

Noir
37
Peter

OWER
BROKERAGE













Lobby





Fitness



Massage

Water Spa









Signature Collection

Building Features & Amenities

- Soaring glass tower designed by Core Architects Inc.
- 24-hour Concierge
- Welcoming lobby with visitor seating lounge
- Party room with adjacent bar lounge and media lounge
- Dining room that can be closed off separately for private functions
- Convenient catering kitchen
- Games room with billiard tables, open lounge seating, unique wall niche seating and walk-out to a landscaped outdoor terrace
- Main outdoor terrace features lounge seating, BBQ facilities and dining areas
- Theatre lounge with pod seating
- Fully-equipped gym with separate cardio and weight areas
- Separate yoga room for yoga and/or exercise classes
- Luxurious water spa including individual hot tubs, water massage beds, water walls, showers, a co-ed steam room and walk-out to an outdoor terrace
- Manicure / pedicure room
- Treatment room
- Men's and Women's change rooms
- On-site management office
- Two luxurious hotel-styled guest suites
- Four passenger elevators
- Convenient on-site bicycle storage

General Suite Finishes

- 8' ceilings in all Principal Rooms with lower bulkheads in some areas to accommodate mechanical and electrical distribution systems
- Ceiling heights are measured from the concrete floor slab to the underside of the finished ceilings above
- Full-height*, thermally-insulated energy efficient windows
- Awning-style operable windows
- Solid core security entry door with designer hardware
- Interior hollow core swing doors or barn-style sliding doors*
- Wood baseboards and coordinated door casings
- Laminate flooring** in foyer, living room, dining room, kitchen, den* and bedroom*
- Porcelain or ceramic tile flooring in bathroom**
- Ceramic tile flooring in laundry area
- Six (6) brand name appliances, including in-suite laundry with stacked Energy Star washer and dryer
- Individually controlled centralized heating and cooling comfort system

Kitchen

- Unique custom-designed kitchen cabinetry** by Mike Niven Interior Design
- Quartz countertop** with ceramic** or porcelain** tile backsplash
- Stainless steel under-mounted sink with single lever pull-out spray faucet
- European-style appliances, including:
 - Energy Star stainless steel refrigerator
 - Self-cleaning, slide-in stainless steel range with glass cooktop
 - 18" Energy Star stainless steel dishwasher
 - Stainless steel microwave oven
 - Over-the-range exhaust hood fan
- Decorative track lighting

Master Ensuite / Main Bathroom

- Custom-designed vanity** by Mike Niven Interior Design with cultured marble vanity top**, integrated sink basin and single lever faucet
- Full width vanity mirror with designer light fixture

- Soaker tub or shower*
- Full height ceramic** or porcelain** wall tiles in tub / shower enclosure
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior

Second Bathroom

- Custom-designed vanity** by Mike Niven Interior Design with cultured marble vanity top**, integrated sink basin and single lever faucet
- Full width vanity mirror with designer light fixture
- Full height ceramic** or porcelain** wall tiles in tub enclosure
- Designer selected white plumbing fixtures
- Exhaust fan vented to exterior

In-Suite Laundry

- 24" front-loading Energy Star washer and dryer

Life Safety and Monitoring Systems

- Concierge monitoring system includes 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 for the ultimate in security
- Personal remote panic alarm on key chain for use in garage
- Controlled access to the amenity area floors
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

Electrical and Multi-Media Features

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

Green Features

Suites

- Individual hydro meters for separate hydro billing and resident control over hydro consumption
- Individually controlled centralized heating and cooling system for resident control over energy consumption
- Energy saving construction materials, including superior wall insulation and double-glazed windows
- Low VOC (Volatile Organic Compound) paints and adhesives
- High pressure, low flow showerheads, faucets and dual flush toilets for water efficiency in bathrooms
- Premium quality Energy Star appliances, including
 - front-loading washing machine designed to conserve water and detergent
 - refrigerator
 - dishwasher

Community

- Energy efficient lighting in common areas, including motion sensors to reduce electricity use
- Timed carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution
- Convenient building facilities for sorting household recyclables
- Easily accessible and secure bicycle parking areas

* As per plan. ** Colours and/or materials to be selected from Vendor's standard sample packages. Principle Rooms consist of the Living Room, Dining Room, Den* and Bedrooms. 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. 13/06/12



THE SIGNATURE COLLECTION

CLIENT INCENTIVES

**Special Deposit Structure –
Final Deposit Extended to 540 days**

Special \$0 Assignment Fee
(reduced from \$5,000)

Connection / Meter Charges Capped at \$875

Development / Levies Charges Capped at \$5,000

VIP SALES EVENT DEADLINE

Wednesday June 27th, 2012

*Please see sales representative for full details. 2% Commission is paid in 90 days after 10% deposit and mortgage approval have been received by the Vendor. E. & O.E. June 13, 2012.



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SIGNATURE COLLECTION – SUITE REQUEST FORM

FAX: 416-977-8705 OR EMAIL: noiradmin@menkes.com

Brokerage Name: _____ Phone: _____

Brokerage Address: _____

Agent Name: _____ Mobile #: _____

Agent Email: _____ Agent Fax #: _____

PARKING: YES / NO LOCKER: YES / NO

1st Choice Suite Type _____ Sq.Ft. _____ Preferred Floors _____

2nd Choice Suite Type _____ Sq.Ft. _____ Preferred Floors _____

3rd Choice Suite Type _____ Sq.Ft. _____ Preferred Floors _____

PURCHASER INFORMATION:

Purchaser Name: (Mr. Mrs. Ms.)	Purchaser Name: (Mr. Mrs. Ms.)
Address:	Address:
Suite #	Suite #
City: Province:	City Province:
Postal Code:	Postal Code:
Residence Phone:	Residence Phone:
Business Phone:	Business Phone:
Date of Birth:	Date of Birth:
S.I.N. #	S.I.N. #
Driver's License #	Driver's License #
Expiry Date:	Expiry Date:
Email:	Email:

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)

Did You Register through the Web?	How did you hear about us?
Profession:	Marital Status:
How Many Dependents Living with You?	Their Ages:
End User or Investor?	

Note: Copy of Driver's License must be attached.



SIGNATURE COLLECTION

Model	Floors	Type	Approximate Suite Size	Exposure	Preview Pricing From:
Umbra	6 to 12	Studio	402 sq. ft.	West	\$223,990
Inkspot	14 to 15	Studio	445 sq. ft.	West	\$259,990
Mahogany	14 to 15	Studio	465 sq. ft.	West	\$269,990
Carbon	6 to 15	1 Bedroom	478 sq. ft.	East	\$269,990
Titanium	6 to 15	1 Bedroom	478 sq. ft.	East	\$269,990
Platinum	6 to 12	1 Bedroom	494 sq. ft.	West	\$273,990
Nightingale	6 to 12	1 Bedroom	530 sq. ft.	West	\$297,990
Velvet Night	14 to 15	1 Bedroom + Den	545 sq. ft.	West	\$309,990
Night Club	6 to 15	1 Bedroom + Den	568 sq. ft.	North	\$322,990
Night Spot	6 to 15	1 Bedroom + Den	568 sq. ft.	North	\$330,990
Pepper	6 to 12	1 Bedroom	592 sq. ft.	North West	\$319,990
Night Vision	6 to 15	1 Bedroom + Den	600 sq. ft.	South	\$348,990
Night Song	6 to 15	1 Bedroom + Den	600 sq. ft.	South	\$348,990
Night Oasis	6 to 12	1 Bedroom + Den	605 sq. ft.	West	\$341,990
Shadow	14 to 15	2 Bedroom	677 sq. ft.	North West	\$396,990
Twilight	8 to 12	2 Bedroom	747 sq. ft.	West	\$420,990
Steel Grey	7 to 15	3 Bedroom	825 sq. ft.	South East	\$471,990
Industrial	7 to 15	3 Bedroom	826 sq. ft.	North East	\$461,990

Prices increase approximately \$1,000 per floor. Some exceptions apply. Premiums apply to balcony sizes and terraces.*

<p>Tentative Occupancy: November, 2016</p> <p>Parking Space: \$48,000 *Parking available for 2 and 3 Bedroom Suites. All other Parking requests will be waitlisted.</p> <p>Locker: \$5,000</p> <p>Extended Signature International Deposit Structure \$5,000 on signing Balance of 5% in 30 days 5% in 90 days 5% in 270 days 10% in 540 days 10% in 690 days</p>	<p>Extended Signature Deposit Structure \$5,000 on signing Balance of 5% in 30 days 5% in 90 days 5% in 270 days 5% in 540 days</p> <p>Maintenance Approximately \$.53 per square foot (Hydro metered separately)</p> <p>Parking Maintenance fee - \$45.00/ month</p> <p>Taxes Estimated at approximately 1% of Purchase Price</p> <p>Prices Include H.S.T.</p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. June 13, 2012
*Please see a Sales Representative for details.

Phone Number: 416-977-8780 Fax: 416-977-8705 Email: noiradmin@menkes.com
Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.



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SIGNATURE COLLECTION – TERRACES

Model	Floors	Type	Approximate Suite Size	Exposure	Preview Pricing From:
Inkspot - Terrace	13	Studio	445 sq. ft.	West	\$269,990
Mahogany – Terrace	13	Studio	465 sq. ft.	West	\$274,990
Velvet Night - Terrace	13	1 Bedroom + Den	545 sq. ft.	West	\$319,990
Shadow - Terrace	13	2 Bedroom	677 sq. ft.	North West	\$416,990
Steel Grey – Terrace	6	3 Bedroom	825 sq. ft.	South East	\$491,990
Industrial - Terrace	6	3 Bedroom	826 sq. ft.	North East	\$476,990

Prices increase approximately \$1,000 per floor. Some exceptions apply. Premiums apply to balcony sizes and terraces.*

<p>Tentative Occupancy: November, 2016</p> <p>Parking Space: \$48,000 *Parking available for 2 and 3 Bedroom Suites. All other Parking requests will be waitlisted.</p> <p>Locker: \$5,000</p> <p>Extended Signature International Deposit Structure \$5,000 on signing Balance of 5% in 30 days 5% in 90 days 5% in 270 days 10% in 540 days 10% in 690 days</p>	<p>Extended Signature Deposit Structure \$5,000 on signing Balance of 5% in 30 days 5% in 90 days 5% in 270 days 5% in 540 days</p> <p>Maintenance Approximately \$.53 per square foot (Hydro metered separately)</p> <p>Parking Maintenance fee - \$45.00/ month</p> <p>Taxes Estimated at approximately 1% of Purchase Price</p> <p>Prices Include H.S.T.</p>
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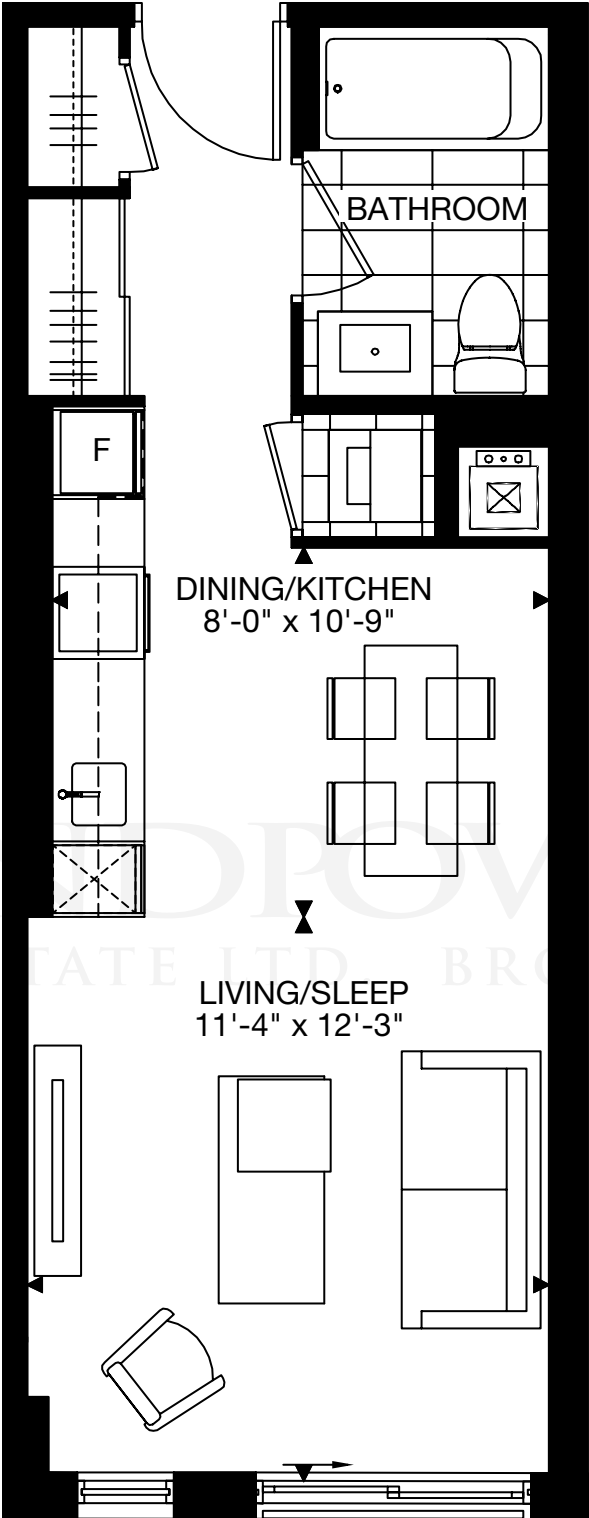


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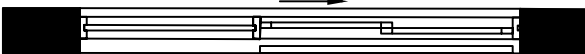


The Umbra

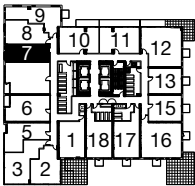
402 sq.ft.
Studio



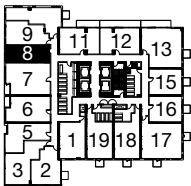
Level/s 6, 11, 12



Level/s 7, 8, 9, 10



Level 6

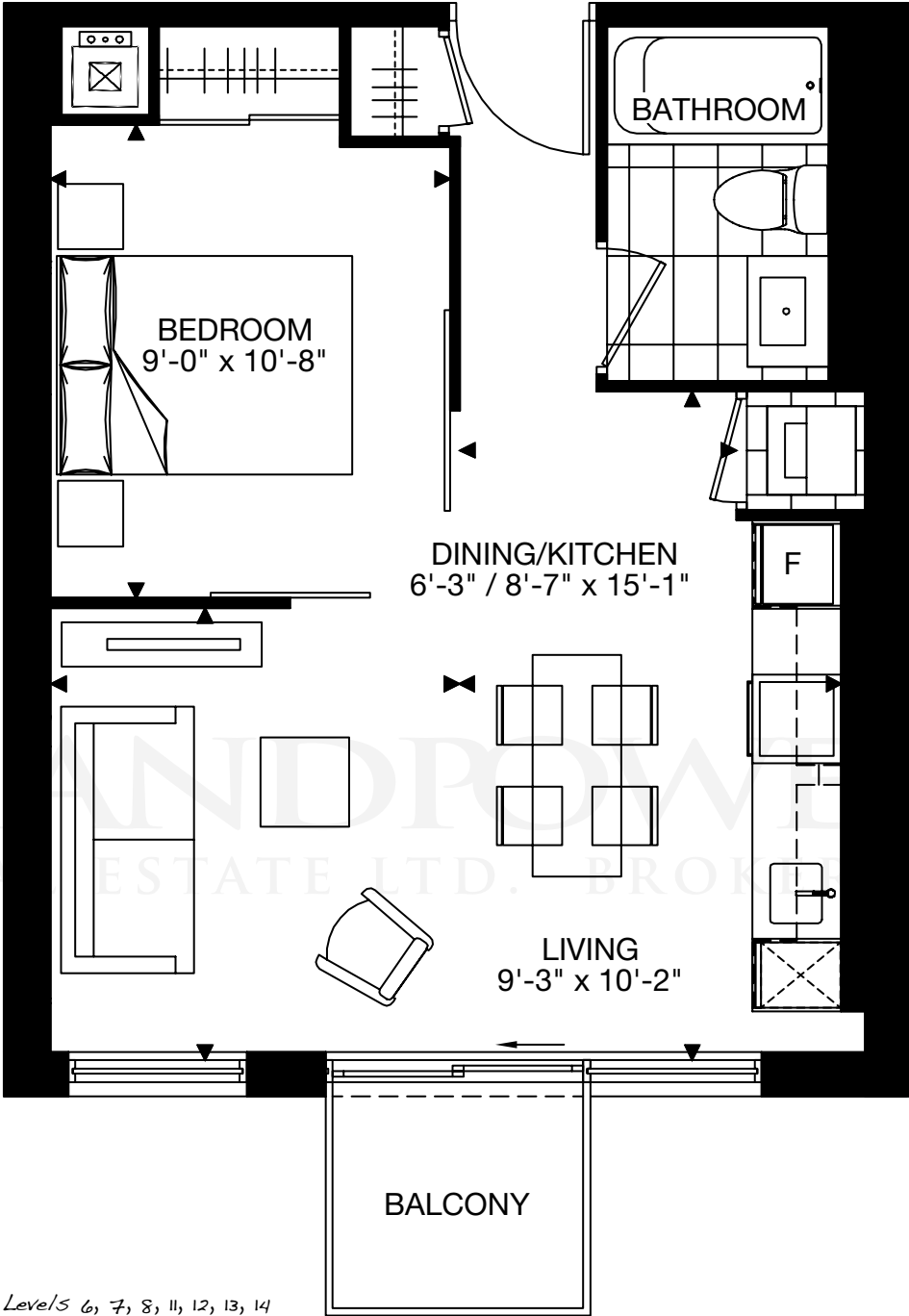


Level 7-12

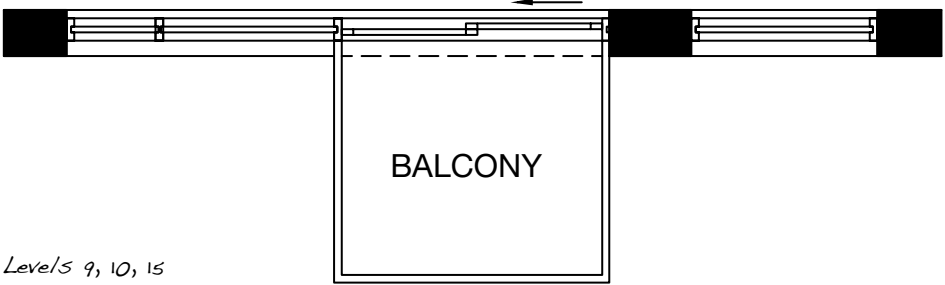
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The Carbon

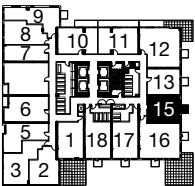
478 sq.ft.
1 Bedroom



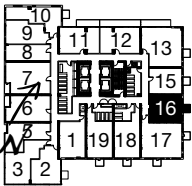
Level/s 6, 7, 8, 11, 12, 13, 14



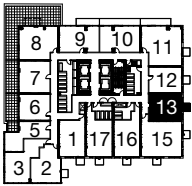
Level/s 9, 10, 15



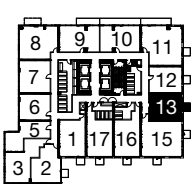
Level 6



Level 7-12



Level 13

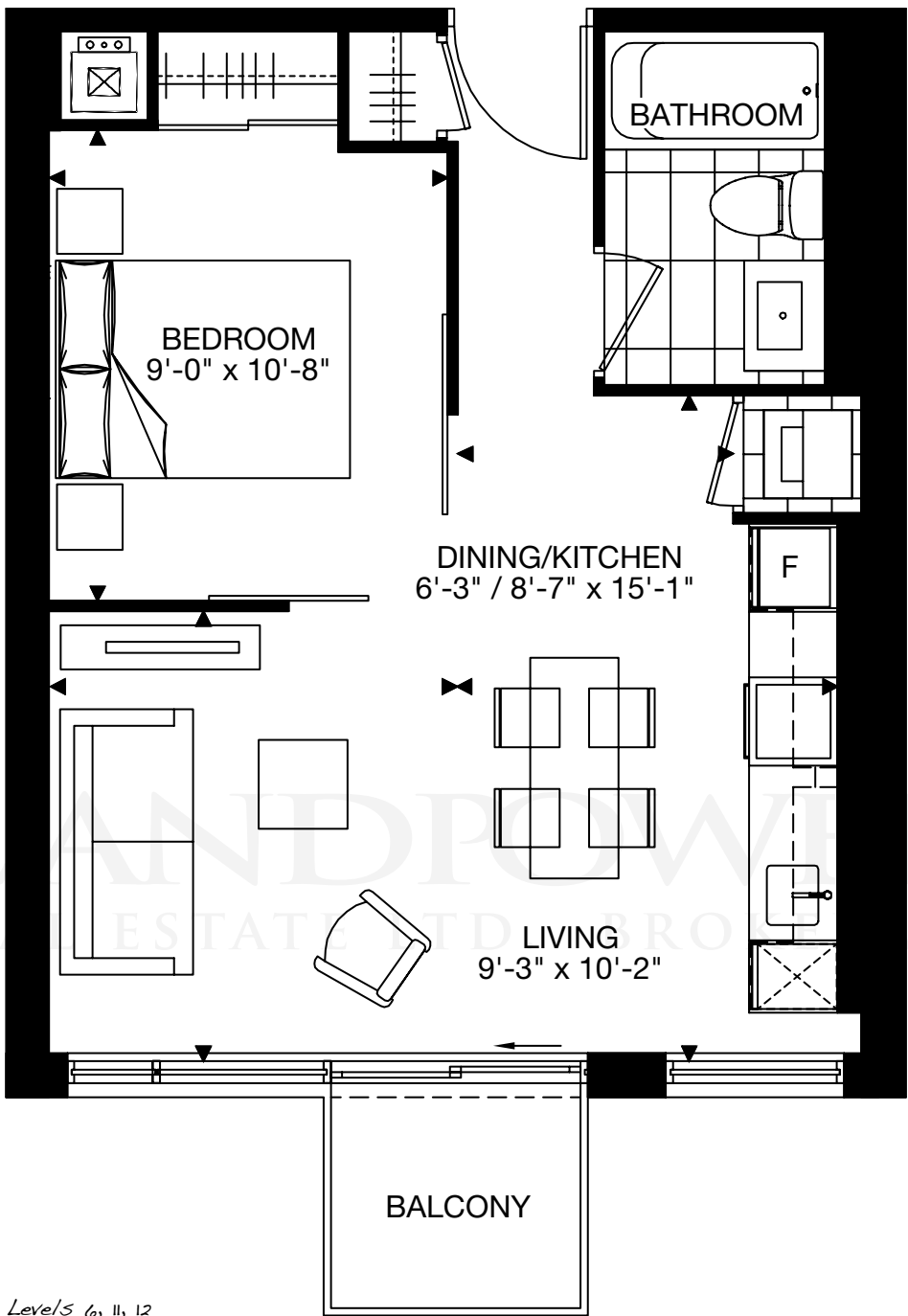


Level 14-15

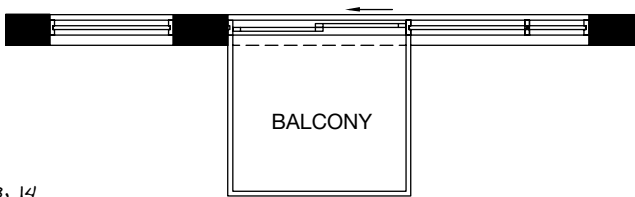
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The Titanium

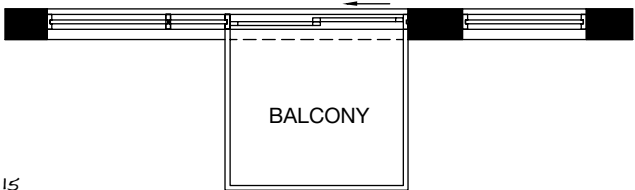
478 sq.ft.
1 Bedroom



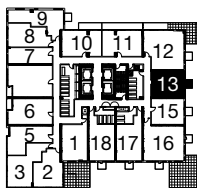
Level/5, 6, 11, 12



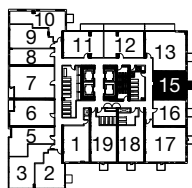
Level/5, 7, 8, 13, 14



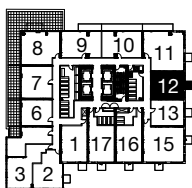
Level/5, 9, 10, 15



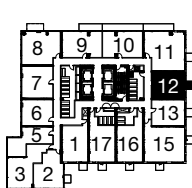
Level/6



Level/7-12



Level/13

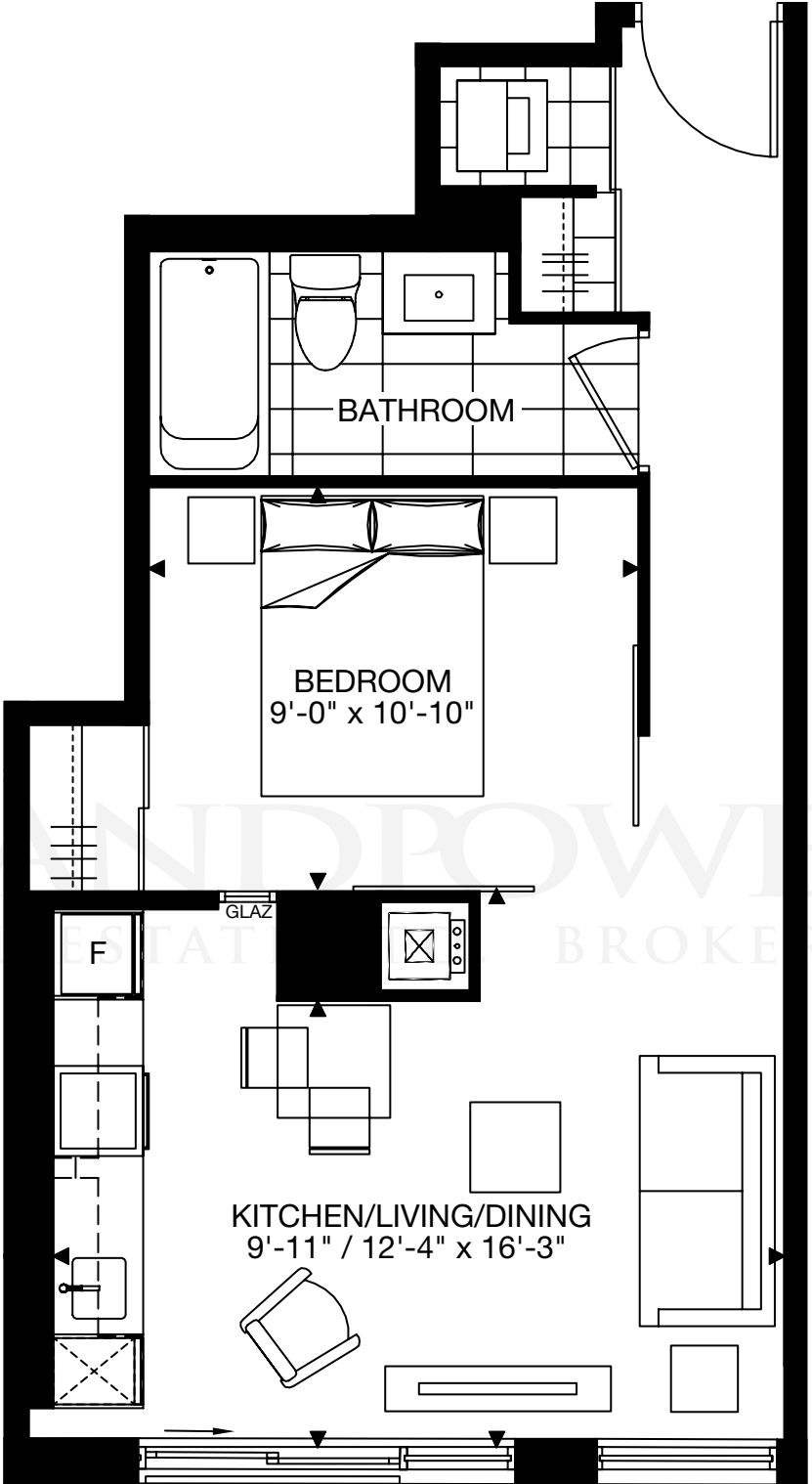


Level/14-15

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The Platinum

494 sq.ft.
1 Bedroom



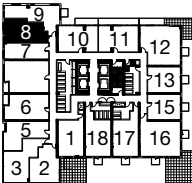
Level/s 6, 11, 12



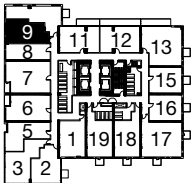
Level/s 7, 8



Level/s 9, 10



Level 6

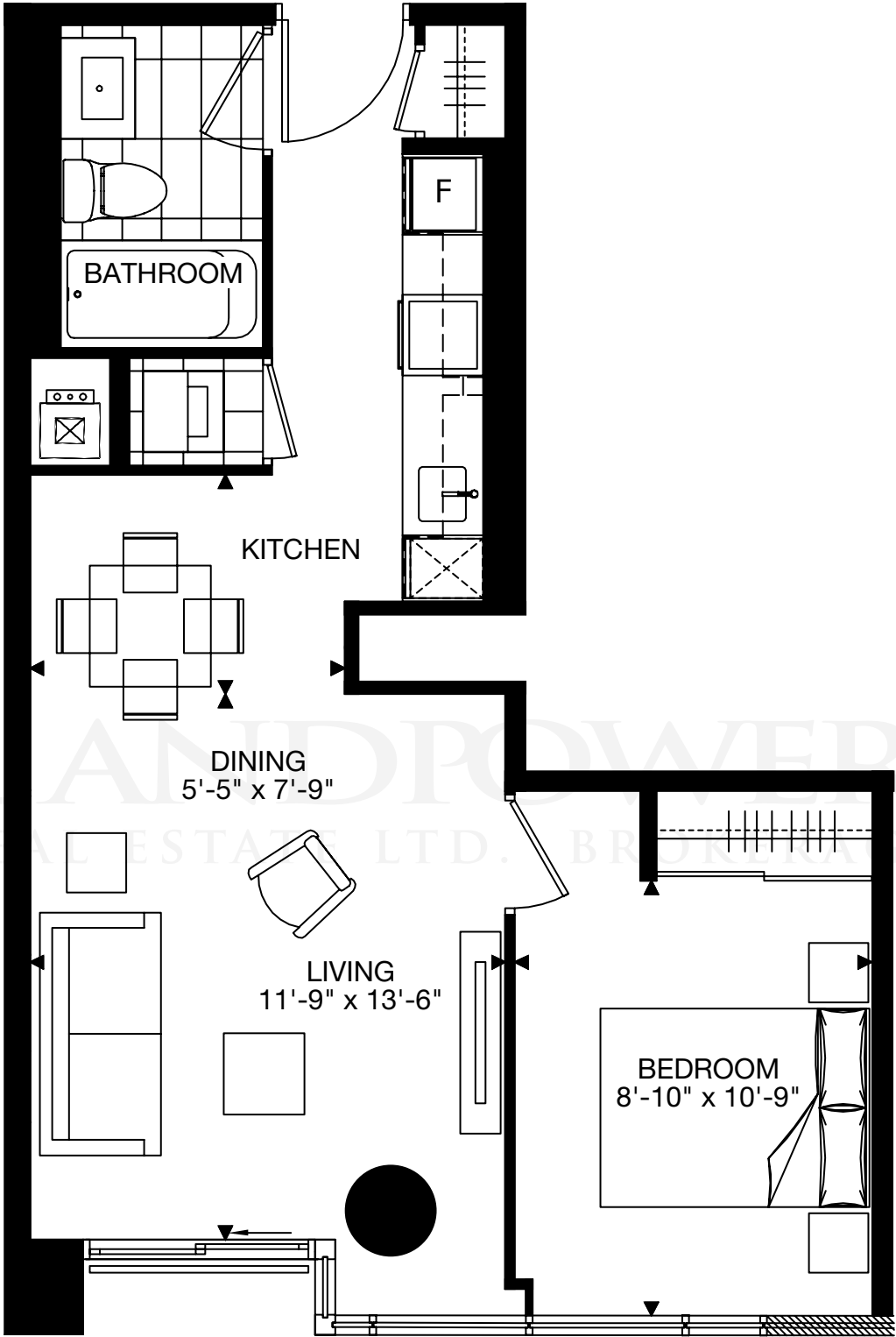


Level 7-12

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The Nightingale

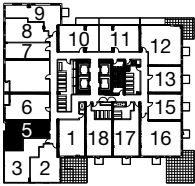
530 sq.ft.
1 Bedroom



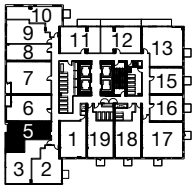
Level/s 6, 8, 10, 12



Level/s 7, 9, 11



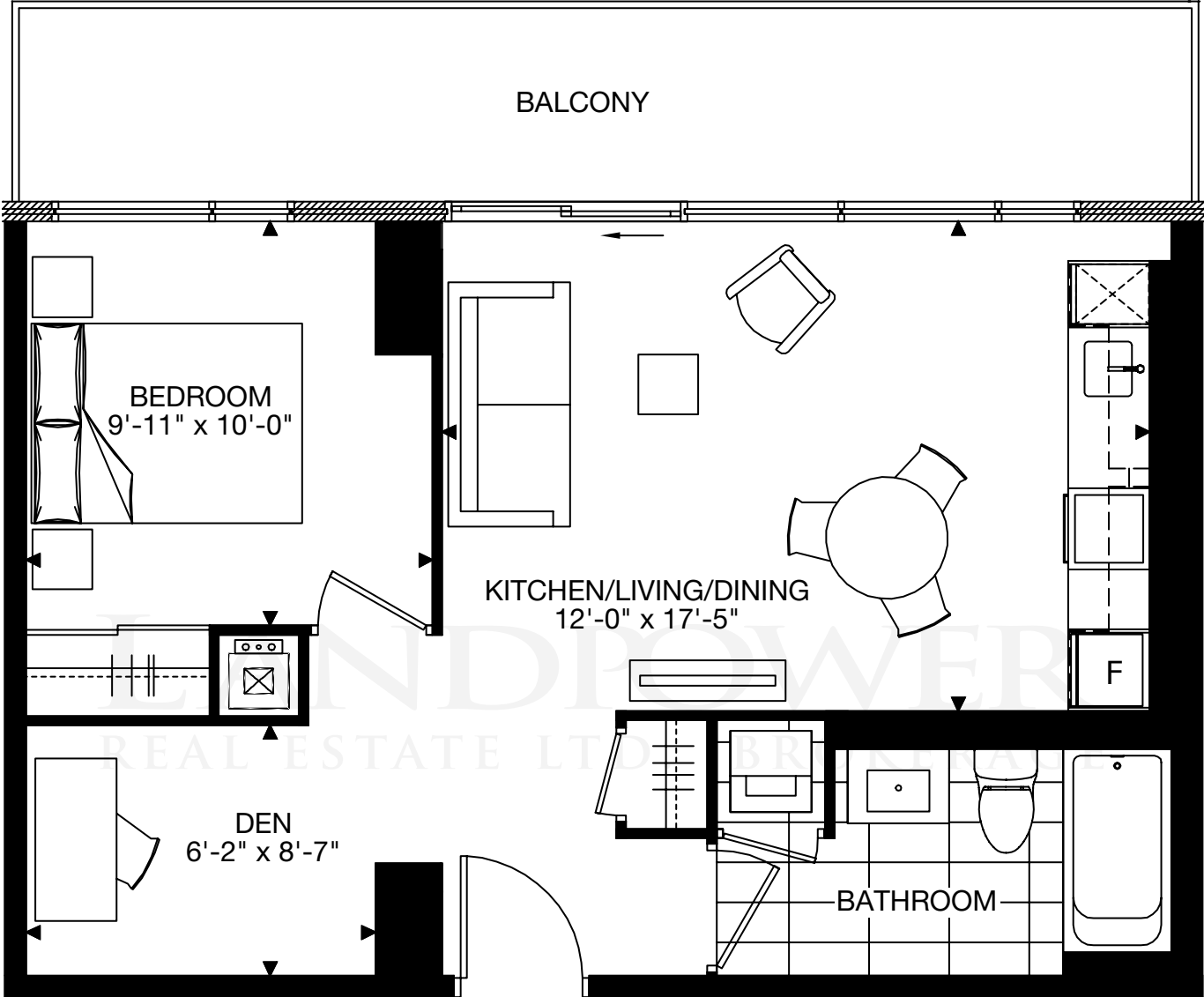
Level 6



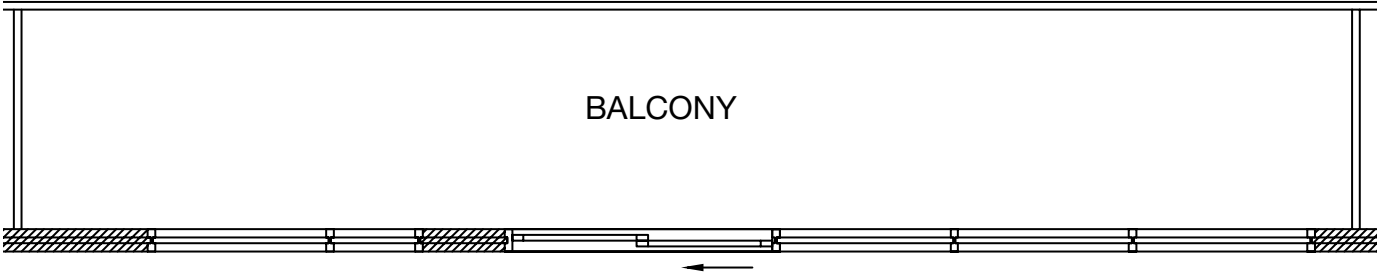
Level 7-12

The Nightspot

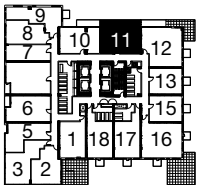
568 sq.ft.
1 Bedroom
+ Den



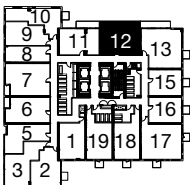
Level/s 6, 8, 10, 12, 14



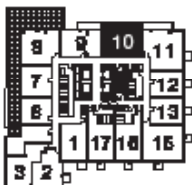
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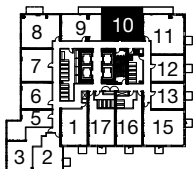
Level 6



Level 7-12



Level 13

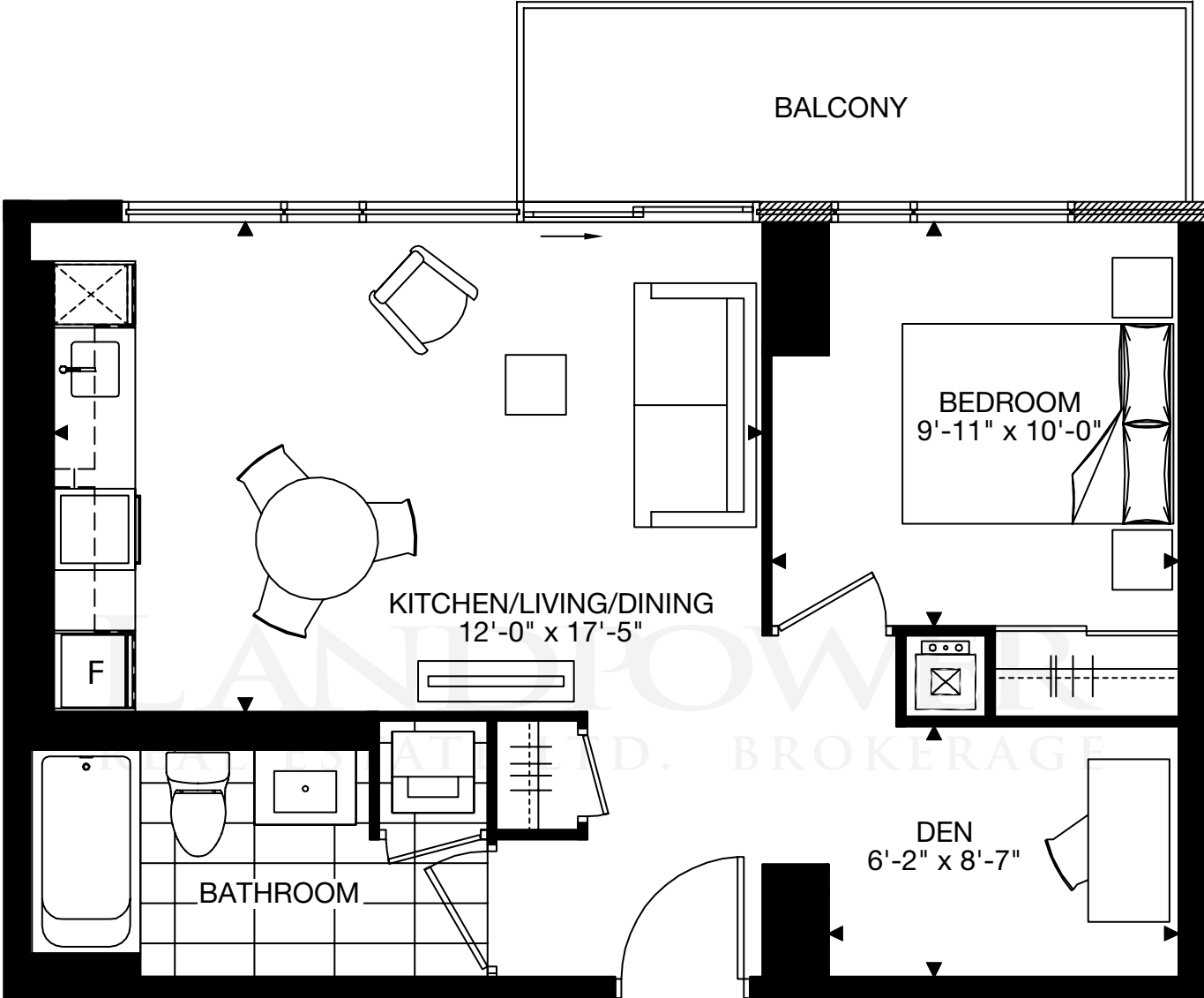


Level 14-15

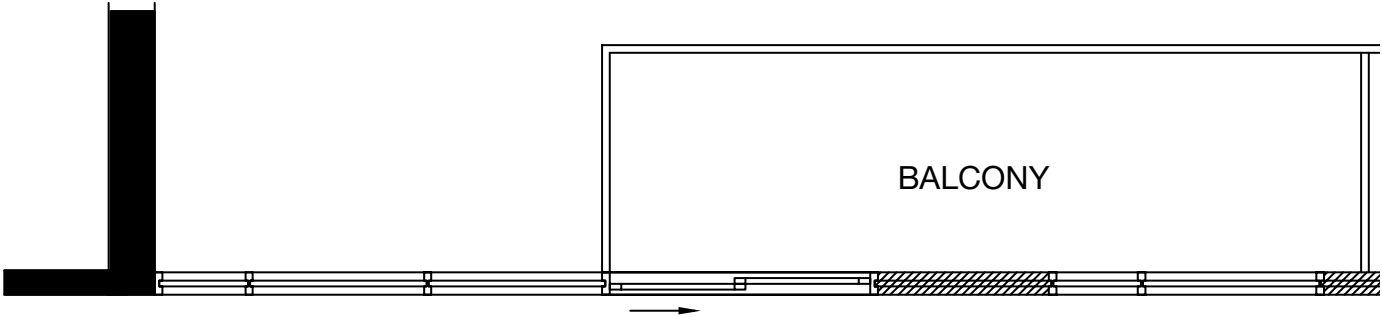
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The Nightclub

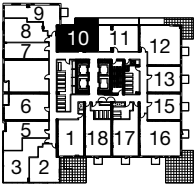
568 sq.ft.
1 Bedroom
+ Den



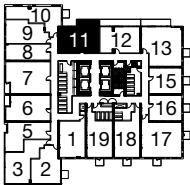
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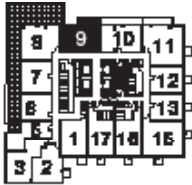
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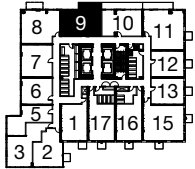
Level 6



Level 7-12



Level 13

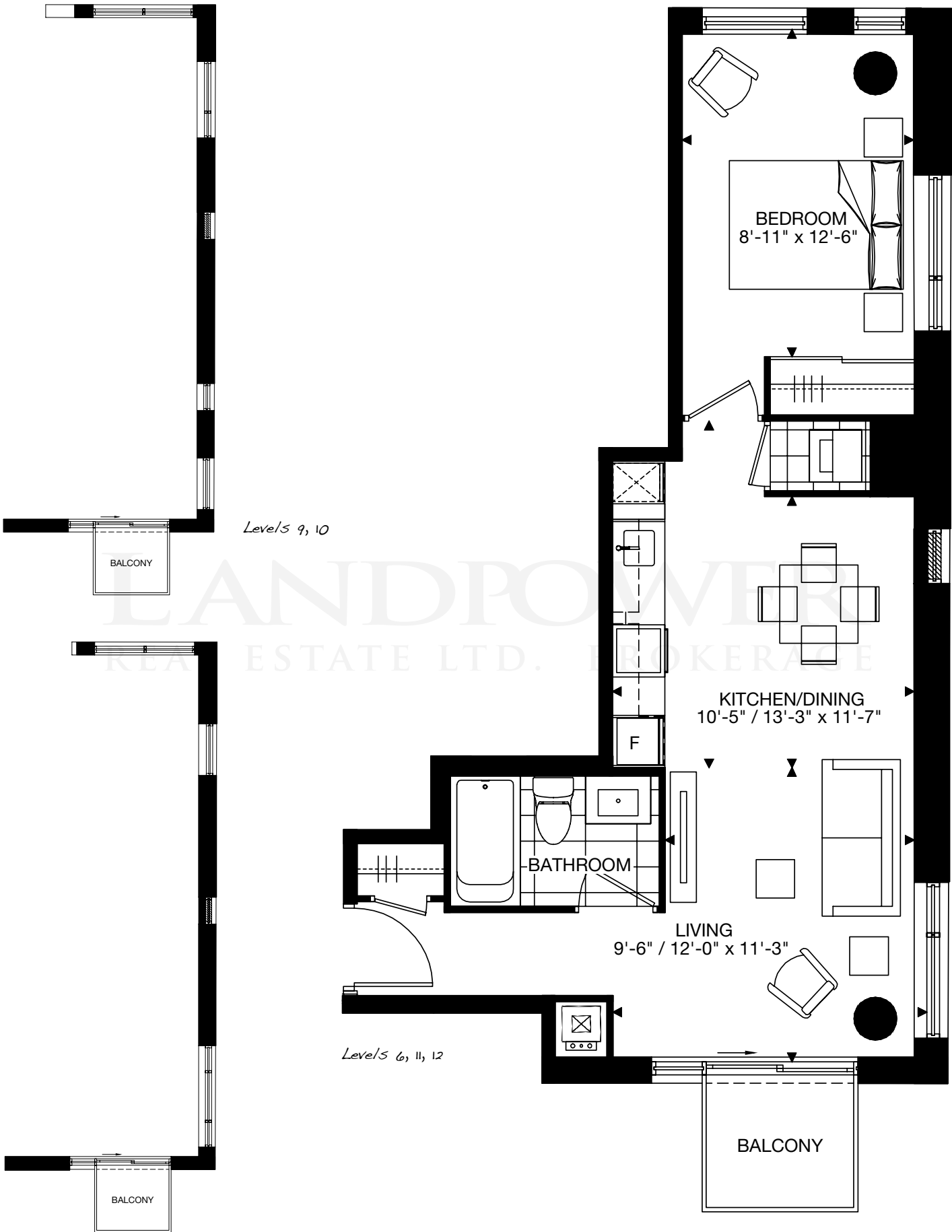


Level 14-15

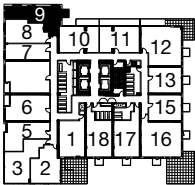
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The Pepper

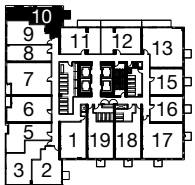
592 sq.ft.
1 Bedroom



Levels 7, 8



Level 6

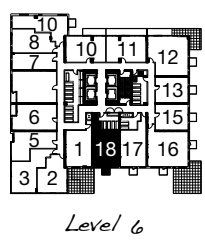


Level 7-12

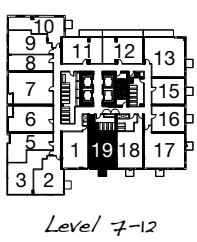
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The Night Vision

600 sq.ft.
1 Bedroom
+ Den



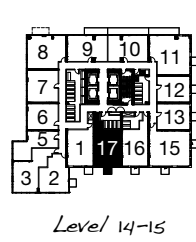
Level 6



Level 7-12



Level 13

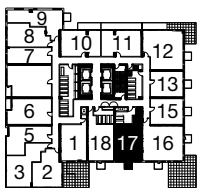
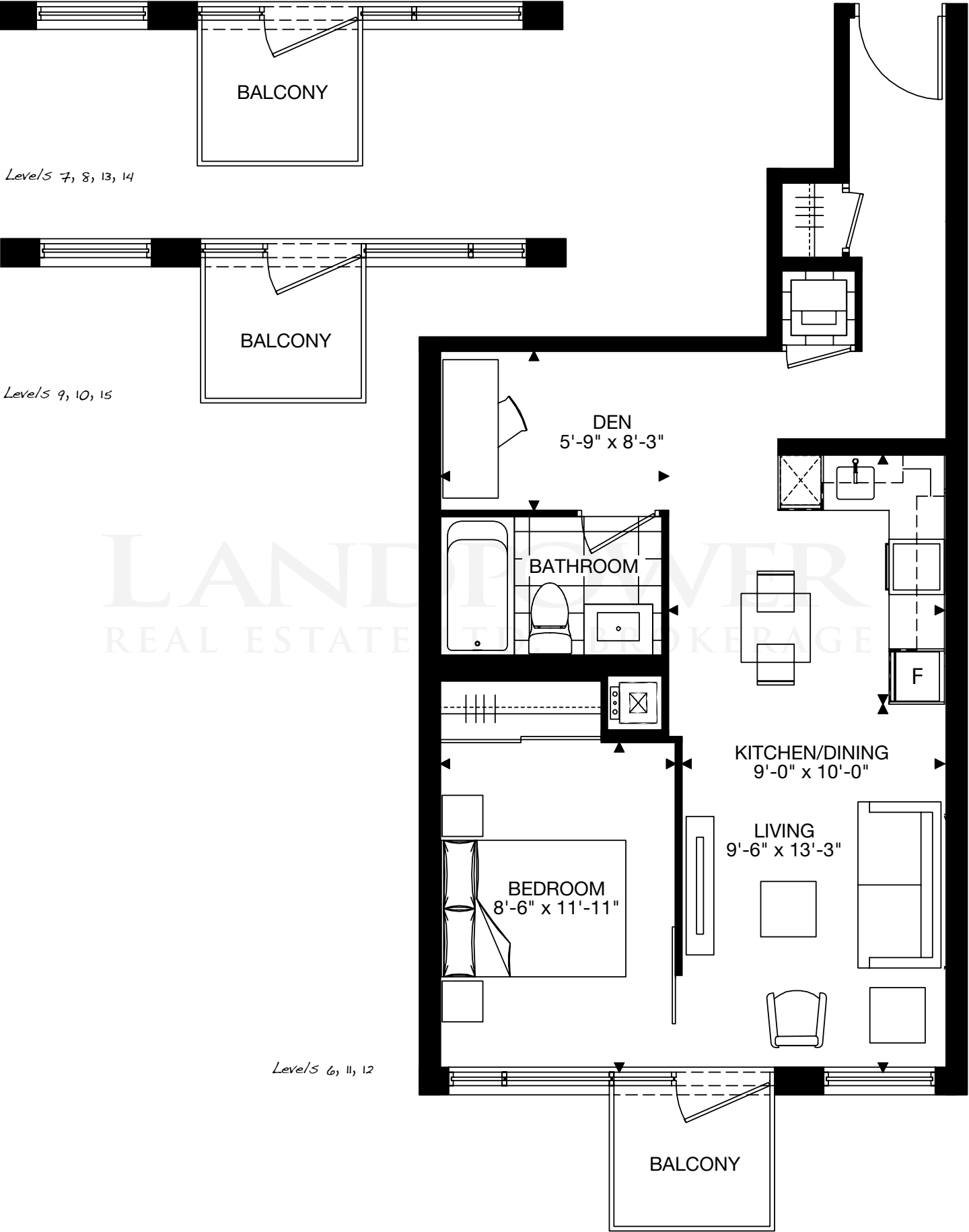


Level 14-15

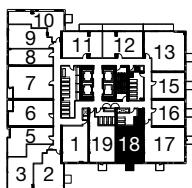
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The Night Song

600-R sq.ft.
1 Bedroom
+ Den



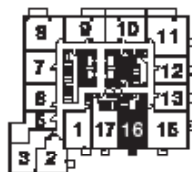
Level 6



Level 7-12



Level 13

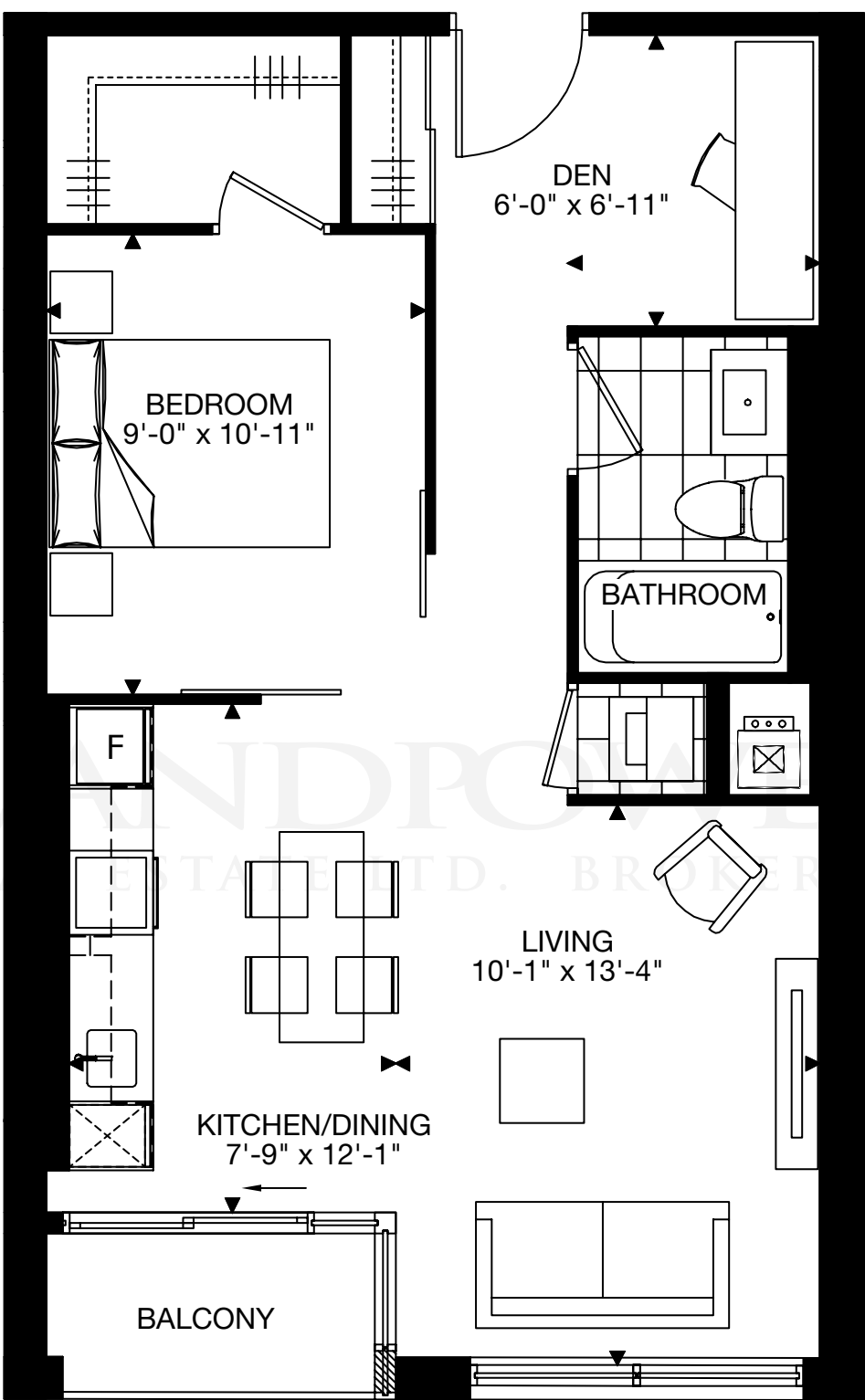


Level 14-15

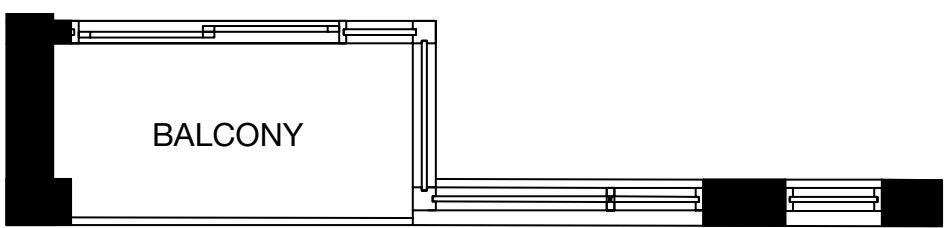
Prices and specifications subject to change without notice. E.&O.E. The dimensions shown on this plan are approximate only. Actual useable floor space within the unit may vary from any stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin No. 22 published by Tarion.

The Night Oasis

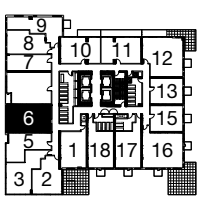
605 sq.ft.
1 Bedroom
+ Den



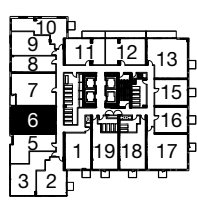
Level/s 6, 9, 10, 11, 12



Level/s 7, 8



Level 6

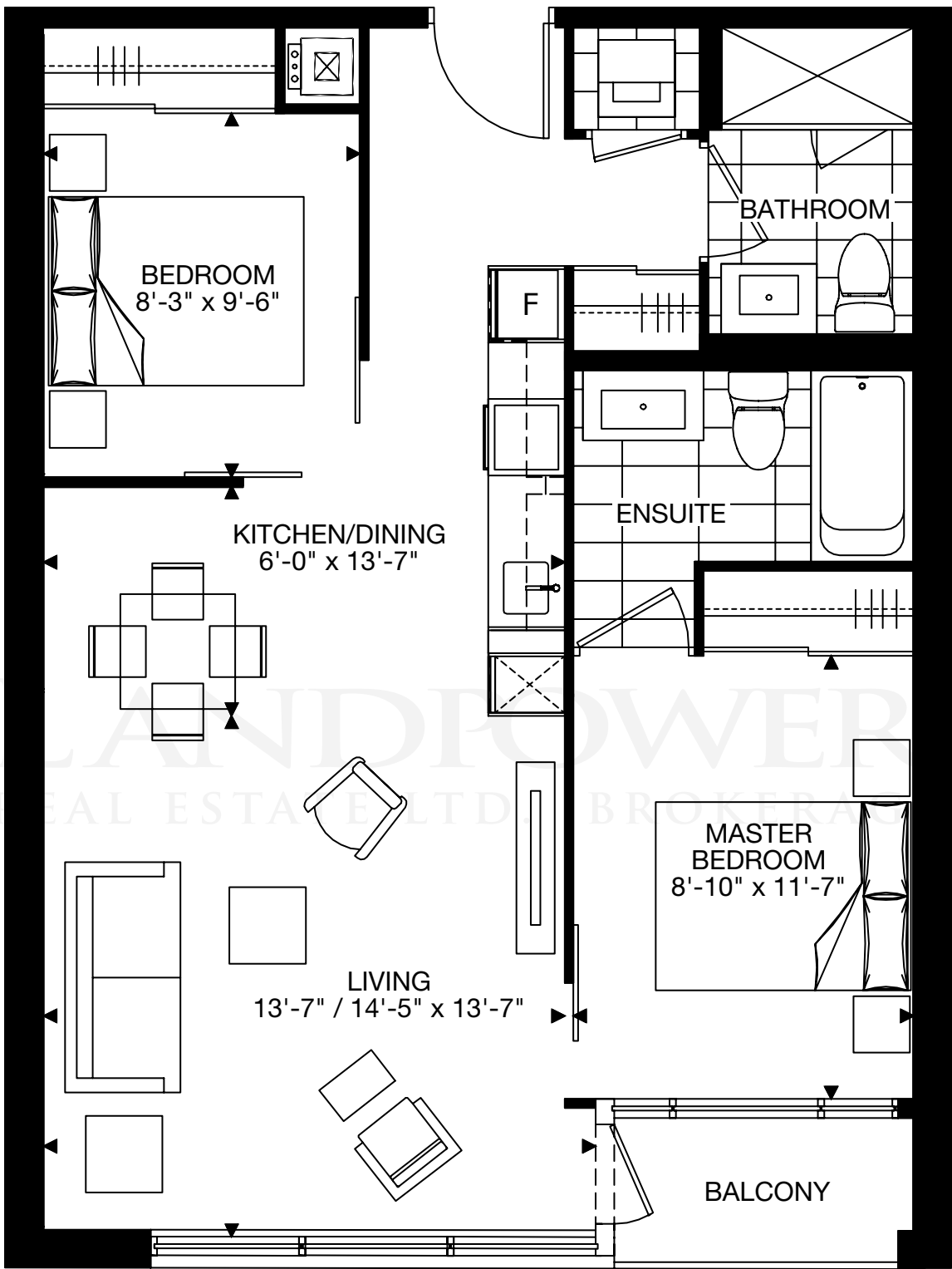


Level 7-12

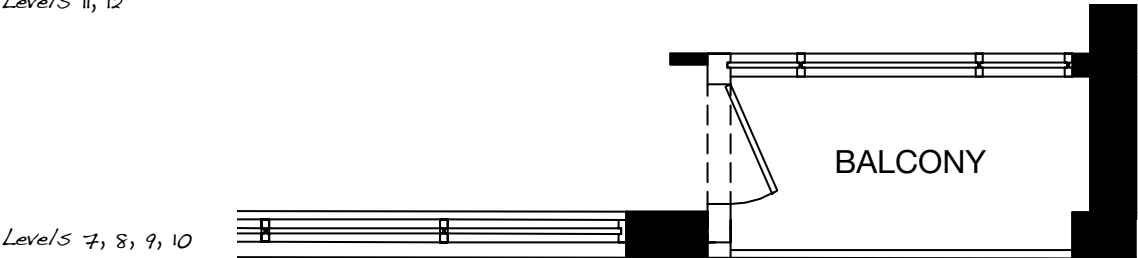
Prices and specifications subject to change without notice. E.&O.E. The dimensions shown on this plan are approximate only. Actual useable floor space within the unit may vary from any stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin No. 22 published by Tarion.

The Twilight

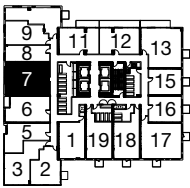
747 sq.ft.
2 Bedroom



Level 11, 12



Level 7, 8, 9, 10



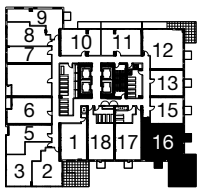
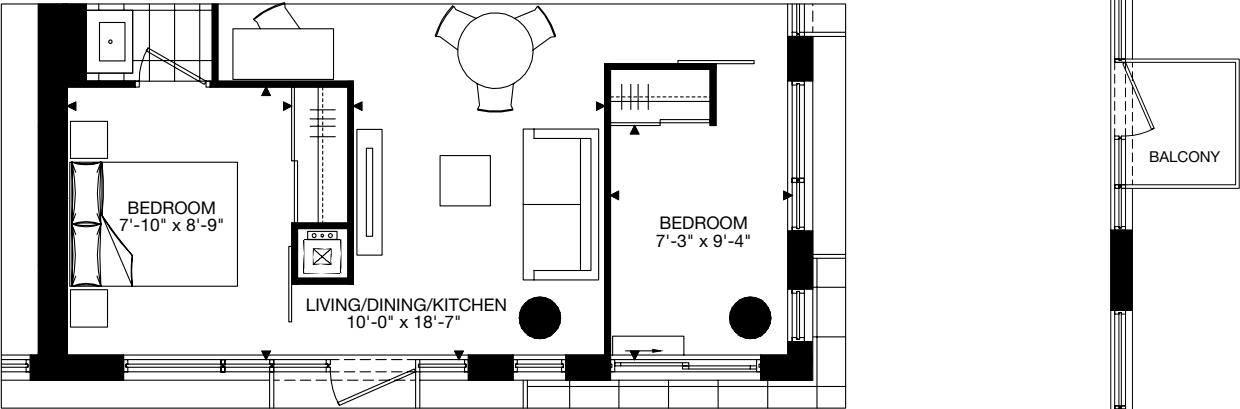
Level 7-12

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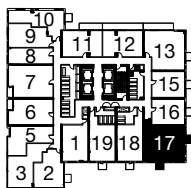
The Steel Grey

825 sq.ft.
2 Bedroom
(opt. 3 Bedroom)

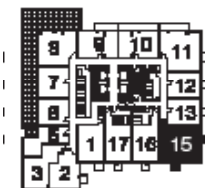
3 Bedroom Option



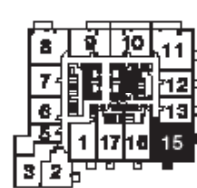
Level 6



Level 7-12



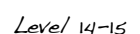
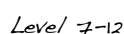
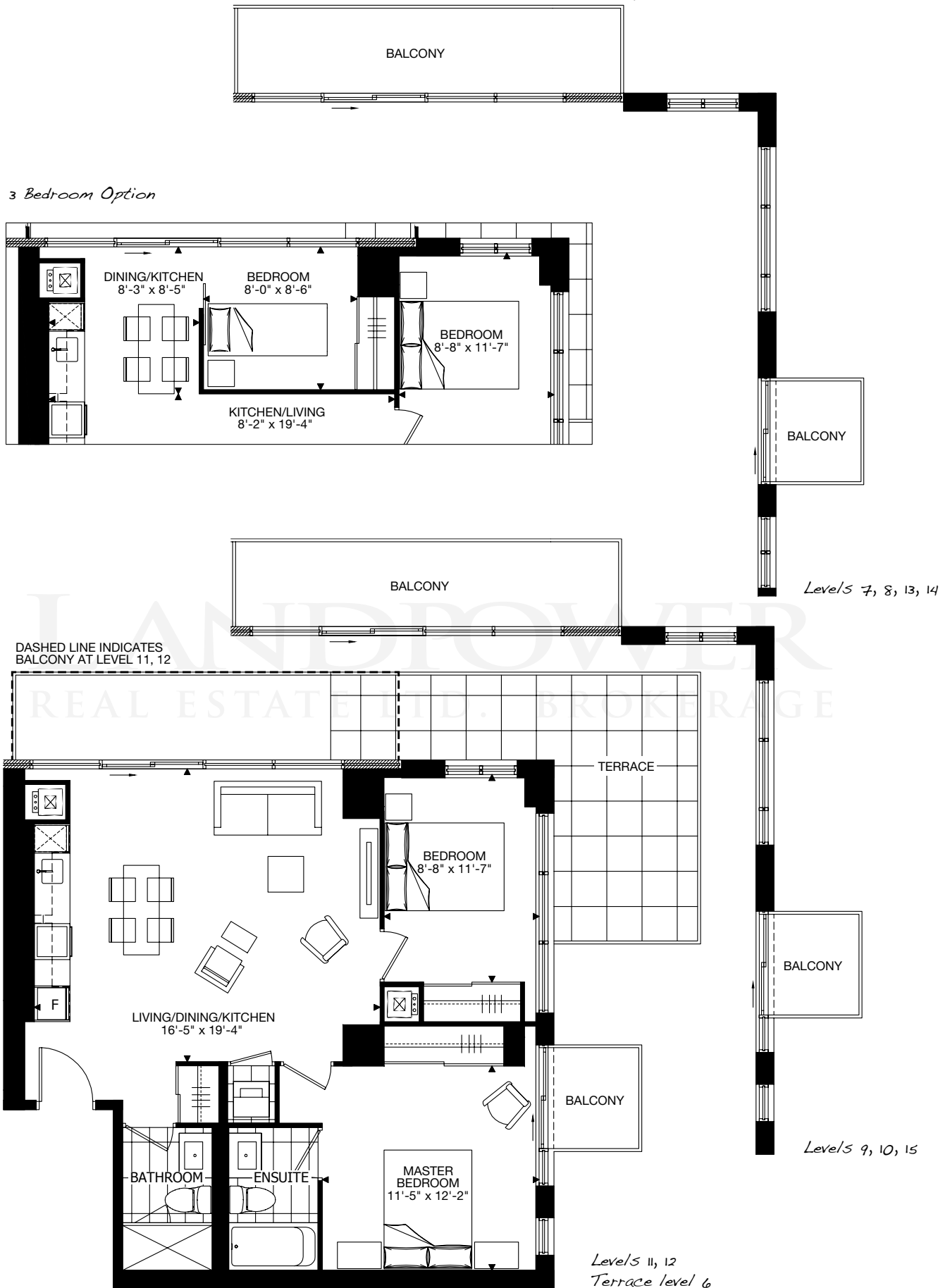
Level 13



Level 14-15

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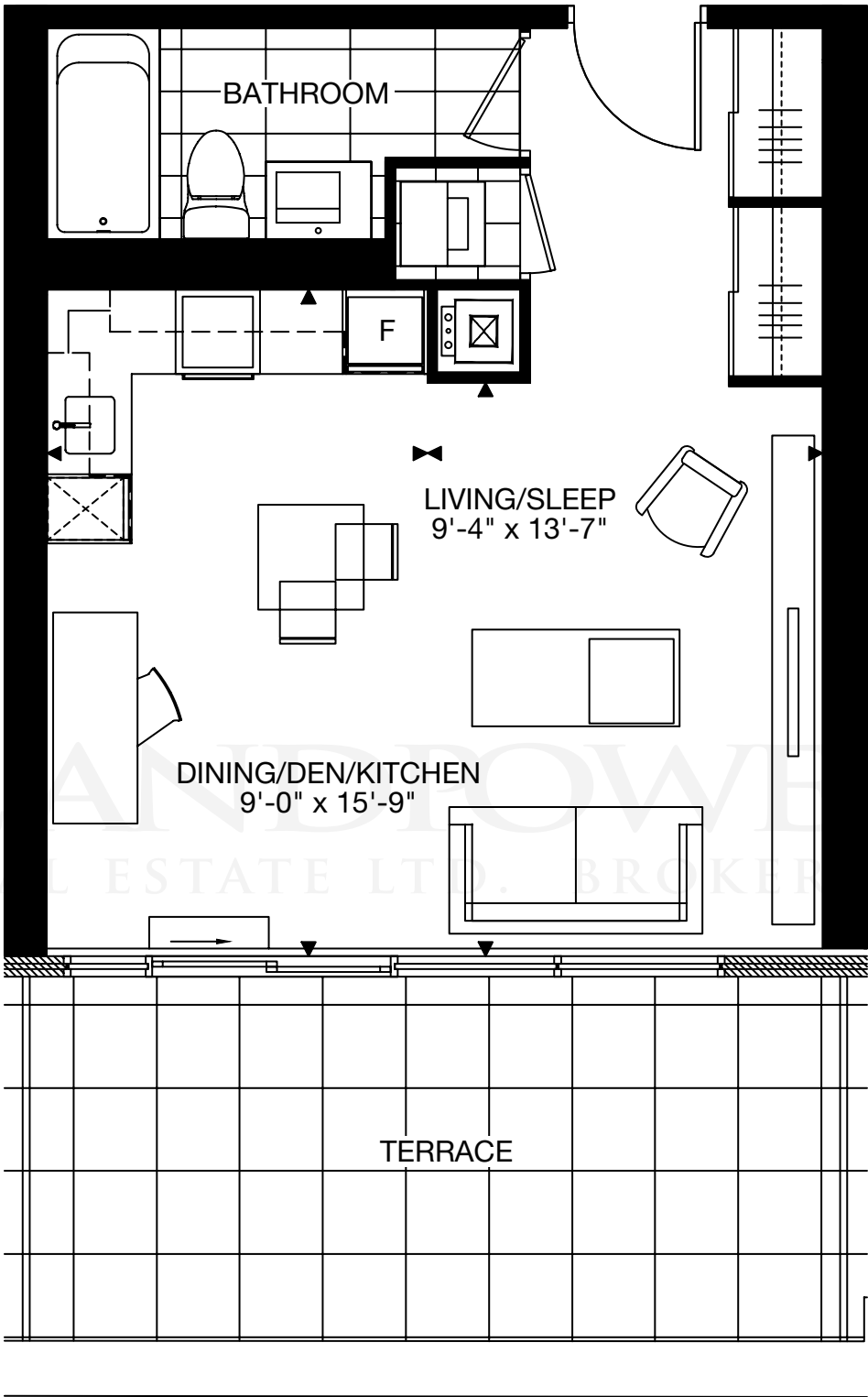
2 Bedroom
(opt. 3 Bedroom)



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The Inkspot

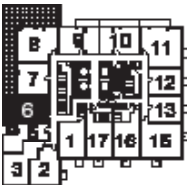
445 sq.ft.
Studio



Level/ 13



Level/s 14, 15



Level/ 13

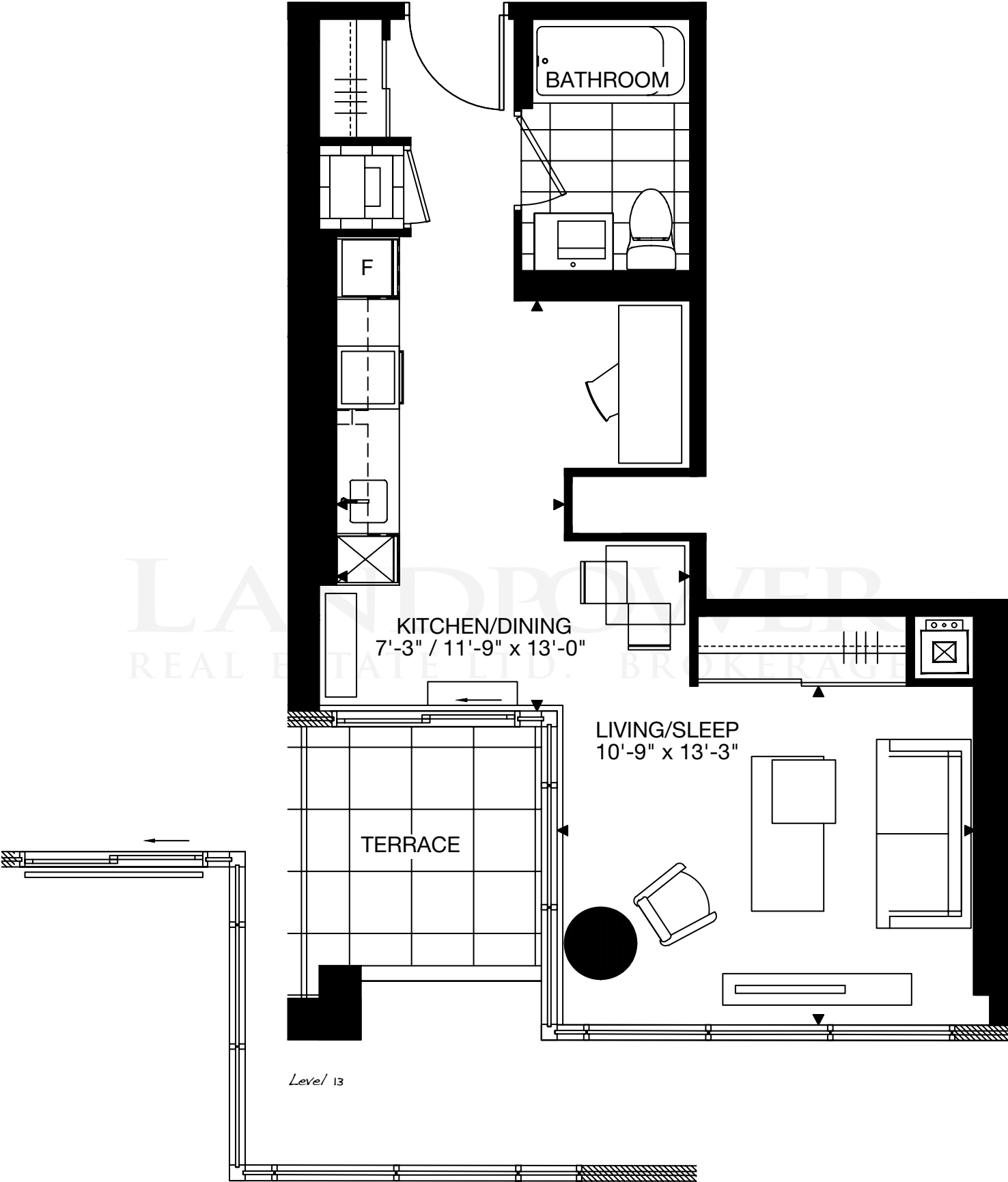


Level/ 14-15

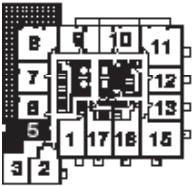
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The Mahogany

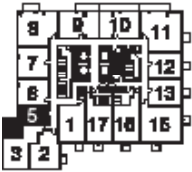
465 sq.ft.
Studio



Level/5 14, 15



Level 13

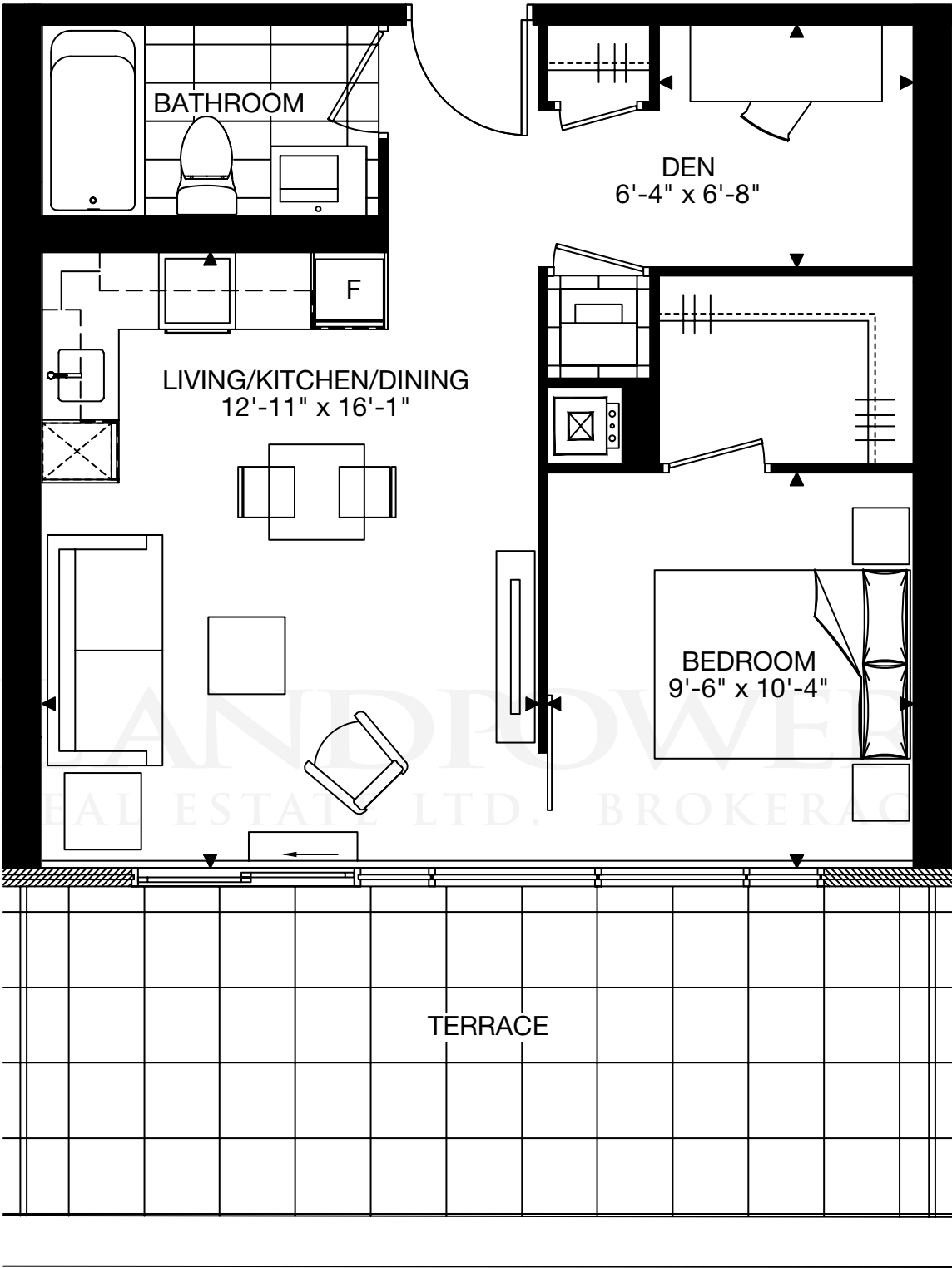


Level 14-15

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The Velvet Night

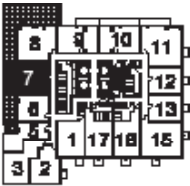
545 sq.ft.
1 Bedroom
+ Den



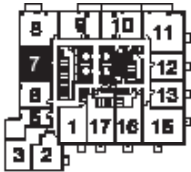
Level 13



Level/s 14, 15



Level 13

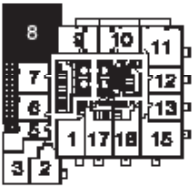
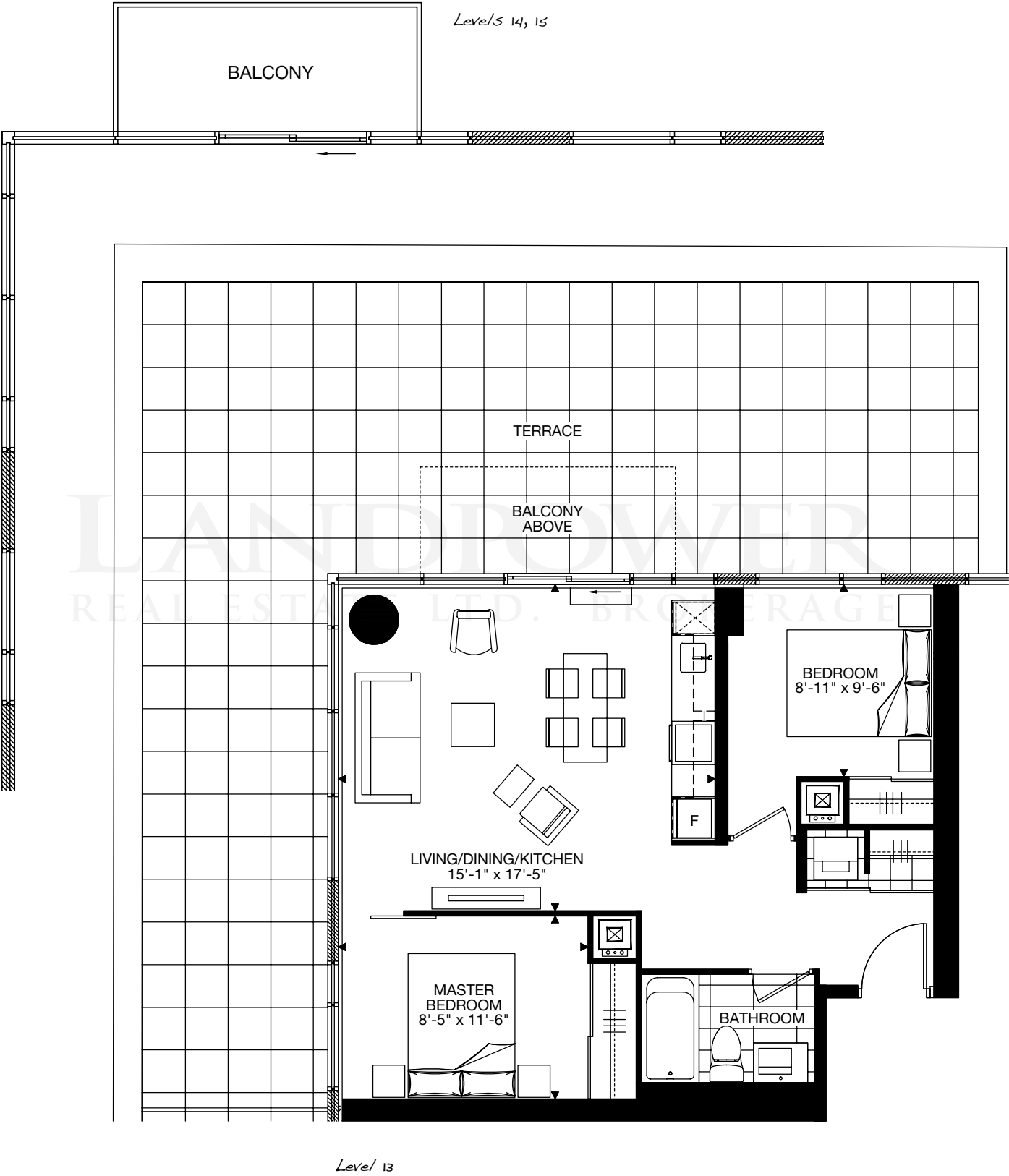


Level/ 14-15

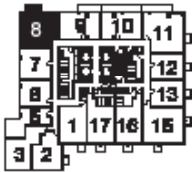
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The Shadow

677 sq.ft.
2 Bedroom



Level/ 13



Level/ 14-15

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