

X

LANDPOV

REAL ESTATE LTD. BRO

There is a language of design: It is smart, elegant, sophisticated. X is part of this vocabulary. 44 storeys carved from the air at Charles and Jarvis. Beautifully proportioned. Masterfully clad. Ebony coloured. Granite. Art. Experience life here. Near Bloor. Near Church. Near perfection. This is X The Condominium. Let the language of X seduce you.

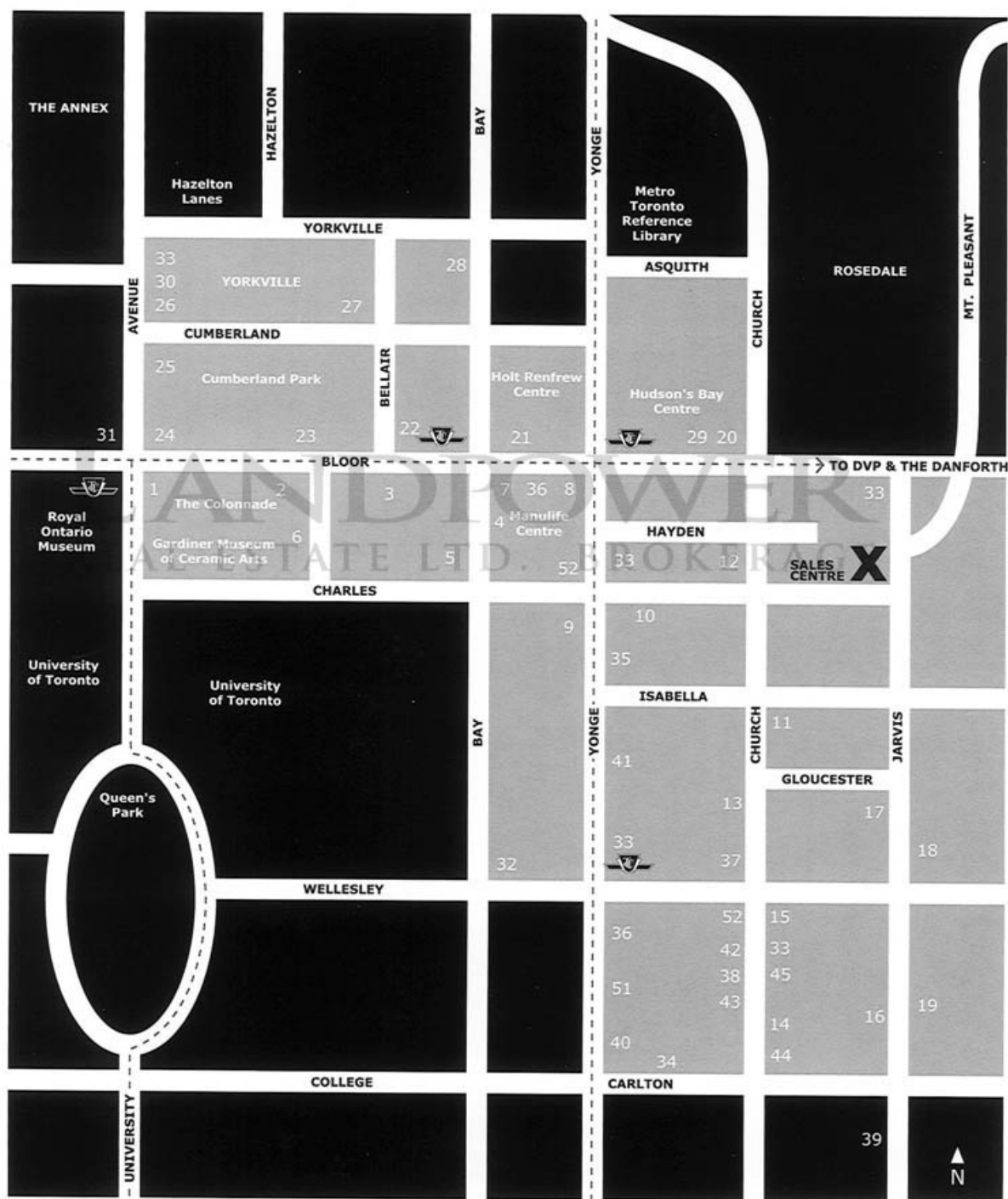




This is **"The Scene"**, the 14,000 sq.ft. owner's club at X. It's the scene for fitness. It's the scene for hanging out. It's the scene to be seen. It's xclusive at X.

Illustration is artist's concept.





Map not to scale. E. & O.E. Illustration is artists concept.



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XTRAORDINARY DETAILS.

FEATURES + FINISHES



THE TECHNOLOGY

Emergency voice communications system, smoke, heat and carbon monoxide detector where applicable in each suite.
High-speed internet access provided with "future technology-ready" features in all suites.
Rough-in for state-of-the art security system.
Pre-wired for cable TV and telephones as per plans.
White "decora" switches and outlets.

MASTER BATHROOM OR MAIN BATHROOM IN ONE BATHROOM SUITES:

Choice of quality cabinetry in a variety of materials and colours as designed by Cecconi Simone, from builder's standard samples.
Choice of porcelain or ceramic floor tiles from builder's standard samples.
Custom corian sink designed by Cecconi Simone.
Full-height mirror with ceiling-mounted pendant lighting.
Exhaust fan vented to exterior.
Steel accessory package including towel bar, toilet paper holder and soap dish, where applicable.
Pressure balance valve for tub and shower.
White plumbing fixtures.
Soaker tub as per plans.
Full height ceramic wall tiles in tub/shower enclosure, where there is no separate shower.

SECOND BATHROOMS IN TWO BATHROOM SUITES:

Choice of quality cabinetry in a variety of materials and colours as designed by Cecconi Simone, from builder's standard samples.
Choice of ceramic floor tiles from builder's standard samples.
Choice of laminate countertops from builder's standard samples.
Vanity and porcelain basin in bathrooms, as per plans.
Full height mirror, width of vanity with wall-mounted vanity lighting.
Exhaust fan vented to exterior.
Ceramic accessory package including towel bar, toilet paper holder and soap dish, where applicable.
Pressure balance valve for tub and shower.
White plumbing fixtures.
Full height ceramic wall tiles in tub/shower enclosure.

THE BUILDER

Great Gulf Homes with over 30 years in the house building industry, a member since 1975 of the Greater Toronto Homebuilders Association and a member of the National Association of Homebuilders (USA).
All suites protected under the Tarion Warranty Corporation.
Interior design consultation at Great Gulf Homes' 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 a Great Gulf 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.

THE BUILDING

A dramatic 44-storey modern point-tower designed by the award-winning firm architectsAlliance, at the northwest corner of Charles Street East and Jarvis Street, Toronto. The main entrance is on Charles Street East.

Double-height lobby and extensive amenities designed by internationally renowned interior design firm Cecconi Simone. Amenities will be located on the entire third floor and will include fitness and weight rooms, his and hers steam and change-rooms, games room, media room, lounge, library, demonstration kitchen and dining room. This floor opens onto a spectacular roof garden designed by the acclaimed landscape architect Janet Rosenberg and Associates, which will include an outdoor swimming pool, hot-tub, seating areas, barbeque, outdoor gas fireplace and tree planting.

24 hour, 7 day a week concierge.

2 guest suites provided for residents' use.

Superintendent suite provided for on-site maintenance.

Underground parking with security monitoring from concierge station.

Underground garage painted white and lit with fluorescent lighting for added safety and security.

4 custom-designed high-speed elevators.

Visitor parking for both cars and bicycles on the uppermost parking level.

Mailroom conveniently located beside front lobby.

THE SUITES

Ceiling heights of approximately 9 ft. on floors 18 to 44 inclusive, ceiling heights of approximately 8 ft. on floors 4 to 17 inclusive. Ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts.

Choice of pre-finished engineered flooring in living/dining areas and foyer, as per builder's standard samples.

Choice of 40 oz. carpet with 1/2" underpad in dens and bedrooms, from builder's standard samples.

Solid core entry door with security view-hole.

Sliding doors in bedrooms, as per plans.

Architecturally-designed baseboards, door frames and casings.

White plastic-coated ventilated wire shelving in all closets.

Insulated double-glazed, aluminum windows.

Stacked brand-name washer/dryer with exterior venting in all suites.

THE KITCHENS

Contemporary kitchen cabinetry designed by Cecconi Simone, in a variety of materials and colours, from builder's standard samples.

Choice of granite, corian or laminate counter tops, with island as per plans, from builder's standard samples.

Porcelain or Ceramic tile backsplash, from builder's standard samples.

Single bowl stainless steel undermounted sink with contemporary design faucet with integrated pull-out vegetable spray.

Ceiling mounted lighting over island as per plans.

Choice of pre-finished engineered flooring, from builder's standard samples.

Choice of white or black appliances including frost-free refrigerator, self-cleaning range, built-in dishwasher and microwave, as per builder's standard samples.



PREVIEW PRICING

(SUBJECT TO AVAILABILITY)

MODEL	TYPE	FLOORS	APPROXIMATE SUITE SIZE	EXPOSURE	PRICED FROM:
AALTO	1 BEDROOM	4 TO 27	518 SQ. FT.	EAST	\$179,990
WRIGHT	1 BEDROOM	4 TO 43	545 SQ. FT.	EAST	\$184,990
GROPIUS	1 BED + DEN	4 TO 43	593 SQ. FT.	WEST	\$200,990
MACKINTOSH	1 BED + DEN	28 TO 34	593 SQ. FT.	EAST	\$226,990
HOFFMAN	1 BED + DEN	28 TO 34	625 SQ. FT.	EAST	\$232,990
LE CORBUSIER	1 BED + DEN	4 TO 43	704 SQ. FT.	WEST	\$237,990
BREUER	1 BED + DEN	4 TO 34	707 SQ. FT.	WEST	\$238,990
EAMES	2 BEDROOM	4 TO 34	803 SQ. FT.	NORTH WEST & NORTH EAST & SOUTH EAST	\$272,990
NEUTRA	2 BED + DEN	4 TO 34	935 SQ. FT.	SOUTH WEST	\$333,990

*PREMIUMS APPLY TO CEILING HEIGHTS AND VIEWS

CEILING HEIGHTS: FLOORS 4 - 17: 8 FT

FLOORS 18 TO 44: 9 FT

SUITE FEATURES

ALL SUITES FEATURE CONTEMPORARY KITCHEN AND BATHROOM CABINETRY DESIGNED BY CECCONI SIMONE. A CHOICE OF GRANITE OR CORIAN KITCHEN COUNTER TOPS AND 6 WHITE OR BLACK BRAND-NAME APPLIANCES. A CHOICE OF PRE-ENGINEERED FLOORING IN KITCHEN, LIVING/DINING ROOMS AND FOYER. ALL SUITES ARE EQUIPPED FOR HIGH-SPEED INTERNET ACCESS PROVIDED WITH "FUTURE TECHNOLOGY-READY" FEATURES

BUILDING FEATURES

A 44 STOREY POINT-TOWER FEATURING A 24 HOUR, 7 DAY A WEEK CONCIERGE. THE OWNER'S CLUB, "THE SCENE" FEATURES SPECTACULAR AMENITIES INCLUDING A LIBRARY, BILLIARDS ROOM, MEDIA LOUNGE AND CHIC CLUB ROOM WITH A BAR/ KITCHEN OVERLOOKING THE ROOF GARDEN, BARBEQUE AREA AND THE OUTDOOR SWIMMING POOL. THE ROOF GARDEN INCLUDES AN OUTDOOR GAS FIREPLACE, LOUNGE SEATING AREA AND LANDSCAPING.

UNDERGROUND VISITOR PARKING AND TWO GUEST SUITES

DEPOSIT STRUCTURE \$3,000 WITH OFFER BALANCE OF 5% IN 30 DAYS 5% IN 60 DAYS 5% IN 120 DAYS 2.5% IN 9 MONTHS 2.5% IN 18 MONTHS 5% ON OCCUPANCY OCCUPANCY DECEMBER 2009 PRICES INCLUDE G.S.T.*	MAINTENANCE \$0.42 / SQ. FT. (HYDRO METERED SEPARATELY) TAXES ESTIMATED AT APPROXIMATELY 0.91% OF PURCHASE PRICE, AS PER THE CITY OF TORONTO TAX RATE 2005. (ESTIMATED) LOCKER \$3,500 PARKING \$29,500 (PARKING AVAILABLE FOR 1 BED + DEN SUITES AND LARGER)
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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. Actual living area will vary from floor area stated. March 22nd, 2006

T. 416.927.0080

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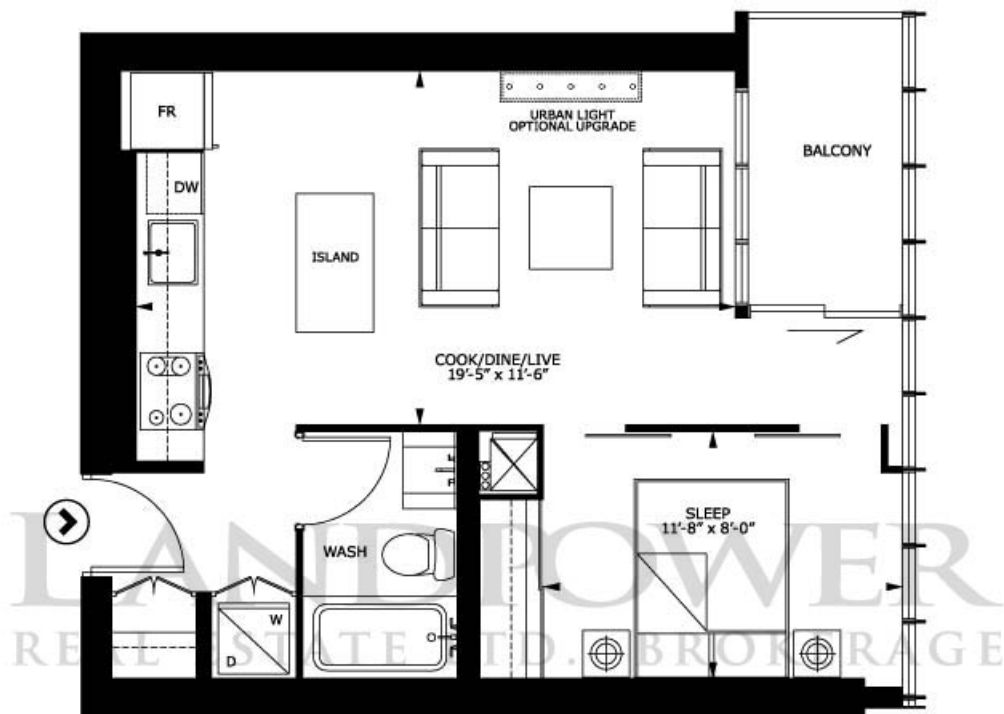
WWW.XCONDOS.COM

EXCLUSIVE AGENT: BAKER REAL ESTATE CORPORATION

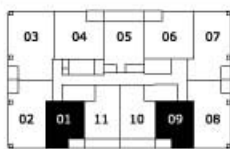
ONE BEDROOM

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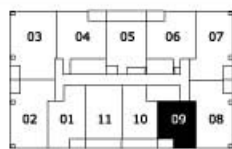




suite: AALTO 518 sqft one bedroom



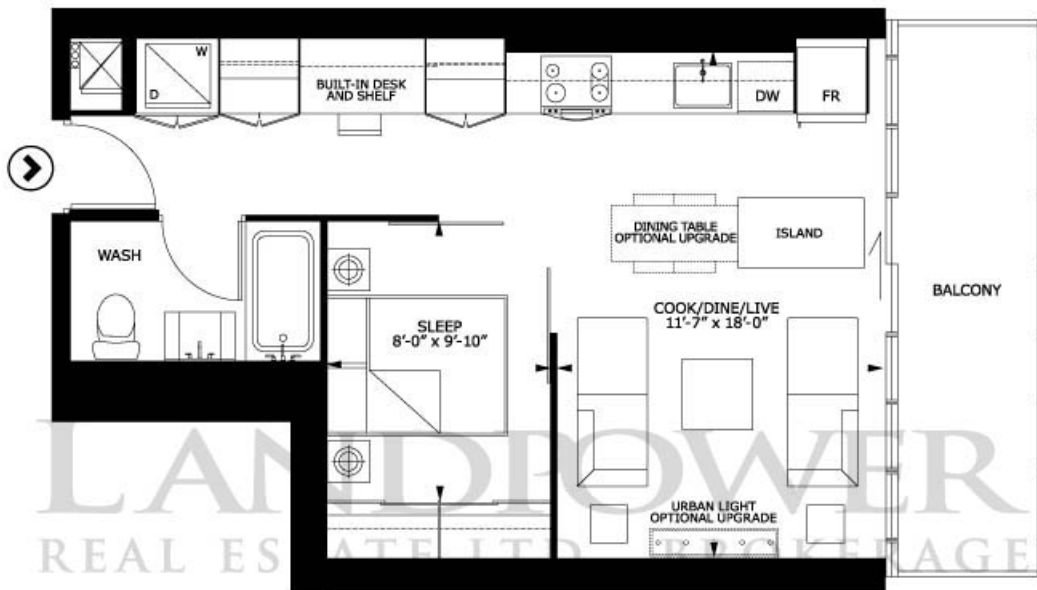
FLOORS 4 - 17



FLOORS 28 - 34



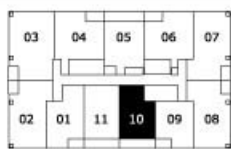
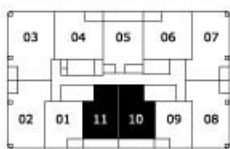
All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E. Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only.



suite: WRIGHT

545 sqft

one bedroom



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ONE BEDROOM + DEN

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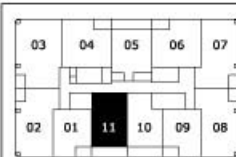




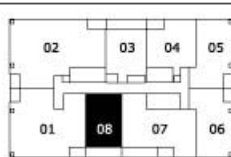
suite: MACKINTOSH

593 sqft

one bedroom + den



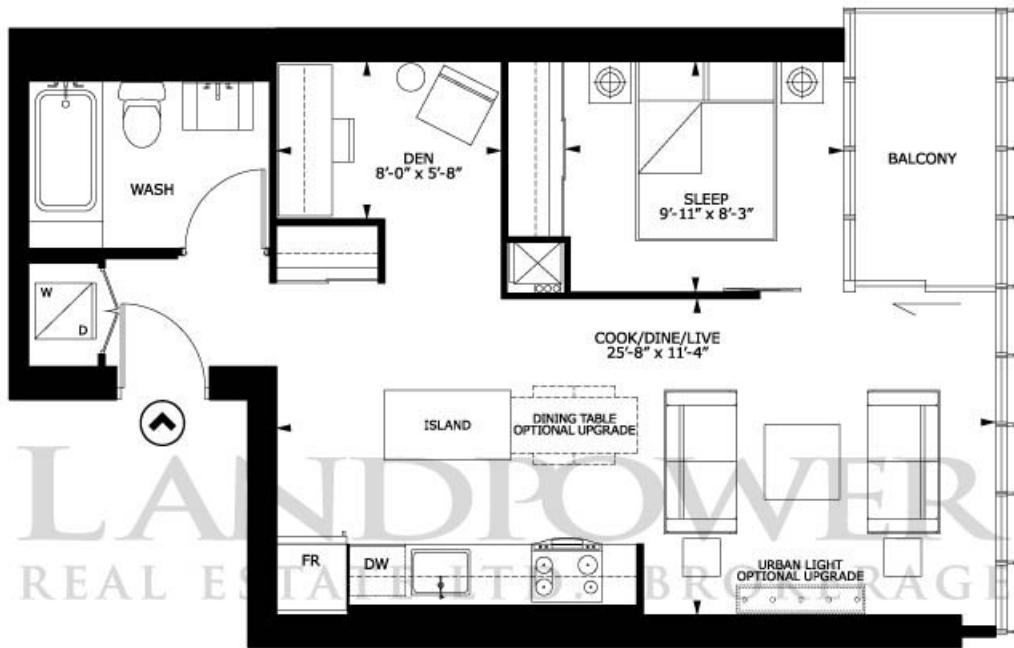
FLOORS 28 - 34



FLOORS 35 - 43



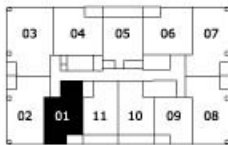
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suite: HOFFMAN

625 sqft

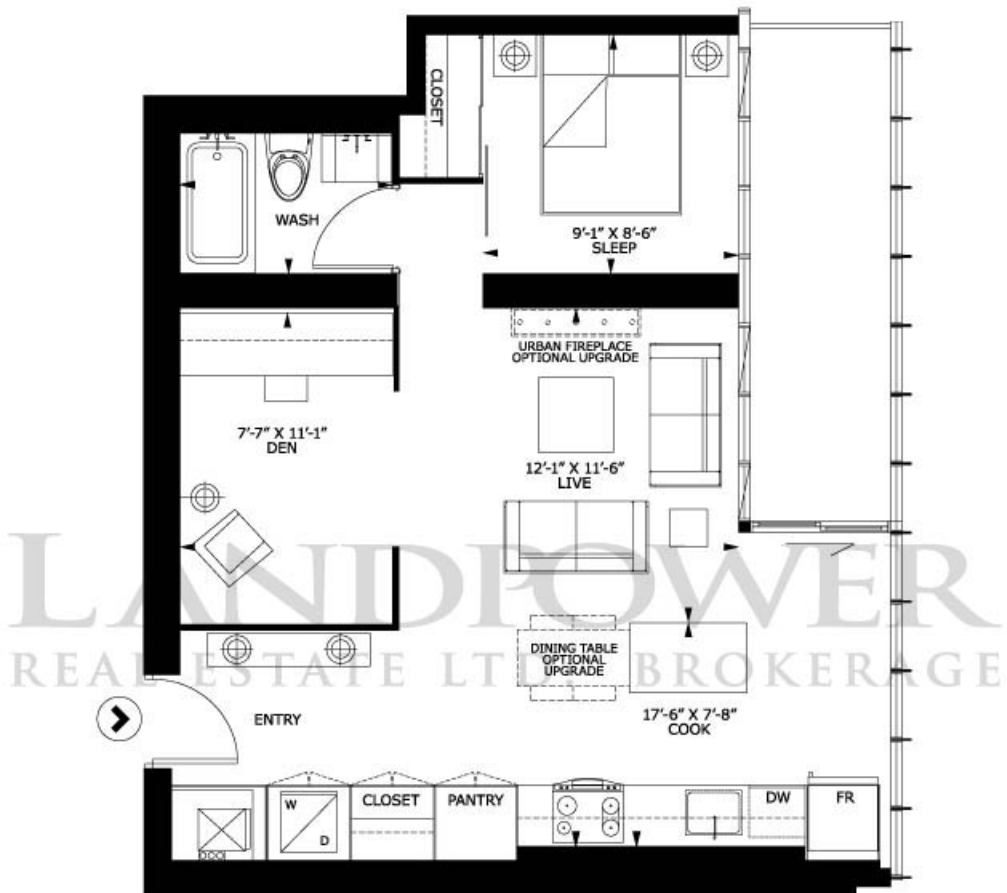
one bedroom + den



FLOORS 28 - 34



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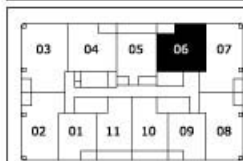
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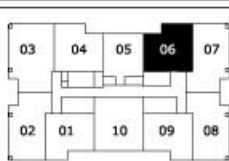
suite: LE CORBUSIER

704 sqft

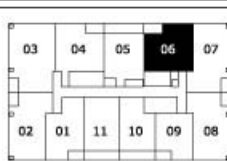
one bedroom + den



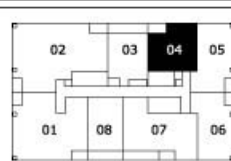
FLOORS 4 - 17



FLOORS 18 - 27



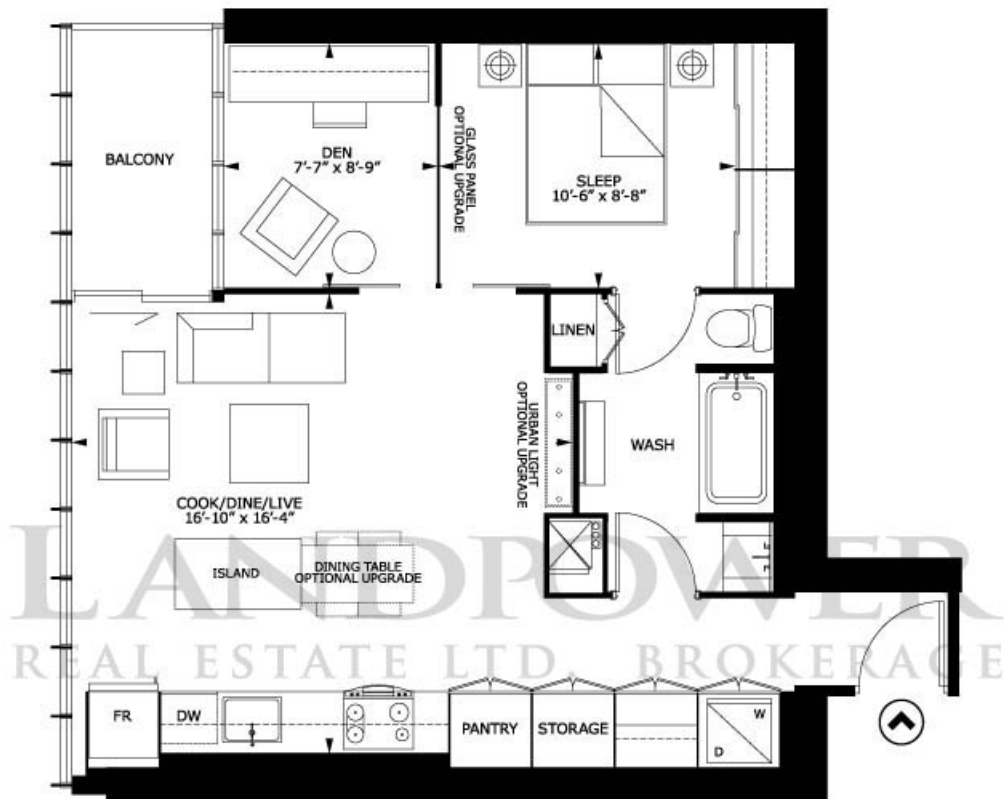
FLOORS 28 - 34



FLOORS 35 - 43



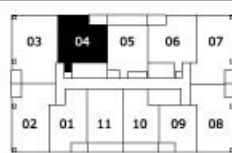
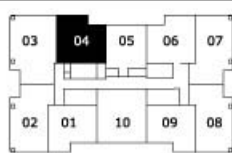
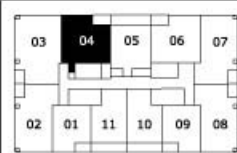
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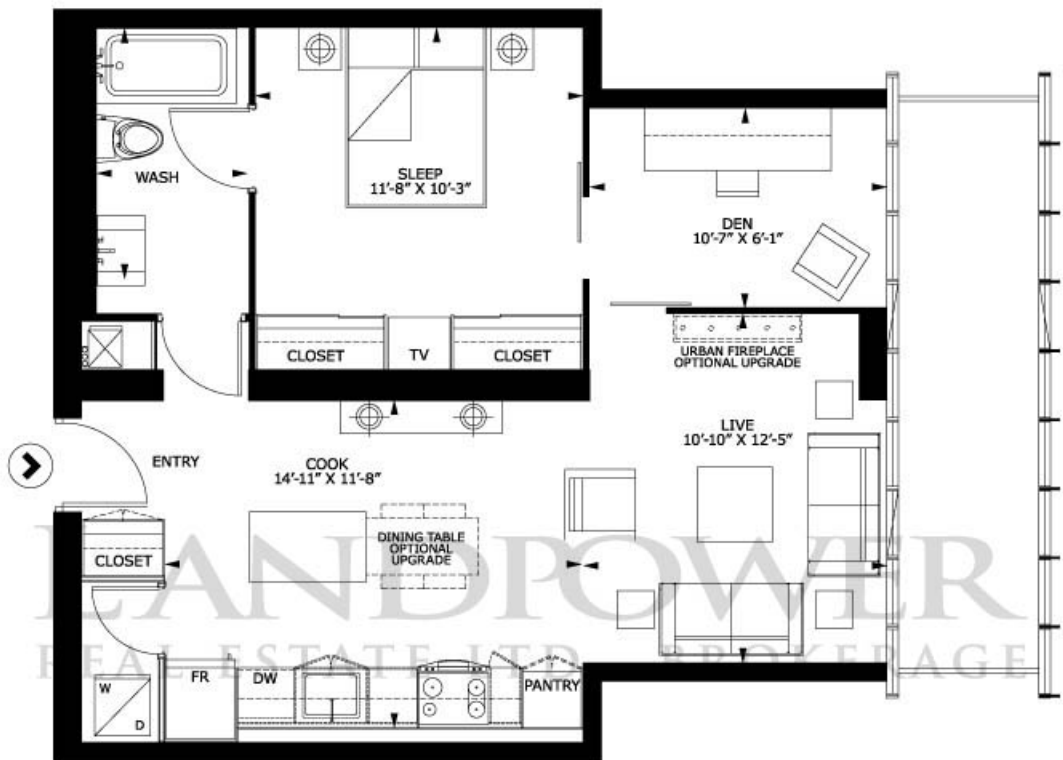
suite: BREUER

707 sqft

one bedroom + den



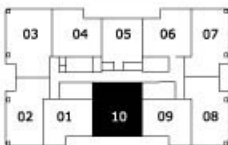
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suite: STIRLING

736 sqft

one bedroom + den



FLOORS 18 - 27

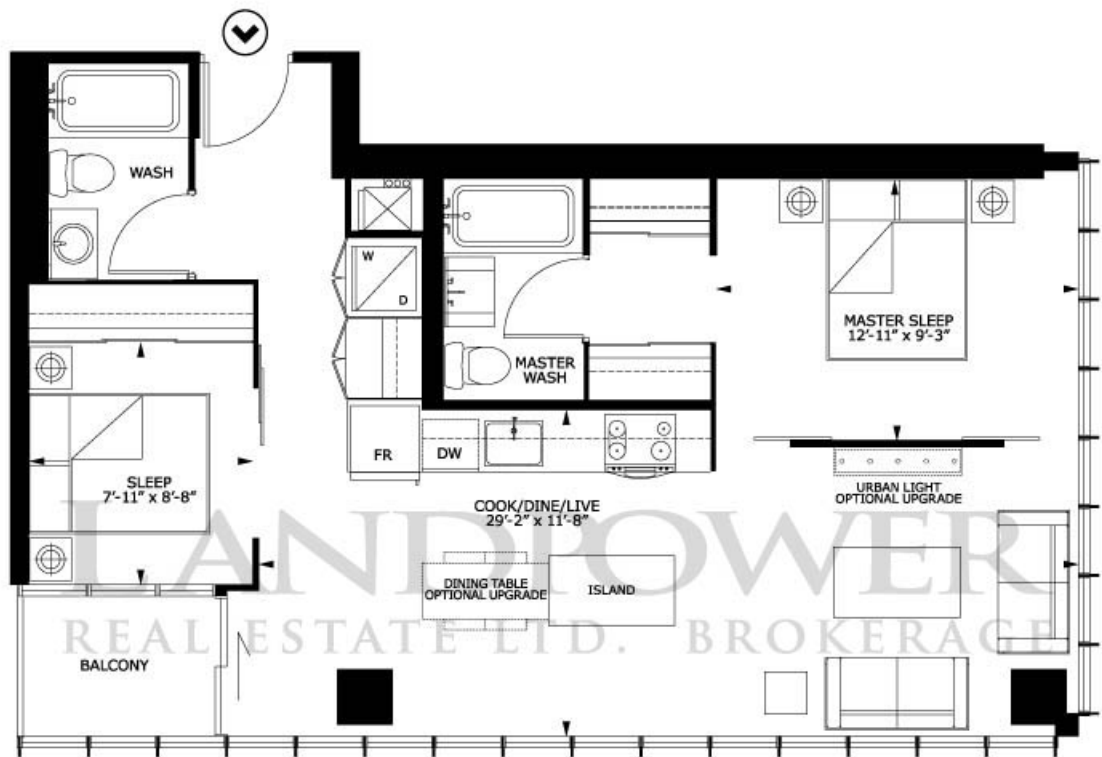


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TWO BEDROOM

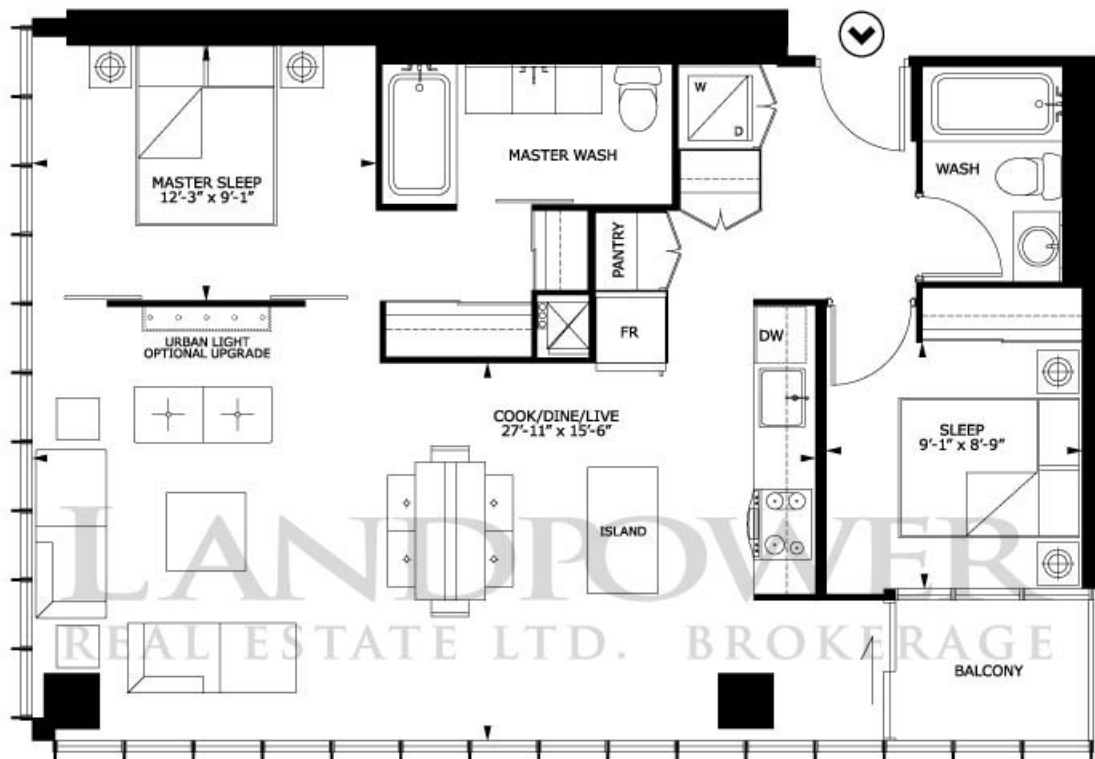
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suite: EAMES		803 sqft	two bedroom
FLOORS 4 - 17	FLOORS 18 - 27	FLOORS 28 - 34	FLOORS 35 - 43

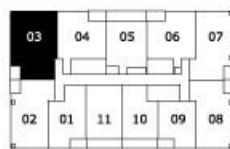
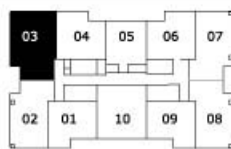
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suite: NEUTRA

935 sqft

two bedroom

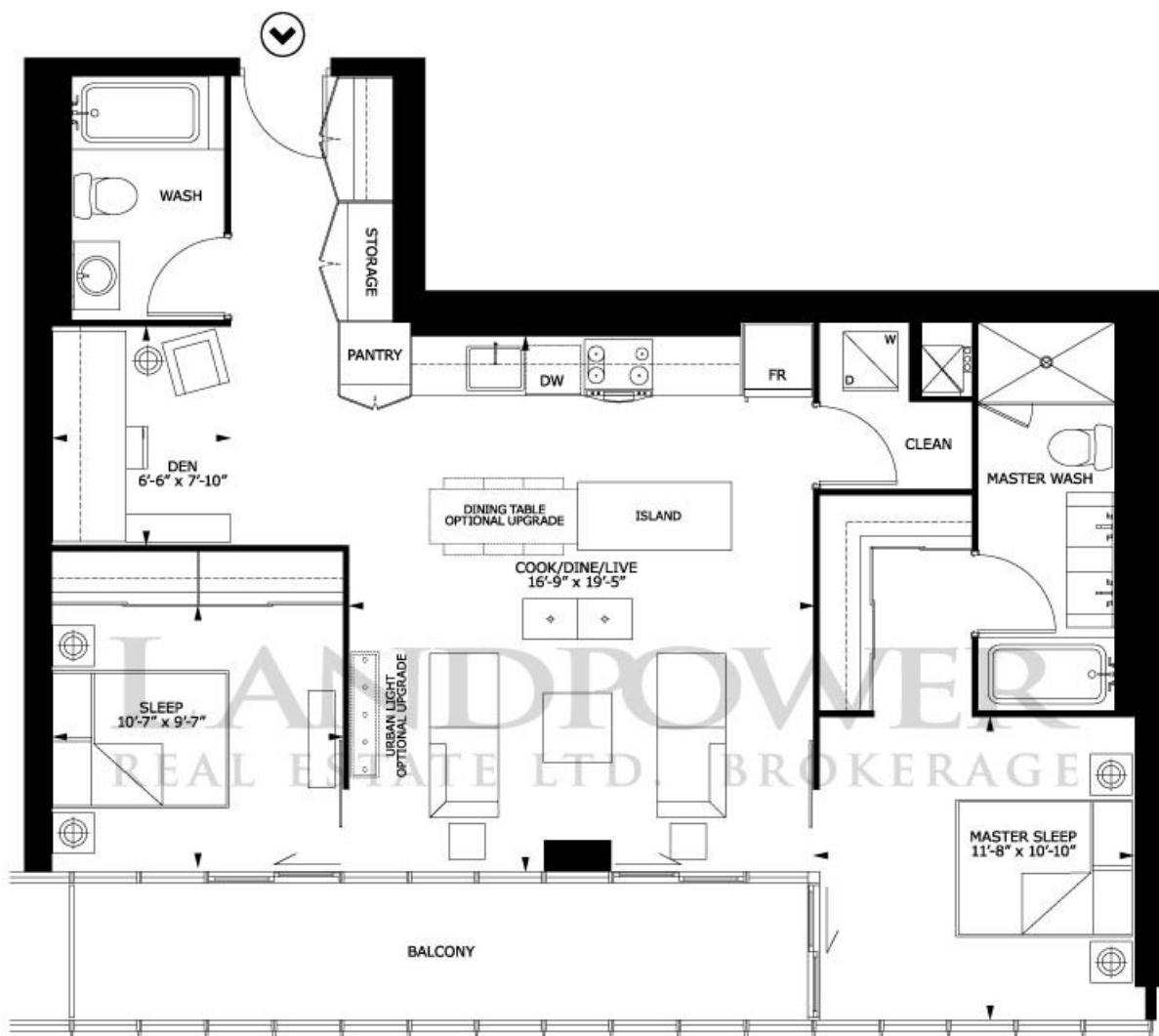


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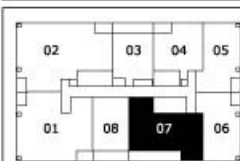
TWO BEDROOM + DEN

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suite: PEI 1063 sqft two bedroom + den



FLOORS 35 - 43



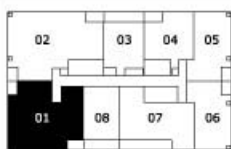
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suite: MIES

1451 sqft

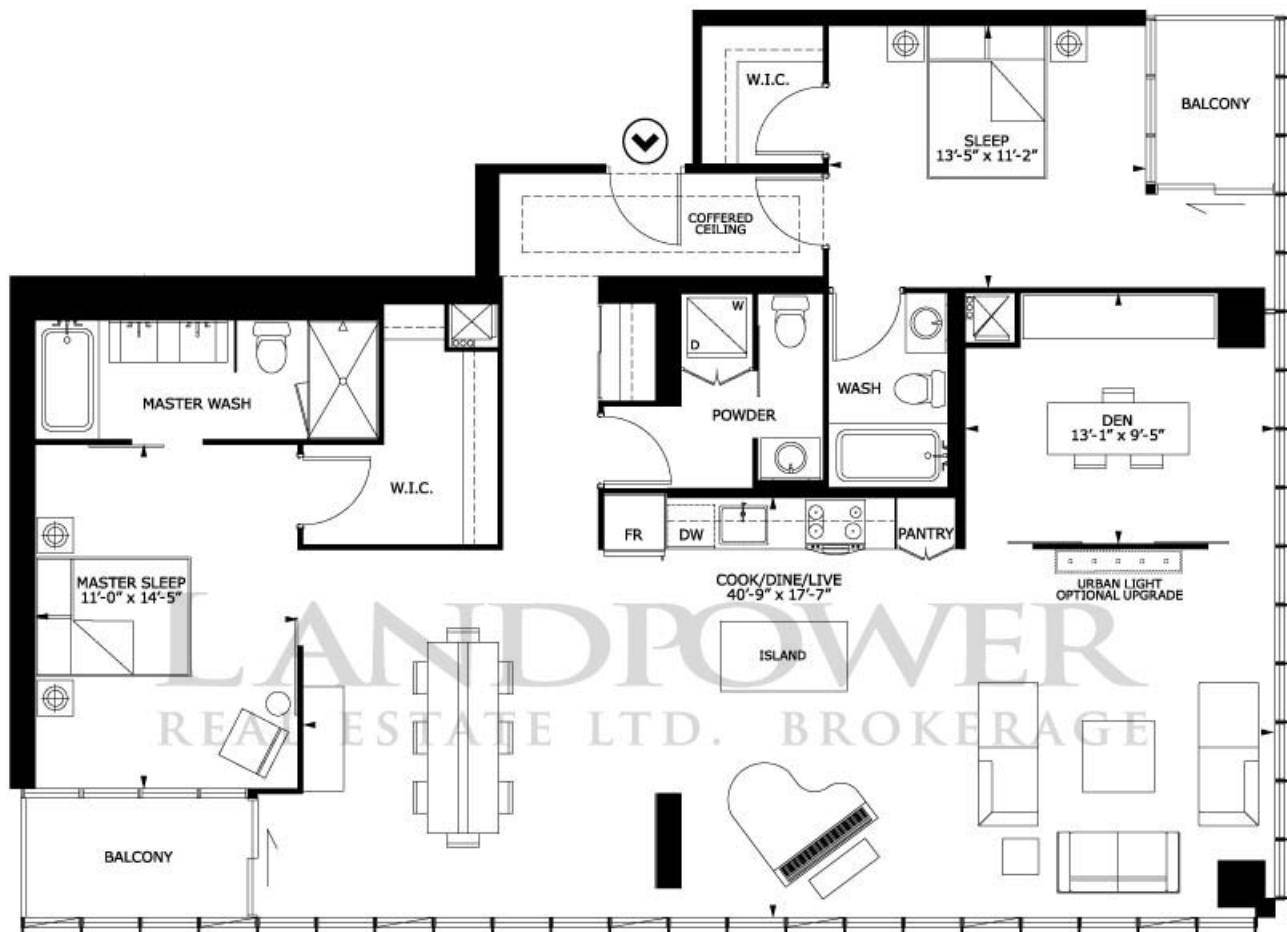
two bedroom + den



FLOORS 35 - 43



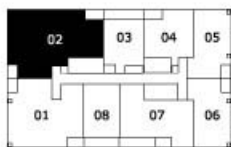
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suite: SCARPA

1660 sqft

two bedroom + den



FLOORS 35 - 43



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GREAT GULF  HOMES

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