

VENTUS

AT METROGATE



fitting seamlessly into Metrogate's master plan are its two newest residences. Sharing a stunning 2-level central lobby and Tridel's renowned recreation centre, each tower at Ventus will rise 30 storeys, contributing a pleasing symmetry to the arc of Toronto's skyline. Directly across the street from the entrance can be found Metrogate's community park - an oasis of calm amidst the hurried pace of a metropolitan lifestyle.



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MAIN LEVEL ELEVATOR LOBBY



UPPER LEVEL CONCIERGE LOBBY





A stunning lobby feature modern clean lines, sparkling glass and a cordial Concierge.



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FOURTH FLOOR - CLUB VENTUS



THE SUITES AT VENTUS



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CHOOSE FROM THREE DESIGNER COLLECTION THEMES

As a Tridel **Built Green. Built For Life.**® community, the suites at Ventus feature superior features and finishing details. Tridel's professional interior design team has created three elegant design themes from which to choose your new home's finishing touches*.

NATURAL COLLECTION

Inspirational warm tones lend itself to a Natural Theme. The front door opens to a floor of medium tan coloured single plank laminate. This floor travels to the kitchen where it complements the light bronzed Shaker maple cabinet doors complete with brushed metal hardware and a single straight edge natural granite countertop in jewel tones. The final accent is the light cream rectangular subway backsplash tile. Flooring changes to a cut pile broadloom in a caramel hue upon entering the bedrooms. White square ceramic tile is installed in the laundry room. All bathrooms feature muted cream coloured square ceramic tile on the floor and rectangular ceramic wall tile. Mosaic porcelain tile is installed on the shower floor with a 4" natural marble Botticino threshold. Bathroom cabinetry is consistent in style and the vanity is complete with white cultured marble counter, integrated basin and brushed metal hardware.

CLASSIC COLLECTION

Timeless sophistication is carried through the Classic Theme. Living and dining areas feature chocolate coloured single plank laminate flooring that also travels to the kitchen where it complements the elegant medium brown Shaker maple door cabinets with brushed metal hardware. Kitchens are highlighted with single straight edge natural granite countertop rich in neutral tones and accented by rectangular subway backsplash tile. Flooring changes when entering the bedrooms to a cut pile broadloom in understated colour. White square ceramic tile is installed in the laundry room. All bathrooms have discreet heather grey square ceramic tile on the floor and rectangular ceramic wall tile. Mosaic porcelain tile is installed on the shower floor with a 4" natural marble Bianco Carrera threshold. Bathroom cabinetry is consistent in style and the vanity is complete with white cultured marble counter, integrated basin and brushed metal hardware.

URBAN COLLECTION

Contemporary elegance describes the Urban Theme. The flooring in living and dining areas is a deep walnut brown tone single plank laminate that continues to the kitchen. This complements the contemporary dark flat panel thermofoil door cabinets with brushed metal hardware and single straight edge natural granite countertop in sleek light tones. The final accent is the taupe coloured rectangular subway backsplash tile. Flooring changes in the bedroom to a pecan coloured cut pile broadloom. White square ceramic tile is installed in the laundry room. All bathrooms have clean pallid square ceramic tile on the floor and rectangular ceramic wall tile. Mosaic porcelain tile is installed on the shower floor with a 4" natural marble Botticino threshold. Bathroom cabinetry is consistent in style and the vanity is complete with white cultured marble counter, integrated basin and brushed metal hardware.



VENTUS 1 PRICE LIST

May 22, 2013

Ready To Move In - Now Registered

Suite	Approx. Square Footage	View	Design Type	Starting Price*	Starting Floor	Estimated Maintenance Fees**	Estimated Property Tax per month***
1J+DT	707	NE	1 Bedroom plus Den with Terrace	\$302,000	4 th Floor Only	\$360	\$201
2D+DT	807	W	2 Bedrooms and 2 Baths plus Den with Terrace (9' Ceiling)	\$356,000	3 rd Floor Only	\$411	\$237
2E+D	838	NW	2 Bedrooms and 2 Baths plus Den	\$344,000	9 th Floor Only	\$427	\$229
2E+Dining	838	NW	2 Bedrooms and 2 Baths	\$345,000	11 th	\$427	\$229
2F+D	840	NE	2 Bedrooms and 2 Baths plus Den	\$337,500	8 th	\$428	\$225
2K+D	828	S	2 Bedrooms and 2 Baths plus Den	\$351,500	2 nd Floor	\$422	\$234
2N-P	775	W	2 Bedrooms and 1 Bath with patio (9' Ceiling)	\$314,000	Ground FL Only	\$395	\$209
2S-P	812	SW	2 Bedroom and 2 Baths with Patio (9' Ceiling)	\$338,000	Ground FL Only	\$414	\$225

DEPOSIT STRUCTURE:

- 10% due on signing

METERING:

Units are individually metered for electricity, heating, cooling and hot water.

OCCUPANCY DATE: Immediate occupancy

PARKING: One included in purchase price (valued at \$25,000)

FLOOR INCREMENT:

\$500 per floor, excluding floors with 9ft ceilings* and PH
*Ground, 2/F, 3/F, PH features 9ft Ceilings

PRESENTATION CENTRE LOCATION:

52 Village Green Square
Scarborough, ON

Tel: 416.293.5535
Fax: 416.293.5755
Email: metrogate@tridel.com

HOURS:

Monday to Thursday: 11 a.m. – 7 p.m.
Friday: Closed
Saturday, Sunday & Holidays: 12 noon – 6 p.m.

SALES REPRESENTATIVES:

May Tsui
Broker
mtsui@tridel.com

Nicholas Hao Lin
Sales Representative
nlin@tridel.com

* Prices and Specifications subject to change without notice, E. & O. E. May 6, 2013

** Excluding parking and locker maintenance, telephone and cable

*** based on 2012 Property Tax Rates by the City of Toronto

Suite 1U+DP

1 Bedroom plus Den plus Patio

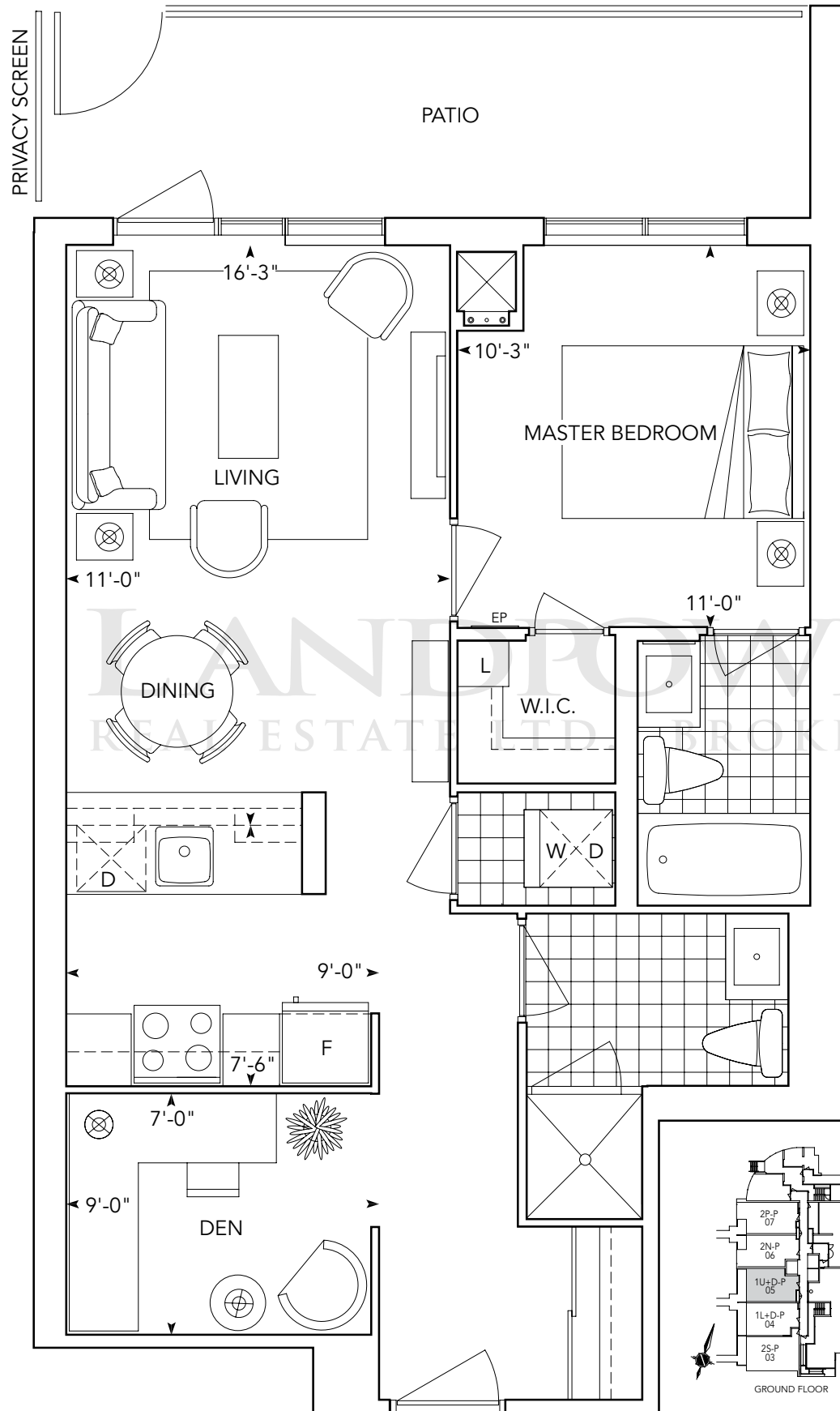
730 sq.ft.*

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Suite 1J+DT

1 Bedroom plus Den plus Patio

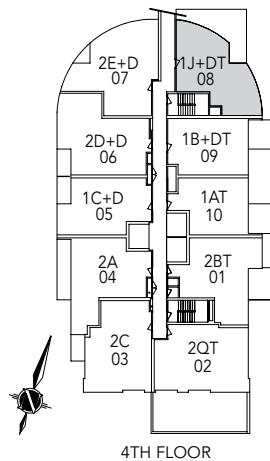
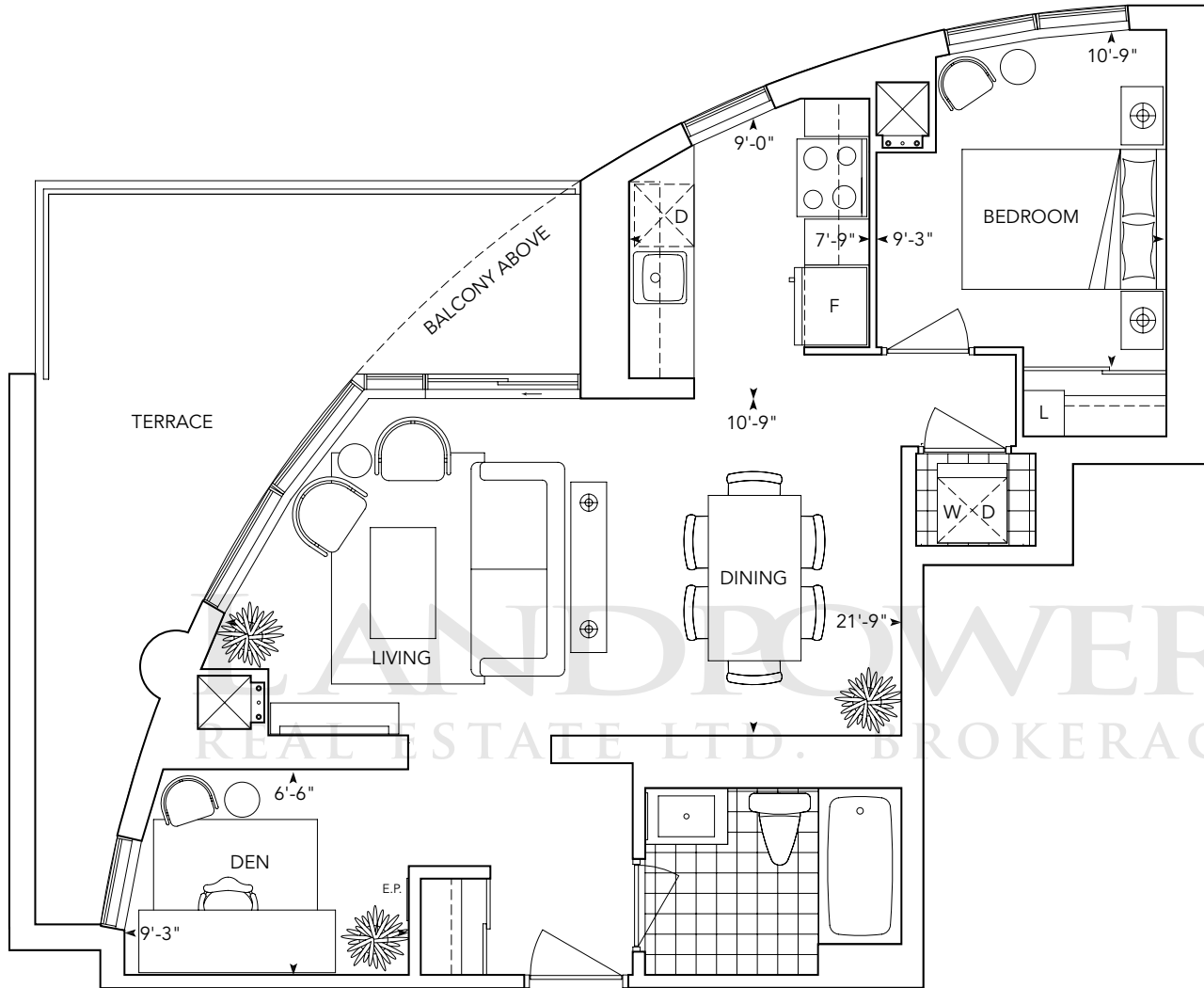
707 sq.ft.*

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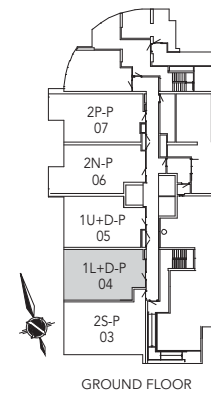
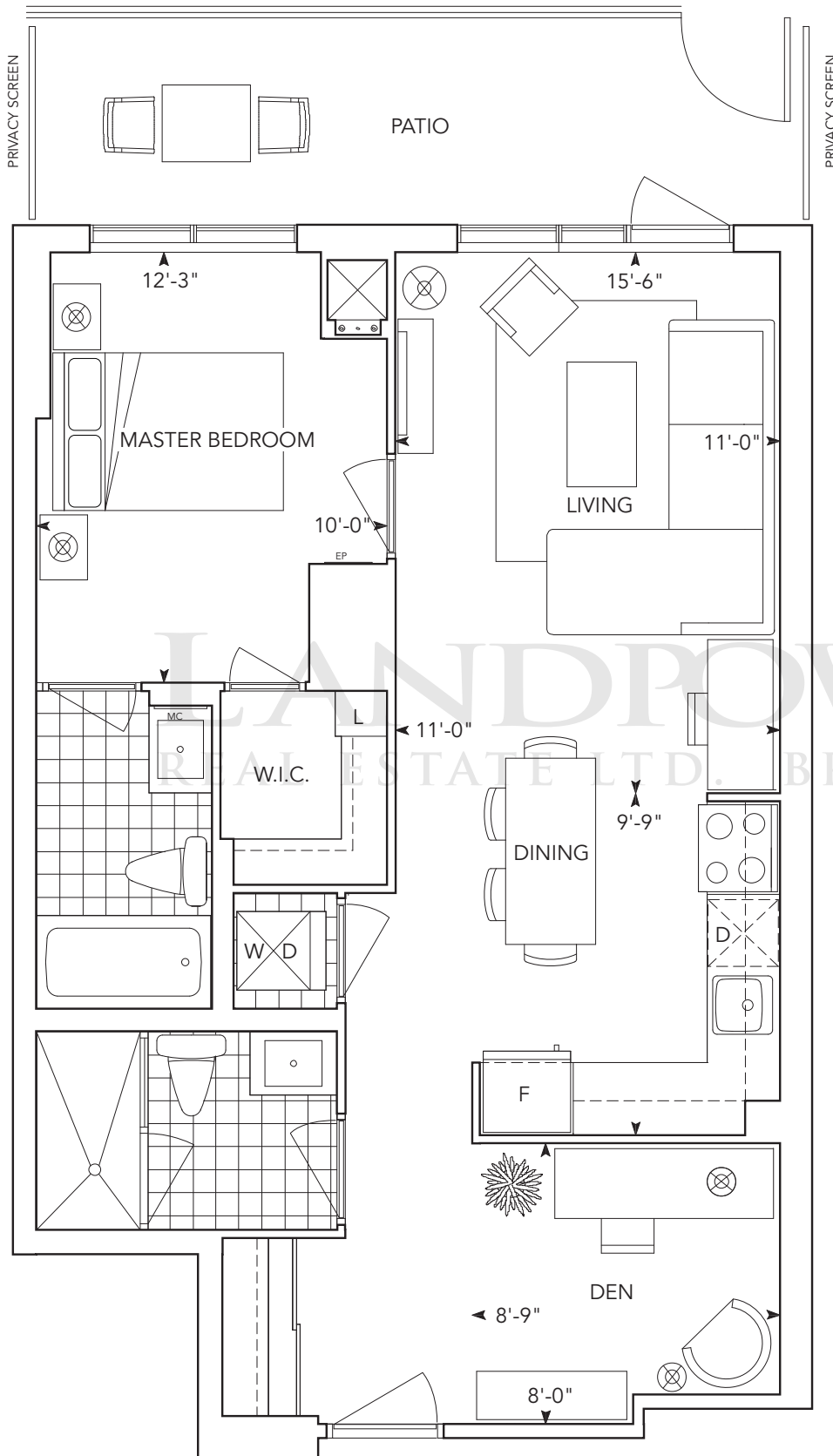
Suite 1L+DP

1 Bedroom plus Den plus Patio

731 sq.ft.*

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Suite 2B

2 Bedrooms and 2 Baths

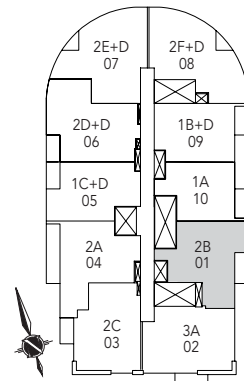
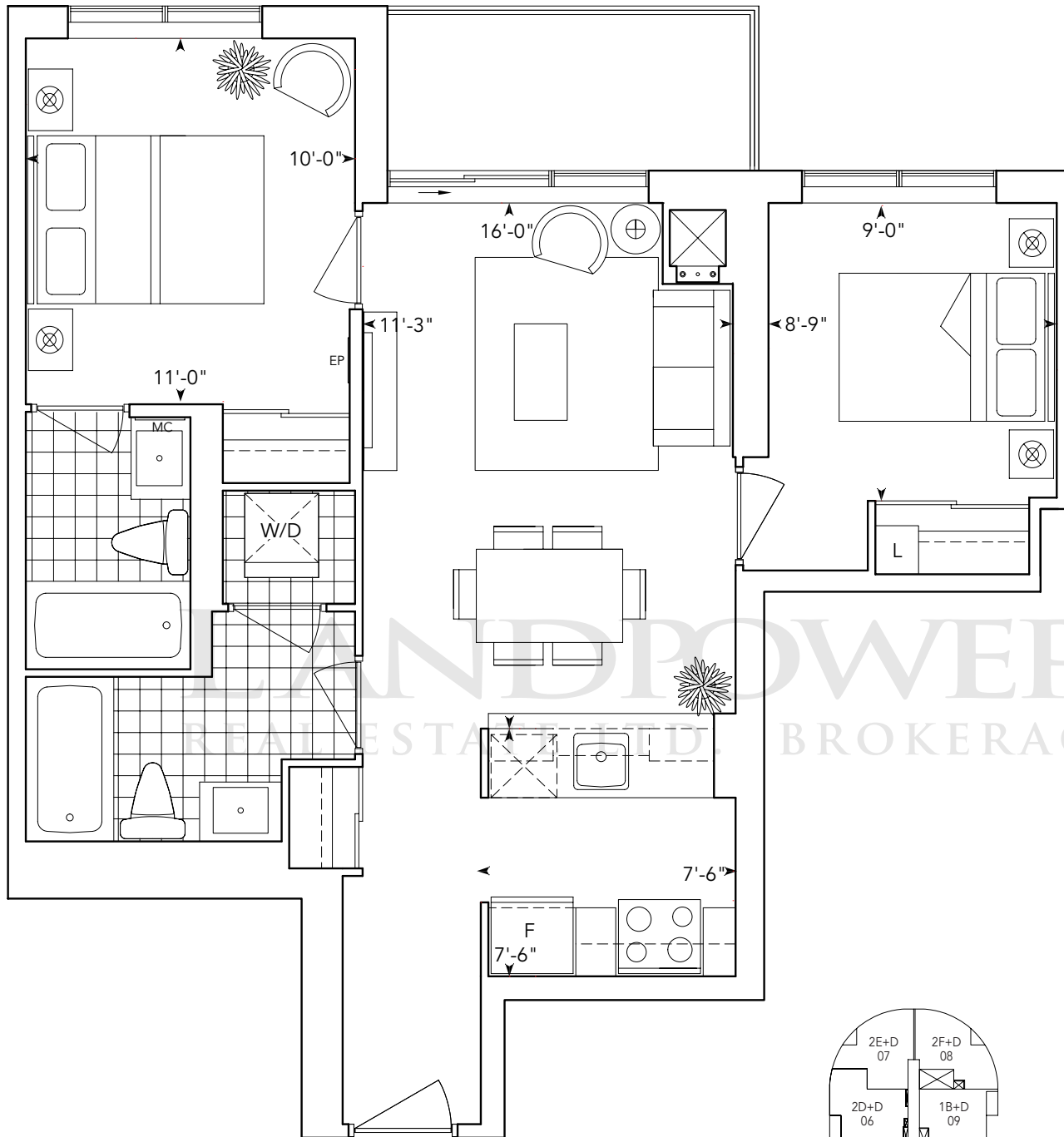
753 sq.ft.*

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5TH-27TH FLOORS



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Suite 2E+D (Dining Option)

2 Bedrooms and 2 Baths plus Den

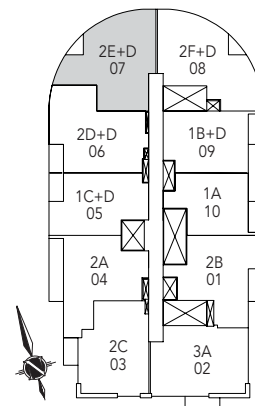
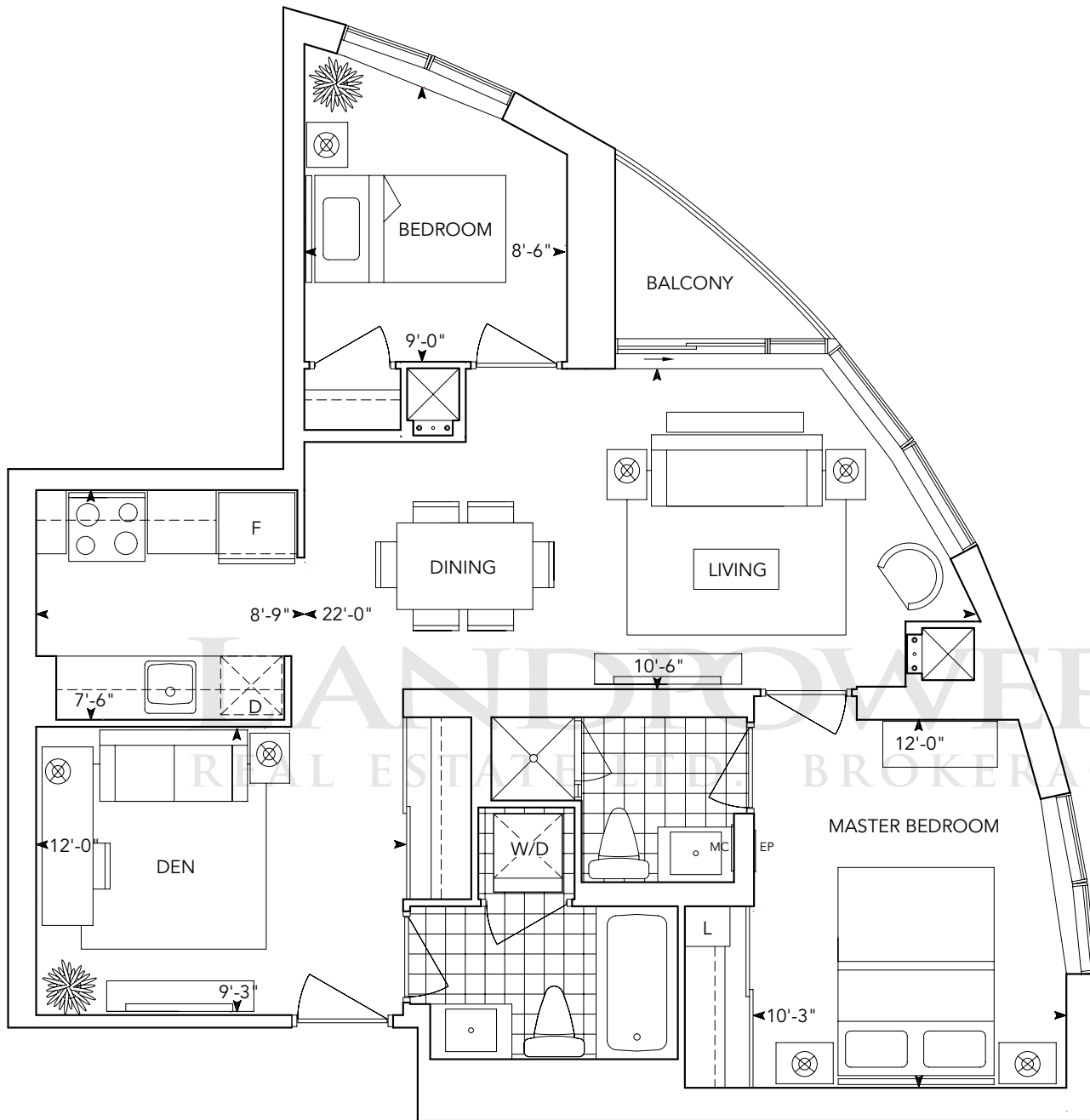
838 sq.ft.*

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5TH-27TH FLOORS



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Some features may vary by suite design. *Prices and specifications subject to change without notice. Illustrations are artists' concepts. Sizes and specifications are subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. See sales representative for details. Tridel® and Tridel Built Green. Built for Life.® are registered trademarks of Tridel and used under license. ©Tridel 2012. All rights reserved. E. & O.E. October 31, 2012.

Suite 2E+D (Den Option)

2 Bedrooms and 2 Baths plus Den

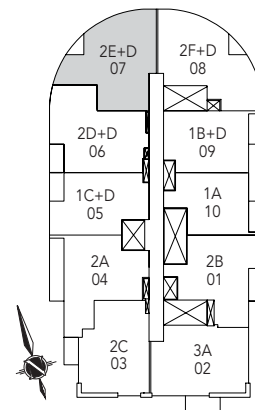
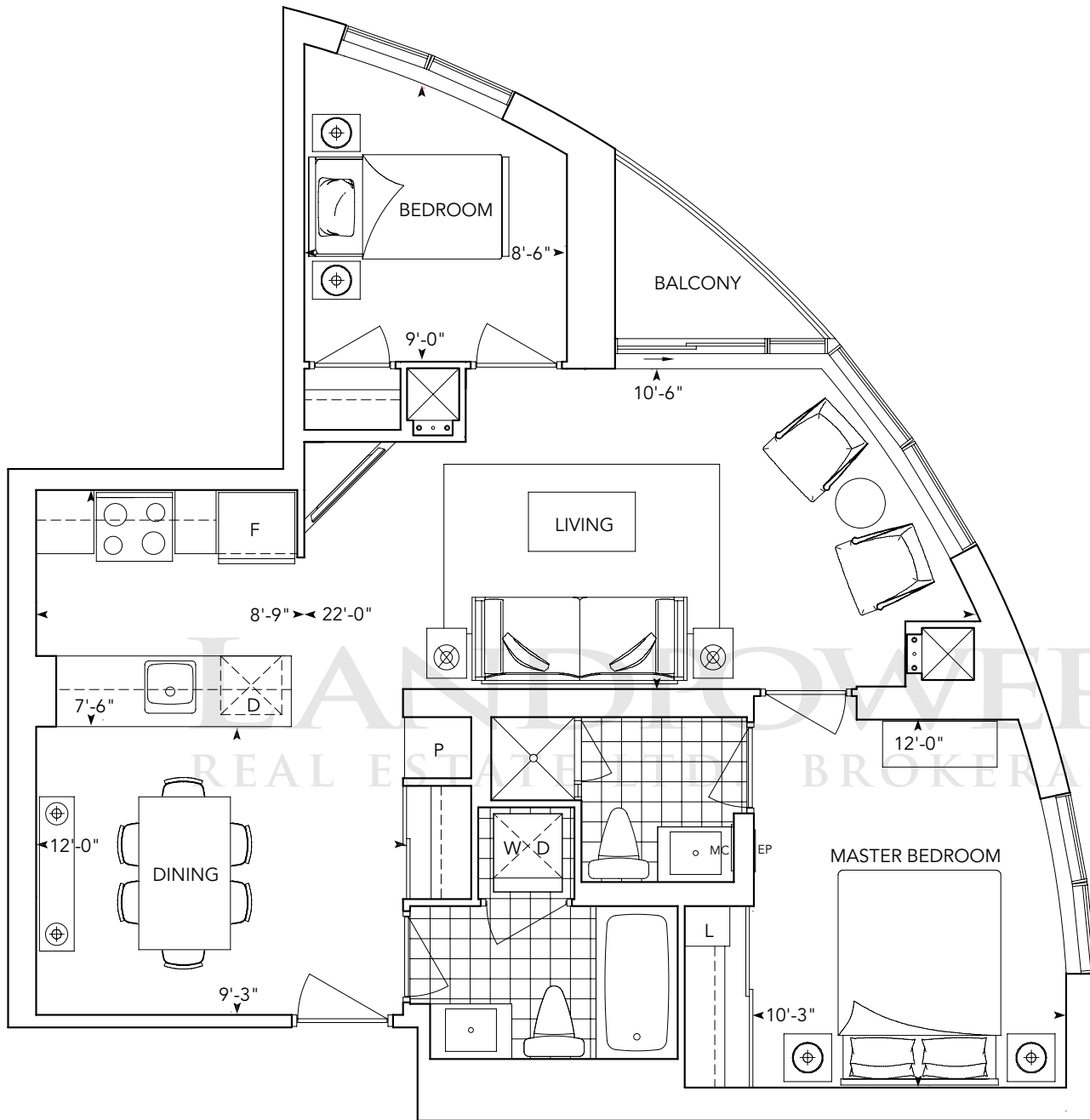
838 sq.ft.*

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Suite 2F+D

2 Bedrooms and 2 Baths plus Den

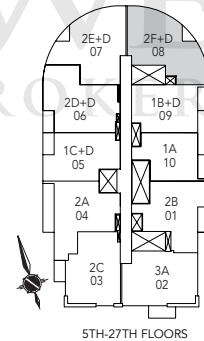
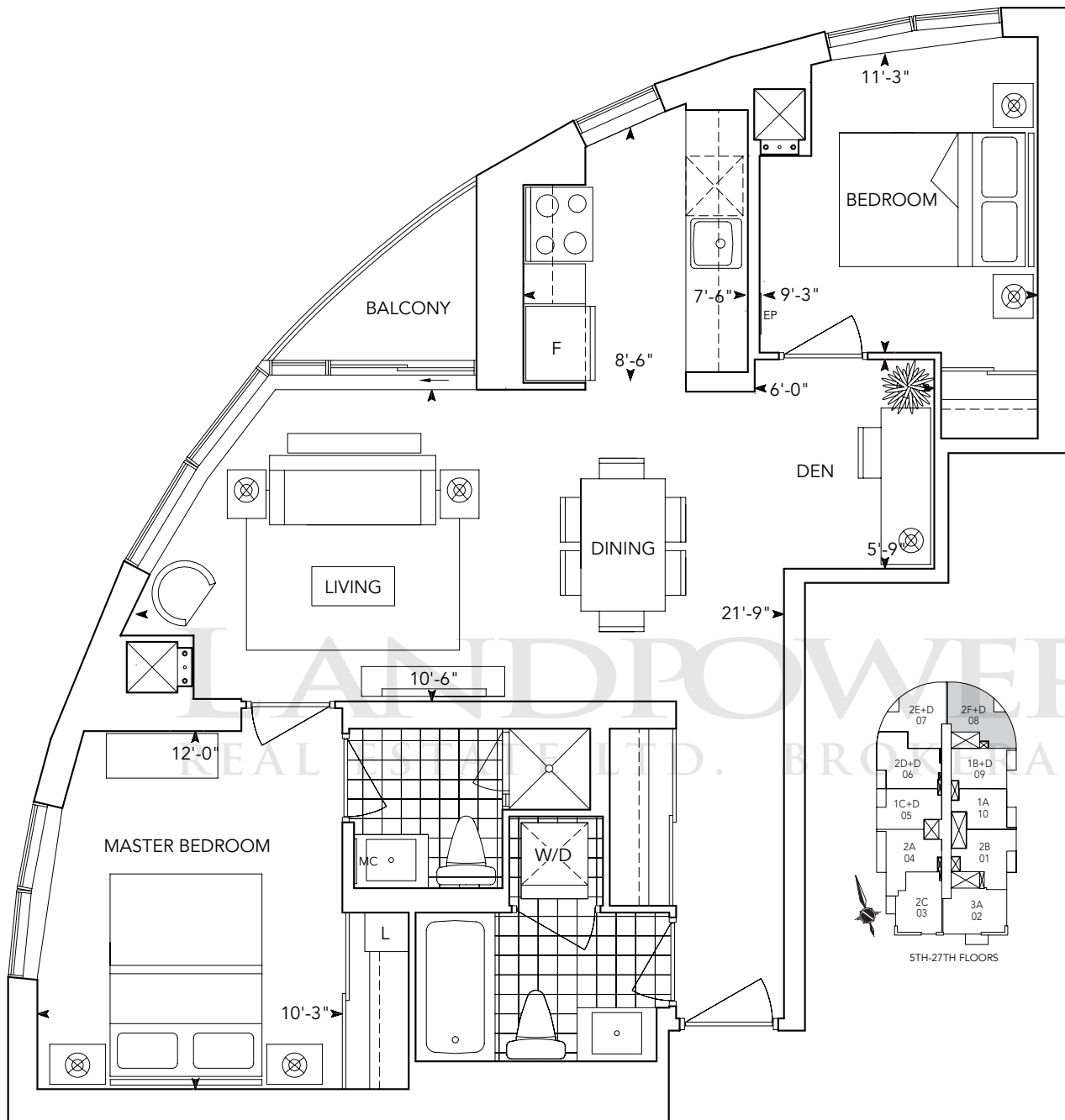
840 sq.ft.*

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Suite 3A

2 Bedrooms and 2 Baths

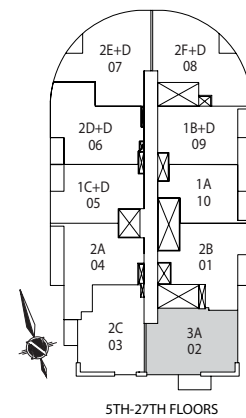
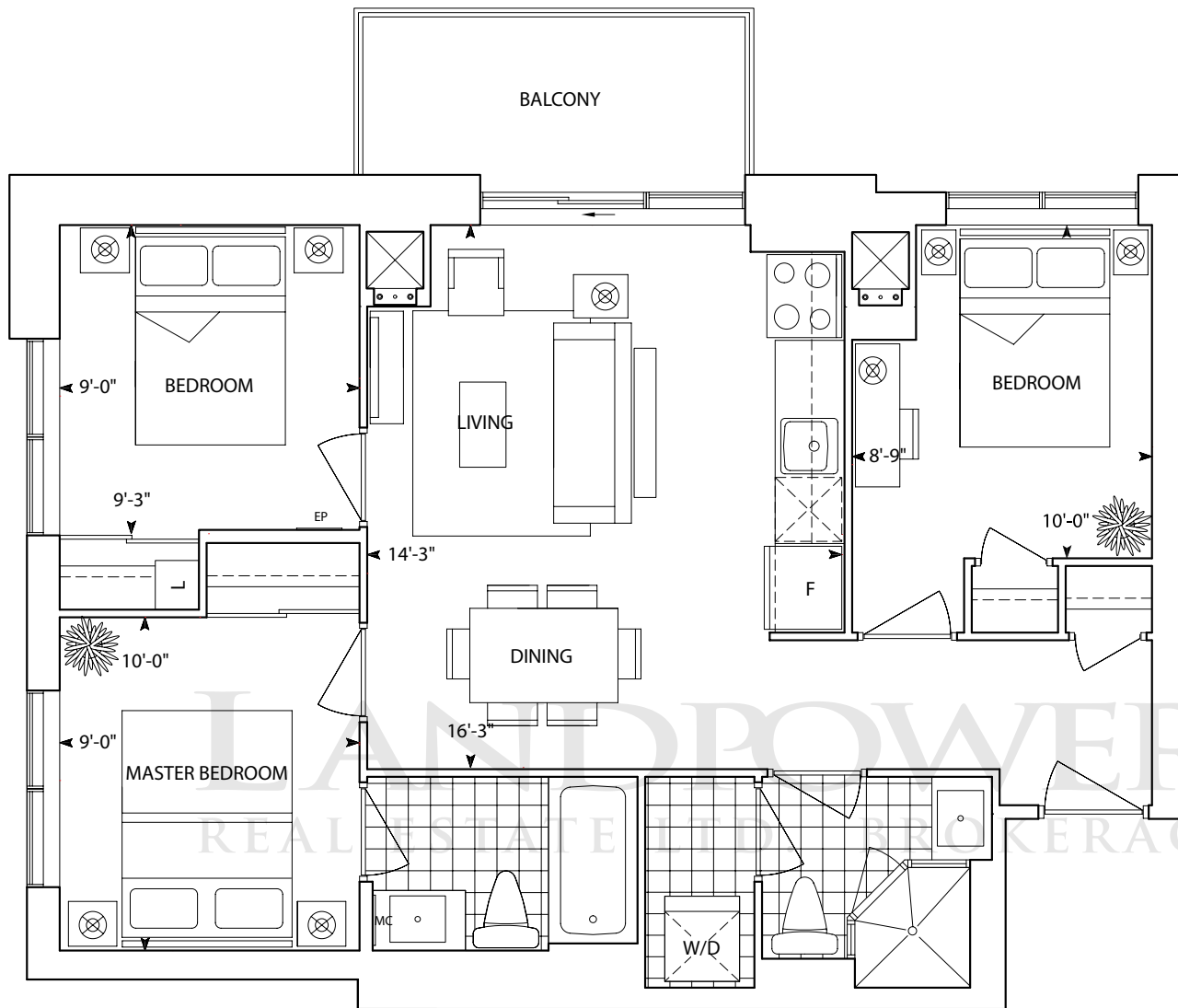
820 sq.ft.*

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THE BUILDING & COMMON AREAS

- › Facing Metrogate's vibrant central park, Ventus' two dramatic curved 30 storey towers feature the latest in sustainable green building design.
- › Entering from a landscaped round-about drive to the distinctive front entrance, Ventus welcomes you into a stylishly modern main level elevator lobby.
- › Take the elevator or a short flight of stairs to the stunning upper lobby of modern clean lines and a comfortable seating lounge, overseen by a Concierge.
- › This is an ultra modern design statement, ushering residents and guests to their residences and the Club Ventus recreational amenities.

CLUB VENTUS RECREATION CENTRE

- › On the upper level, Club Ventus awaits your pleasure with a handsomely finished Party Room featuring a double-sided fireplace, comfortable seating lounges and a stylish long bar.
- › An elegant dining area is serviced by a fully-equipped caterer's kitchen.
- › A billiards table awaits for a game of 8 ball with your friends.
- › The Fitness Centre - with sightlines overlooking the central park, is your way to wellness and fitness featuring the latest in exercise technology.
- › The beautifully landscaped outdoor terrace with seating areas is your private oasis offering an alfresco alternative during your evenings entertainment or your fitness regime.

RESIDENCES OF IMPECCABLE STYLE

- › White stippled ceiling finish to all areas except the kitchen, laundry, storage* and bathroom(s) which feature a smooth white paint finish.
- › Interior walls are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathroom(s) painted satin off white, and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOCs).
- › 6"-8" interior slab doors with brushed chrome lever hardware.
- › 4", paint finish, contemporary styled baseboards in all areas except bathroom and laundry/storage areas which are to have tile base.
- › Smooth white cultured marble window sills.
- › Thermally broken aluminum window frames with, double pane, sealed glazed units, with operable awning windows.
- › White bathroom fixtures throughout.
- › The ceiling height of the unit will be approximately 8', measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly.
- › All balcony areas to have one exterior electrical receptacle.
- › The ceiling heights on the ground 2nd, 3rd, 12th, 22nd, and 30th floors are approximately 9'. The suites on these floors will also include extended height 42" upper cabinets in kitchens. All ceiling heights are subject to suite design conditions and construction limitations. See Agreement of Purchase and Sales for full details.

PREMIUM QUALITY FLOOR COVERINGS

- › Plank laminate floating floor with underlay in kitchen, living room, dining room, den*, hallway(s)* and foyer.
- › 35 oz. cut pile carpet in bedroom(s).
- › Ceramic floor tiles in bathroom(s).
- › Ceramic floor tiles in laundry/storage areas.

GOURMET KITCHENS

- › Kitchen cabinetry with deep upper cabinet above fridge and one bank of drawers.
- › Granite kitchen countertop with polished square edge and drop-in stainless steel sink.
- › Polished chrome, single lever kitchen faucet, complete with pull down spray.
- › Energy Star high efficiency dishwasher in black.
- › Energy Star high efficiency, approximate 19 cubic foot refrigerator with top mount freezer in black.
- › Microwave exhaust hood fan in black, vented to the exterior.
- › 30 inch range with ceran top in black.
- › Ceramic tile backsplash.

THE BEAUTIFUL BATHROOMS

- › Cabinetry with cultured marble* top complete with integrated basin.
- › Vanity mirror in clear finish, complete with centre mounted sconce lighting above mirror.
- › 5' soaker tub with polished chrome faucet.
- › Ceramic tiles in tub and shower* enclosure.
- › Shower light in ceiling*.
- › Pressure balanced and temperature controlled shower faucet.
- › High pressure, low-flow shower head(s).
- › Polished chrome single lever vanity faucet.
- › Ceramic tile flooring*.
- › Dual flush, low consumption toilet(s).

CONVENIENT IN-SUITE LAUNDRY FACILITIES

- › Heavy-duty wiring and receptacle for dryer.
- › Dryer vented to exterior.
- › Stacked front loading dryer and Energy Star high efficiency front loading washer (complete with stainless steel braided hose connections). Stacked laundry appliances are white in colour.

FOR YOUR PEACE-OF-MIND

- › Concierge, monitoring community access systems including two-way communication from selected zones in underground garage and entry areas.
- › Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge station.
- › Access control system located in the lobby vestibule and at visitors main entry points permits guests to communicate with residents from the building entrance(s). Guests in the lobby vestibule can be viewed on the resident's television.
- › Surveillance cameras in selected locations in the points of access to the building and garage may be monitored by the Concierge.
- › Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the Concierge of a distress call (2 pendants per unit).
- › Heat detector(s) connected to fire annunciation panel.
- › Hard wired smoke alarm(s).

COMFORT SYSTEMS

- › Vertical fan coil heating and air conditioning system, with supplementary heating coil for year round seasonal comfort control.
- › Individual metering of electricity, domestic hot water, space heating and cooling consumption.
- › Central building water filtration system.
- › Continuous venting of bathroom(s) exhausting to central building energy recovery system.
- › Air filter media for use in fan coil.

ELECTRICAL SERVICE AND FIXTURES

- › Individual service panel with circuit breakers.
- › Designer series receptacles and switches throughout.
- › Light fixtures in foyer, hallway(s), walk-in closet(s)*, bedroom(s), kitchen, breakfast area* and den*.
- › Capped ceiling light outlet in dining room.
- › Lighting fixtures designed to fit long lasting energy saving (CFL) lamps.

COMMUNICATIONS

- › Network Centre (high-speed wiring connection point).
- › Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the Network Centre.
- › Pre-wired cable outlet in living room, bedroom(s), and den*.
- › Pre-wired telephone outlet in living room, bedroom(s), and den*.
- › One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- › Category 5 telephone wiring to all telephone outlets and multi-port.
- › RG-6 coaxial cable to all cable outlets and multi-port.

*- denotes availability determined by suite design.
All features and finishes subject to change without notice, E. & O.E. October 15, 2009.



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Metrogate Presentation Centre

52 Village Green Square
Scarborough ON M1S 0G5

Tel. **416.293.5535**

Hours:

Monday to Thursday: 11:00 am – 7:00 pm

Friday: Closed

Saturday, Sunday and Holidays:

12 noon – 6:00 pm

