

# nuvo

at Essex

live original.



live different.

AND POWER  
REAL ESTATE LTD. BROKERAGE

live nuvo.



**TRIDEL®**  
tridel.com

**nuvo**  
at Essex

a NUVO beginning



**TRIDEL**

29 storeys of contemporary design with warm brick facades, back painted glass spandrels, classic fresh air balconies and light, limestone style accent surfaces. NUVO. a new signature of style.







An aerial photograph of the Toronto skyline from Essex

## the essex community masterplan



An aerial view of the Essex community masterplan. Illustration is artist's concept.

Plan. Design. Create. These principles are expressed at every level of the Essex community. Automobile access is easy and the Kipling subway and GO Transit stations are directly across the street. Bringing nature in touch with the Essex Community with the design of parklands and generous landscaping, adds an important quality of living. Finally, creating cohesive architecture that fits within the Etobicoke neighbourhood, means creating an enduring **sense of belonging**.

**nuvo**  
at Essex

creating the  
urban community



**TRIDEL**





## the nuvo neighbourhood



Step across the street to the Kipling Subway.



A complete range of shopping conveniences is close by.



The Lake Ontario waterfront, parklands and boating is just down the street.



## two storey lobby and NUVO Club

Residents and guests arrive to a wide open contemporary styled 2 level lobby with clean linear lines, a column framed staircase, 24 hour Concierge and the outstanding amenities of the 2 level NUVO Club. State-of-the-art fitness technology, indoor Swimming Pool, Whirlpool, Saunas and Steam Rooms, stylish Party Room, Billiards Room, private screening Theatre, Golf Centre and much more. **NUVO Club - do you have it?**

The upper level curved and colonnaded front entry, lobby and NUVO Club





**nuvo**  
at Essex

NUVO club  
& lobby

TRIDEL



The lobby rooftop pavilion,  
lounge and landscaped  
outdoor terrace.



Plan view of  
lobby rooftop pavilion

ANDERSON POWER  
REAL ESTATE LTD. BROKERAGE

The lower level lobby,  
access to St. Albans Road  
and Kipling Subway Station

St. Albans Road Entrance



Kipling Subway Station  
directly across the street



# exceptional features & finishes



## THE BUILDING & COMMON AREAS

- 29 storeys of contemporary design with warm brick facades, back painted glass spandrels, classic fresh air balconies and light, limestone-style accent surfaces
- Located right at the Kipling Subway, GO Train and Bus Station in Etobicoke City Centre
- Residents arrive home to a curved and colonnaded entry, a private lobby rooftop pavilion with a landscaped terrace and an impressive 2 level lobby
- Wide open design 2 level lobby with linear lines, natural wood tones, a 24 hour Concierge, column-framed open staircase, sparkling water feature, street level exit for subway access, granite floor accents and light savvy windows
- Four high-speed elevators whisk you off to your destination
- The lobby also features an interphone system for announcing the arrival of your guests
- Private underground parking is accessed by a personal automobile remote transponder
- 3 fully furnished guest suites

## NUVO CLUB - DO YOU HAVE IT?

- A complete 2 level Recreation Centre with all the at-home conveniences for relaxing, exercising and partying.
- A columned indoor swimming pool and whirlpool with lounge areas
- Separate men's and women's Scandinavian style cedar saunas, steam rooms and changing facilities
- The Fitness and Aerobics Centre is outfitted with the latest exercise and weights technology, a cool-down Fitness Lounge and expansive windows
- A chic Party Room featuring soft lighting, trendy furnishings, a fireplace, seating lounges, a chef's kitchen and private dining room
- A fully landscaped, private lobby rooftop terrace with a patterned hard surface patio, tranquil seating areas, a columned glass pavilion with a skylight and a BBQ area with an outdoor bar
- Tridel's signature Golf Centre with a virtual golf simulator and practice area
- A Billiards, cards and games room
- A private screening Theatre accessed from the lower lobby

## SUITES WITH SPACE AND STYLE

- A white stippled ceiling all areas except the kitchen, laundry/storage\* rooms and bathrooms (kitchen, laundry/storage and bathroom ceilings are smooth and painted with white semi-gloss paint).
- Interior walls are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathrooms, and all woodwork and trim painted with durable white semi-gloss paint).
- Contemporary style 6' 8" interior slab doors (paint finish) with brushed nickel hardware.
- 5' x 7' 16" square edge baseboards in all areas except bathroom, laundry and storage areas.
- Cultured white marble window sills, on all windows\*.
- Mirrored sliding closet doors\*. (Foyer only)
- Thermally insulated Low-E double-glazed glass in architecturally designed windows.
- White bathroom fixtures throughout.
- The ceiling height of the unit is approximately 8', measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling height will be less than 8'. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms and hallways), the ceiling height will also be less than 8'. The 15th floor (Level 14), 27th floor (Level 26), 28th floor (Level 27), 29th floor (Level 28) and Penthouse (Level 29) feature 9' ceilings.

## PREMIUM FLOOR COVERINGS

- Low maintenance plank laminate floating floor\*\*\* in foyer\*, hallways\*, den\*, living and dining areas\* and in selected kitchens.
- Ceramic floor tile\*\*\* in bathrooms, laundry and storage\* areas.
- 32oz. nylon carpet with underpad in bedrooms.

## GOURMET KITCHENS

- NUVO at Essex Signature cabinetry\*\*\* with square edge granite counter top\*\*\*.
- Stainless-steel ledge back sink.
- Low Flow chrome, single lever kitchen faucet, complete with pull out vegetable spray.

- Energy Star high efficiency, time-delay built-in 24 inch dishwasher (black).
- 18 cubic foot frost-free refrigerator (black).
- Microwave with built-in high capacity hood fan vented to exterior (black).
- 30 inch self-cleaning stove (black).
- Mosaic ceramic tile\*\*\* backsplash.

## LUXURIOUS BATHROOMS

- NUVO at Essex Signature vanity cabinetry\*\*\* with cast granite countertops\*\*\* complete with rectangular basin.
- Vanity mirror complete with integrated medicine cabinet\* and wall sconce lighting.
- Deep soaker bathtub\*.
- Low Flow chrome bath and shower faucet and Low Flow single lever sink faucet.
- Temperature controlled and pressure balanced, shower faucet.
- Exhaust fan vented to the exterior.

## CONVENIENT IN-SUITE LAUNDRY FACILITIES

- Heavy-duty wiring and receptacle for dryer.
- Ventilation to exterior with automatic relay sensor exhaust control.
- Washer with stacked dryer (complete with stainless steel flexible hoses).

## FOR YOUR PEACE-OF-MIND

- 24-hour concierge, monitoring community access and engineered security systems including two-way communication from selected zones in underground garage and entry areas.
- Personally encoded suite intrusion alarm system with key pad and door contact.
- Electronic communication system located in the lobby vestibule permits guests to communicate with the suite from the building entrance. Guests in the lobby vestibule can be viewed on the resident's television.
- Live surveillance cameras in strategic locations in the building, grounds and garage are monitored by the concierge.
- Computer controlled access system provided at all building main entry points.
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the concierge of a distress call (2 per suite).
- Heat detectors connected to the fire annunciation panel.
- Hard wired smoke detector.

## COMFORT SYSTEMS

- Vertical fan coil heating and cooling, with supplementary heating coil for seasonal comfort control.
- Direct venting to the outside of kitchen hood, bathroom fans and dryer exhaust.
- Central building water filtration system.

## ELECTRICAL SERVICE AND FIXTURES

- Individual service panels with circuit breakers.
- White designer series receptacles and switches throughout.
- Ceiling light fixtures in foyer, hallway(s), walk-in closet(s)\*, bedroom(s), and den\*.
- Capped ceiling light outlet in dining room.
- Suite electricity metering for individual energy management.

## COMMUNICATIONS

- Communications Wiring 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 Communication Network Centre.
- Pre-wired cable outlet in living room, bedroom(s), and den\*.
- Pre-wired telephone outlet in living room, bedroom(s), den\* and kitchen\*.
- 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.

\*\*\*\* denotes features to be selected from the vendor's samples.

\*\*\*\*\* Suites that have 9' ceilings feature 7' doors, 42" upper cabinets in kitchen and 7" baseboards.

All features and finishes subject to change without notice. E & O.E. January 9, 2004

# nuvo at Essex

Welcome to **Nuvo at Essex**, Tridel's newest addition to the masterplanned Essex Community located at Dundas Street West and Kipling Avenue at Etobicoke City Centre. Across from the Kipling Subway and GO Station.

| Suite | Design Type  | Starting Price From 4 <sup>th</sup> Floor | Approx. Square Footage | View       | Estimated Maintenance Fee Per Month* | Estimated Property Taxes Per Month |
|-------|--|---|------------------------|------------|--------------------------------------|------------------------------------|
| 1A    | 1 Bedroom  | \$159,000                                 | 600                    | E          | \$252                                | \$166                              |
| 1B    | 1 Bedroom and Balcony                                | \$166,000                                 | 639                    | E          | \$268                                | \$173                              |
| 1C+DR | 1 Bedroom, Den and Balcony                           | \$176,000                                 | 700                    | E          | \$294                                | \$189                              |
| 1C1+D | 1 Bedroom, Den and Balcony                           | \$184,000                                 | 727                    | E          | \$305                                | \$192                              |
| 1D+D  | 1 Bedroom, Den and Balcony                           | \$194,000                                 | 760                    | W          | \$319                                | \$202                              |
| 2A    | 2 Bedrooms and Balcony                               | \$211,000                                 | 827                    | W          | \$347                                | \$220                              |
| 2B    | 2 Bedrooms and Balcony                               | \$240,000                                 | 925                    | N/E or S/E | \$389                                | \$250                              |
| 2C    | 2 Bedrooms and Balcony (Optional 2 Bedroom plus Den) | \$284,000                                 | 1107                   | N/W or S/W | \$465                                | \$296                              |
| 2D+D  | 2 Bedrooms, Den and Balcony                          | \$410,000                                 | 1530                   | N or S     | \$643                                | \$427                              |

## Deposit Structure: Conventional Deposit – 25% downpayment

- 5% on signing offer
- 5% 30 days after construction start
- 5% 60 days after construction start

10% on occupancy

Estimated occupancy: Summer 2007

### The Building and Common Areas

- 29-storey tower residence with warm brick facades, painted glass spandrels and limestone styled accent surfaces.
- Spectacular curved and colonnaded entry lead you into your new home.
- Grand 2 level lobby featuring an impressive staircase and water feature.

### Suite Features and Finishes

- One parking space included.
- Low maintenance plank laminate floating floors in foyer, living/ dining areas, hallways, dens and selected kitchens.
- 18 cubic foot frost-free fridge, 30-inch self-cleaning stove, 24-inch dishwasher, built in microwave (black kitchen appliances), stacked washer and dryer.
- Nuvo at Essex Signature cabinetry with granite countertops.
- Mosaic ceramic tile backsplash in kitchen.
- Luxurious deep soaker bathtubs.

### Social and Recreational Facilities

- Club Nuvo includes an array of fitness and entertainment facilities.
- Fabulous indoor swimming pool and relaxing whirlpool.
- Fitness center with state-of-the-art exercise/weight equipment, aerobics and lounge areas.
- Cedar saunas and steam rooms in change facilities.
- Party room with bar, fully equipped kitchen and fireplace.
- Virtual Golf Centre with practice area, cards and games room, and billiards room.
- State of the art private screening theatre.
- Impressive boardroom.

### Peace-of-Mind Safety and Security

- Personally encoded suite intrusion alarm system with key pad and door contact.
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the concierge of a distress call.
- Smoke detector(s) and heat detector(s).
- Controlled access to Nuvo Club with personal resident access card.
- 24-hour Concierge monitors surveillance cameras and two-way voice communication from selected zones in underground garage and entry areas.

Total Number of Suites: 355

### Nuvo at Essex Sales Office

Viking Road at Kipling Ave. & Dundas St. West  
Etobicoke, Ont

Telephone: (416) 231-0999

Facsimile: (416) 231-0665

Internet: [www.tridel.com](http://www.tridel.com)

### Sales Office Hours

Monday – Thursday: 12:00 noon – 8:00 p.m.  
Fridays; Weekends & Holidays: 12:00 noon – 6:00 p.m.

### Sales Representatives

Gitta Fisahn: [gfitahn@tridel.com](mailto:gfitahn@tridel.com)  
Andrea Davidson: [adavidson@tridel.com](mailto:adavidson@tridel.com)

\*Estimated maintenance fee per month (not including hydro, cable & phone).

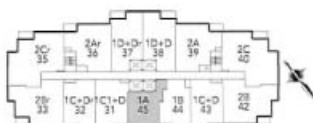
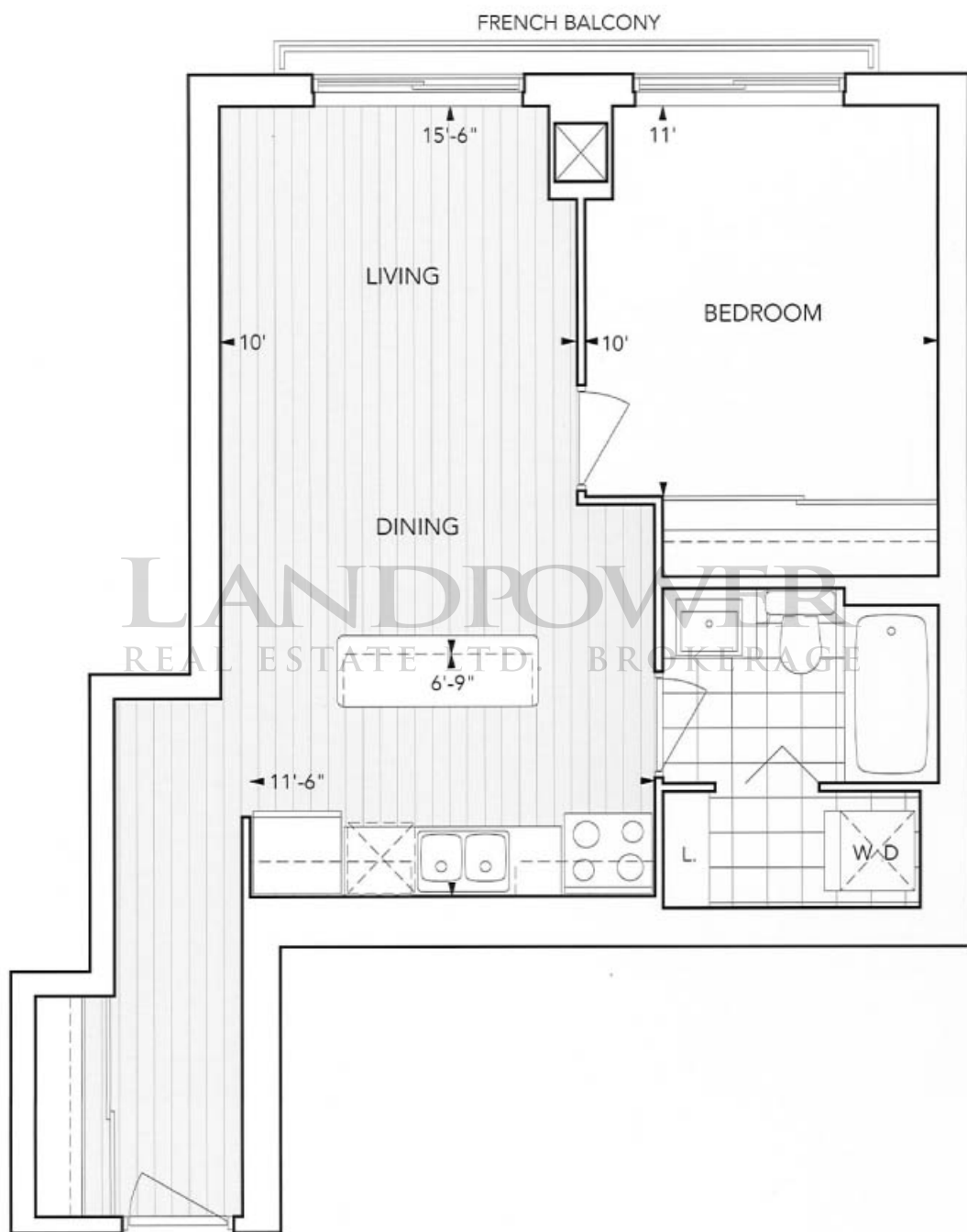
Prices reflect availability from the 4th floor. Prices & specifications subject to change without notice. E. & O.E. January 14, 2004

TRIDEL



# Residence 1a

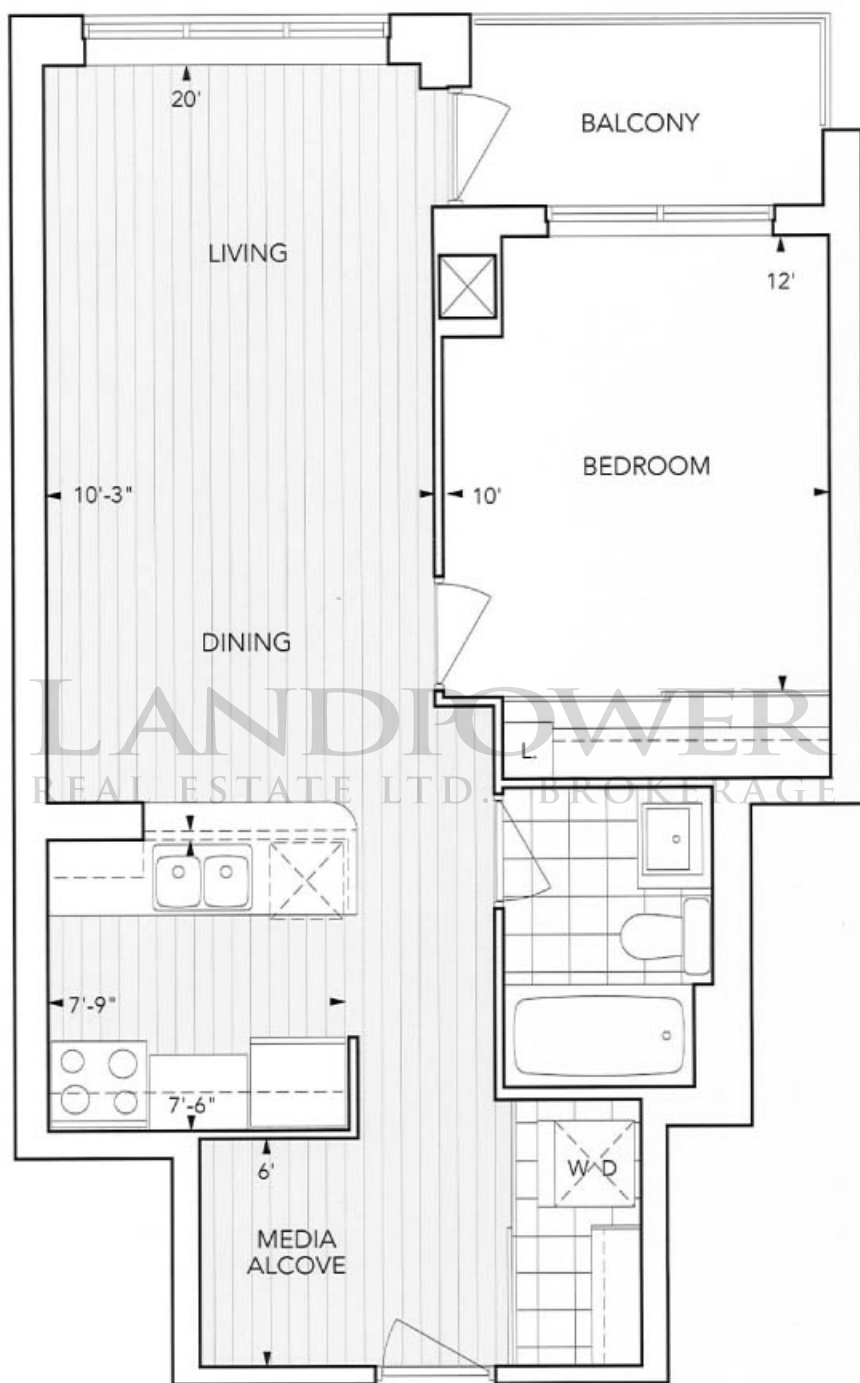
1 bedroom, living/dining room & french balcony



TYPICAL FLOOR

# Residence 1b

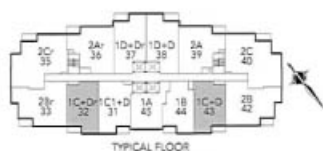
1 bedroom, living/dining room & balcony



TYPICAL FLOOR

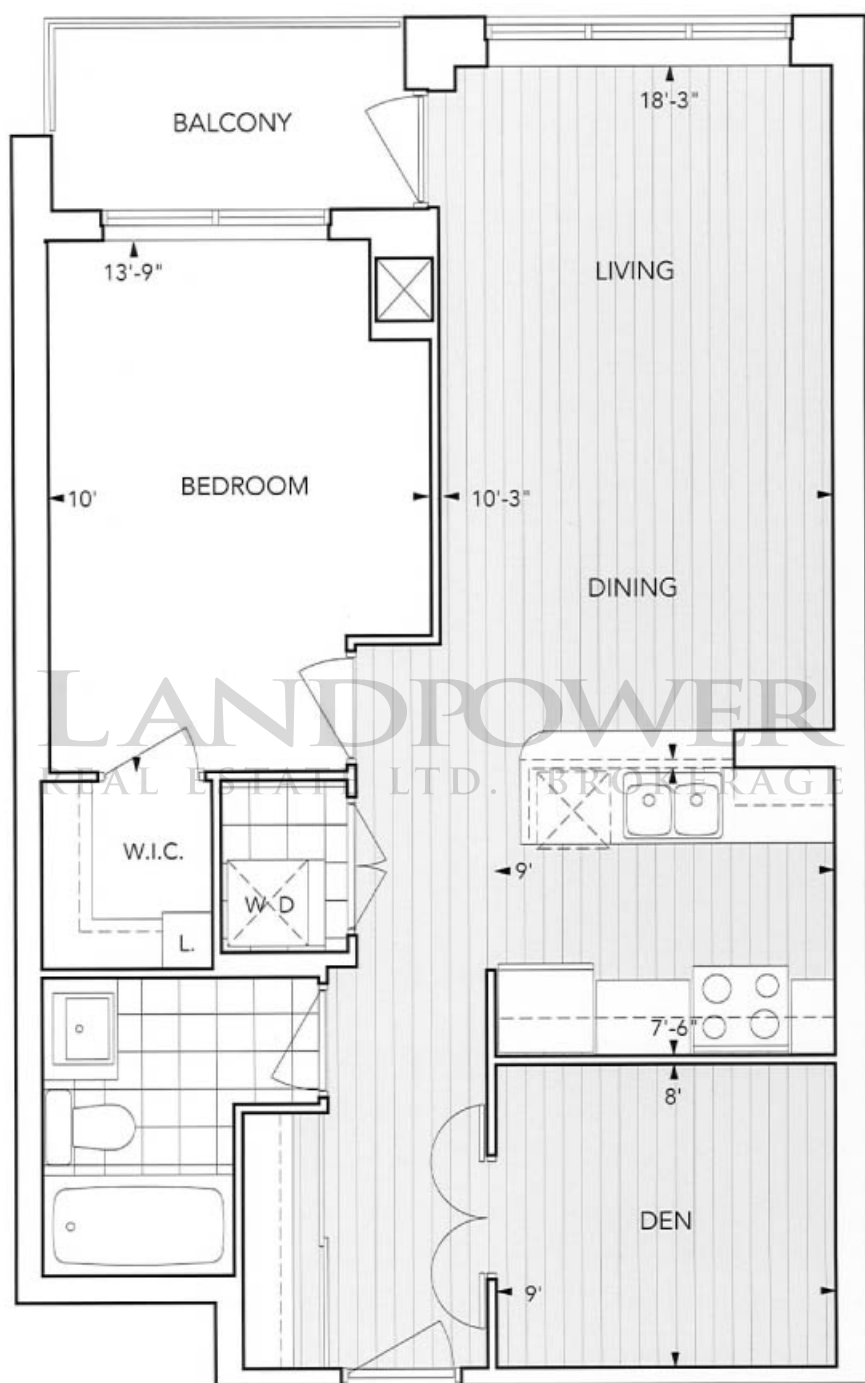


1 bedroom, living/dining room plus den & balcony



# Residence 1c1 + den

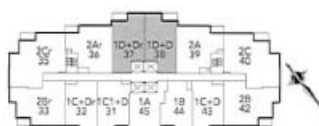
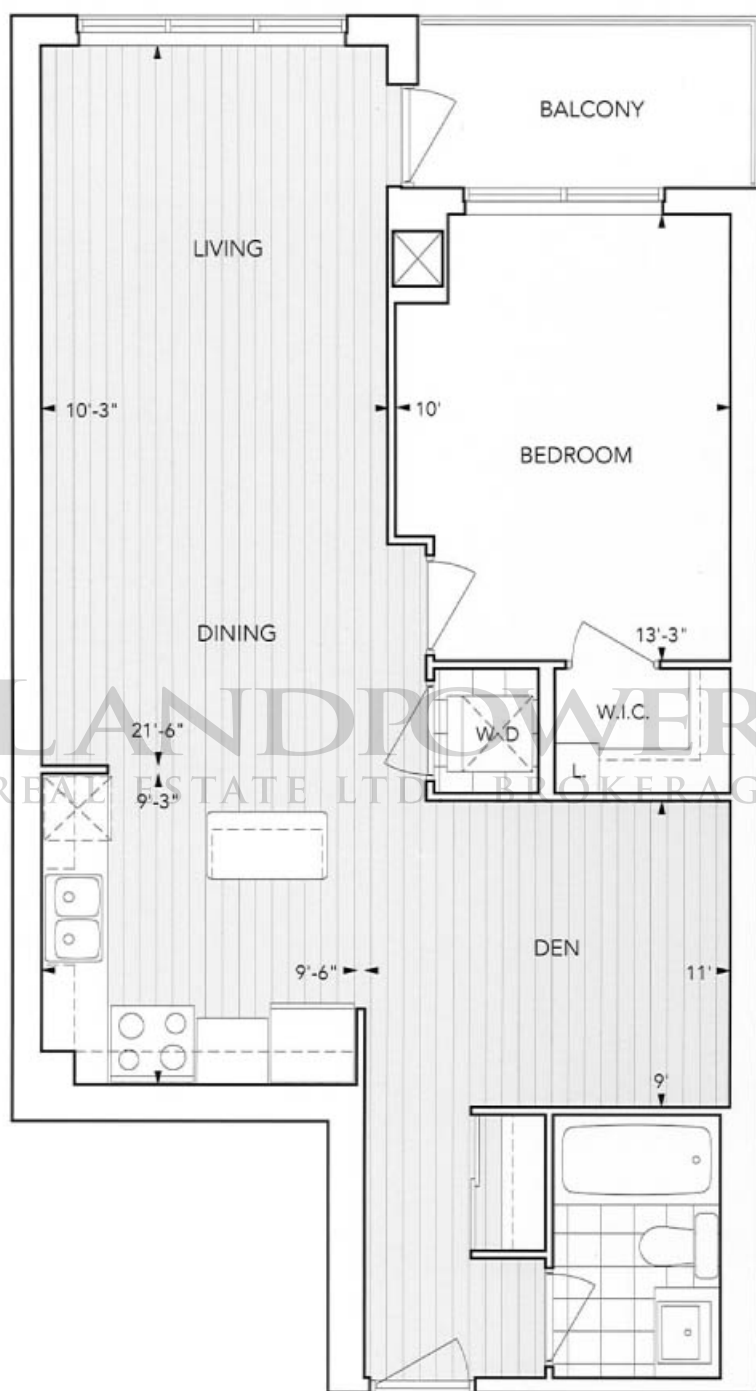
1 bedroom, living/dining room plus den & balcony





# Residence 1d + den

1 bedroom, living/dining room plus den & balcony



# Residence 2a

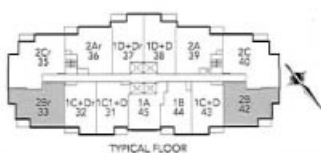
2 bedrooms, living/dining room & balcony





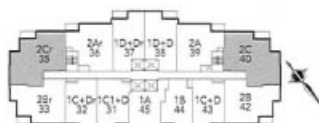
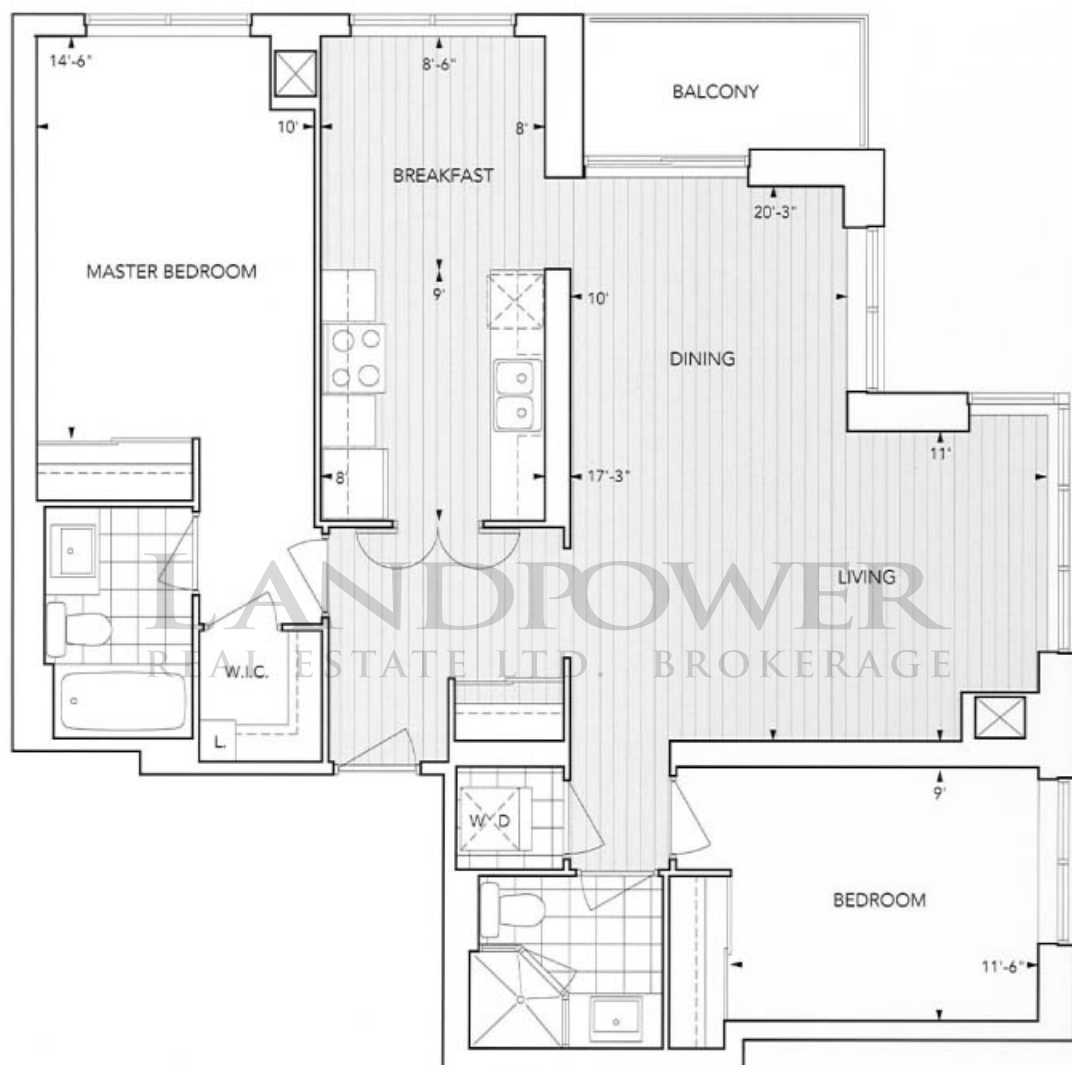
# Residence 2b

2 bedrooms, living/dining room & balcony



# Residence 2c

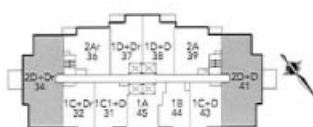
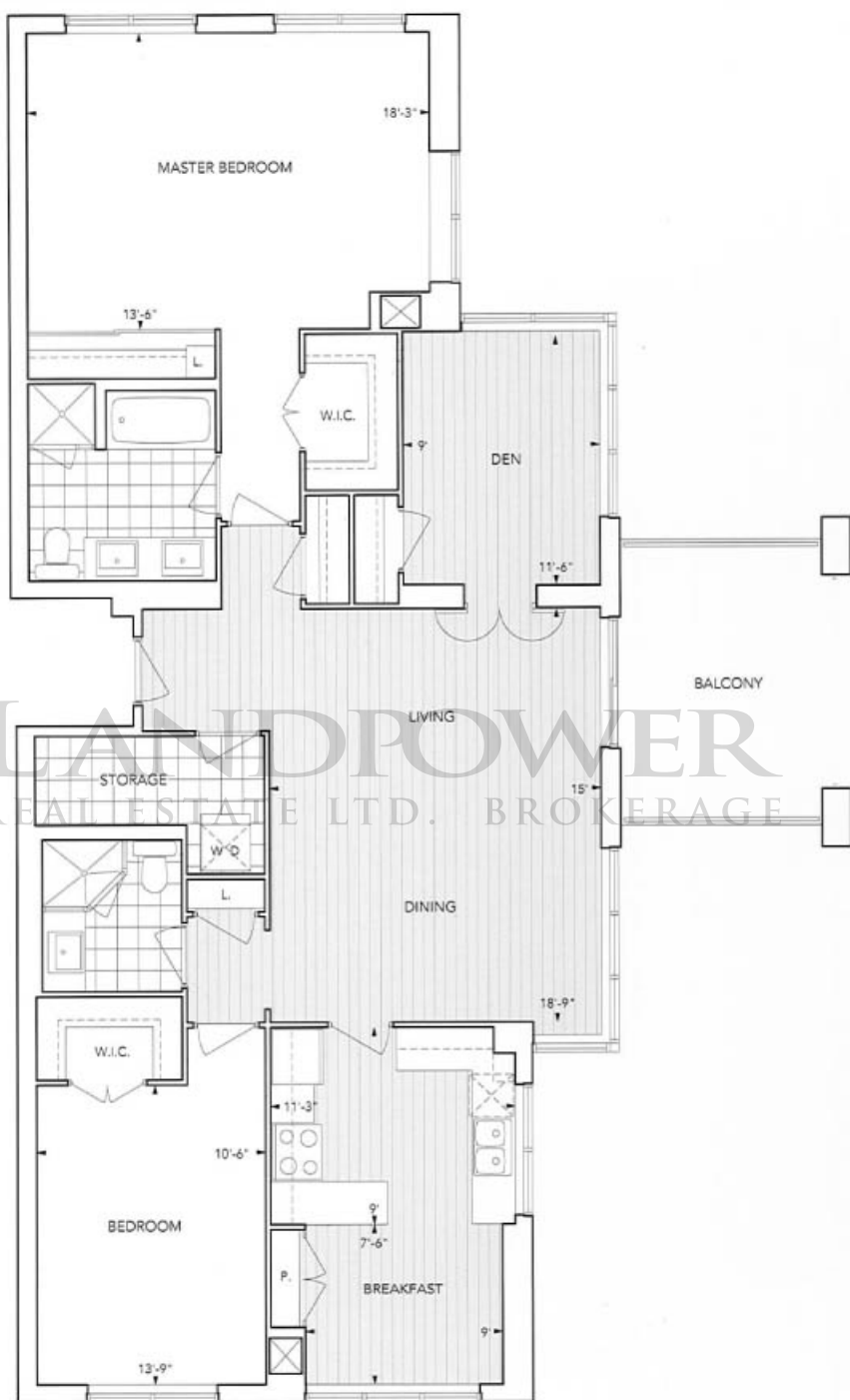
2 bedrooms, living/dining room, breakfast room plus den & balcony



TYPICAL FLOOR

# Residence 2d + den

2 bedrooms, living/dining room, breakfast room plus den & balcony



28th TO 30th FLOORS





# TRIDEL®

## built for life

### Quality, value & integrity

Spanning six decades of excellence, Tridel is Canada's leader in elegant condominium living. Our communities are built to the highest standards of design and workmanship, combining luxurious living with the finest amenities. The Ontario New Home Warranty program has presented Tridel with the Ontario High-Rise Builder of the Year award, in recognition of our commitment to quality construction and excellence in customer care. We make the home ownership experience everything it should be.



Skymark West,  
Mississauga



Triomphe, North York



No.10 Bellair, Toronto



The ICON, Toronto



The Essex, Etobicoke

