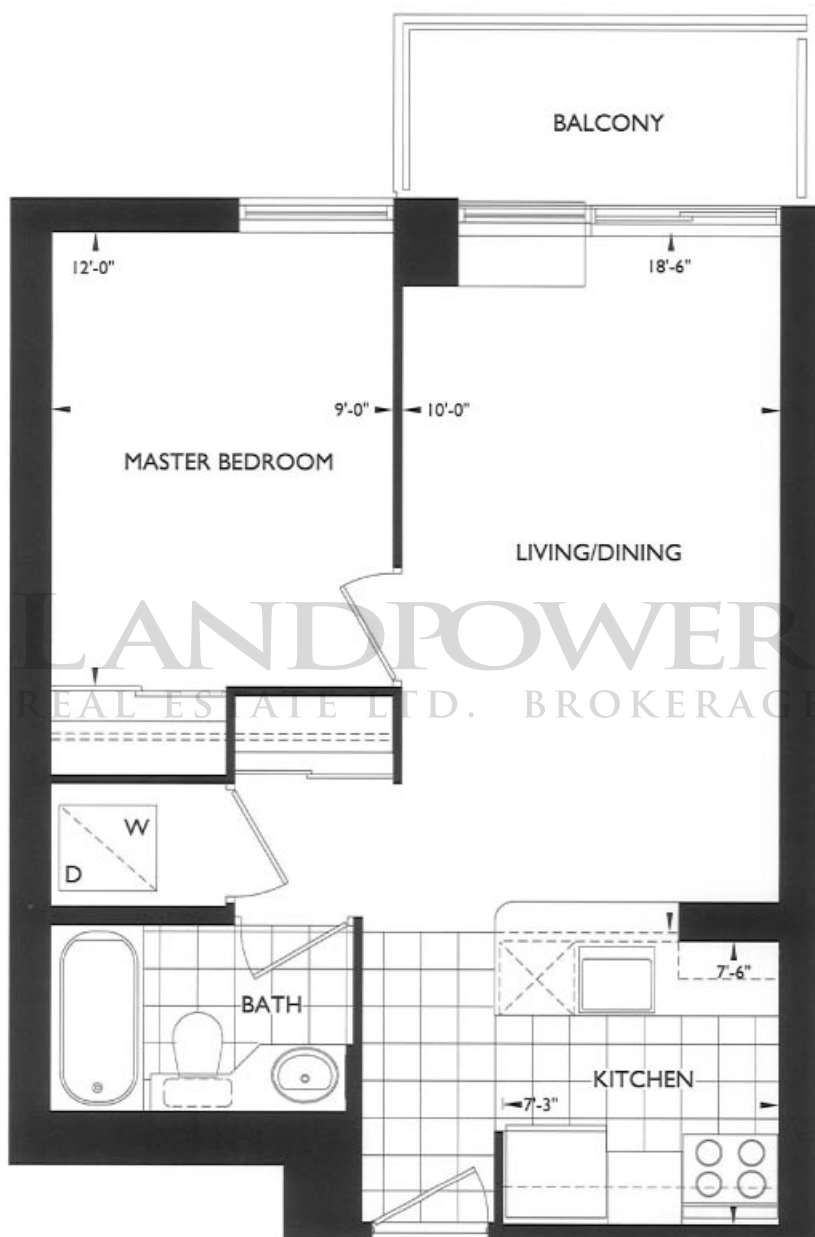
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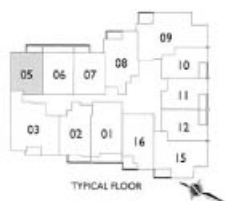


# the alterra

1 bedroom and balcony residence



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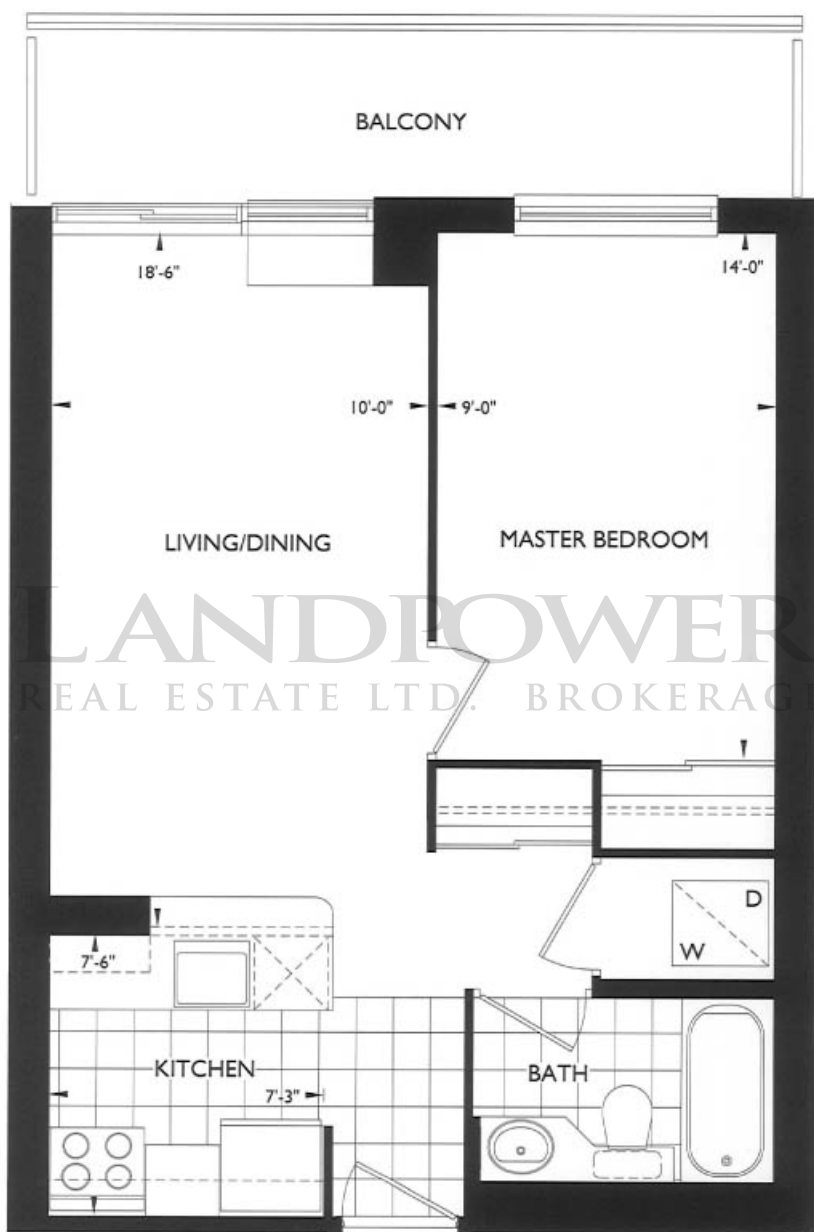
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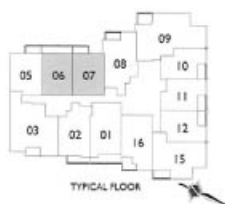


# the **luxxor**

1 bedroom and balcony residence



Alternate Luxxor Balcony detail



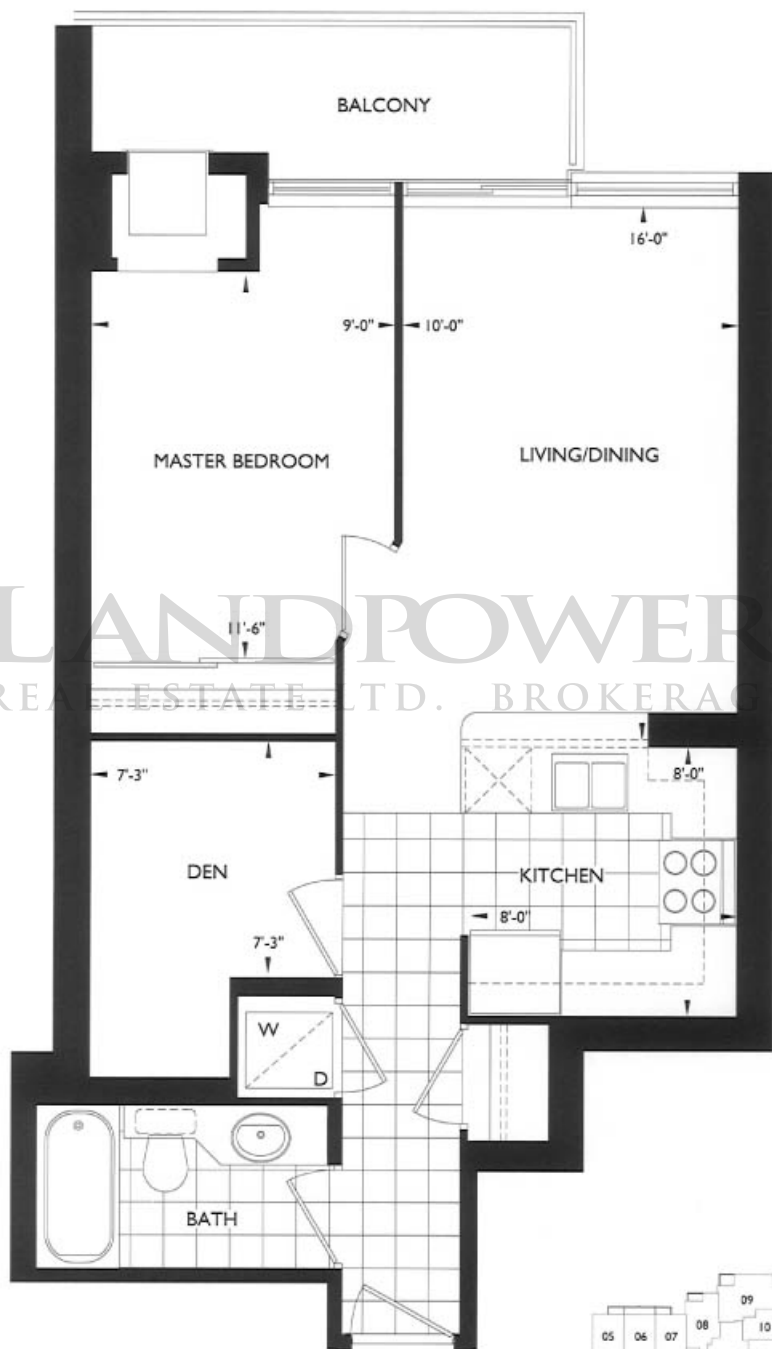
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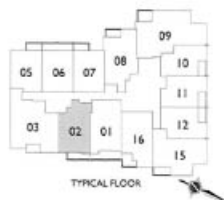


# the zen

1 bedroom plus den and balcony residence



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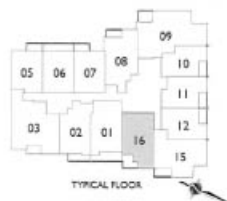
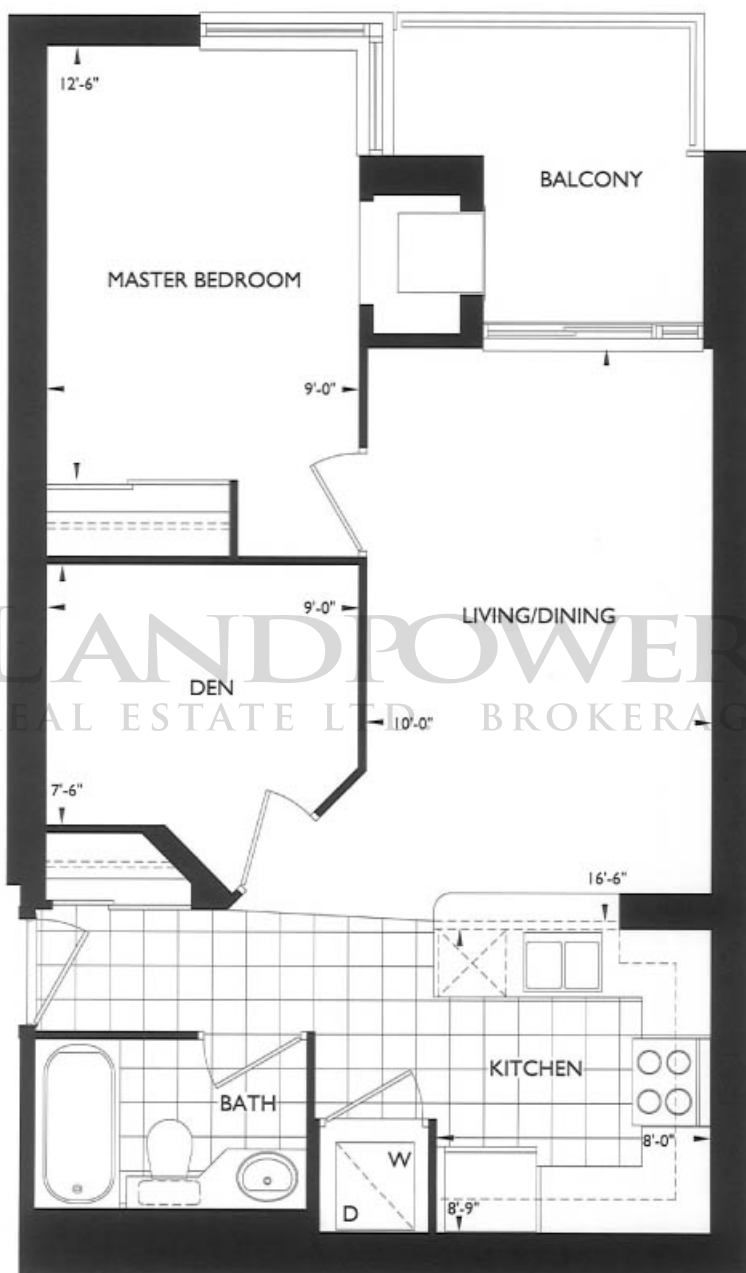
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# the tempo

1 bedroom plus den and balcony residence



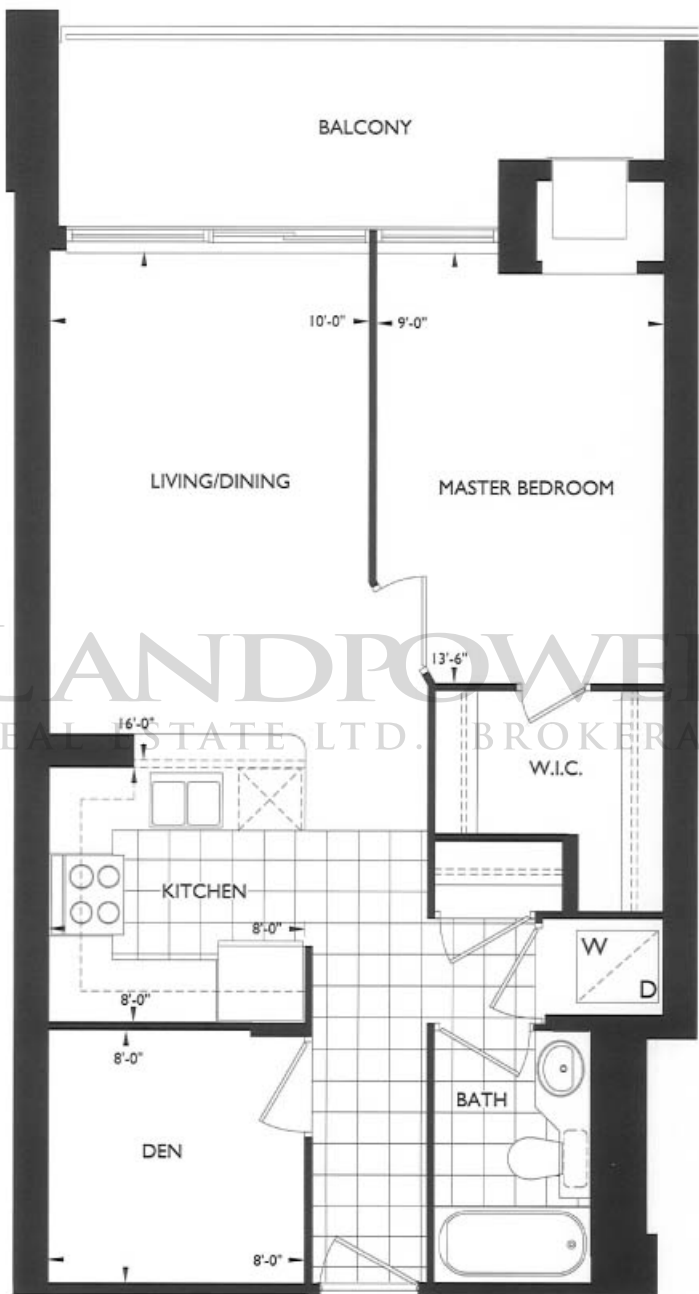
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# the kubo

1 bedroom plus den and balcony residence



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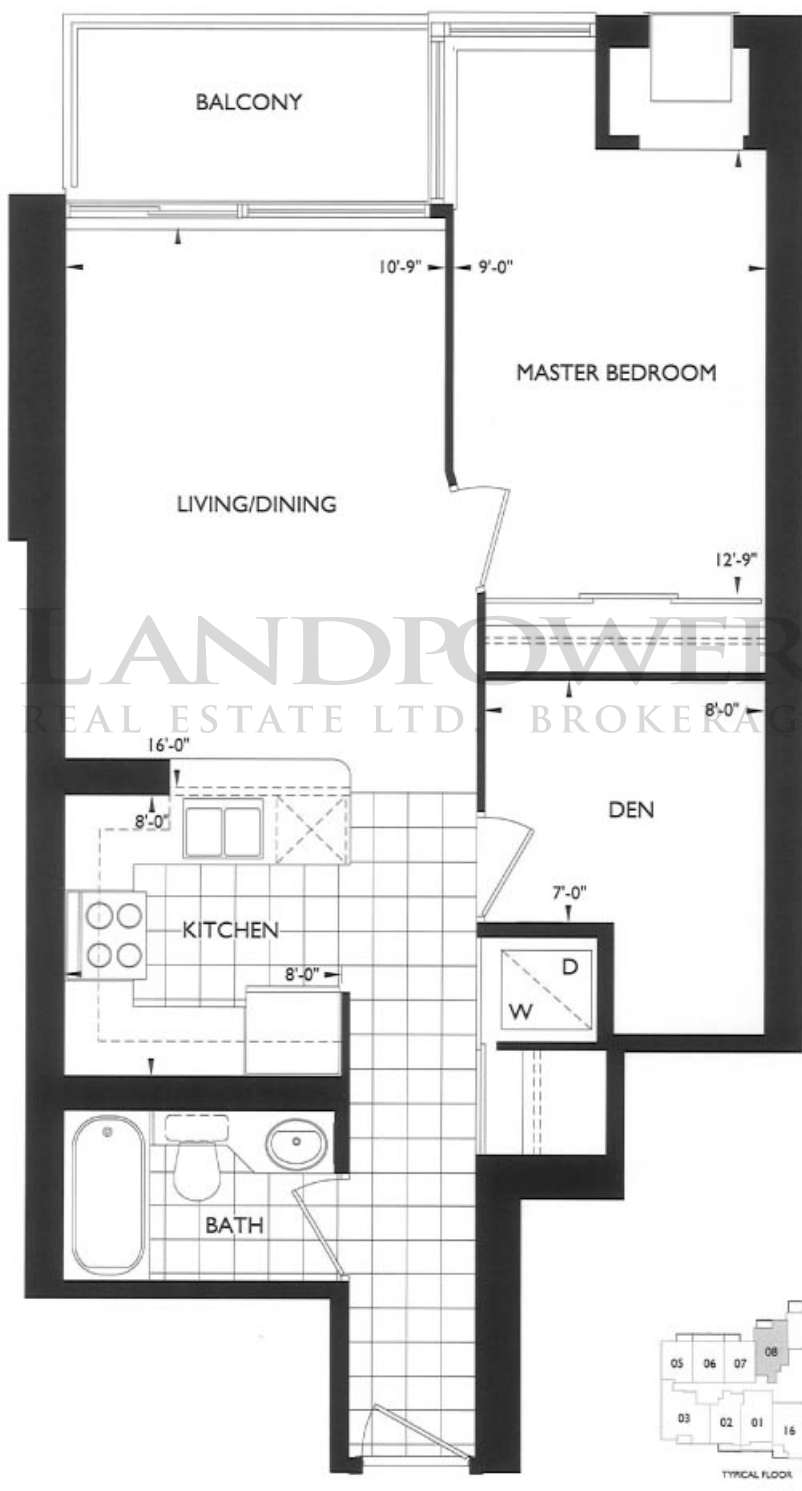
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# the clarion

1 bedroom plus den and balcony residence



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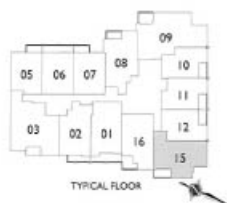
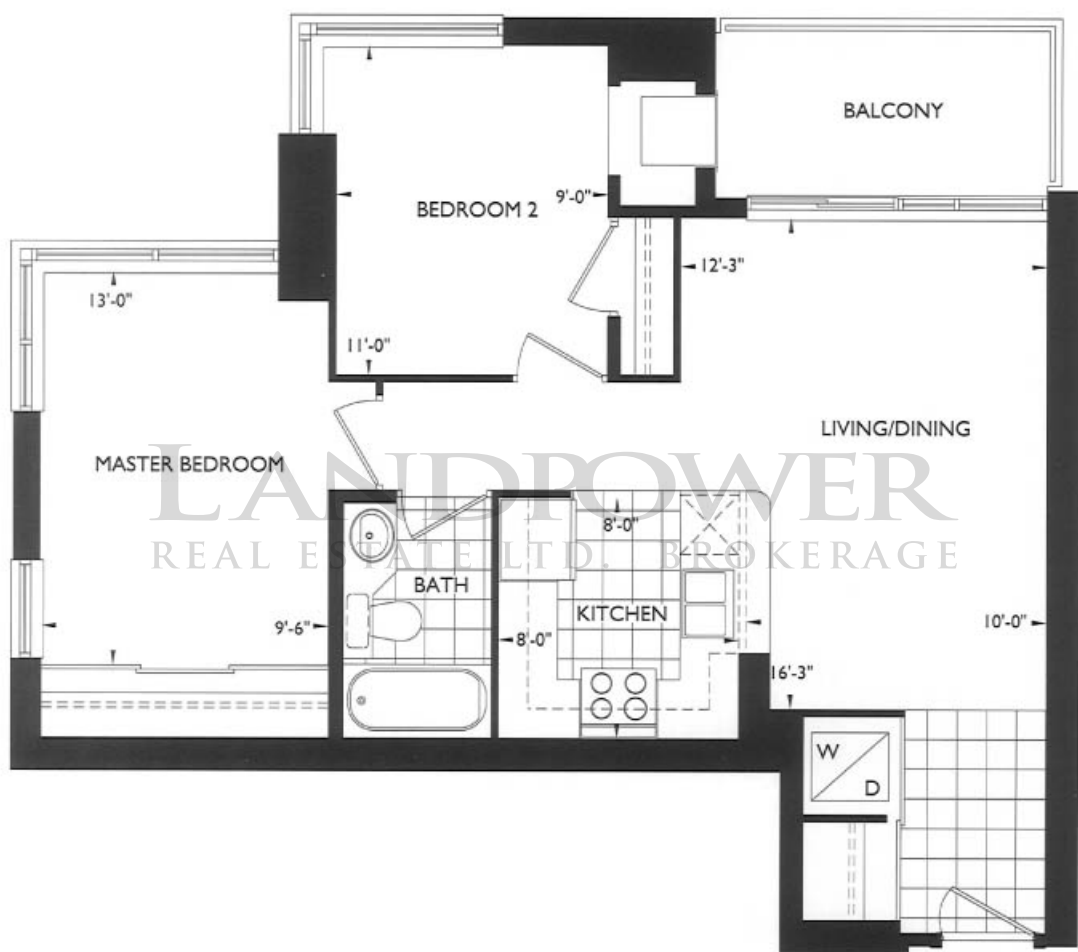
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# the spire

2 bedroom and balcony residence



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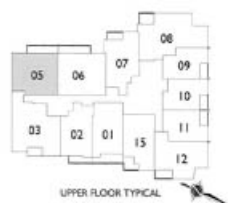
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**ULTIMA**

AT BROADWAY ON YONGE

# the zeta

2 bedroom and balcony residence



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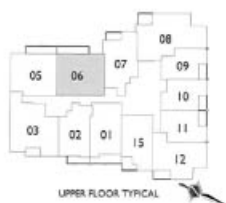
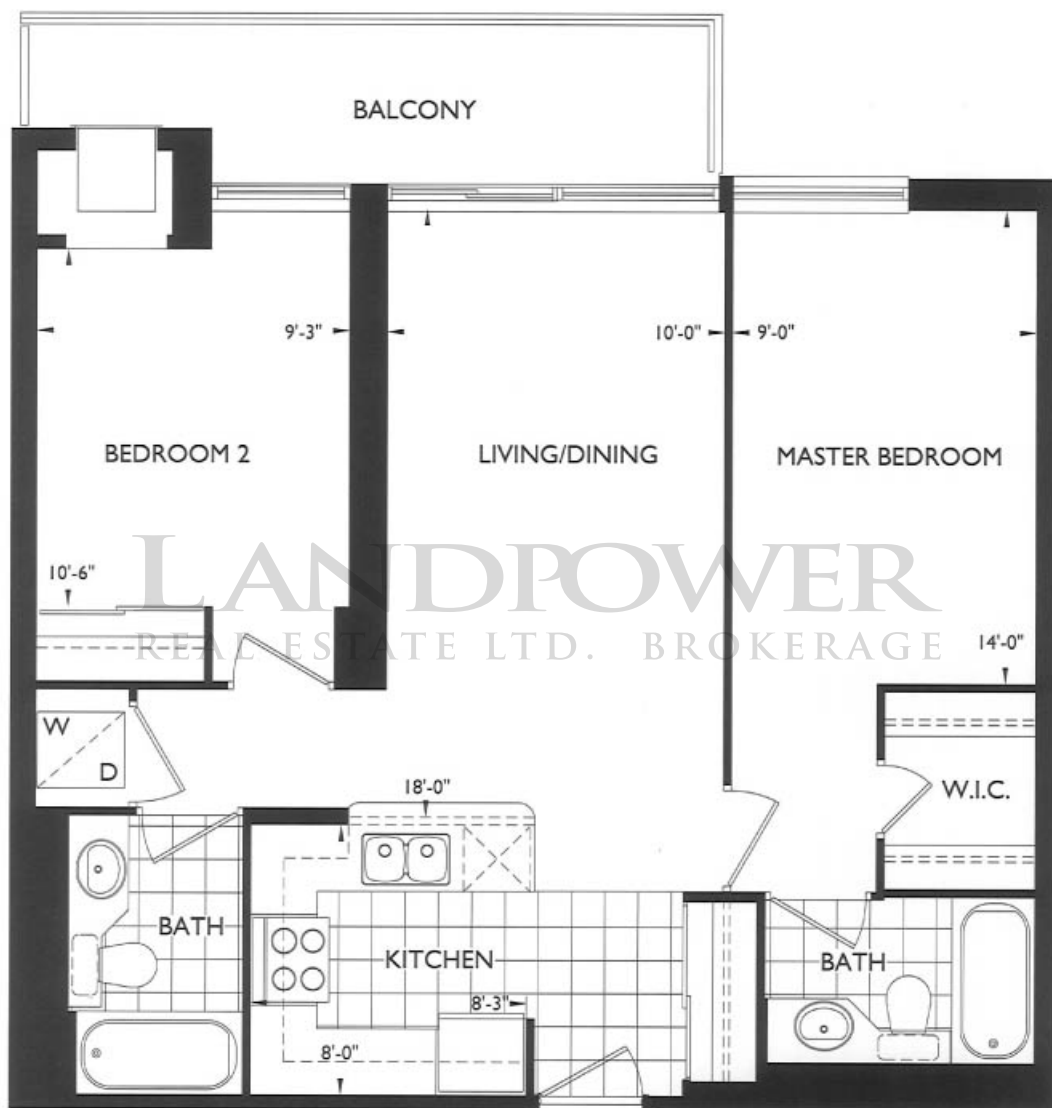
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# the amore

2 bedroom and balcony residence



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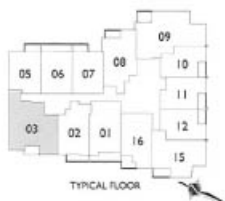
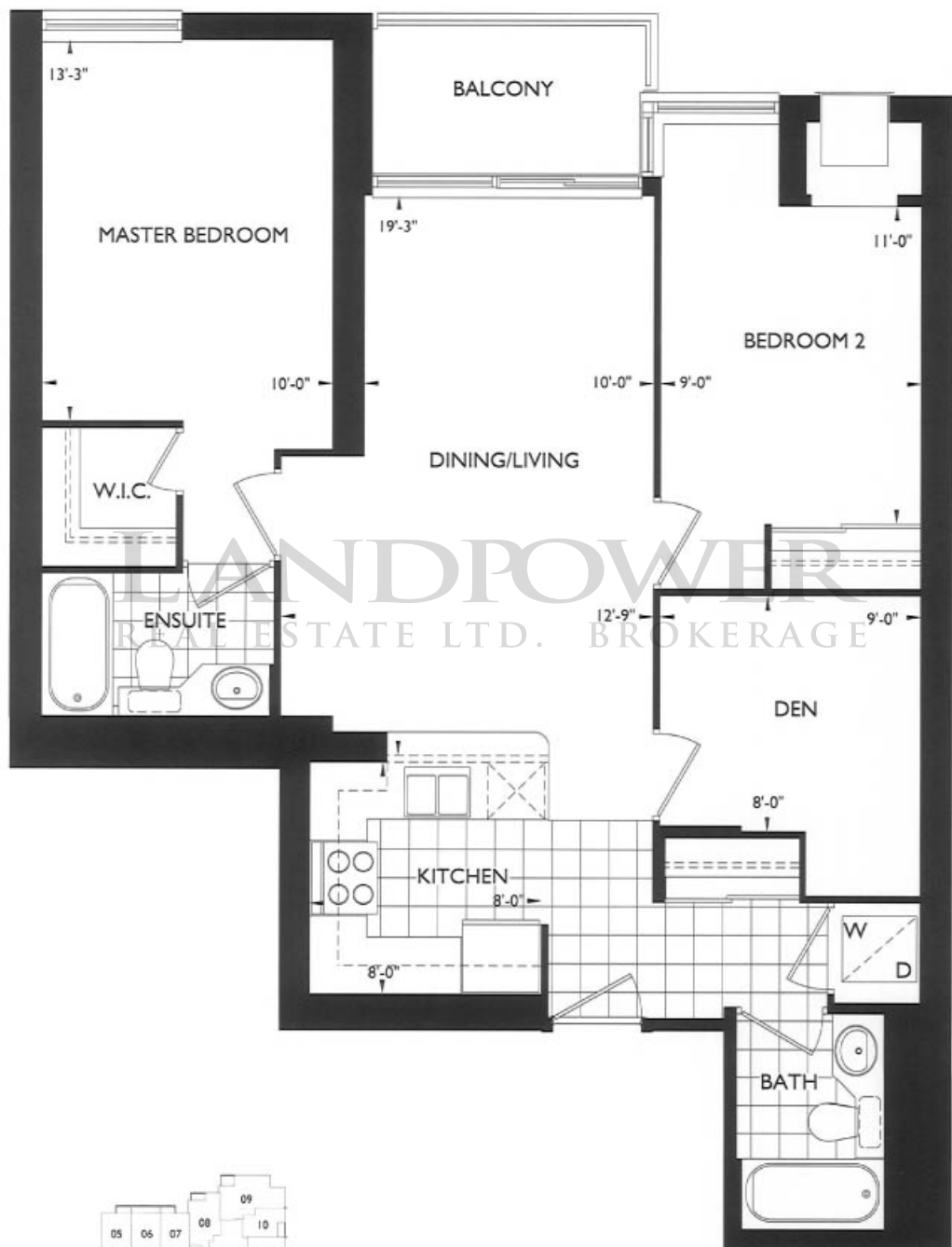
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**ULTIMA**

AT BROADWAY ON YONGE

# the urbane

2 bedroom plus den and balcony residence



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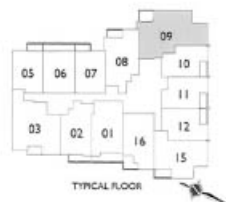
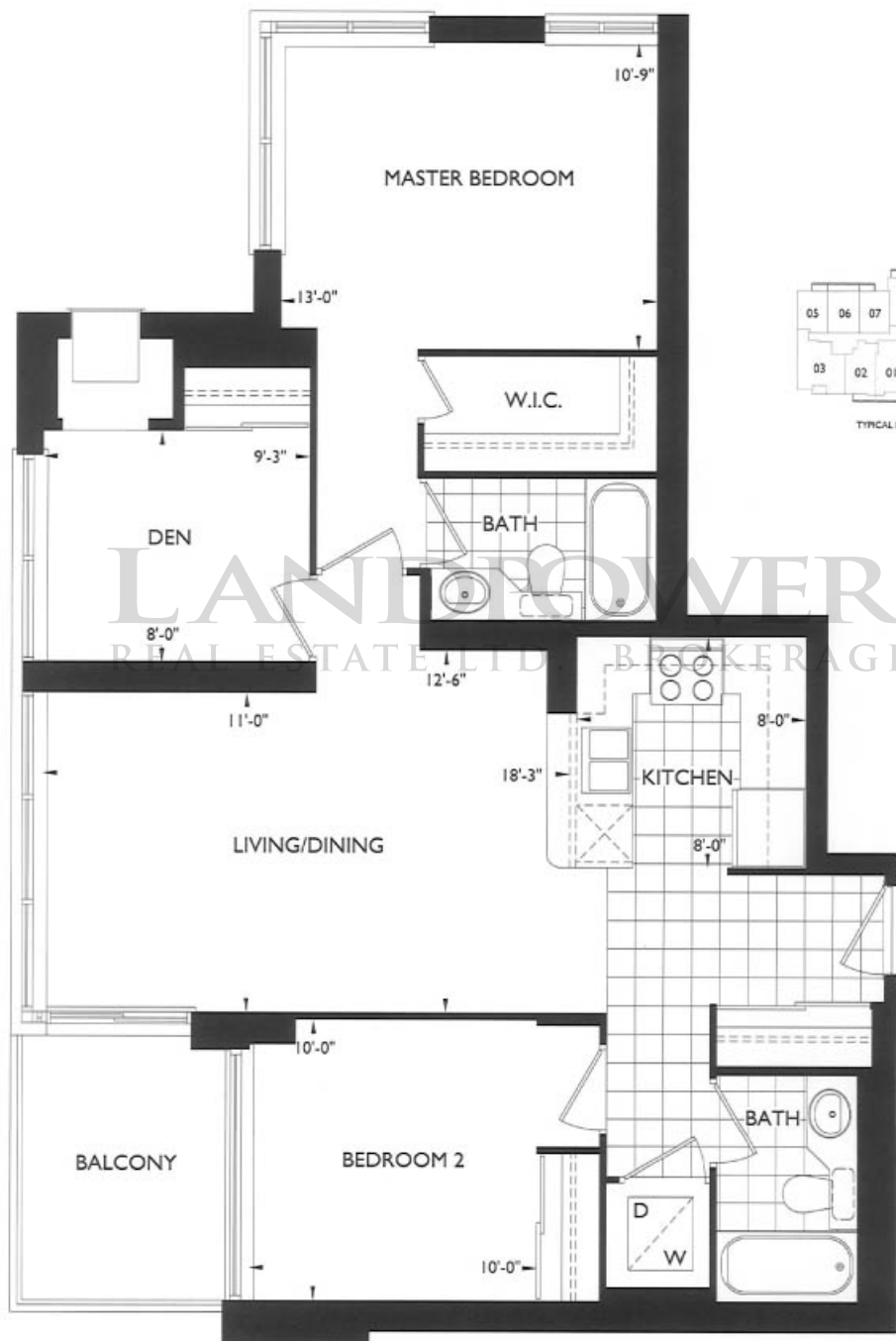
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ULTIMA

AT BROADWAY ON YONGE

the sky

2 bedroom plus den and balcony residence



LANDSCAPE OVER  
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## condominium living **perfected**

Toronto's skyline just wouldn't be the same without Menkes. For over 45 years, we have been responsible for developing many of the city's landmark commercial and residential buildings. Menkes stands today as one of the leading names in the industry, a fully integrated development company involved in construction and management of a diverse portfolio of commercial, industrial and residential properties. When your clients choose to live at **ULTIMA** at Broadway, you know your clients investment is as solid as the Menkes name, and your clients can look forward to the future with confidence and pride.



Chicago, North York



Royal Pinnacle at Empress Walk, North York



Classique at Eiffel Towers, Thornhill

REAL ESTATE BROKERAGE



Empress Walk, North York - A spectacular 250,000 sq.ft. shopping & entertainment complex



Beaver Creek Business Park, Richmond Hill



Loblaws at Empress Walk, North York



Procter & Gamble, North York