

159 \$WW+ TOR

1 5 9
S W +
T O R

DEFINING THE DISTRICT.

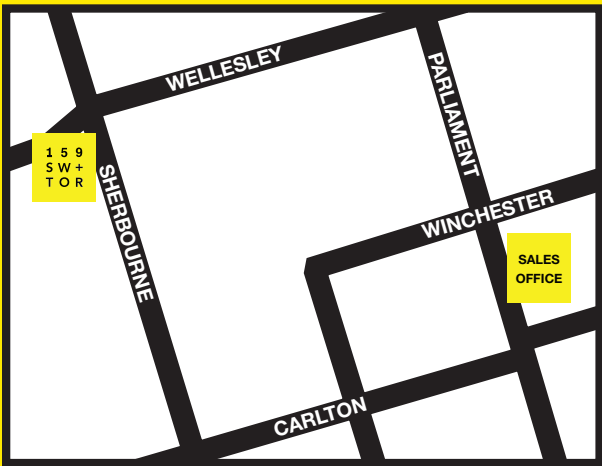
Alterra

BUILDING FEATURES

- Conveniently located with only a short walk to both the Yonge Line and Bloor Line subway stations
- On-site car-share program
- High speed internet service with advanced Wi-Fi modem included in all suites plus Wi-Fi access throughout select amenity areas
- 24 hour staffed concierge
- Pet Wash Station conveniently located at secondary ground floor building entry
- Bicycle Parking Room and Equipped Bicycle Repair Area with direct elevator access from ground floor
- Three Amenity floor levels each with a distinctive purpose
 - Fully appointed Indoor Fitness Studio with Yoga Room and Zen inspired Sauna
 - Wrap around 360 degree Outdoor Running Track above the podium with Outdoor Fitness Equipment Park
 - BBQ area with Outdoor Dining and Lounging Area, and two individual Party Rooms
 - Lounge style Games Zone complete with Billiards, Foosball and Ping-Pong Areas
 - Student Zone complete with Study Rooms, Library Area, Plug in Wi-Fi Lounge and Conference Area

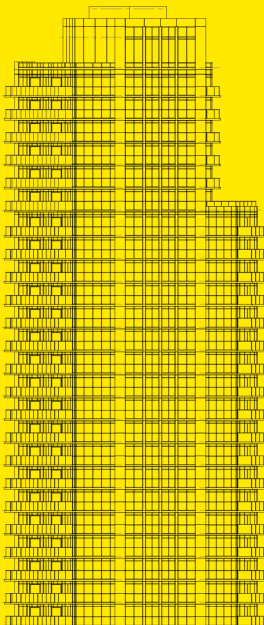
SUITE FEATURES

- Custom-Designed Modern European style cabinetry with integrated fridge and dishwasher
- Interior kitchen cabinetry finish to match exterior wood grain finish
- Upgraded kitchen soft close door and drawer system
- Integrated LED under-cabinet lighting system in kitchen
- Wide single plank designer selected laminate flooring throughout suite less tiled areas
- Modern high gloss floating vanity cabinets with integrated open towel shelf below
- Smooth ceilings in all areas
- Floor to ceiling thermally insulated energy efficient windows
- For improved indoor air quality and energy savings an in-suite energy recovery ventilation system is provided



TEL 416.323.1500
INFO@159SW.COM
159SW.COM

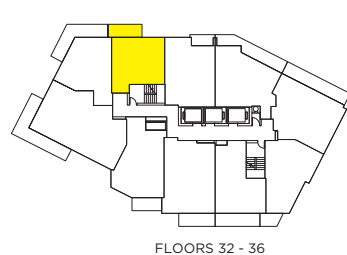
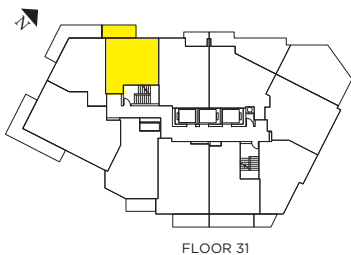
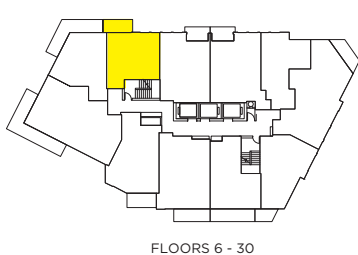
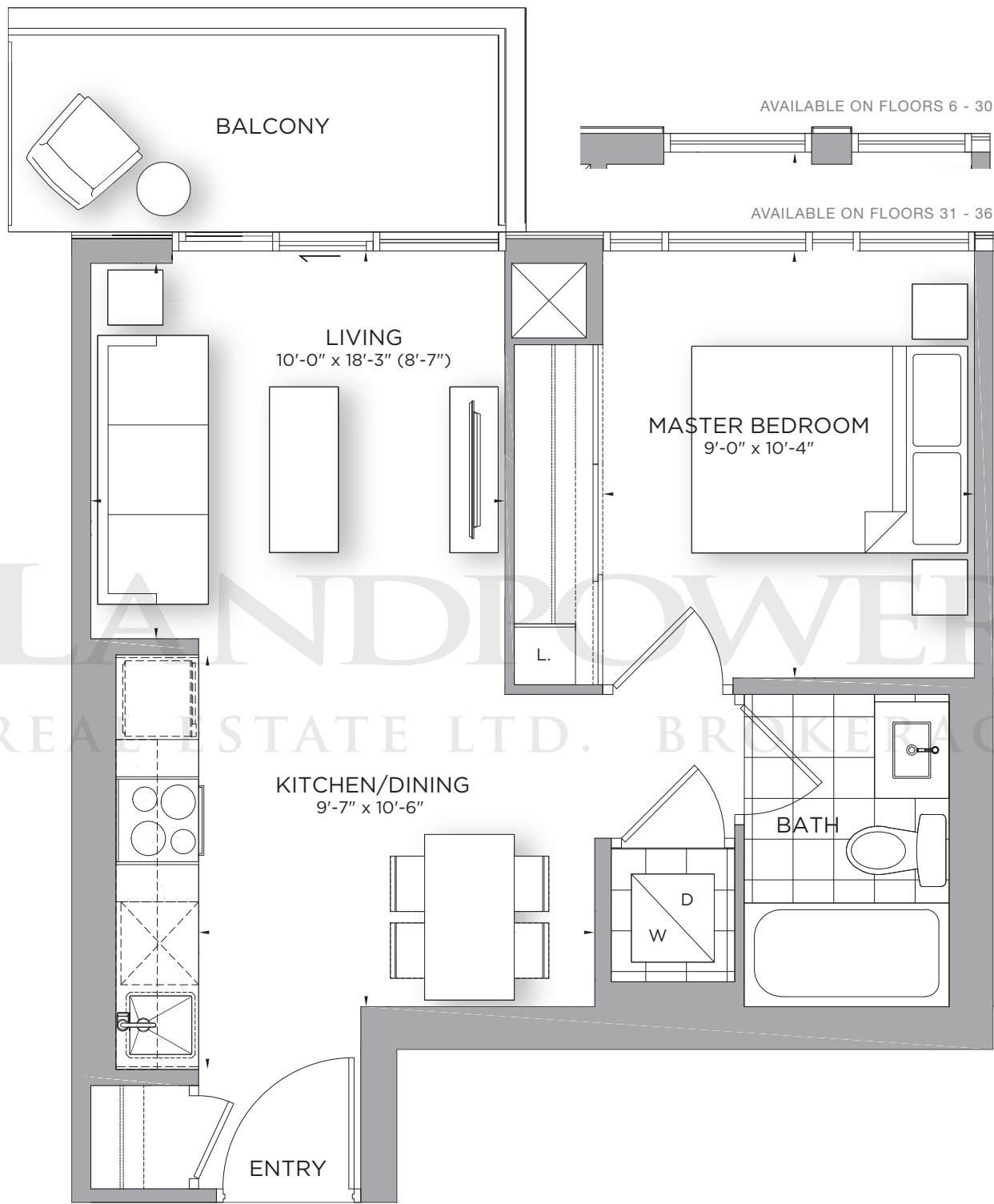
527 PARLIAMENT STREET
TORONTO, ONTARIO
M4X 1P3



A-470

INTERIOR: 470 SQ.FT. | EXTERIOR: 68 SQ.FT.

1 BEDROOM



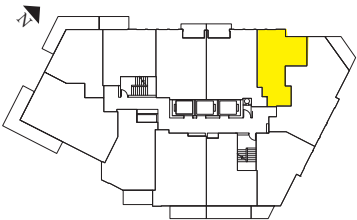
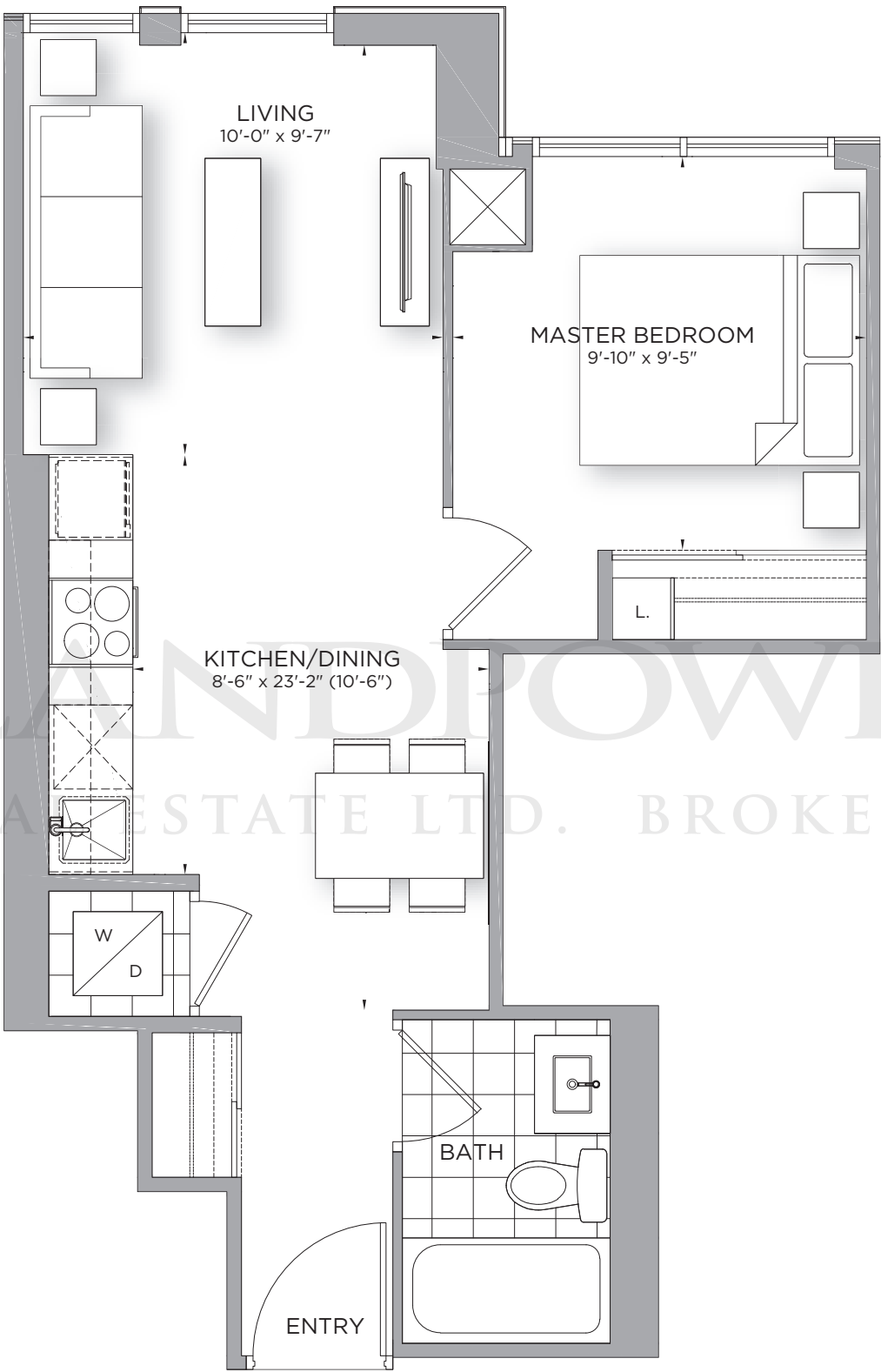
Alterra
DEFINING THE DISTRICT

PLAN IS NOT TO SCALE AND ALL ILLUSTRATIONS ARE ARTIST CONCEPT ONLY. DIMENSIONS ARE APPROXIMATE ONLY AND MAY EXCEED THE USEABLE FLOOR AREA. MATERIALS, SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. WINDOW SIZES, TYPE AND MULLION LOCATION MAY VARY. BALCONY AND/OR TERRACE LOCATION, ENTRY AND AREAS ARE SUBJECT TO CHANGE. BALCONY AND/OR TERRACE SIZE IS APPROXIMATE AND MAY EXCEED THE USEABLE FLOOR AREA. A STEP UP TO THE BALCONY OR TERRACE MAY BE REQUIRED. FURNITURE AND ISLANDS SHOWN ARE DISPLAYED FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INCLUDED IN THE SALE PRICE. SUITES ARE SOLD UNFURNISHED. E.&O.E. JUNE 2016

A-490

INTERIOR: 490 SQ.FT.

1 BEDROOM



FLOORS 6 - 30

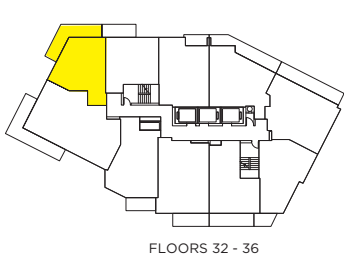
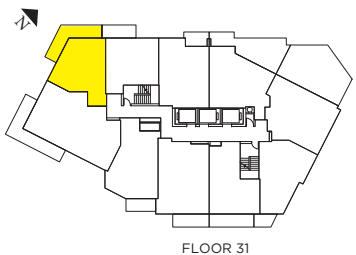
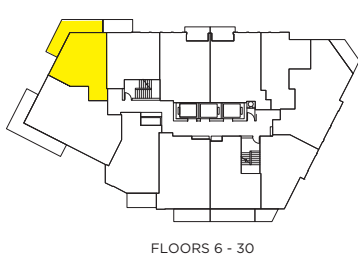
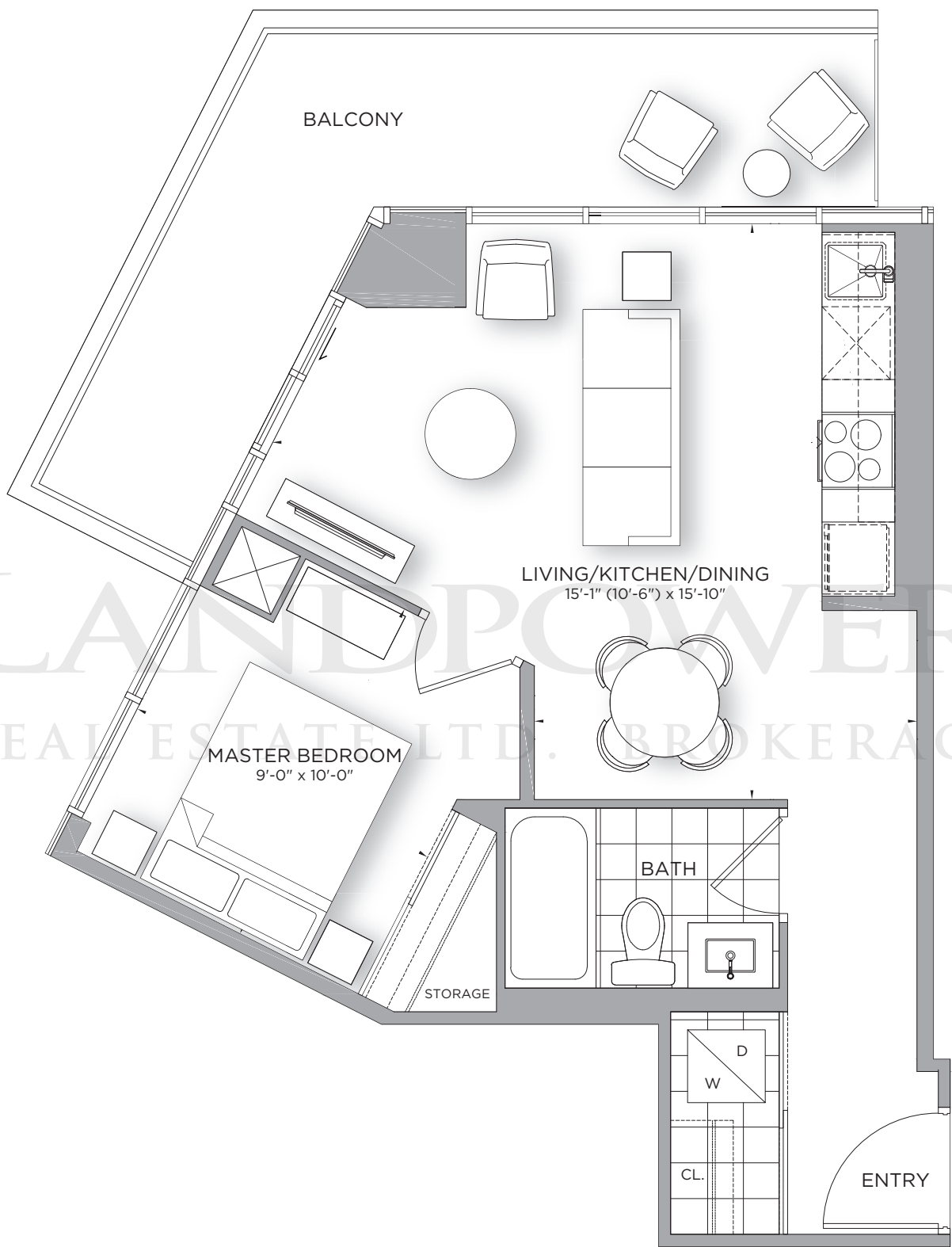
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A-498

INTERIOR: 498 SQ.FT. | EXTERIOR: 156 SQ.FT.

1 BEDROOM



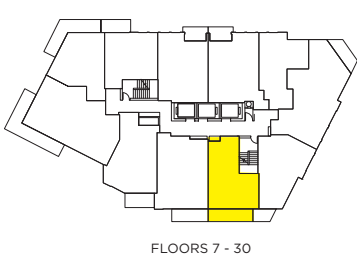
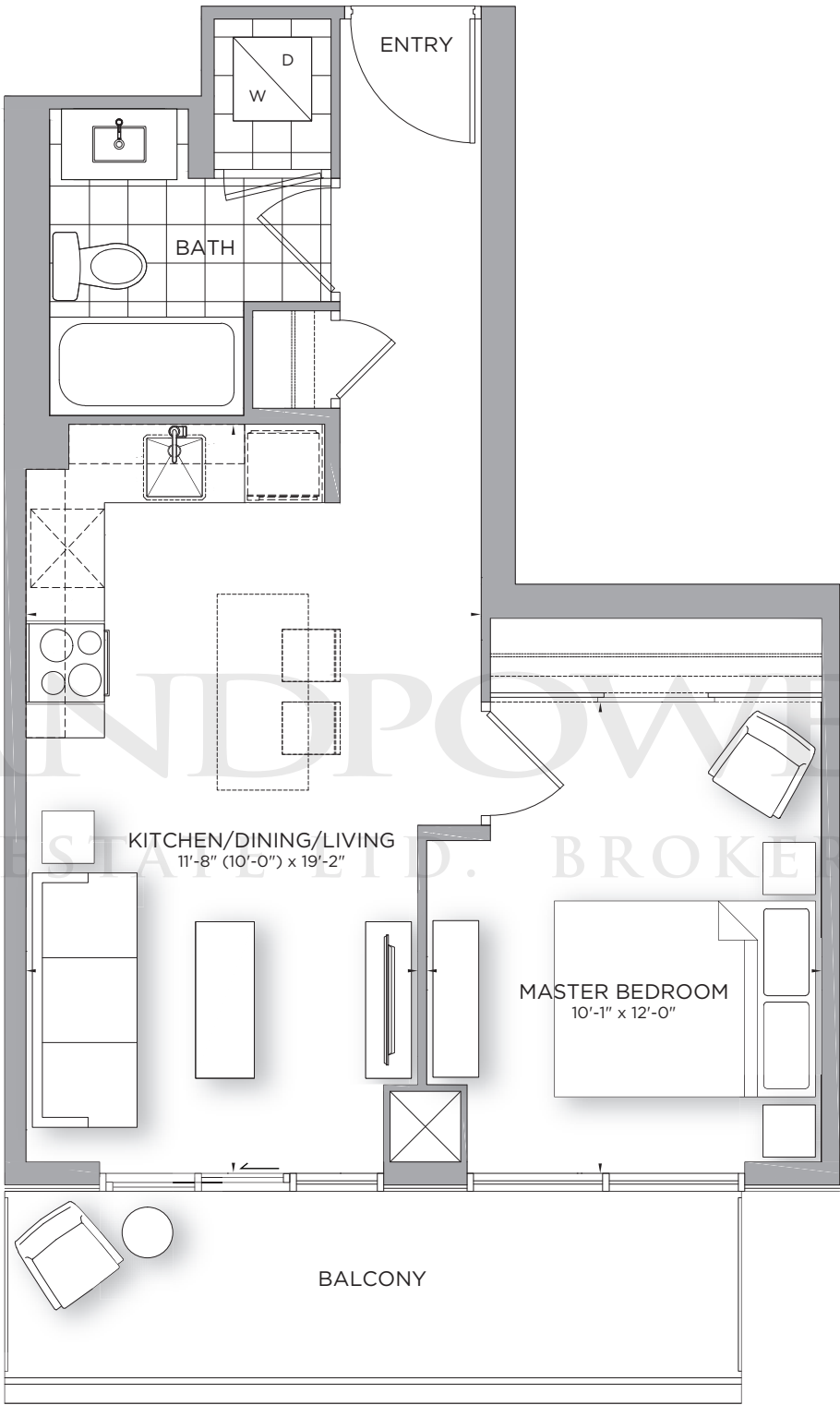
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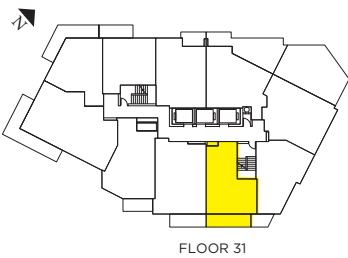
A-511

INTERIOR: 511 SQ.FT. | EXTERIOR: 102 SQ.FT.

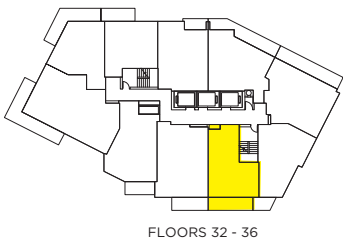
1 BEDROOM



FLOORS 7 - 30



FLOOR 31



FLOORS 32 - 36

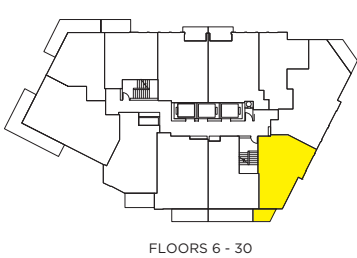
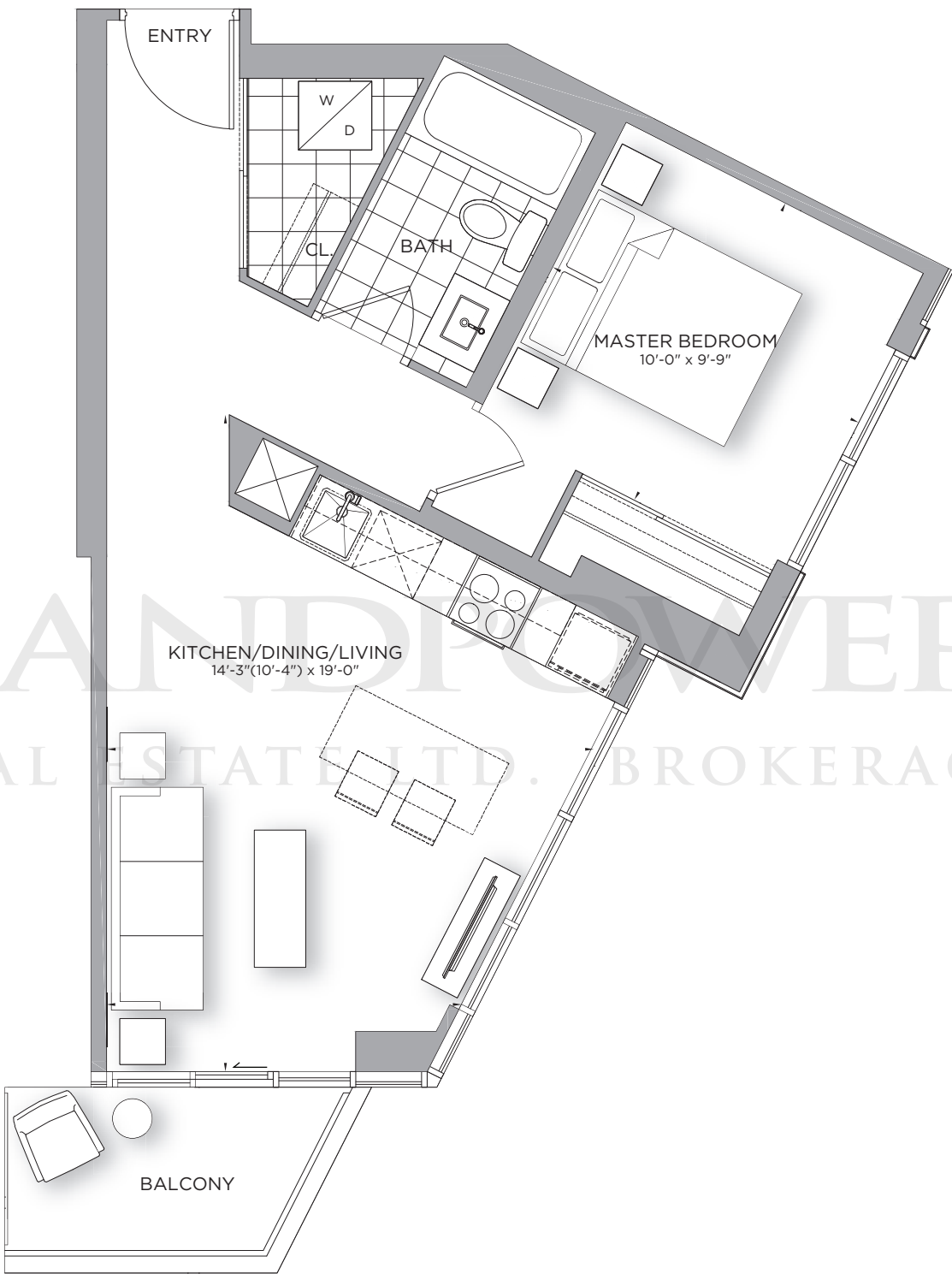
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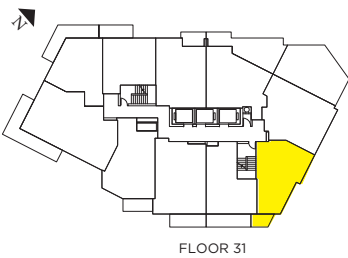
A-554

INTERIOR: 554 SQ.FT. | EXTERIOR: 50 SQ.FT.

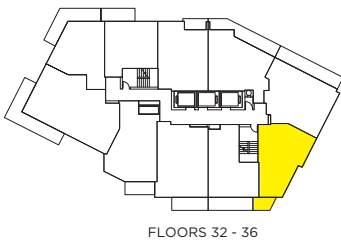
1 BEDROOM



FLOORS 6 - 30



FLOOR 31



FLOORS 32 - 36

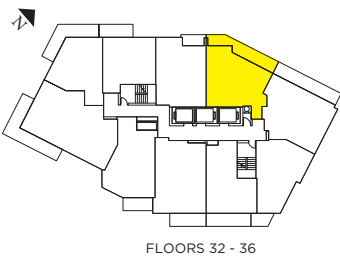
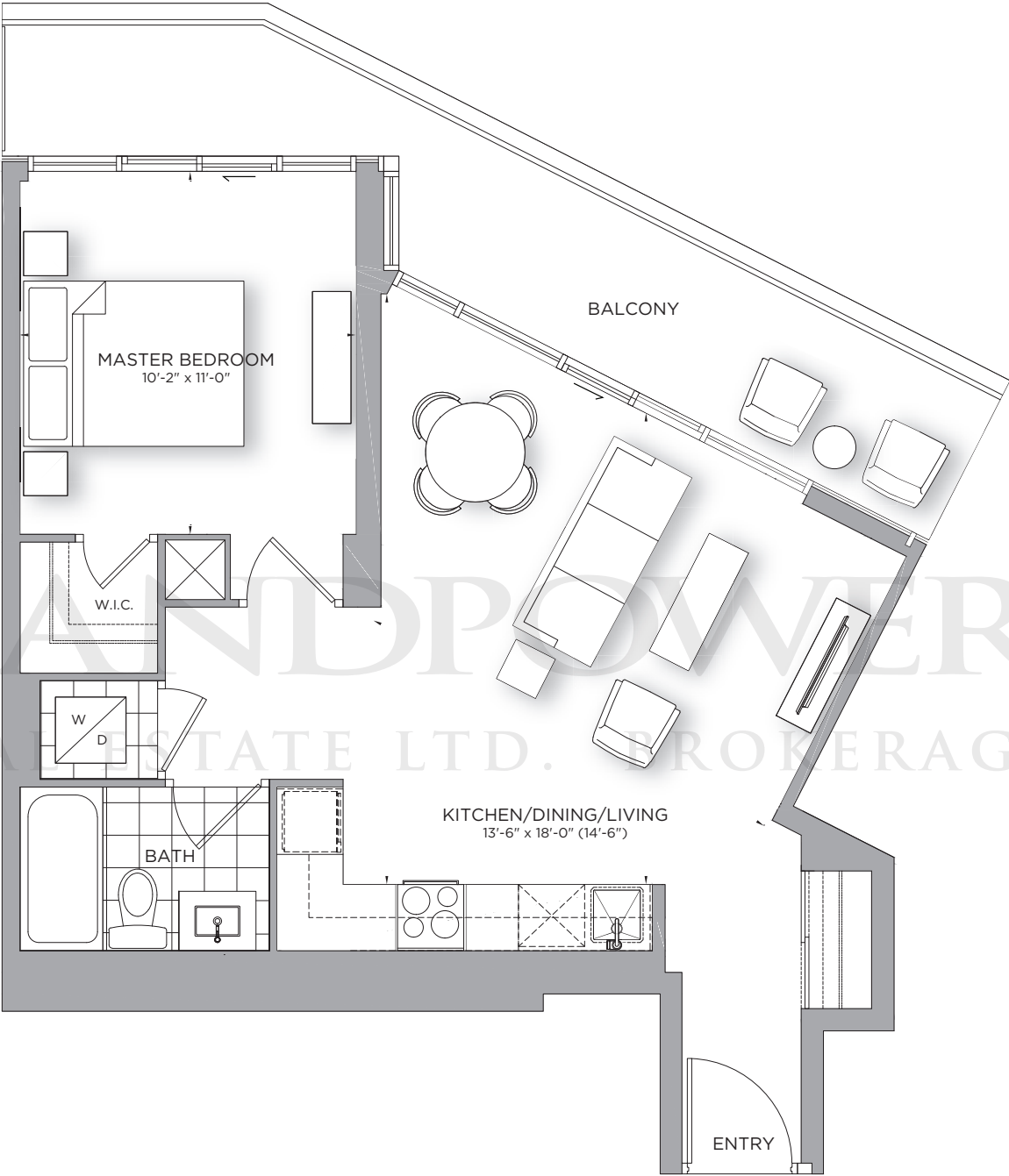
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A-598

INTERIOR: 598 SQ.FT. | EXTERIOR: 156 SQ.FT.

1 BEDROOM



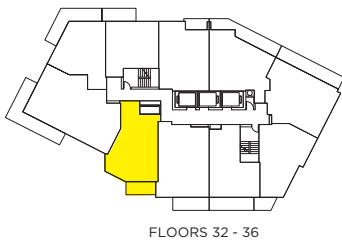
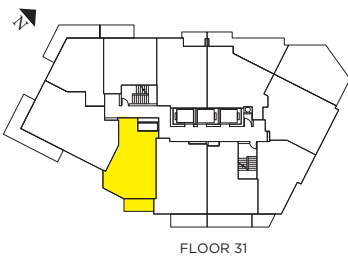
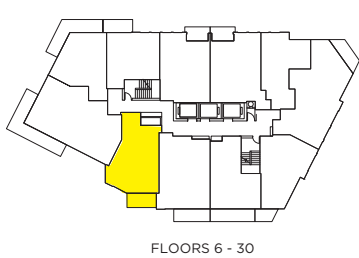
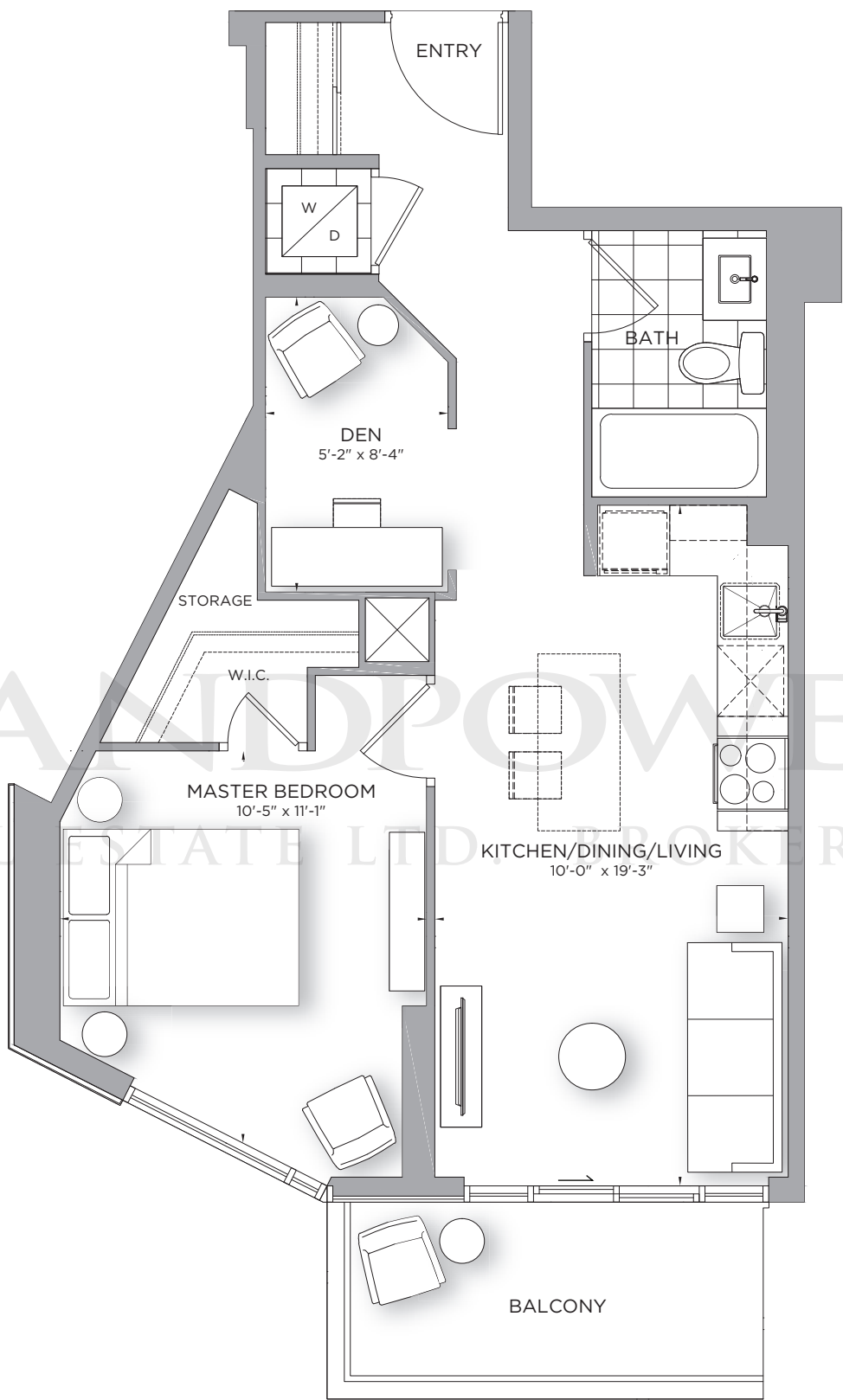
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B-579

INTERIOR: 579 SQ.FT. | EXTERIOR: 69 SQ.FT.

1 BEDROOM + DEN



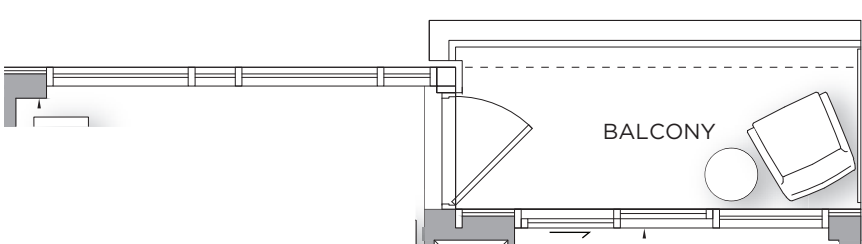
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B-584

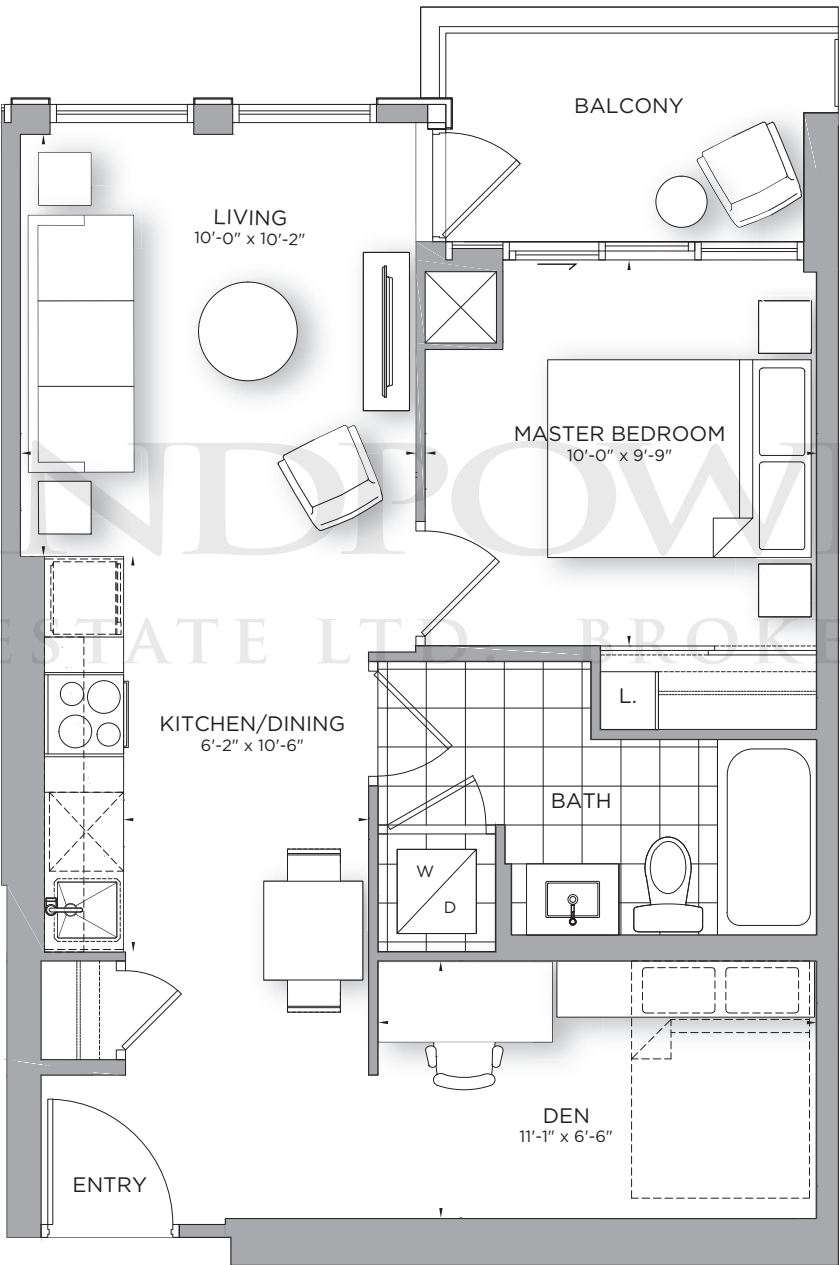
INTERIOR: 584 SQ.FT. | EXTERIOR: 57 SQ.FT.

1 BEDROOM + DEN

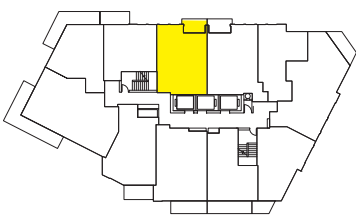


BALCONY AVAILABLE
ON FLOORS 32 - 36
(EXTERIOR 46 SQ.FT.)

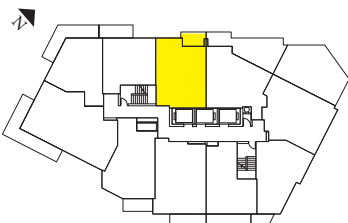
BALCONY AVAILABLE
ON FLOOR 31
(EXTERIOR 35 SQ.FT.)



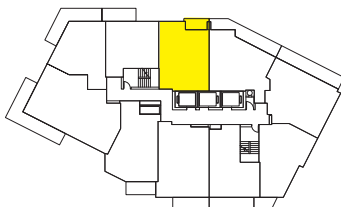
BALCONY AVAILABLE
ON FLOORS 6 - 30
(EXTERIOR 57 SQ.FT.)



FLOORS 6 - 30



FLOOR 31



FLOORS 32 - 36

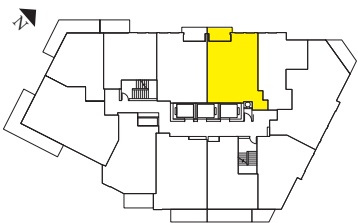
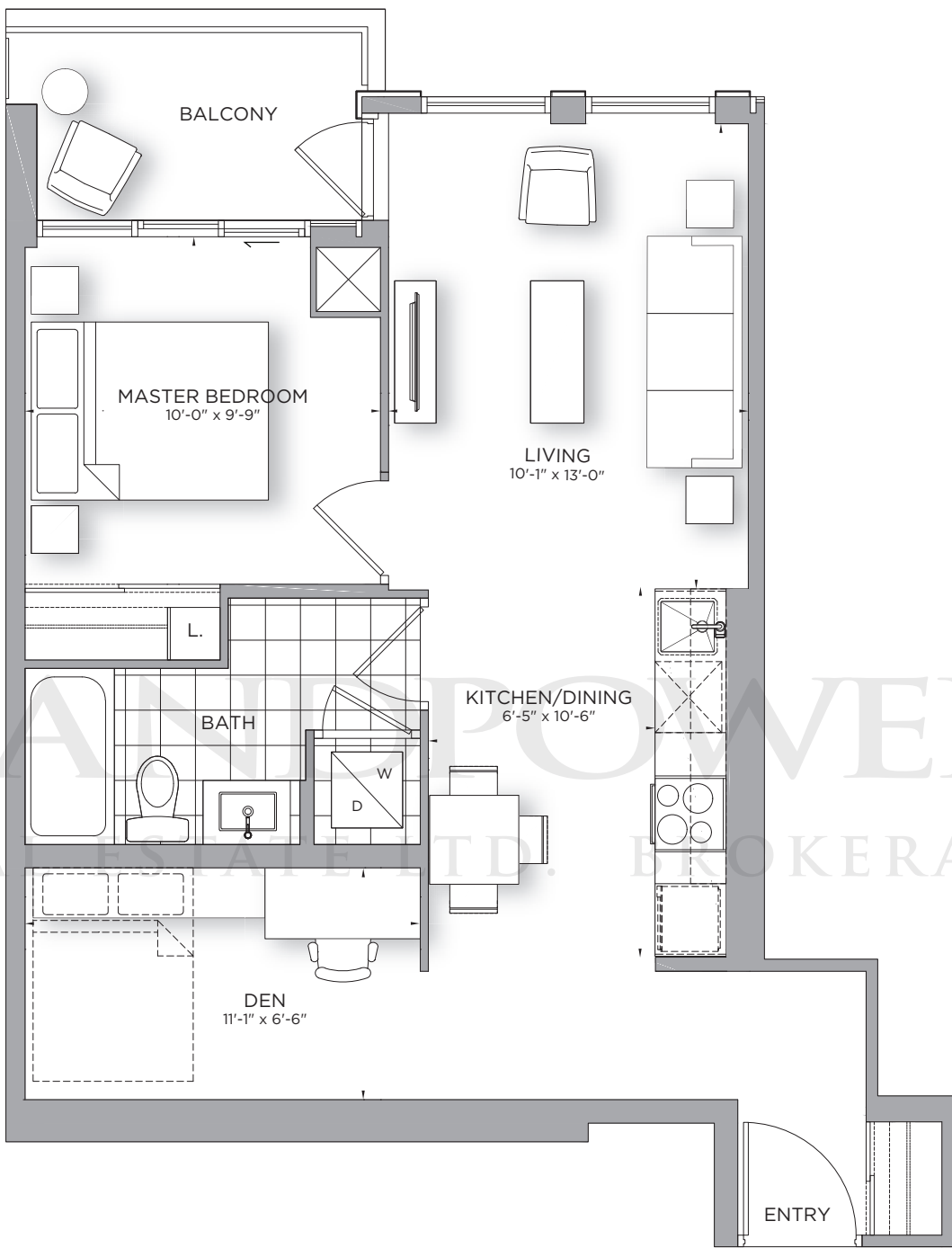
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B-631

INTERIOR: 631 SQ.FT. | EXTERIOR: 58 SQ.FT.

1 BEDROOM + DEN



FLOORS 6 - 30

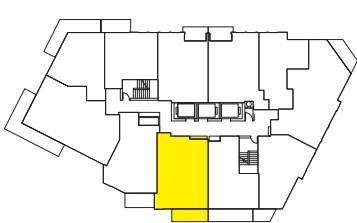
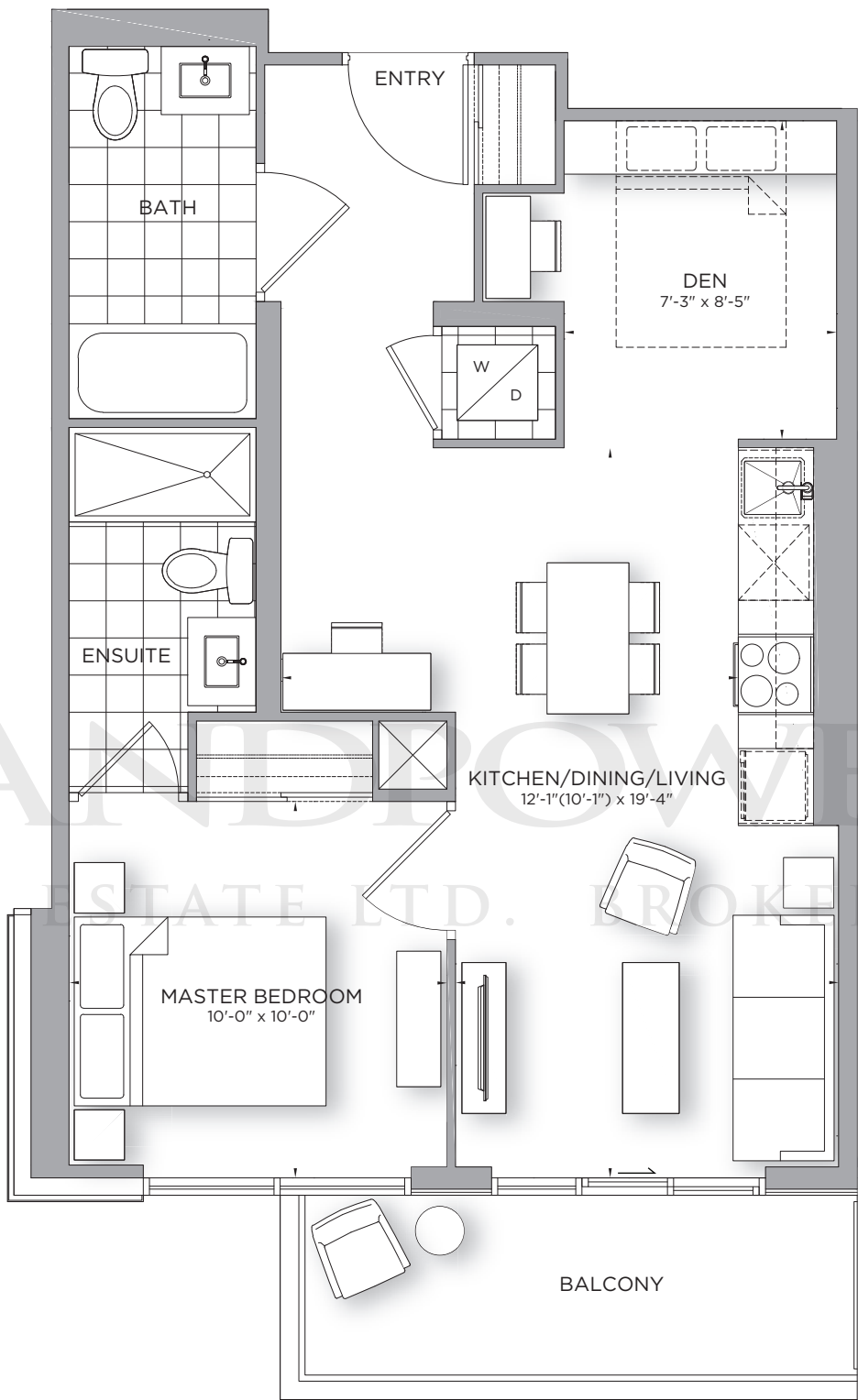
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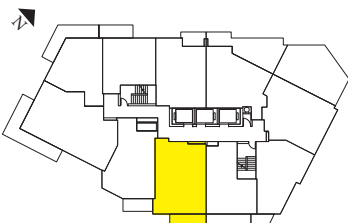
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INTERIOR: 648 SQ.FT. | EXTERIOR: 83 SQ.FT.

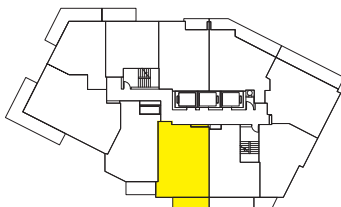
1 BEDROOM + DEN



FLOORS 6 - 30



FLOOR 31



FLOORS 32 - 36

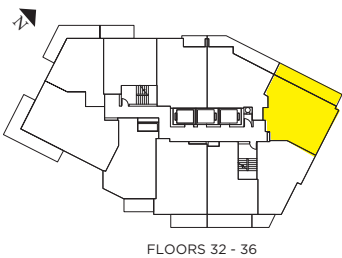
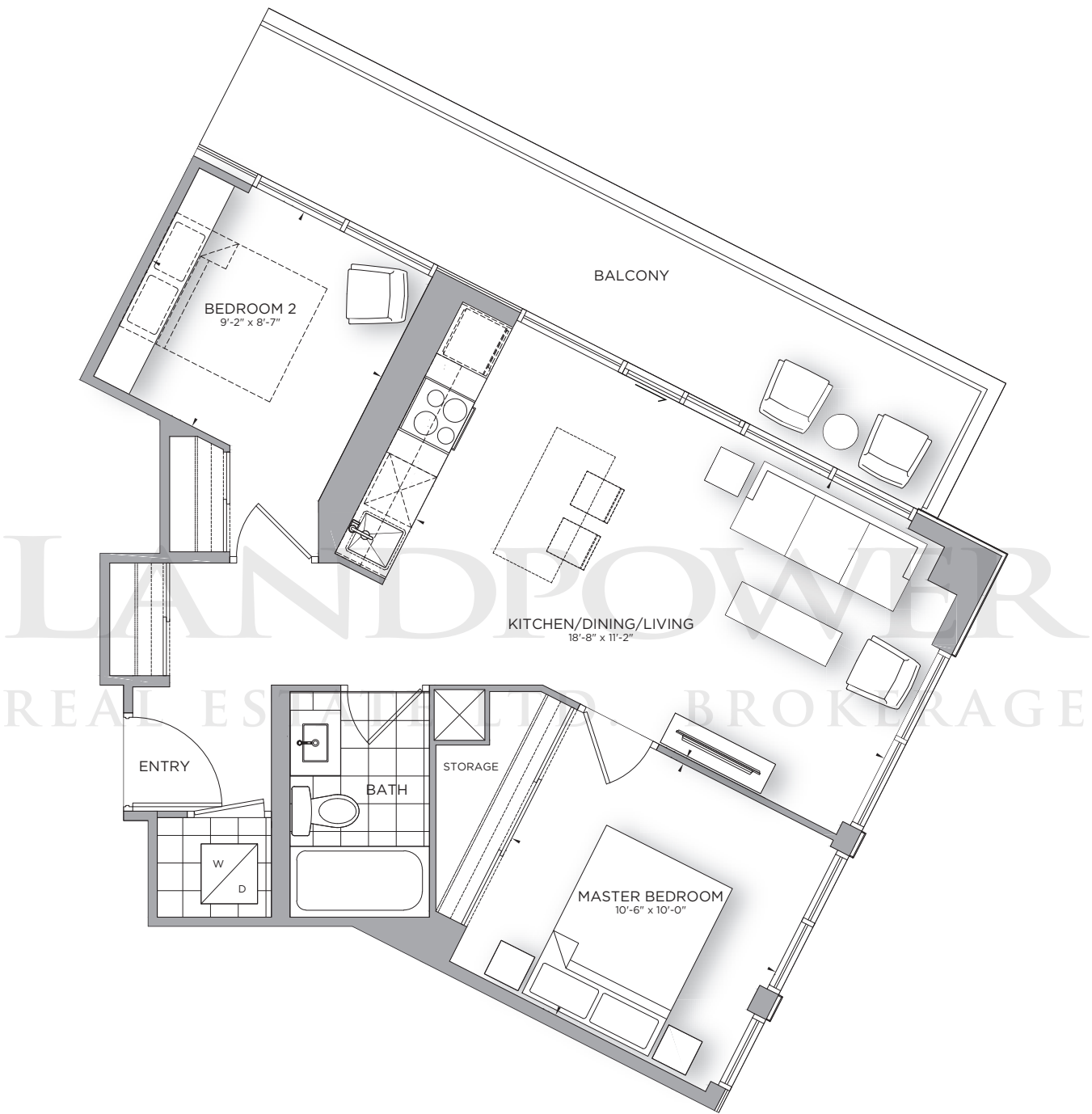
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C-661

INTERIOR: 661 SQ.FT. | EXTERIOR: 159 SQ.FT.

2 BEDROOM



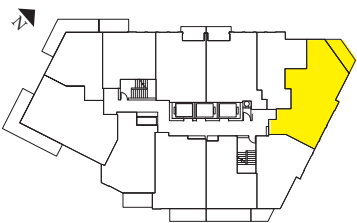
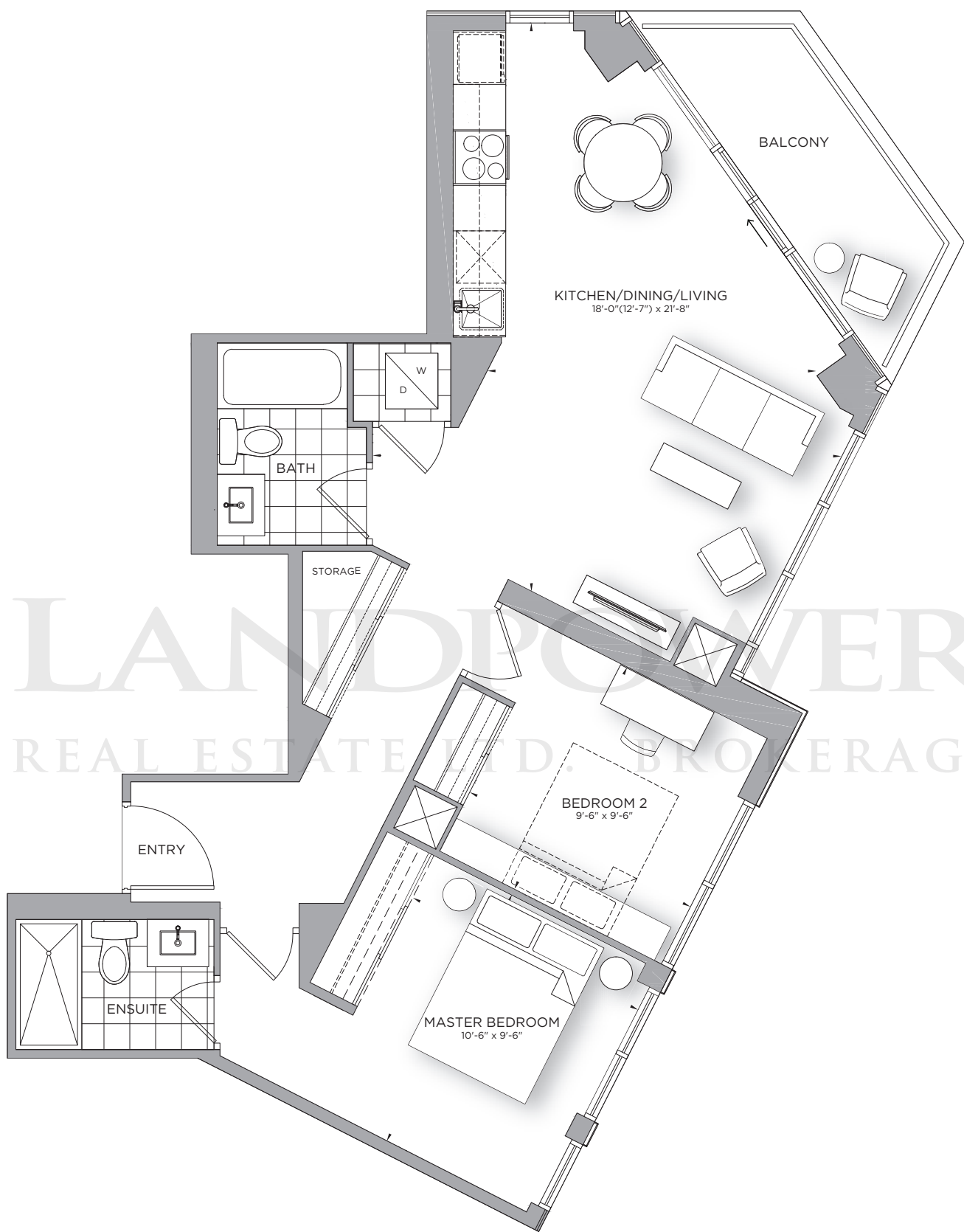
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C-838

INTERIOR: 838 SQ.FT. | EXTERIOR: 77 SQ.FT.

2 BEDROOM



FLOORS 6 - 30

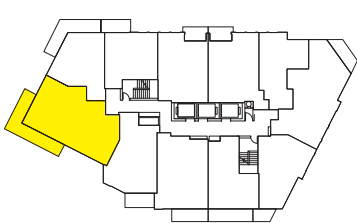
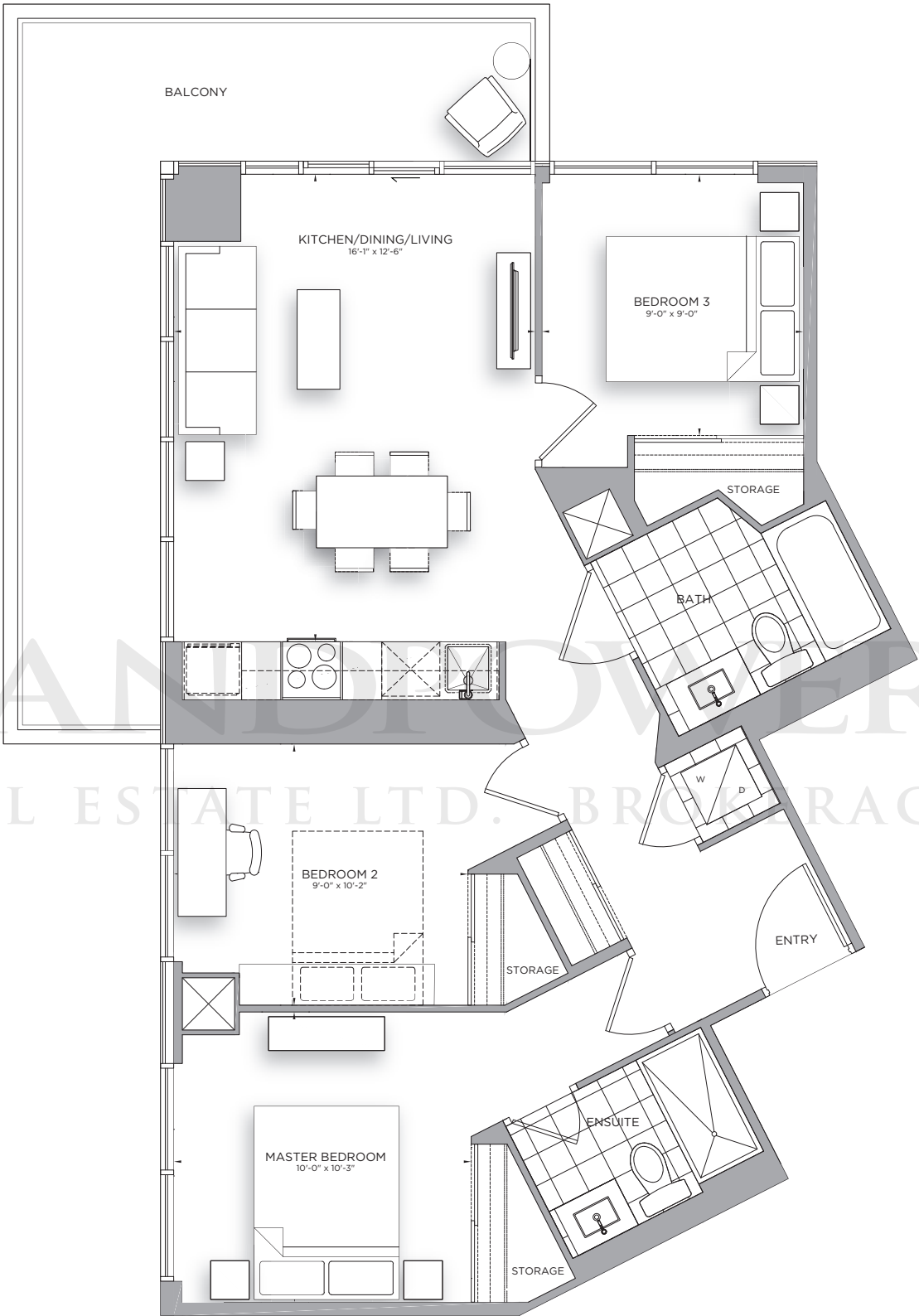
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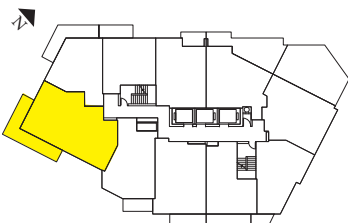
D-872

INTERIOR: 872 SQ.FT. | EXTERIOR: 211 SQ.FT.

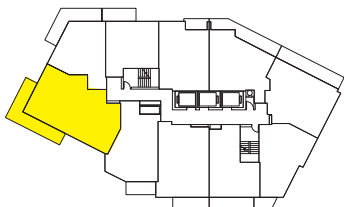
3 BEDROOM



FLOORS 6 - 30



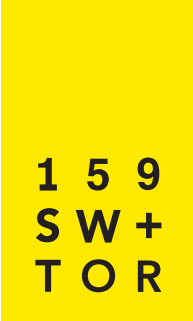
FLOOR 31



FLOORS 32 - 36

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SCHEDULE “B”

STANDARD FEATURES AND FINISHES TO BE PROVIDED BY THE VENDOR ARE AS FOLLOWS:

BUILDING FEATURES

- Architecturally designed exterior finish with metal and glass detailing.
- Poured concrete structure.
- Poured concrete Balconies with glass and aluminum railings.*

GENERAL SUITE FEATURES & FINISHES

- Approximately eight foot six inch (8’ 6”) ceilings exclusive of bulkheads and except in areas where dropped ceilings are required.
- Solid core suite entry door.
- White smooth ceilings in all areas.
- Modern wide single plank laminate flooring** in Living Room, Dining Room, Bedroom(s), Den*, Hallway, Foyer and Kitchen.
- Thermally insulated energy efficient windows.
- Interior walls painted white.
- Kitchens, Bathrooms and all trim painted with white semi-gloss paint.
- Modern trim package including approximately 4” tall baseboards and 2 ¾” casings throughout.
- Modern flat slab interior doors.
- Clear glass barn-style sliding doors with metal frames*.
- White framed sliding closet doors in Bedroom(s).
- White framed mirrored sliding doors or flat slab paint grade hinged door for Front Foyer Closet *.
- Ventilated wire shelving in Closets.
- Energy efficient, individually controlled, in-suite heating/cooling system.
- In-suite energy recovery ventilation system (ERV).

KITCHEN

- Custom-Designed European style cabinetry**.
- Under cabinet lighting in Kitchen.
- Quartz kitchen countertops **.
- Single stainless steel undermount sink with chrome single lever faucet.
- Designer selected ceramic tile backsplash**.
- Integrated panel ready 24” fridge and 24” dishwasher, stainless steel front panel design 24” electric slide in ceramic glass top range, hood fan vented to exterior as per Vendor’s specifications.

* As per plan
** Colours/material finishes to be selected from one of the Vendor’s standard sample packages.

Variations from Vendor’s samples may occur in materials, finishes and colours due to normal production processes and nature of material. All dimensions are approximate. Specifications and plans are subject to modification. Vendor reserves the right to substitute materials of equal or better quality without notice subject to availability and construction process.

The Purchase Price shall include those items on this Schedule “B”. The Purchaser acknowledges that only the items set out in this Schedule “B” are included in the Purchase Price and that furnishings, decor, improvements, mirrors, drapes, tracks, electrical light fixtures and wall coverings in the Sales Centre, Model, Renderings and/or Marketing Material are for display purposes only and are not included in the Purchase Price.

BATHROOM

- Floating modern white gloss vanity cabinet** in all Bathrooms and Powder Room*.
- Modern white vanity countertop with integrated rectangular basin.
- Chrome Finish Single lever basin faucet.
- Chrome Finish tub/shower faucet*.
- Chrome Finish Paper holder and towel bar.
- Rectangular frameless vanity mirror.
- Porcelain floor tiles **.
- Ceramic wall tiles** on tub and shower* wall enclosure.
- Framed glass shower enclosure with shower door*.
- White Bathroom fixtures.
- Exhaust fan vented to exterior.

IN-SUITE LAUNDRY

- Front-loading white stacked washer and dryer pair.
- Ceramic tile flooring in Laundry area*.

ELECTRICAL

- Ceiling light fixture in Foyer, Den*, Bedroom(s), and Walk-in Closets*.
- Designer selected track lighting in Kitchen.
- Switched receptacle in Living area.
- Wall mounted light fixture above vanity mirror in Bathroom(s).
- Contemporary white decora series receptacles and switches throughout.
- One exterior receptacle on Balcony *.
- Individual service panels with in-suite circuit breakers. Vendor reserves the right to choose service panel location.
- Pre-wired cable outlet in Living Room, Den*, and Master Bedroom.
- Pre-wired telephone outlet in Living Room.

SAFETY AND SECURITY

- Suite entry security rough-in.
- Hardwired in-suite smoke detectors.
- In-suite sprinkler system.

Purchaser acknowledges and agrees that some items shown in the model vignette are not standard or included in the sales price and are optional upgrade items available to the purchaser at an additional cost.

In the event colours and/or finishings subsequently become unavailable, the Purchaser agrees to re-attend at the Sales Centre to choose from substitute colours and/or finishings. If the Purchaser fails to choose colours or finishings within ten (10) days of notification by the Vendor or the Vendor’s Agent, The Vendor may choose the colours and finishings for the Purchaser and the Purchaser agrees to accept the Vendor’s selections.

