

YONGE + RICH

FEATURES

THE BUILDING

Located just east of Yonge, live at the centre of it all with everything you can imagine. Enjoy easy access to the subway, the PATH, Eaton Centre, U of T, and the Financial and Entertainment Districts. Live with luxury amenities, expansive terraces, and views of the lake and city. YONGE + RICH is a dramatic 50-storey tower, designed by celebrated architectural firm, Architects Alliance. The building is at the southeast corner of Richmond and Victoria Street with the main entrance off Richmond Street East.

Breathtaking double-height lobby and extensive amenities designed by internationally-renowned interior design firm Burdiflek. Amenities will be located on the entire fifth 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, and pool side lounge. This floor opens onto a spectacular garden designed by acclaimed landscape architect, DTAH. This resort-in-the-city style area will include an outdoor swimming pool and hot plunge, BBQ area, seating, sunning areas and trees.

- 24 hour, 7 day a week concierge including virtual concierge service through custom-designed mobile application.
- 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.
- Paid visitor parking for cars on the uppermost parking level.
- Mailroom conveniently located beside front lobby.

THE SUITES

- Ceiling heights of approximately 8'6" up to and including floor 21, and approx 9 ft. on floors 22 and above. 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 throughout.
- Choice of one paint colour, from builder's standard samples
- Solid core entry door with security view-hole.
- Samsung electronic door hardware with RFID / security code access
- Sliding or swing doors in bedrooms, as per plans. Architecturally-designed baseboards, door frames and casings.
- Brushed metal door handles and hardware.
- White, plastic-coated, ventilated wire shelving in all closets.
- Insulated double-glazed, aluminum windows.
- Stacked compact brand-name washer/dryer with exterior venting in all suites, as per plans.

THE KITCHEN

- Contemporary kitchen cabinetry custom designed by Burdiflek, in a variety of materials and colours, from builder's standard samples.
- Choice of quartz kitchen countertop, from builder's standard samples.
- Glass tile backsplash, from builder's standard samples.
- Single bowl stainless steel under mounted sink with contemporary design faucet with integrated

- Choice of pre-finished engineered flooring, from builder's standard samples.
- Stainless steel appliances including full-height counter-depth 25" refrigerator for one bedroom and one bedroom + den suites (30" refrigerator for two bedroom and two bedroom + den suites), 30" self-cleaning range, built-in dishwasher and built-in 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 Burdifilek custom designed cabinetry in a variety of materials and colours, from builder's standard samples.
- Choice of quartz countertop with undermount ceramic sink and polished chrome faucet.
- Burdifilek custom designed mirror above vanity.
- Wall mounted lighting above vanity.
- Choice of 12"x24" porcelain tile, from builder's standard samples.
- Soaker tub with shower rod, 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.

THE SECOND BATHROOMS

(in two bathroom suites)

- Choice of Burdifilek custom designed quality cabinetry in a variety of materials and colours, from builder's standard samples.
- Choice of quartz countertop with undermount ceramic sink and polished chrome faucet.
- Burdifilek custom designed mirror above vanity.
- Wall mounted ceiling lighting above vanity.
- 12"x24" porcelain floor tile from builder's standard samples.
- 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

- Building to feature virtual concierge service through custom-designed mobile application.
- 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 BUILDER

Great Gulf is a member 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.



GREAT GULF | Live greatly.

Sizes and specifications are subject to change without notice. E. & O.E.

YONGE + RICH

25 RICHMOND STREET

PLATINUM AGENTS EXCLUSIVE PREVIEW PRICING

SUITE NAME	TYPE	LEVEL	APPROX. SUITE SIZE	APPROX. BALCONY SIZE	EXPOSURE	PREVIEW* OPENING PRICING FROM:	PLATINUM AGENT** PRICING FROM:
Richmond	1 Bedroom	6 - 33	477 sf	77 sf	North	\$280,990	\$275,990
Adelaide	1 Bedroom	6 - 21	459 sf	163 sf	West	\$304,990	\$299,990
Bond	1 Bedroom	6 - 33	493 sf	125 sf	East	\$304,990	\$299,990
Chestnut	1 Bedroom	6 - 33	494 sf	39 sf	West	\$308,990	\$303,990
Queen	1 Bedroom + Den	6 - 33	517 sf	97 sf	North	\$339,990	\$334,990
Esplanade	1 Bedroom + Media	6 - 21	552 sf	161 sf	South	\$348,990	\$343,990
Dundas	1 Bedroom	6 - 21	527 sf	280 sf	North-West	\$350,990	\$345,990
Wellington	1 Bedroom	6 - 33	579 sf	75 sf	North-East	\$351,990	\$346,990
King	1 Bedroom + Den	6 - 33	568 sf	157 sf	South	\$364,990	\$359,990
Trinity	1 Bedroom + Den	22 - 33	584 sf	161 sf	South	\$383,990	\$378,990
Duncan	1 Bedroom + Den	6 - 33	618 sf	190 sf	West	\$394,990	\$389,990
Toronto	1 Bedroom + Den	6 - 33	653 sf	133 sf	South	\$417,990	\$412,990
MacKenzie	1 Bedroom + Den	6 - 21	653 sf	377 sf	South-West	\$424,990	\$419,990
York	2 Bedroom + Media	22 - 33	790 sf	367 sf	North-West	\$508,990	\$499,990
Union	2 Bedroom + Media	6 - 33	843 sf	383 sf	South-East	\$537,990	\$529,990
Edward	2 Bedroom	6 - 33	871 sf	434 sf	North-East	\$557,990	\$549,990
Dalhousie	2 Bedroom + Den	6 - 33	894 sf	493 sf	South-West	\$583,990	\$575,990
Yonge	2 Bedroom + Den	22 - 33	869 sf	454 sf	South-West	\$592,990	\$584,990

<p>Deposit Structure 21% Total \$7,500 with signing of Agreement Balance of 5% in 30 days 5% in 120 days 5% in 360 days 5% in 540 days 1% on Occupancy</p> <p>Taxes Estimated at approximately 1% of purchase price</p> <p>Occupancy Commencing July, 2018</p>	<p>International Deposit Structure 35% total \$10,000 with signing of Agreement Balance of 5% in 30 days 5% in 90 days 5% in 180 days 5% in 360 days 10% in 540 days 2.5% in 1080 days 2.5% on Occupancy</p>	<p>Maintenance \$0.52 per square foot Hydro metered separately Parking Maintenance fee - \$ 60/month Locker Maintenance fee - \$25/month</p> <p>Parking \$62,500 regular price per space \$60,000 for Platinum Agent per space Parking is only available for: All 2 bedroom suites on Floors 22-33 Dalhousie suite only on Floors 6-21</p> <p>Locker \$5,000</p> <p>All prices quoted include HST</p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. April 11, 2013

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. *Please see a Sales Representative for details. Subject to availability. Premiums apply to floors, balconies, terraces and views.

** Valid only on sales made on or before April 27, 2013.