



Condos at Bloor & Jarvis

New building

Brilliant architecture

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

X  
2

Inspired design

Awesome views



Brilliant architecture

LAND  
REAL ESTATE LTD



## The Core





# Features & Finishes

## The building

X2 is a dramatic 42-storey tower, at the southwest corner of Charles Street East and Jarvis Street, Toronto. The main entrance is on Charles Street East.

Breathtaking double-height lobby and extensive amenities designed by internationally-renowned interior design firm Cecconi Simone. Amenities will be located on the entire ninth floor and will include yoga / aerobic / pilates room, his and hers steam and change-rooms, cardio room, weight room, fitness training room, billiard room, kitchen / dining / bar lounge area, piano lounge, and pool side library / lounge. This floor opens onto a spectacular roof garden designed by acclaimed landscape architect Janet Rosenberg + Associates. This resort-in-the-city style area will include an outdoor swimming pool, seating, sunning areas and trees.

- 24 hour, 7 day a week concierge.
- 2 guest suites provided for residents' use.
- Resident superintendent 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. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts.
- Choice of designer-selected pre-finished engineered flooring in living/dining areas and foyer, as per builder's standard samples.
- Choice of 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.
- Satin chrome door handles and hardware.
- 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, as per plans.

## The kitchens

- Contemporary kitchen cabinetry custom designed by Cecconi Simone, in a variety of materials and colours, from builder's standard samples.
- Choice of granite or corian kitchen countertop, from builder's standard samples.
- Contemporary designed island / table combination by Cecconi Simone. Choice of granite or corian counter top on the 36" high island and choice of colour core laminate on fixed dining table (30" high).
- Porcelain tile 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 complete with pendants over island as per plans.
- Choice of pre-finished engineered flooring, from builder's standard samples.
- Stainless steel appliances including counter-depth refrigerator, self-cleaning range, built-in dishwasher and microwave, as per builder's standard samples.
- Integrated stainless steel hood fan, as per builder's standard samples.

## The bathrooms

(master bathroom or main bathroom in one bathroom suites)

- Choice of quality Cecconi Simone custom designed cabinetry in a variety of materials and colours, from builder's standard samples.
- Cecconi Simone custom designed corian sink with polished chrome wall mounted faucet.
- Mirror above vanity.
- Wall mounted lighting above vanity.
- Wall cabinet over toilet.
- Choice of porcelain floor tiles, from builder's standard samples.
- Soaker tub as per plans.
- Steel accessory package including towel bar and toilet paper holder, where applicable.
- Choice of full height porcelain wall tiles in tub/shower enclosure, from builder's standard samples.

- White plumbing fixtures.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub / shower.

## Second bathrooms

(in two bathroom suites)

- Choice of Cecconi Simone custom designed quality cabinetry in a variety of materials and colours, from builder's standard samples.
- Cecconi Simone custom designed corian sink with polished chrome wall mounted faucet.
- Mirror above vanity.
- Recessed ceiling lighting above vanity.
- Choice of porcelain floor tiles from builder's standard samples.
- Choice of full height porcelain wall tiles in shower enclosure, from builder's standard samples.
- Frameless glass shower enclosures, as per plans.
- White plumbing fixtures.
- Steel accessory package including towel bar and toilet paper holder, where applicable.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub and shower.

## 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 future security system.
- Pre-wired for cable TV and telephones as per plans.
- White "Decora" switches and outlets.

## The builders

Great Gulf Homes and Lifetime Developments are members 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.



## Agents' Sales Event Preview Pricing Wednesday, November 25, 2009 Only

MODEL	FLOOR	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW PRICES FROM:	AGENT PRICES FROM:
Grange	3 to 36	Studio	416 sq. ft.	North	\$204,990	\$199,990
Lancaster	3 to 36	Studio	463 sq. ft.	North	\$226,990	\$221,990
Baldwin	10 to 36	1 Bedroom	570 sq. ft.	East	\$272,990	\$267,990
Dirstein	3 to 36	1 Bedroom	596 sq. ft.	West	\$284,990	\$279,990
London	3 to 36	1 Bedroom + Den	642 sq. ft.	North	\$304,990	\$299,990
Hayes	3 to 36	1 Bedroom + Den	741sq. ft.	South	\$350,990	\$345,990
Hampton	3 to 36	2 Bedroom	803 sq. ft.	North East/North West	\$379,990	\$374,990
Fowler	3 to 36	2 Bedroom	908 sq. ft.	South East/South West	\$432,990	\$427,990

(Subject to availability). Premiums apply to floors and views.\*

### Suite Features

Ceiling heights of approximately 9 feet. Luxurious finishes include a choice of designer-selected pre-finished engineered flooring in living/dining areas, kitchen and foyer. Porcelain floor tiles in the bathroom. Contemporary kitchen cabinetry custom designed by internationally renowned interior design firm Cecconi Simone. Choice of granite or corian countertops. Stainless steel appliances including counter-depth refrigerator, self-cleaning range, built-in dishwasher and microwave. Stacked brand-name washer and dryer.

### Building Features

X2 is a dramatic 42-storey building featuring a double-height lobby designed by Cecconi Simone with 24/7 concierge service. "The Core" on the 9th floor will include yoga / aerobic / pilates room, his and hers steam and change rooms, cardio room, weight room, fitness training room, billiard room, kitchen / dining / bar lounge area, piano lounge and pool side library / lounge. This floor opens onto a spectacular roof garden designed by acclaimed landscape architect Janet Rosenberg + Associates. This area will include an outdoor swimming pool, seating, sunning area and trees. It will be like a resort in the city!

<p><b>Deposit Structure</b> \$3,000 with offer Balance of 5% in 30 days 5% in 60 days 5% in 180 days 5% on occupancy</p> <p><b>Occupancy</b> Tentative Occupancy Date: November 15, 2013</p> <p><b>Taxes</b> Estimated at approximately .85% of purchase price as per the 2009 City of Toronto Tax rate</p> <p>All prices quoted include HST</p>	<p><b>Maintenance</b> \$0.47 per square foot Hydro metered separately Parking Maintenance fee - \$40.00/ month Locker Maintenance fee-\$10.00/month</p> <p><b>Parking</b> \$37,500 per parking space Parking is available for all 1 Bedroom + Den suites and larger. Some exceptions may apply.*</p> <p><b>Locker</b> \$3,950 per locker</p>
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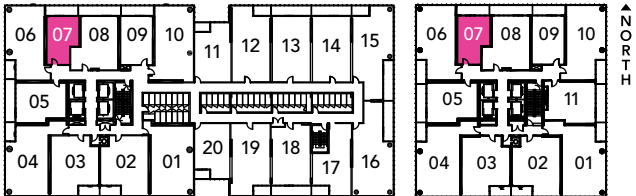
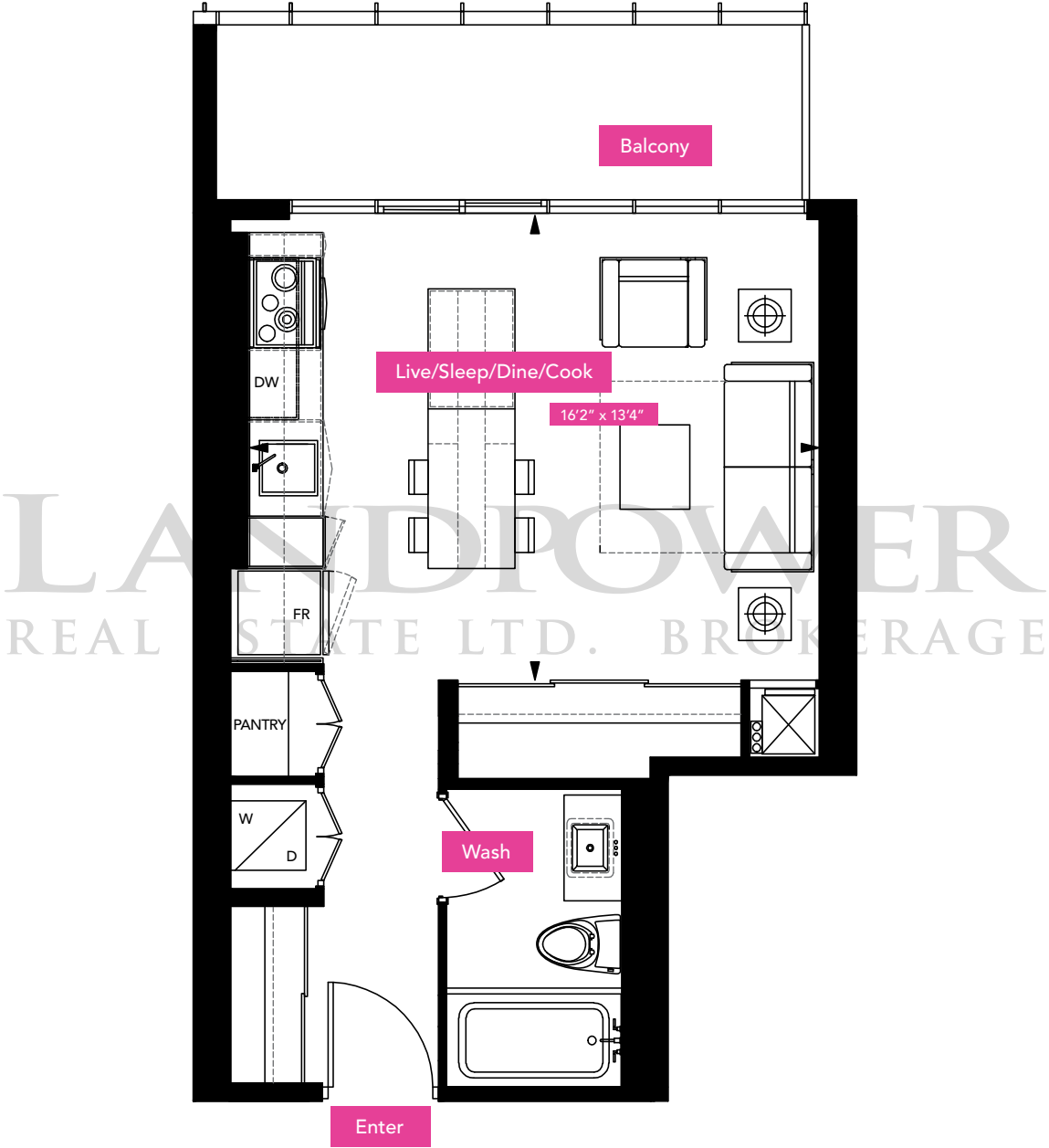
All prices, figures and materials are preliminary and are subject to change without notice E. &O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. October 30, 2009

\*Please see a Sales Representative for details. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

Phone Number: 416-927-0080 Fax : 416-924-5321 [www.bakerrealtypartners.com/x2condos](http://www.bakerrealtypartners.com/x2condos)

# The Grange

Interior 416 Square Feet | Balcony 85 Square Feet | Studio



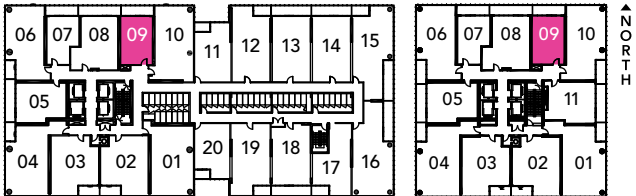
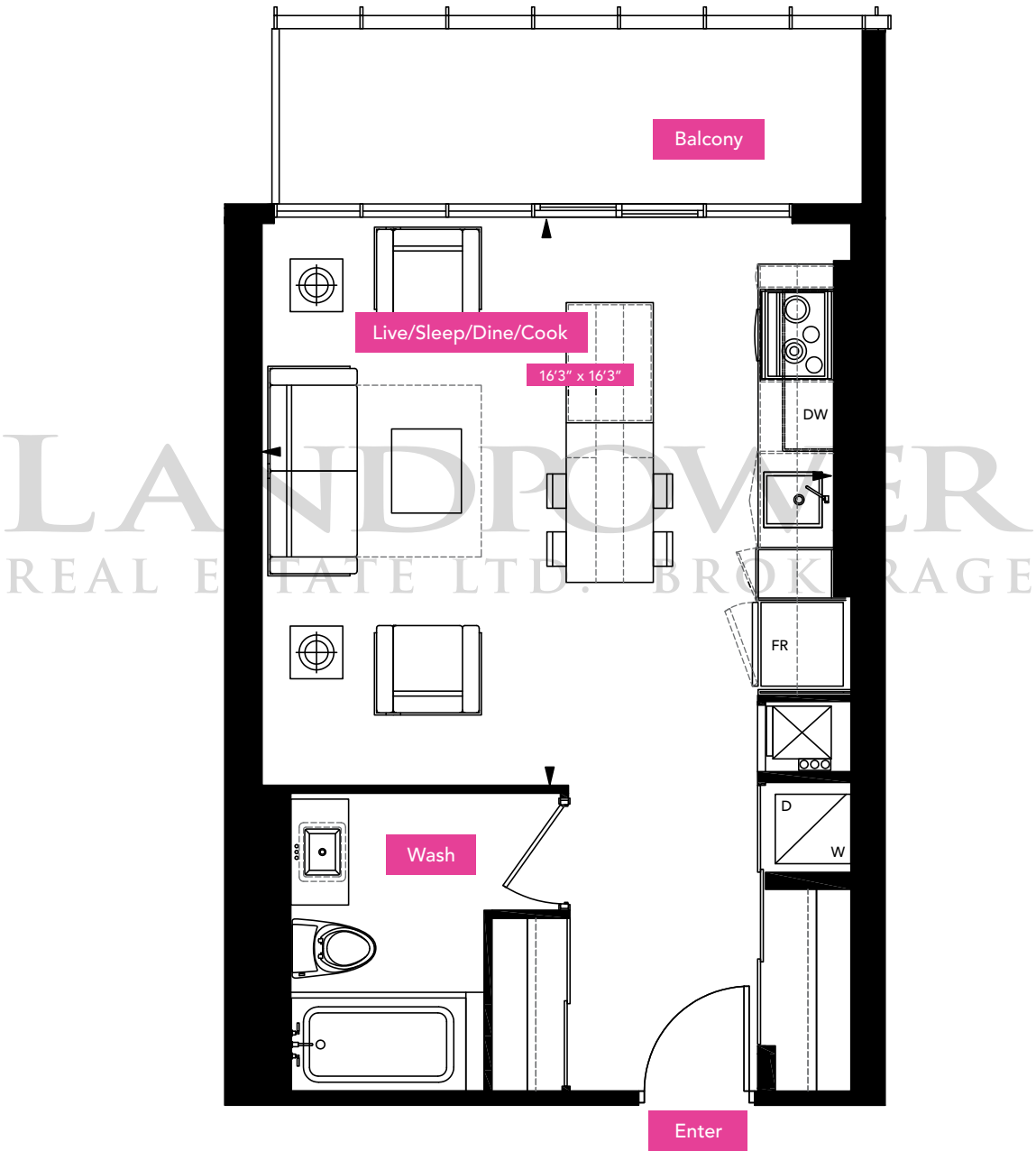
Floors 3-7

Floors 10-49

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.

# The Lancaster

Interior 463 Square Feet | Balcony 85 Square Feet | Studio



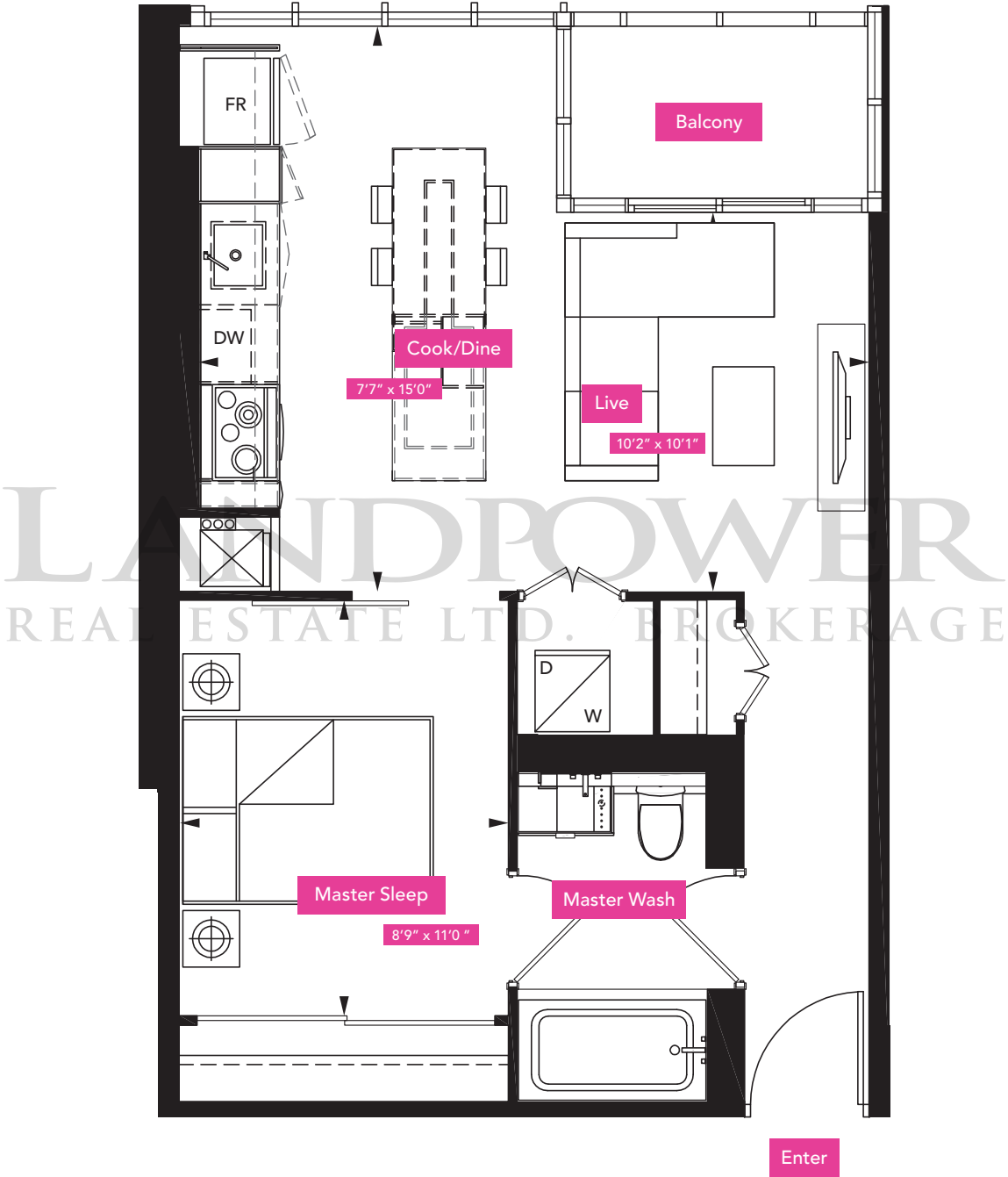
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Floors 10-49

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# The Johnson

Interior 523 Square Feet | Balcony 30 Square Feet | One Bedroom



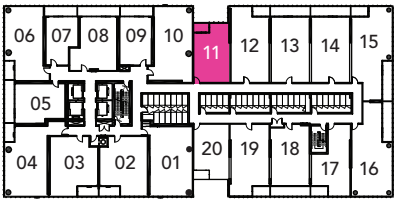
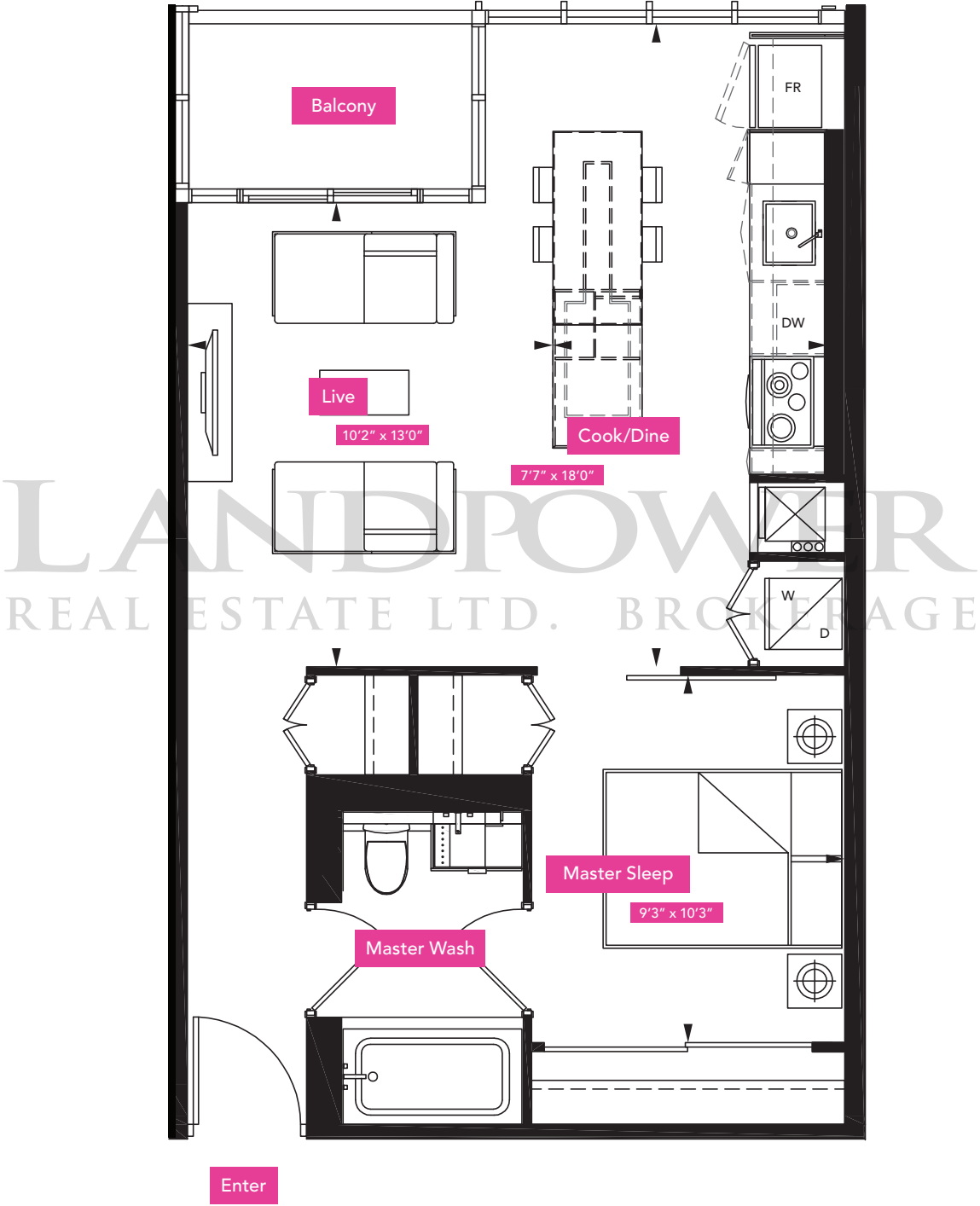
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# The Draper

Interior 564 Square Feet | Balcony 30 Square Feet | One Bedroom

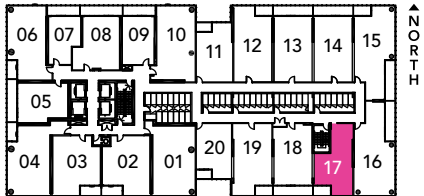
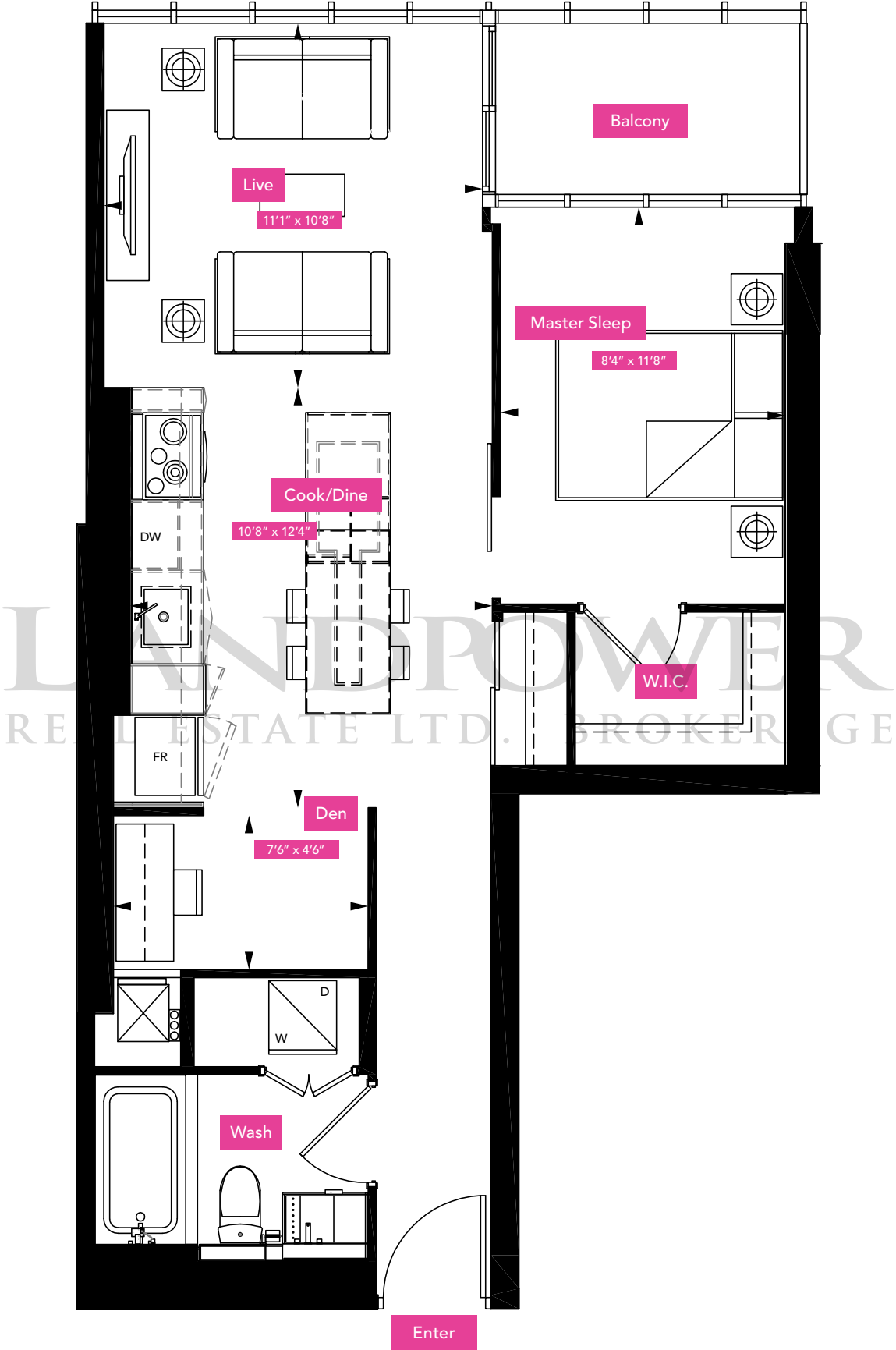


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# The Hagan

Interior 624 Square Feet | Balcony 40 Square Feet | One Bedroom + Den



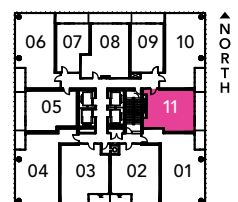
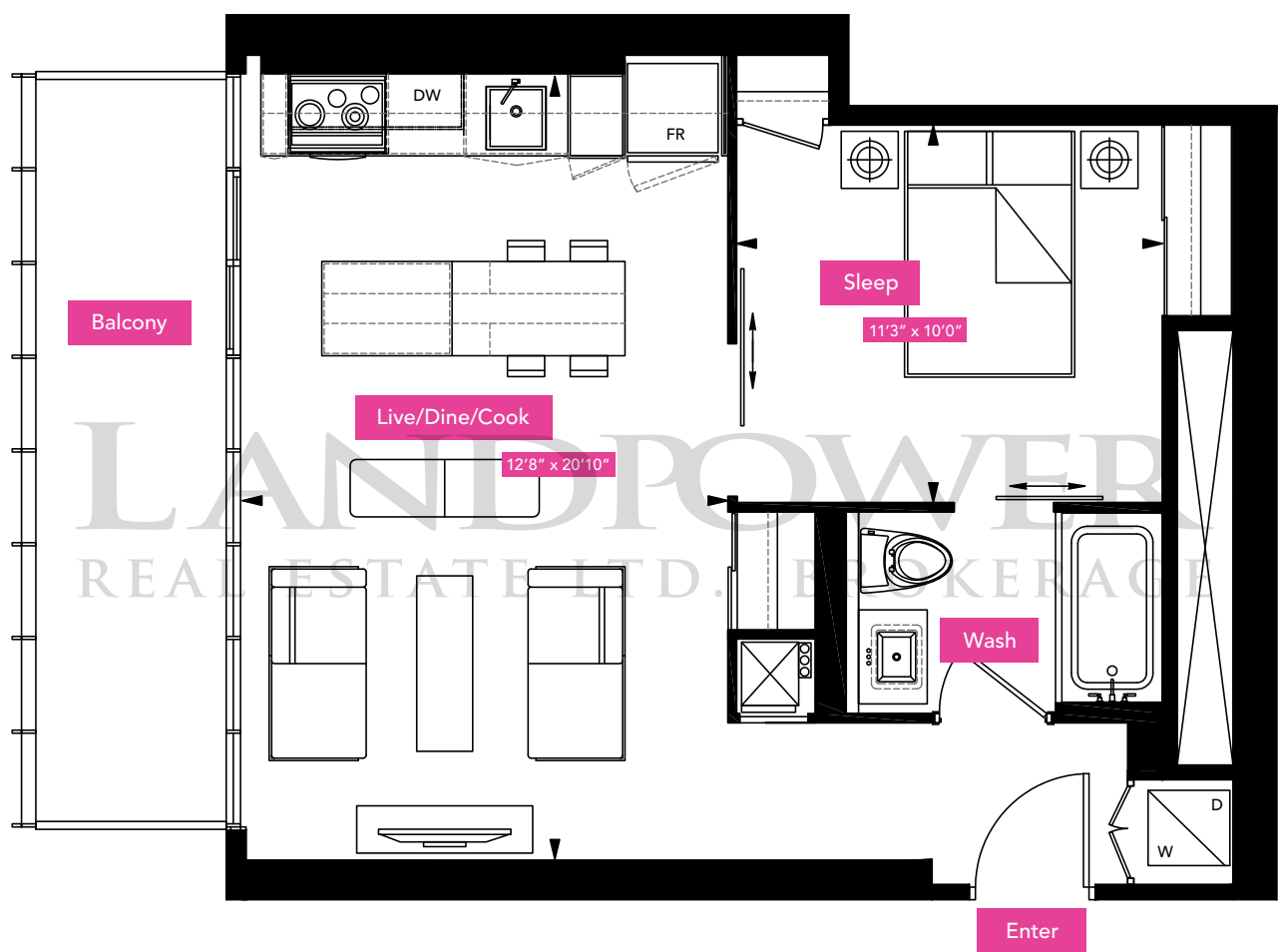
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# The Baldwin

Interior 570 Square Feet | Balcony 112 Square Feet | One Bedroom

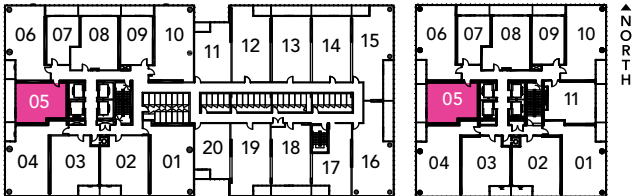
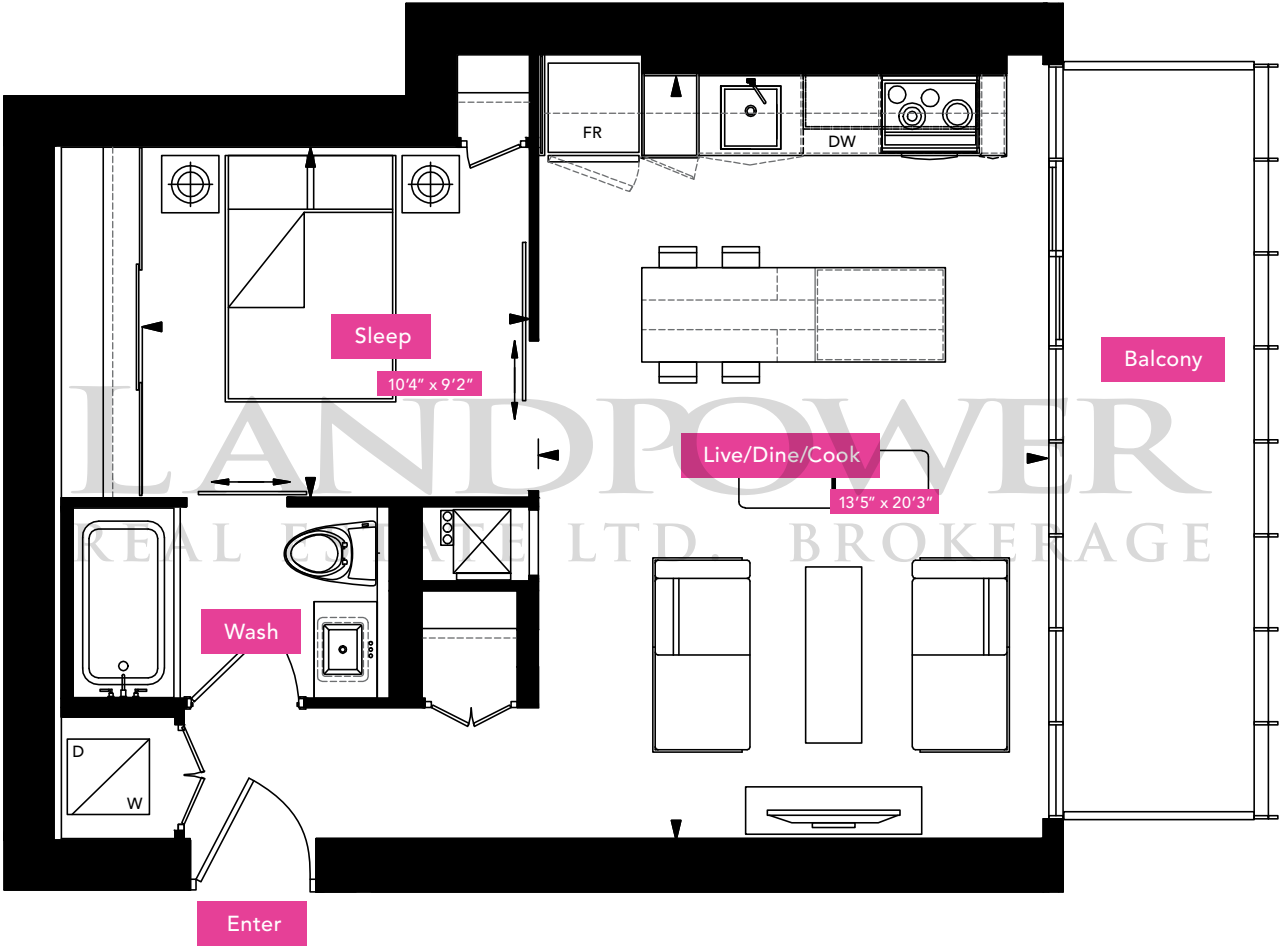


Floors 10-49

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# The Dirstein

Interior 596 Square Feet | Balcony 112 Square Feet | One Bedroom



Floors 3-7

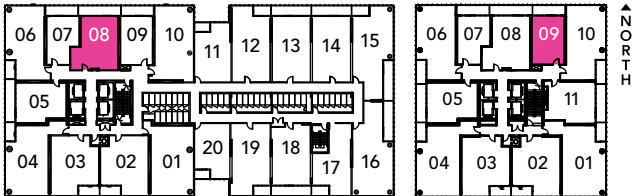
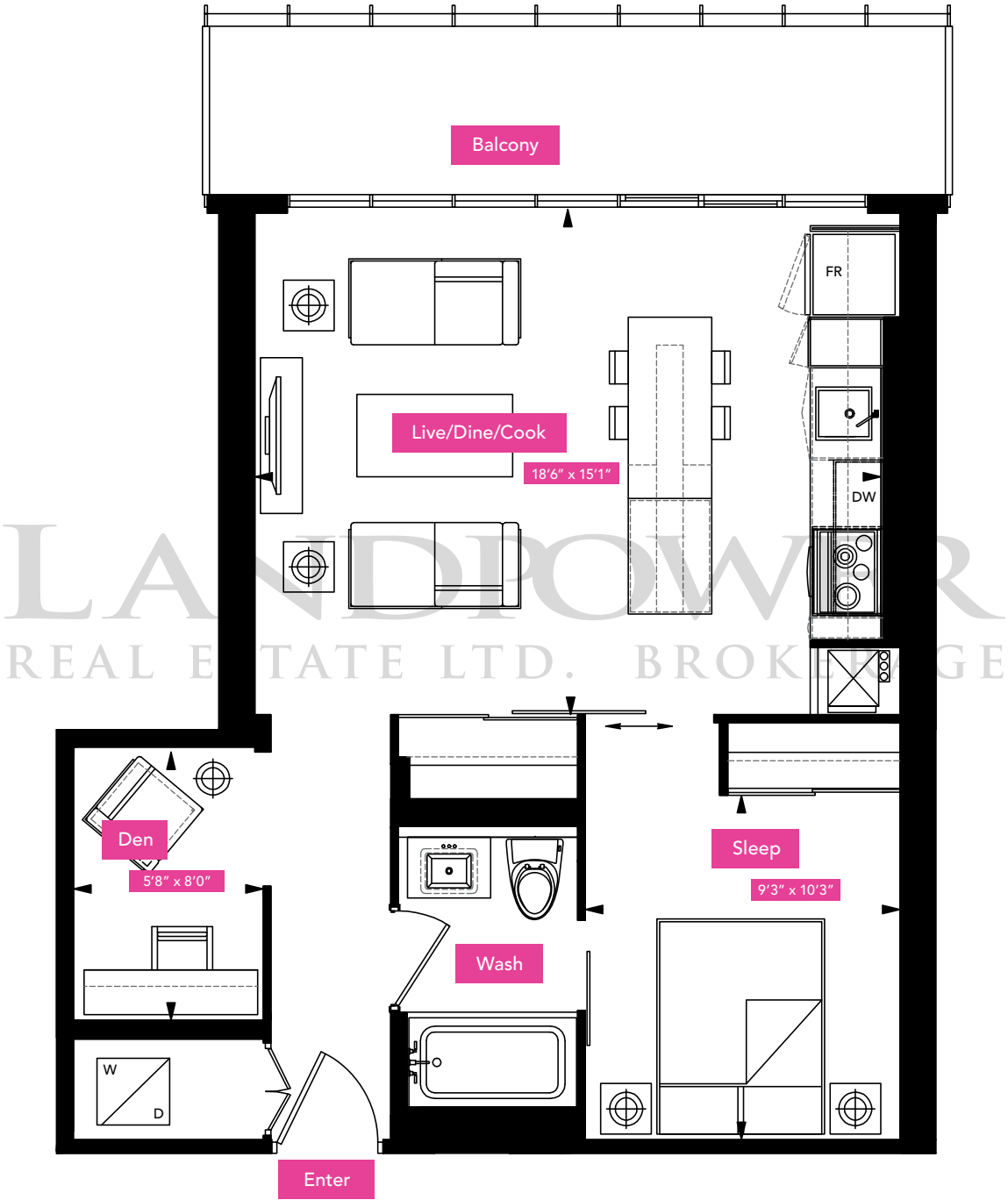
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# The London

Interior 642 Square Feet | Balcony 111 Square Feet | One Bedroom + Den



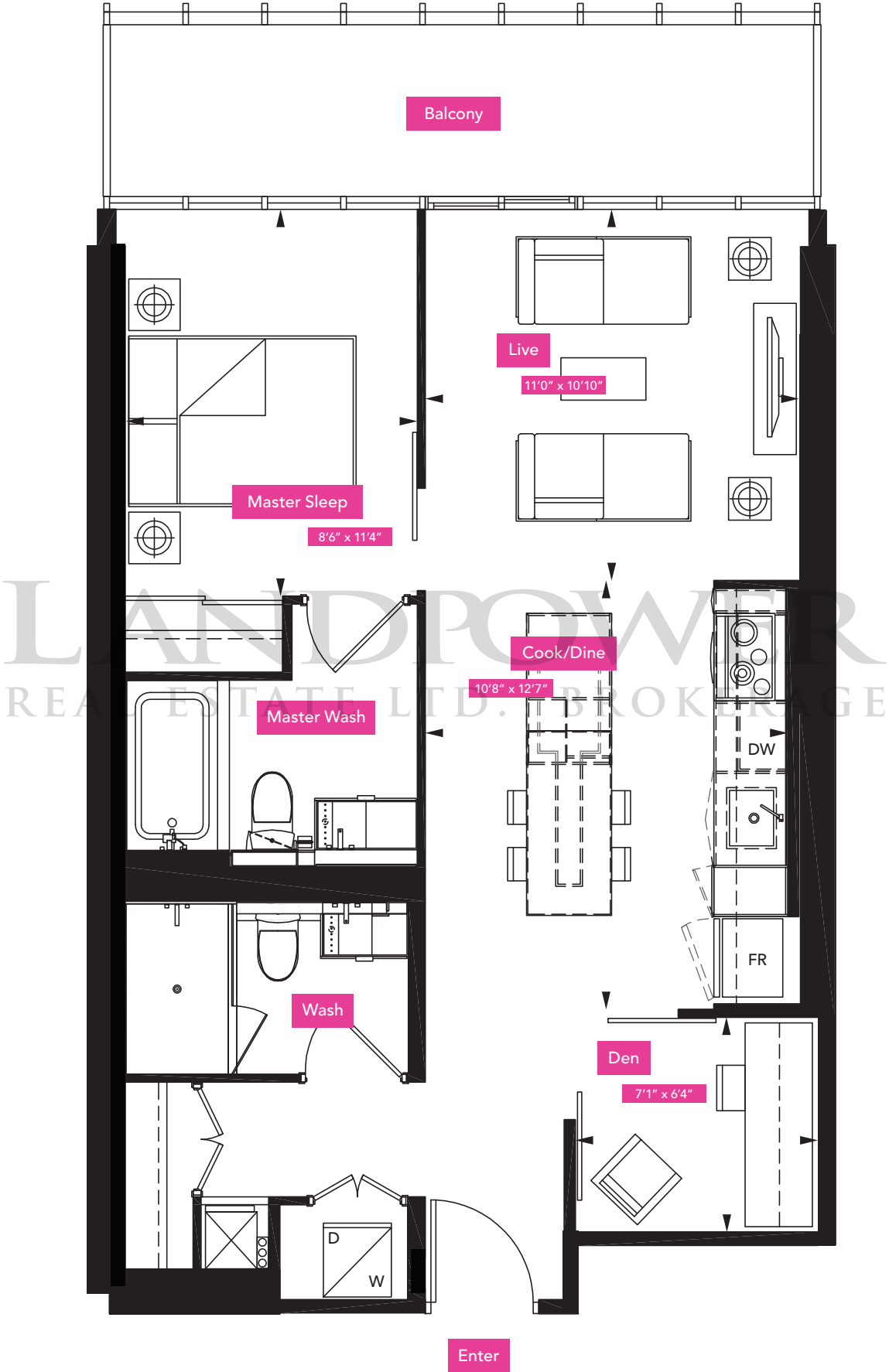
Floors 3-7

Floors 10-49

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# The Hempel

Interior 672 Square Feet | Balcony 95 Square Feet | One Bedroom + Den



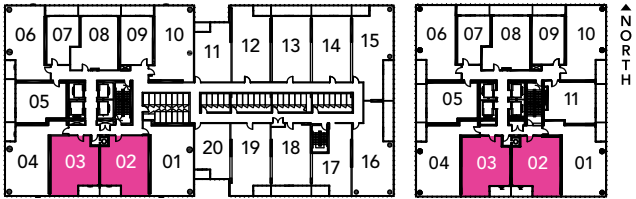
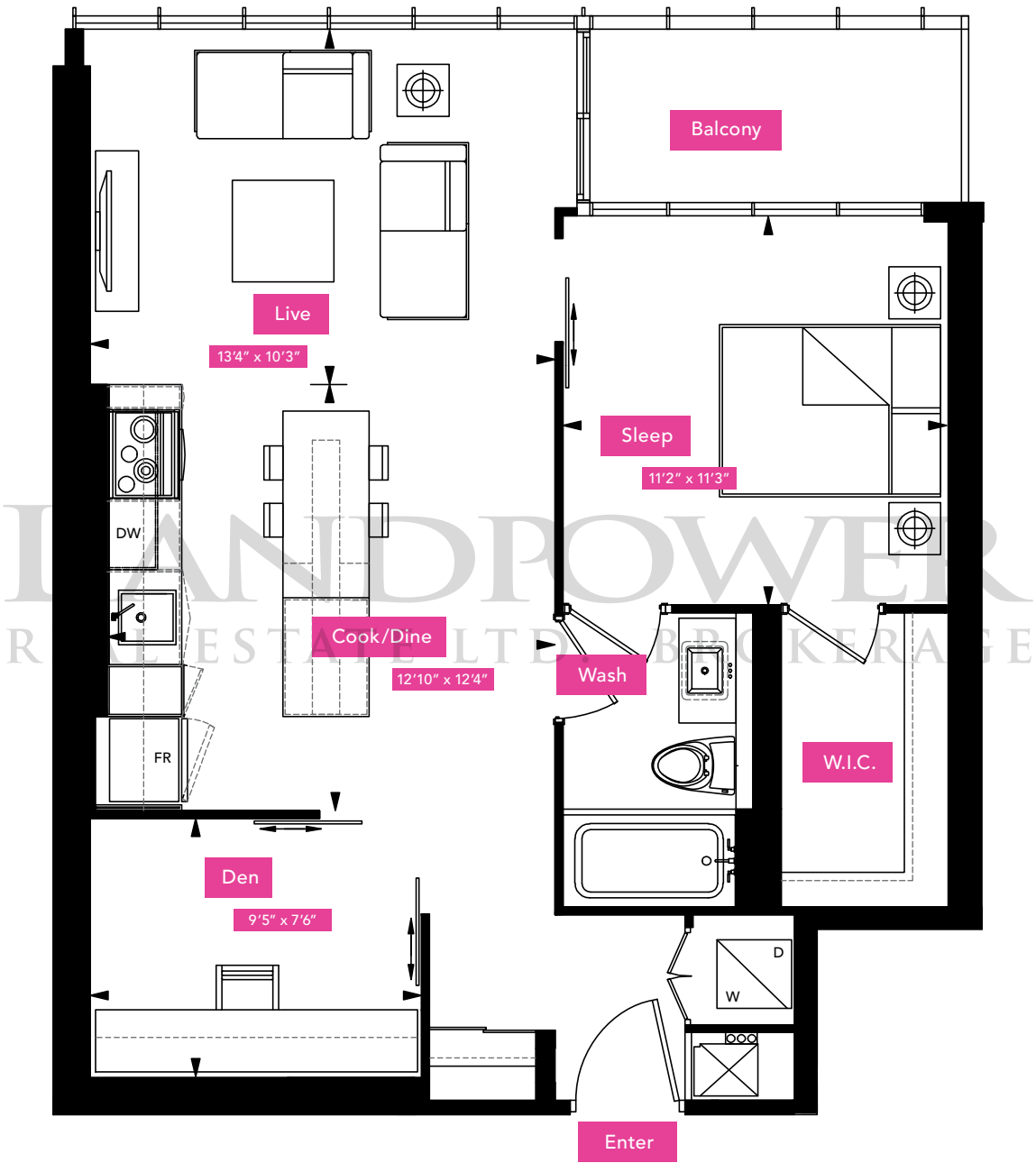
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# The Hayes

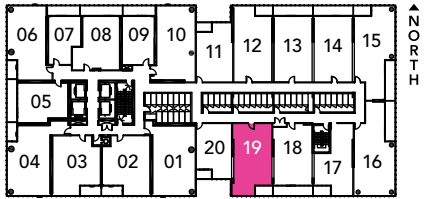
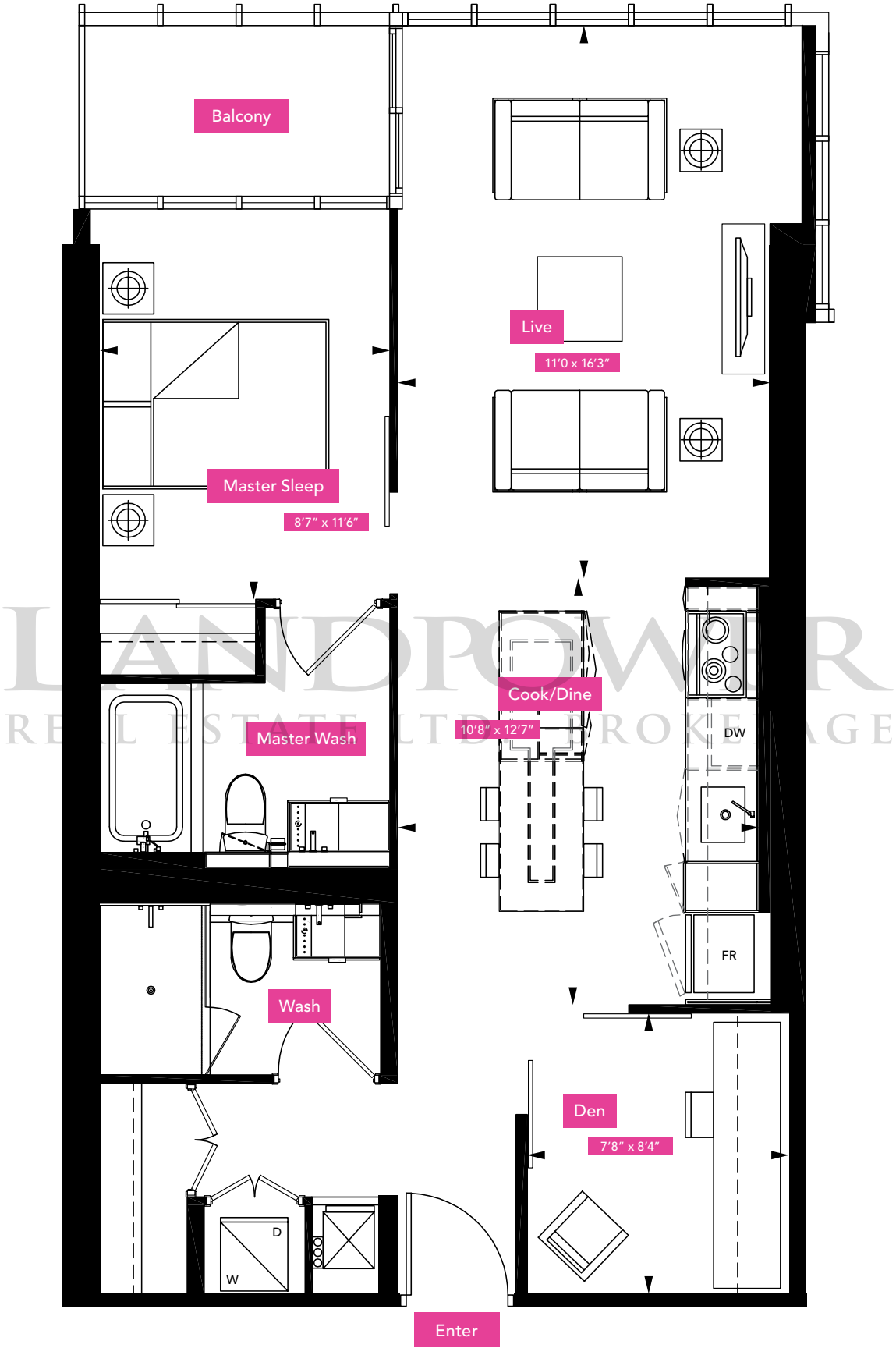
Interior 741 Square Feet | Balcony 55 Square Feet | One Bedroom + Den



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# The Molyneux

Interior 757 Square Feet | Balcony 40 Square Feet | One Bedroom + Den



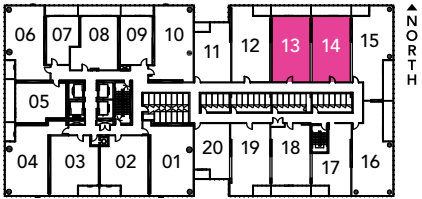
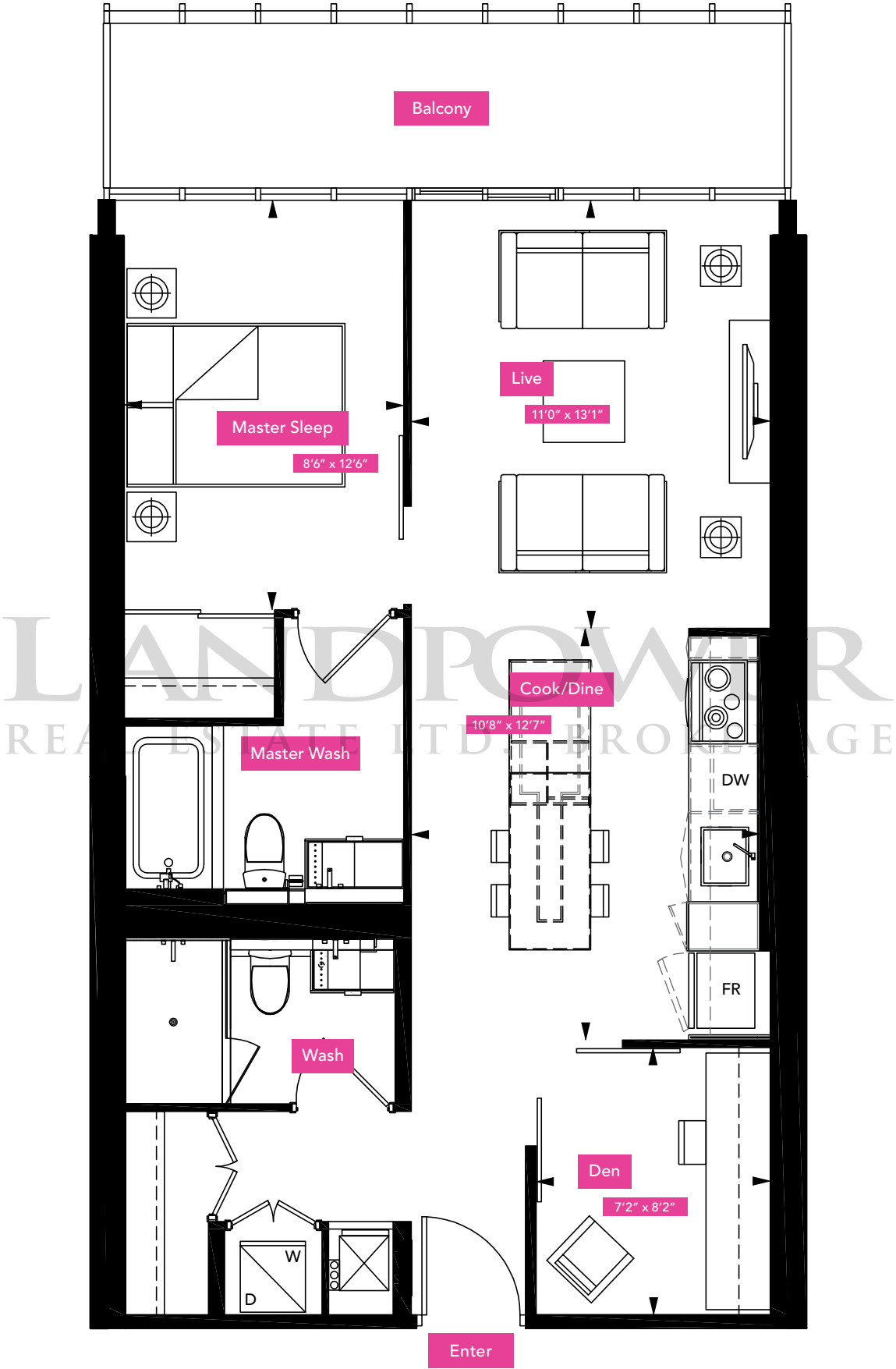
Floors 3-7

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# The Churchill

Interior 726 Square Feet | Balcony 95 Square Feet | One Bedroom + Den

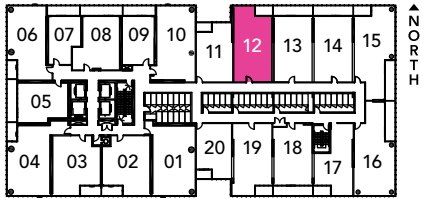
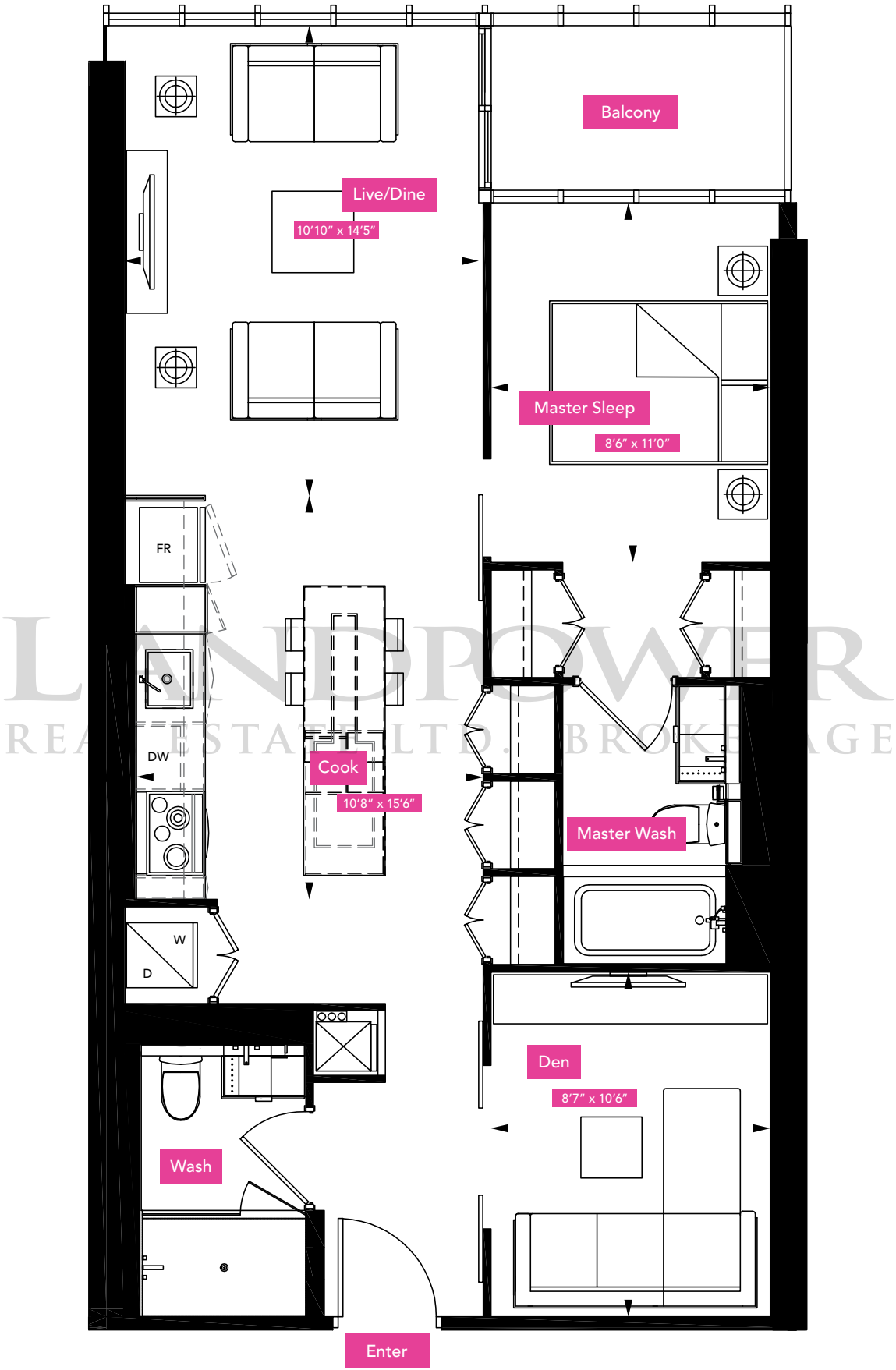


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# The Haslam

Interior 800 Square Feet | Balcony 40 Square Feet | One Bedroom + Den

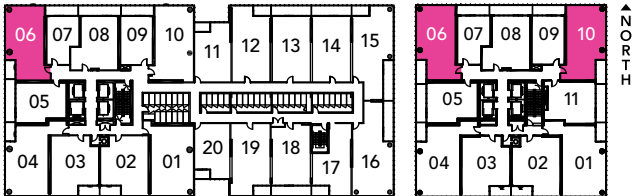
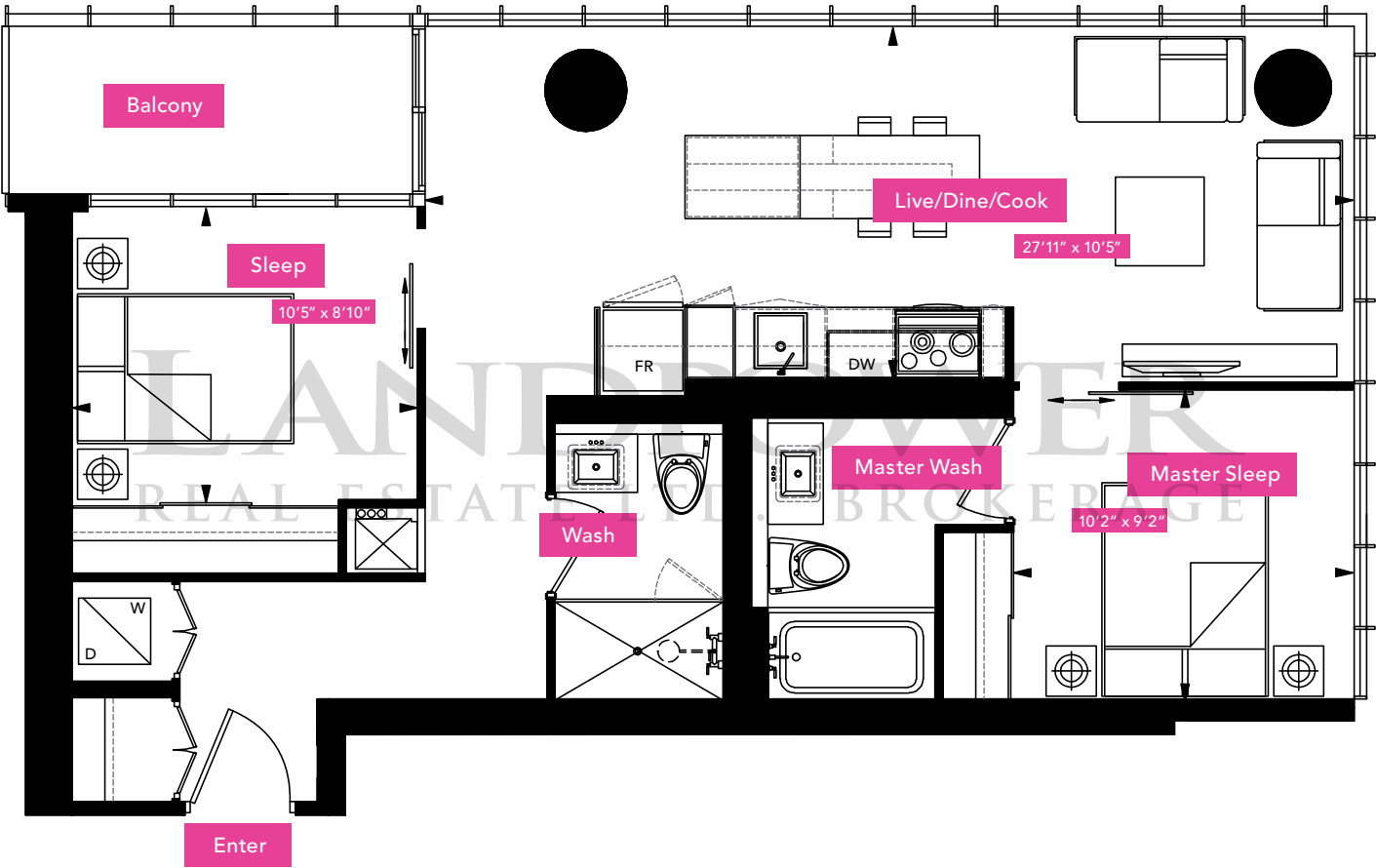


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# The Hampton

Interior 803 Square Feet | Balcony 50 Square Feet | Two Bedroom



Floors 3-7

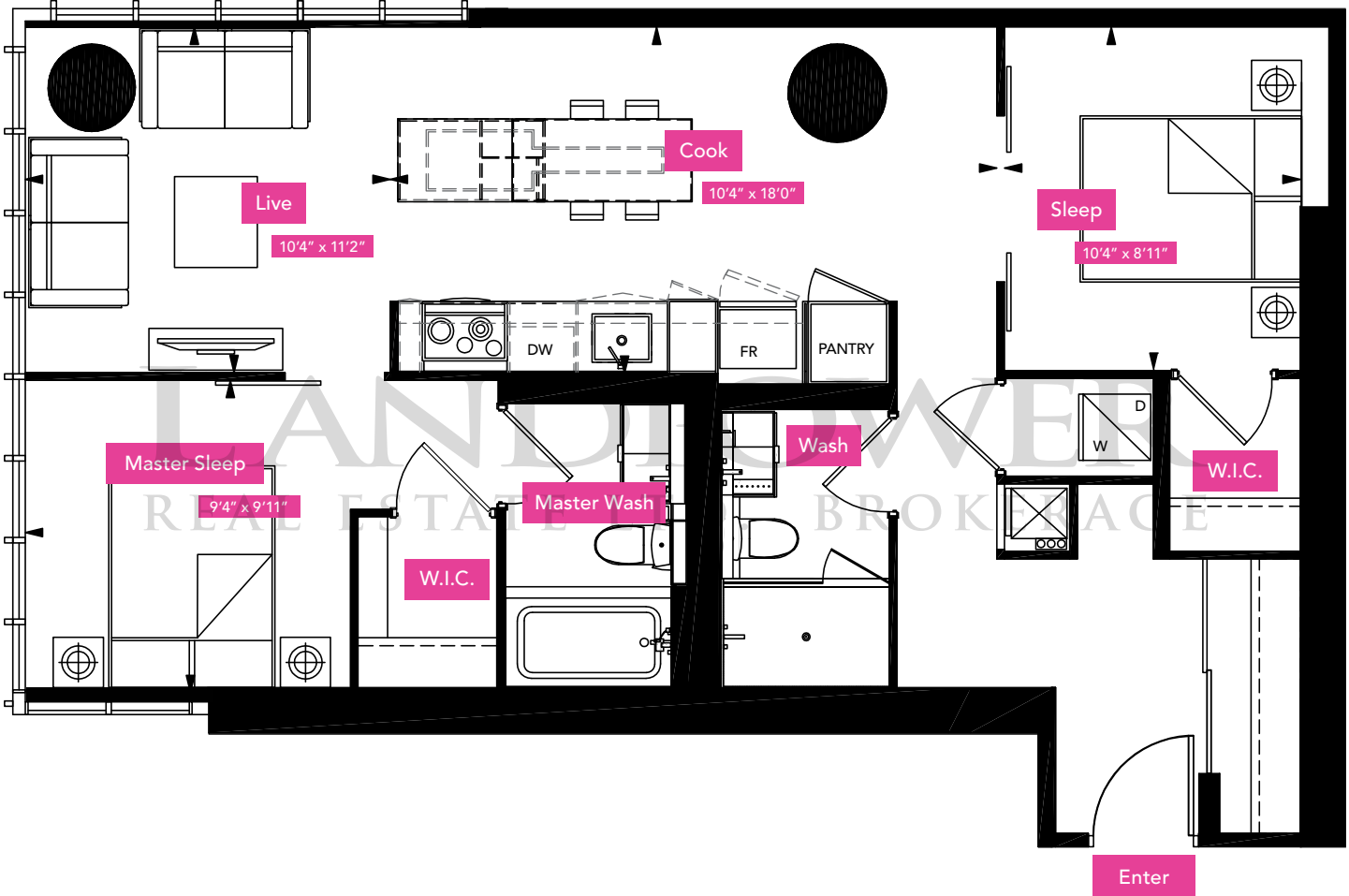
Floors 10-49

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# The Montoya

Interior 871 Square Feet | Two Bedroom

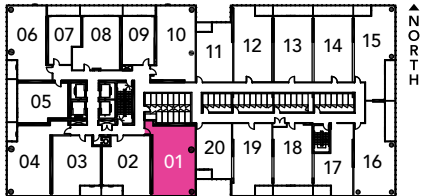


Floors 3-7

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# The Manuel

Interior 912 Square Feet | Two Bedroom

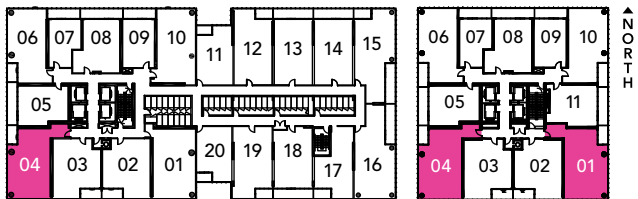


Floors 3-7

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# The Fowler

Interior 908 Square Feet | Balcony 50 Square Feet | Two Bedroom



Floors 3-7

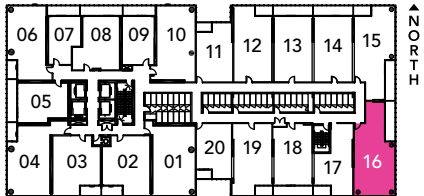
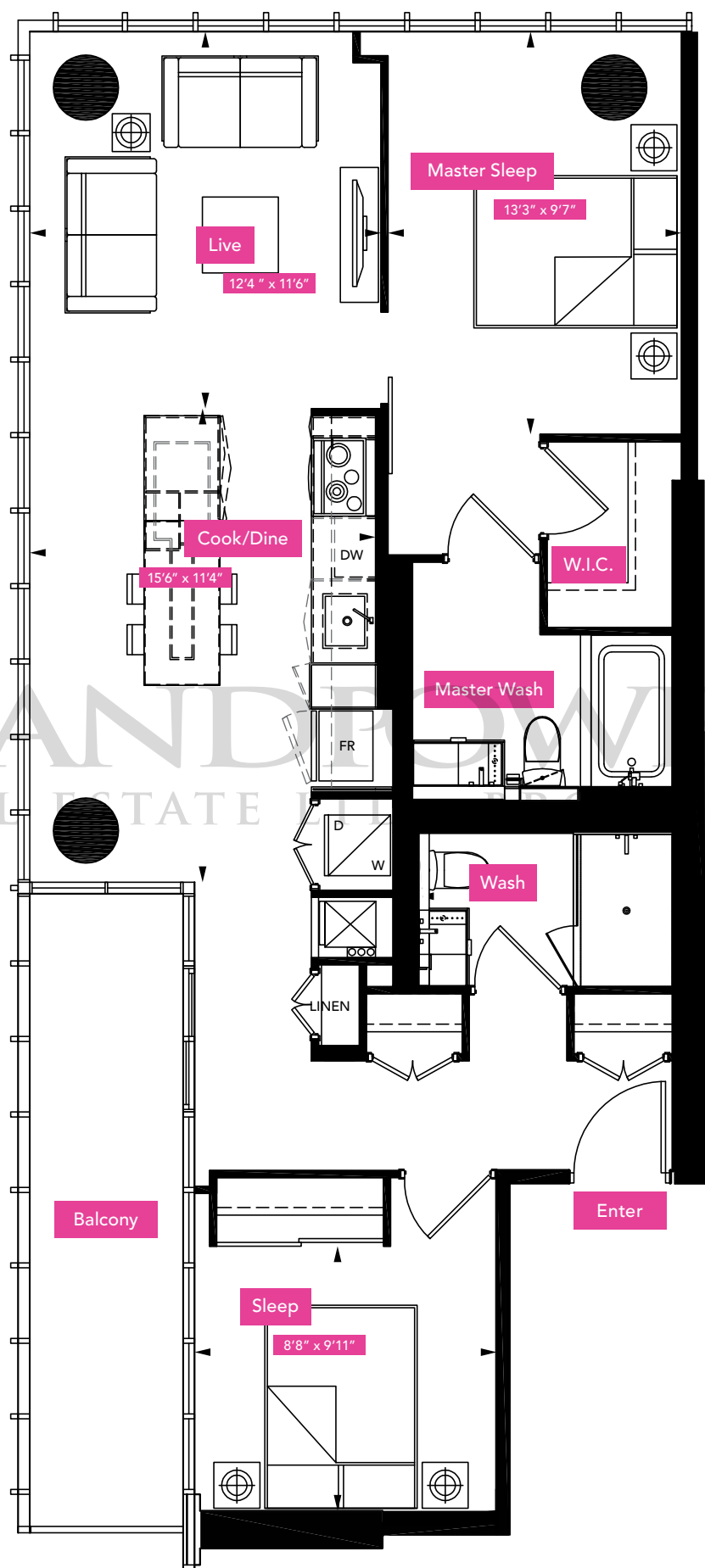
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# The Putman

Interior 913 Square Feet | Balcony 95 Square Feet | Two Bedroom

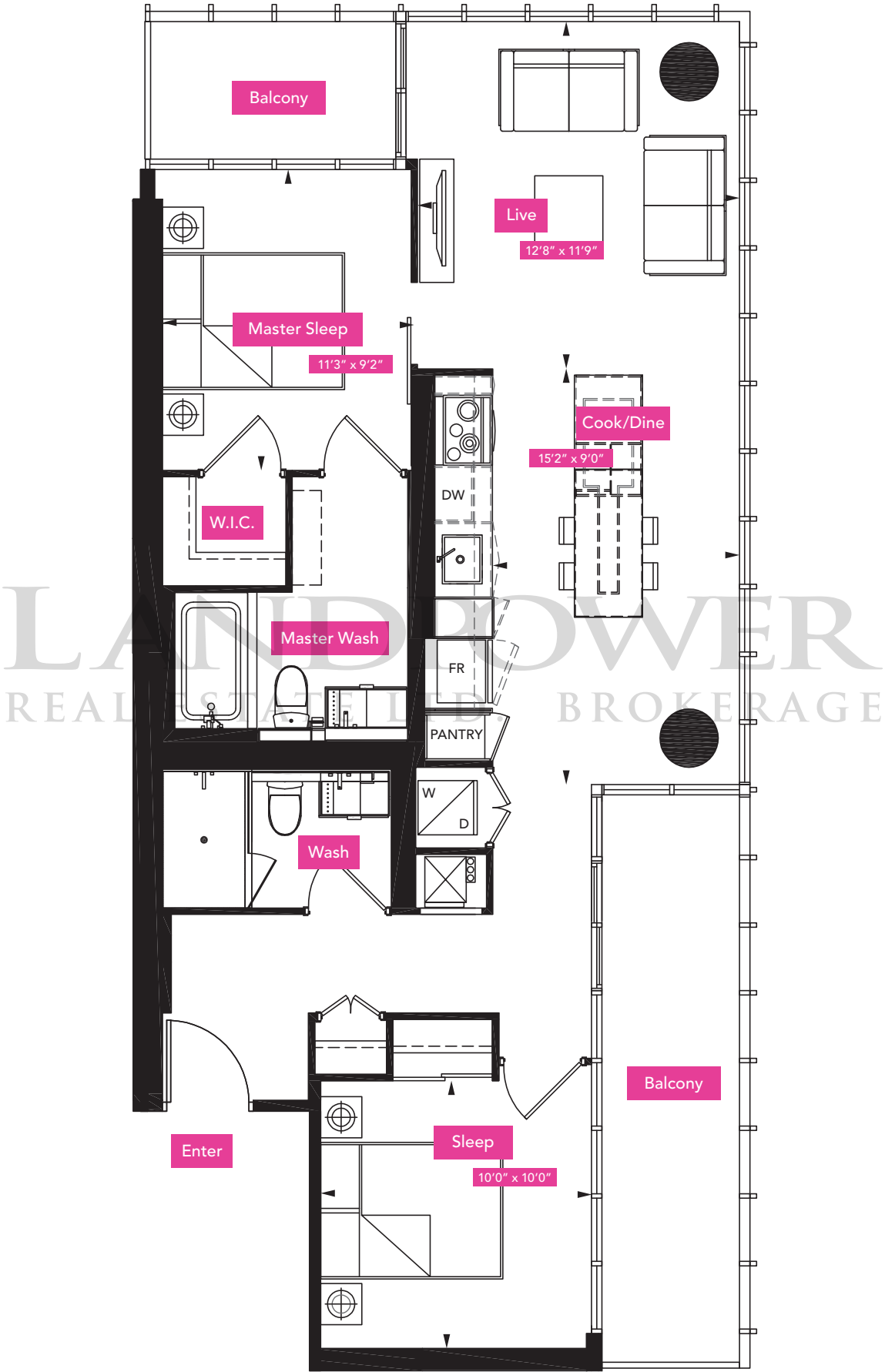


Floors 3-7

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# The Duquette

Interior 876 Square Feet | Balcony 40 + 95 Square Feet | Two Bedroom



Floors 3-7

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# LANDPOWER

REAL ESTATE LTD. BROKERAGE

Sales Centre  
99 Charles Street East 416 927 0080



**GREAT GULF HOMES**

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Prices and specifications subject to change without notice. E. + O. E. Illustrations are artist's impression.

x2condos.com