

**TRIDEL**  
BUILT FOR LIFE

**ISLINGTON  
TERRACE**

A NEW SPIRIT OF LIVING

**LANDPOWER**  
REAL ESTATE LTD. BROKERAGE

## Price List

Suite	Approx. Suite Sq. Ft. *	View	Description	Starting Floor	Price*	Estimated Maintenance Fee per Month*	Estimated Property Tax per Month**
<b>1 Bedroom</b>							
1A	482	E	1 Bedroom with 1 Bathroom	11	\$228,000	\$236	\$137
1B	530	N	1 Bedroom with 1 Bathroom (9' Ceiling)	29	\$288,000	\$260	\$174
<b>1 Bedroom and Den</b>							
1B+D	530	N	1 Bedroom plus Den with 1 Bathroom	3	\$259,000	\$260	\$156
1C+D	615	E	1 Bedroom plus Den with 1 Bathroom	3	\$282,000	\$301	\$170
<b>2 Bedrooms</b>							
2A	641	W	2 Bedrooms with 1 Bathroom	3	\$308,000	\$314	\$186
2A1	673	W	2 Bedrooms with 1 Bathroom (9' Ceiling)	38	\$364,000	\$330	\$219
2B	692	NE	2 Bedrooms with 2 Bathrooms and Balcony	3	\$339,000	\$339	\$204
2BR	700	NW	2 Bedrooms with 2 Bathrooms and Balcony	3	\$339,000	\$343	\$204
2E	777	SE	2 Bedrooms with 2 Bathrooms and Balcony	3	\$409,000	\$381	\$246
<b>2 Bedrooms and Den / Media</b>							
2C+D	756	E	2 Bedrooms plus Den with 2 Bathrooms	3	\$371,000	\$370	\$224
2D+D	780	W	2 Bedrooms plus Den with 2 Bathrooms	4	\$362,500	\$382	\$218
2F+M	809	SW	2 Bedrooms plus Media with 2 Bathrooms and Balcony	3	\$418,000	\$396	\$252
2G+D	971	S	2 Bedrooms plus Den with 2.5 Bathrooms and Balcony (9' Ceiling)	39	\$565,000	\$476	\$340

### CEILING HEIGHT

Floors 3-9 / 11-21 / 23-25: 8' Ceiling  
 Floor 10, 22, 26-44 : 9' Ceiling (9' ceiling premium applies)  
 PH – 10' ceiling (Penthouse premium applies)

### GRAND OPENING LIMITED TIME DEPOSIT STRUCTURE

- 5% due on signing
- 5% due 180 days after signing
- 5% due 365 days after signing
- 5% due 450 days after signing

### METERING

Suites are individually metered for electricity, heating, cooling, and hot water

**ESTIMATED MAINTENANCE FEES:** \$ 0.49 /sq.ft.\*\*\*

**TENTATIVE OCCUPANCY DATE:** Summer 2018

### GRAND OPENING LIMITED TIME PARKING PROMOTION:

Available for sale for \$28,000 each (regular price \$35,000)

### FLOOR PREMIUMS

Floors 3-25: \$500 per floor  
 Floor 26-PH: \$1,000 per floor

### PRESENTATION CENTRE

4800 Dufferin Street  
 Presentation Gallery (Entrance B)  
 Toronto, ON M3H 5S9  
 Tel: 416.645.8862  
 Fax: 416.239.5885  
 Email: [islingtonterrace@tridel.com](mailto:islingtonterrace@tridel.com)

### OPENING HOURS

Monday to Friday : 11a.m. – 7p.m.  
 Saturday, Sunday & Holidays: 12 Noon – 6p.m.

### ISLINGTON TERRACE SALES TEAM

**ANITA ZAMAN**  
 Sales Representative  
[azaman@tridel.com](mailto:azaman@tridel.com)

**NATASHA CHOU**  
 Sales Representative  
[nchou@tridel.com](mailto:nchou@tridel.com)

\* Prices and Specifications subject to change without notice, E. & O.E. **August 20, 2014**

The approximate areas or square footages of the above-noted suites (and of the balconies or terraces associated therewith) are subject to change without notice, and the Vendor/Declarant shall have no liability for any resulting variance(s) between the actual final area(s) thereof and the stated area(s) outlined above.

\*\* Based on 2014 Property Tax Rates by the City of Toronto

\*\*\* Excludes parking and locker maintenance, as well as the approximate \$24.00 Rogers monthly internet service which includes 250Mbps unlimited service



PC  
RAGE

# ISLINGTON TERRACE



BLOOR ST. W.

ISLINGTON AVE.





ISLINGTON  
TERRACE



An aerial photograph of a city, likely Chicago, showing a dense urban area with various high-rise buildings. In the foreground, a large, lush green golf course is visible, surrounded by trees and residential houses. A white rectangular box with a green border highlights a specific area in the city, containing three tall, modern skyscrapers. The text 'ISLINGTON TERRACE' is written in black capital letters inside the box.












ISLINGTON  
TERRACE

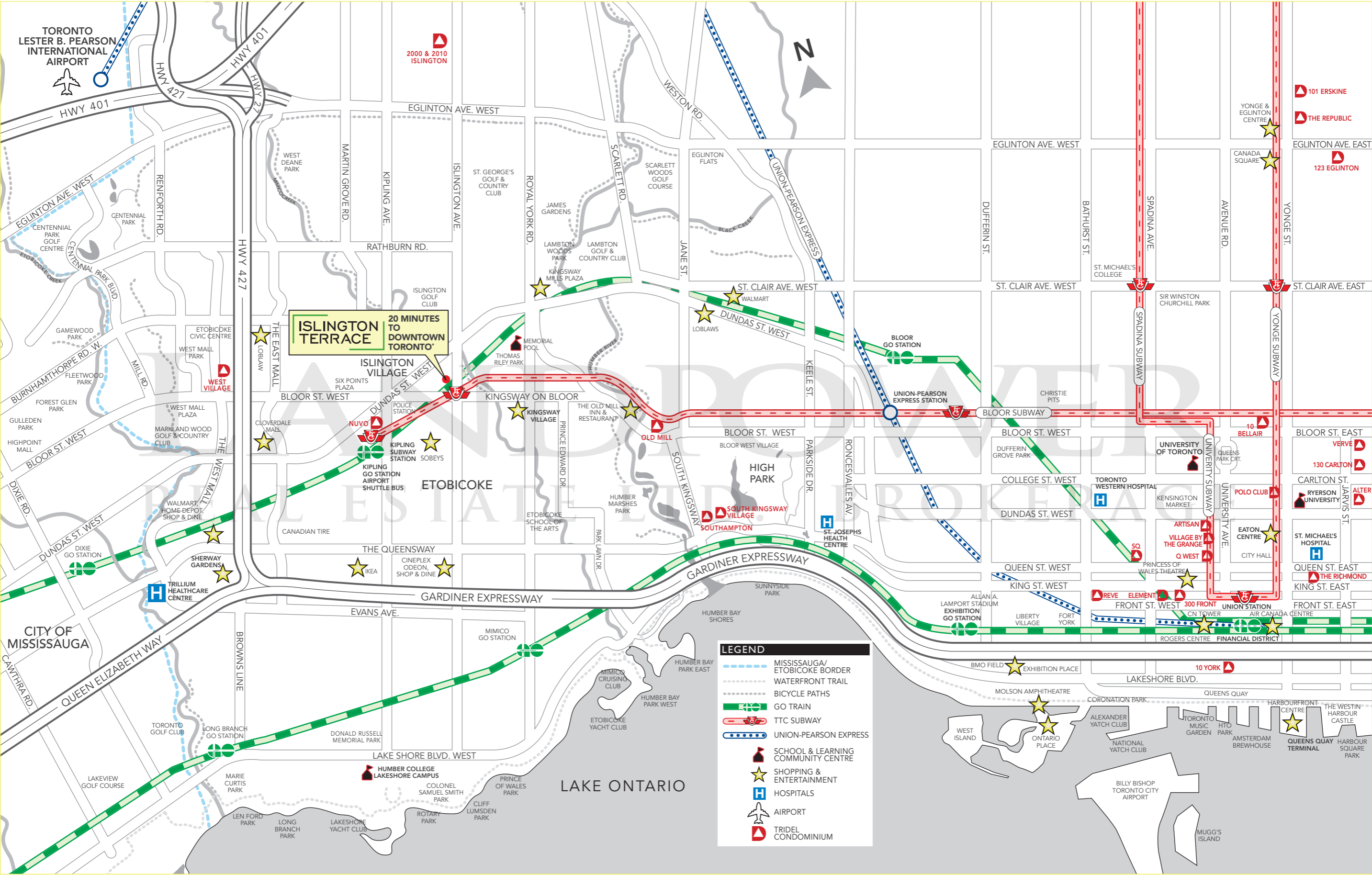
TORONTO  
LESTER B. PEARSON  
INTERNATIONAL  
AIRPORT

2000 & 2010  
ISLINGTON

ISLINGTON  
TERRACE  
20 MINUTES  
TO  
DOWNTOWN  
TORONTO

**LEGEND**

-  MISSISSAUGA/ETOBICOKE BORDER
-  WATERFRONT TRAIL
-  BICYCLE PATHS
-  GO TRAIN
-  TTC SUBWAY
-  UNION-PEARSON EXPRESS
-  SCHOOL & LEARNING COMMUNITY CENTRE
-  SHOPPING & ENTERTAINMENT
-  HOSPITALS
-  AIRPORT
-  TRIDEL CONDOMINIUM



Mabelle Avenue

Cordova Avenue

Future Townhomes

Future Townhomes

Retail Terrace

Courtyard

Courtyard Entry

Future Tower

Future Tower

Service Entrance

Islington Terrace

Grand Terrace Staircase

Grand Terrace

Future Tower

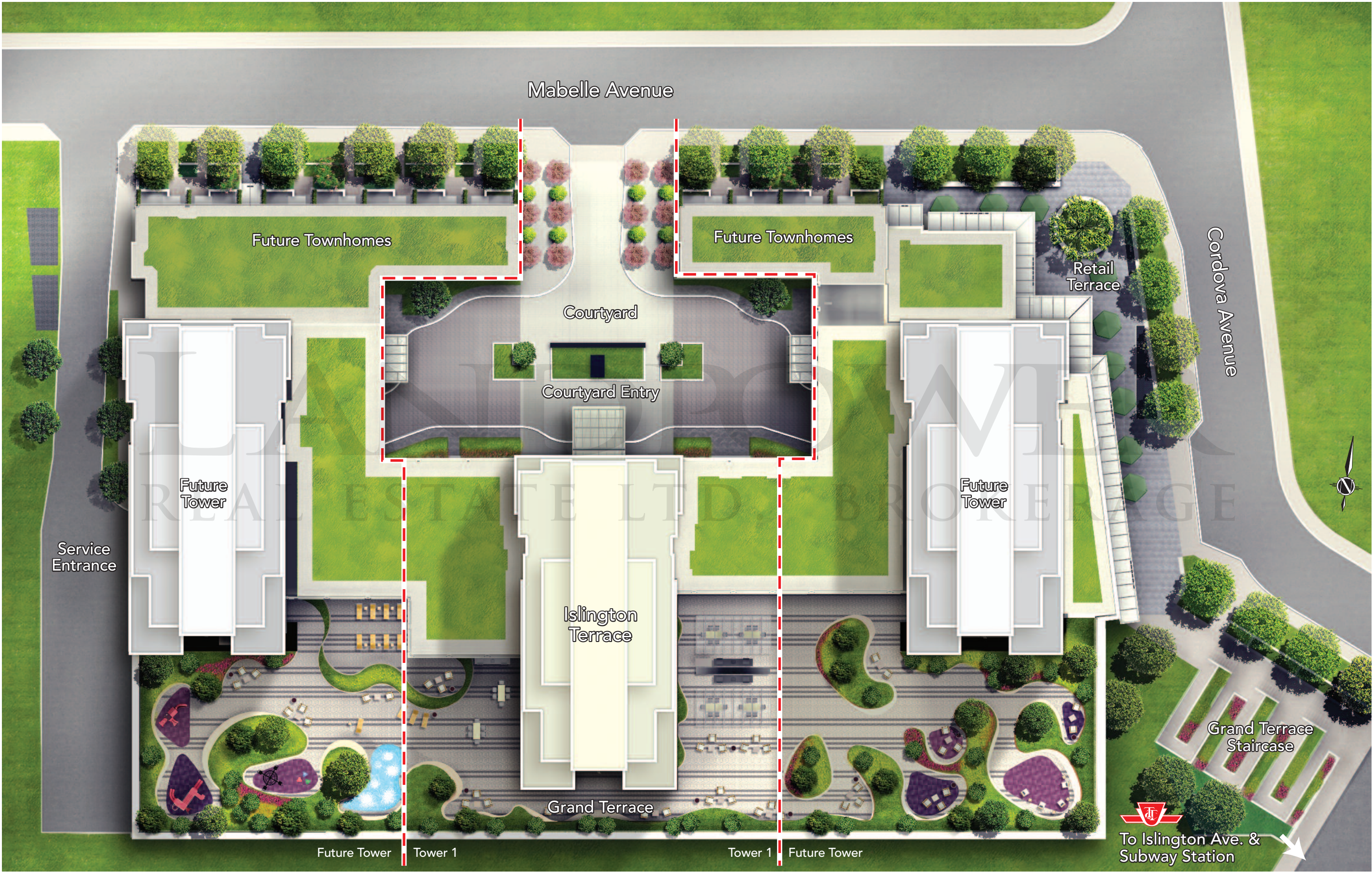
Tower 1

Tower 1

Future Tower



To Islington Ave. & Subway Station







CONVENIENCE

← TO ISLINGTON STATION AT BLOOR SUBWAY

# A SLEEK FIRST IMPRESSION



*A Concierge is on duty to greet guests and residents.*

The light-infused two-storey Lobby makes a dramatic opening statement with its clean linear modern design, elegant designer chandelier, stylish lounging areas and show-stopping circular staircase. A Concierge will be on duty to greet guests and welcome residents home.



*The light-infused two-storey Lobby with show-stopping circular staircase.*



# INDULGENT AMENITY SPACES, THAT FLOW FROM INDOORS TO OUTDOORS



*Chic Party Room with bar, lounge and dining areas.*



Terrace Club indoor/outdoor amenity spaces.



Future Tower | Tower 1 | Tower 1 | Future Tower

Outside, the Grand Terrace offers equally indulgent leisure spaces, creating a veritable rooftop oasis. Out here, organic Lounge alcoves dot the perimeter complemented by lush landscaping and open green spaces. A private sundeck is featured off the indoor Swimming Pool, BBQ Dining Areas and a large, dedicated Children's Play Zone with Splash Pool complete the picture.



Barbeque Dining Area.



The Fitness Centre.

## THE TERRACE CLUB

Decisions, decisions... what to do first? Indoors at The Terrace Club there's the Euro-style Swimming Pool and whirlpool with lounging areas, a state-of-the-art Fitness Centre with free weights and cardio areas, Spinning and Yoga Studios, Basketball Court, Party Room with bar and lounging areas, Games Room, Children's Play Room and even a Screening Theatre.

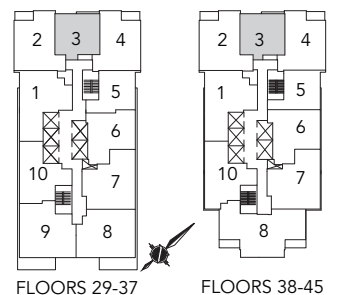
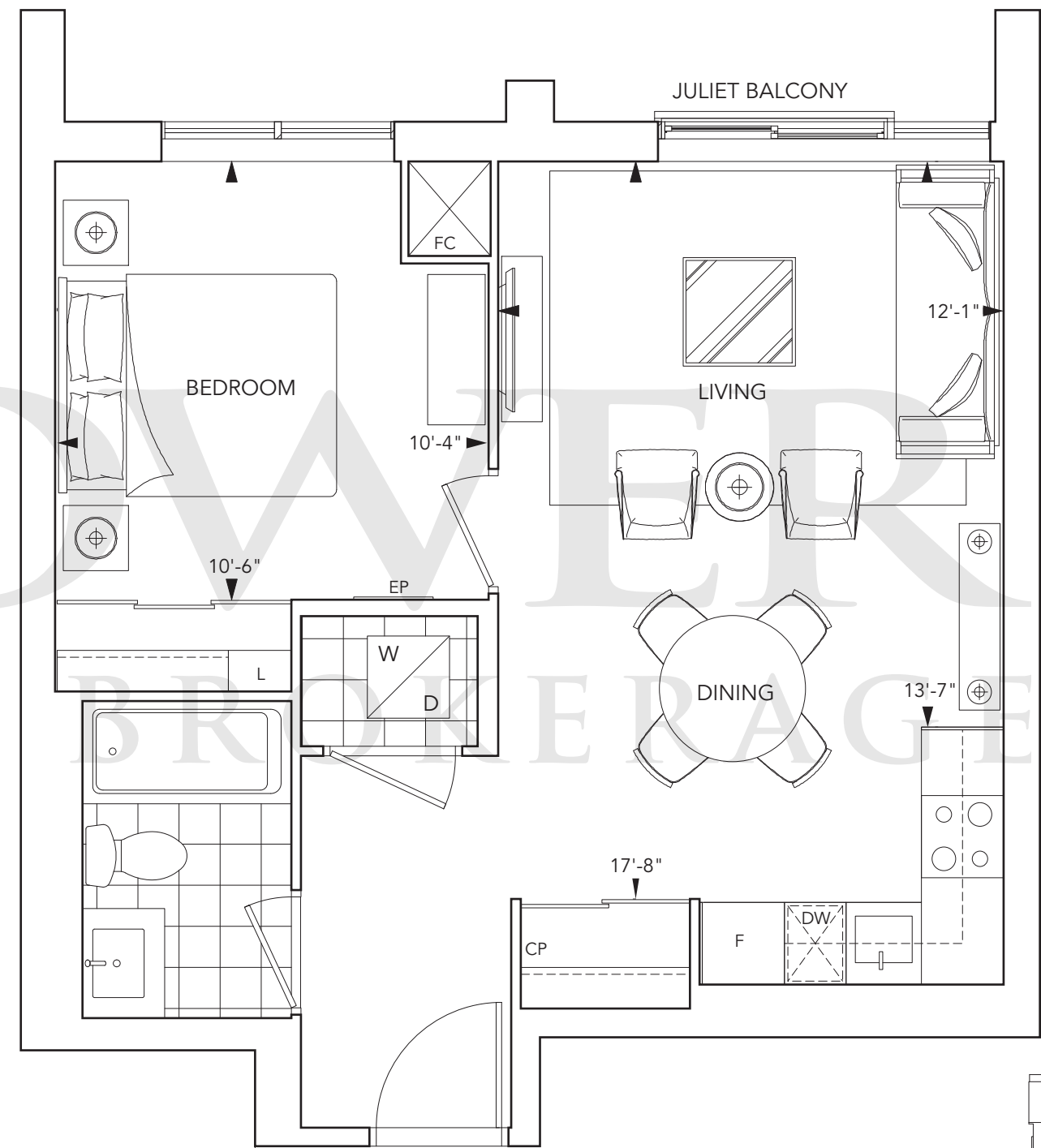
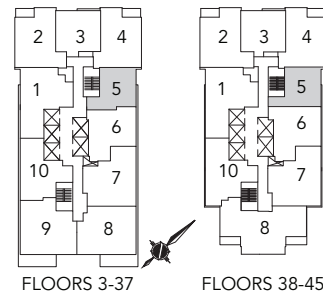
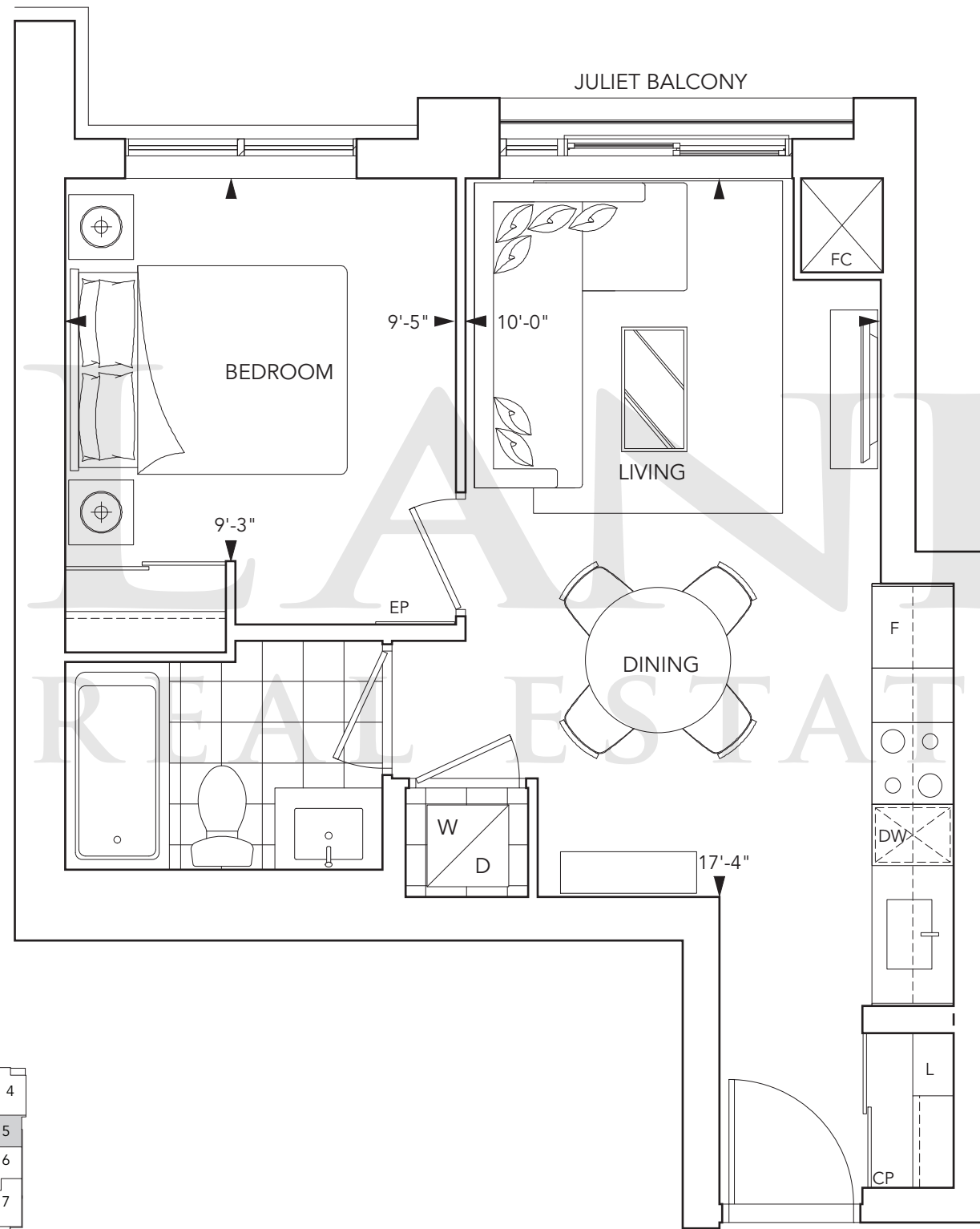
### LEGEND

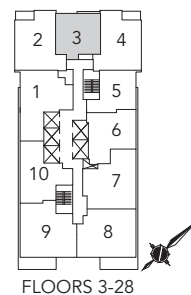
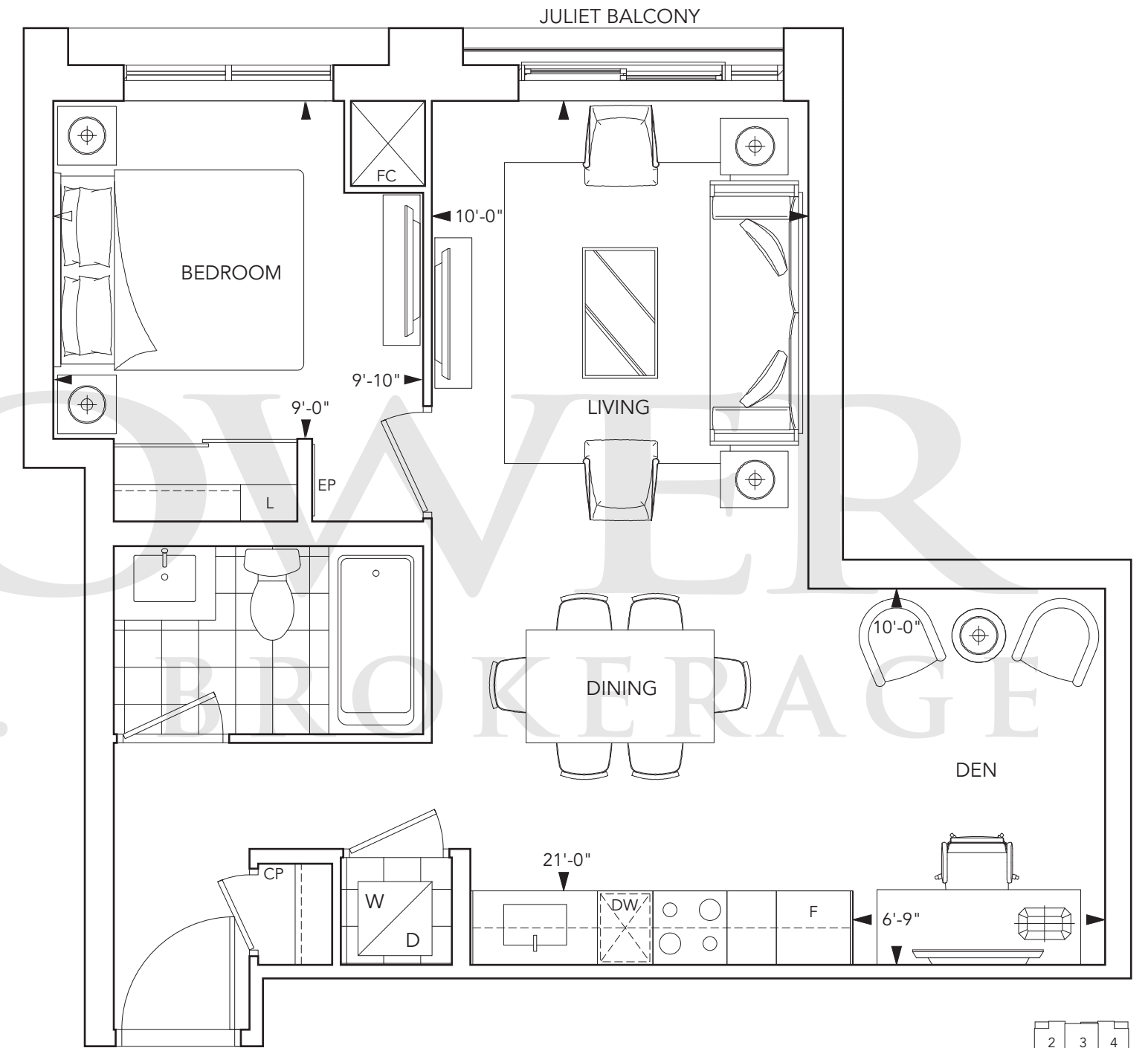
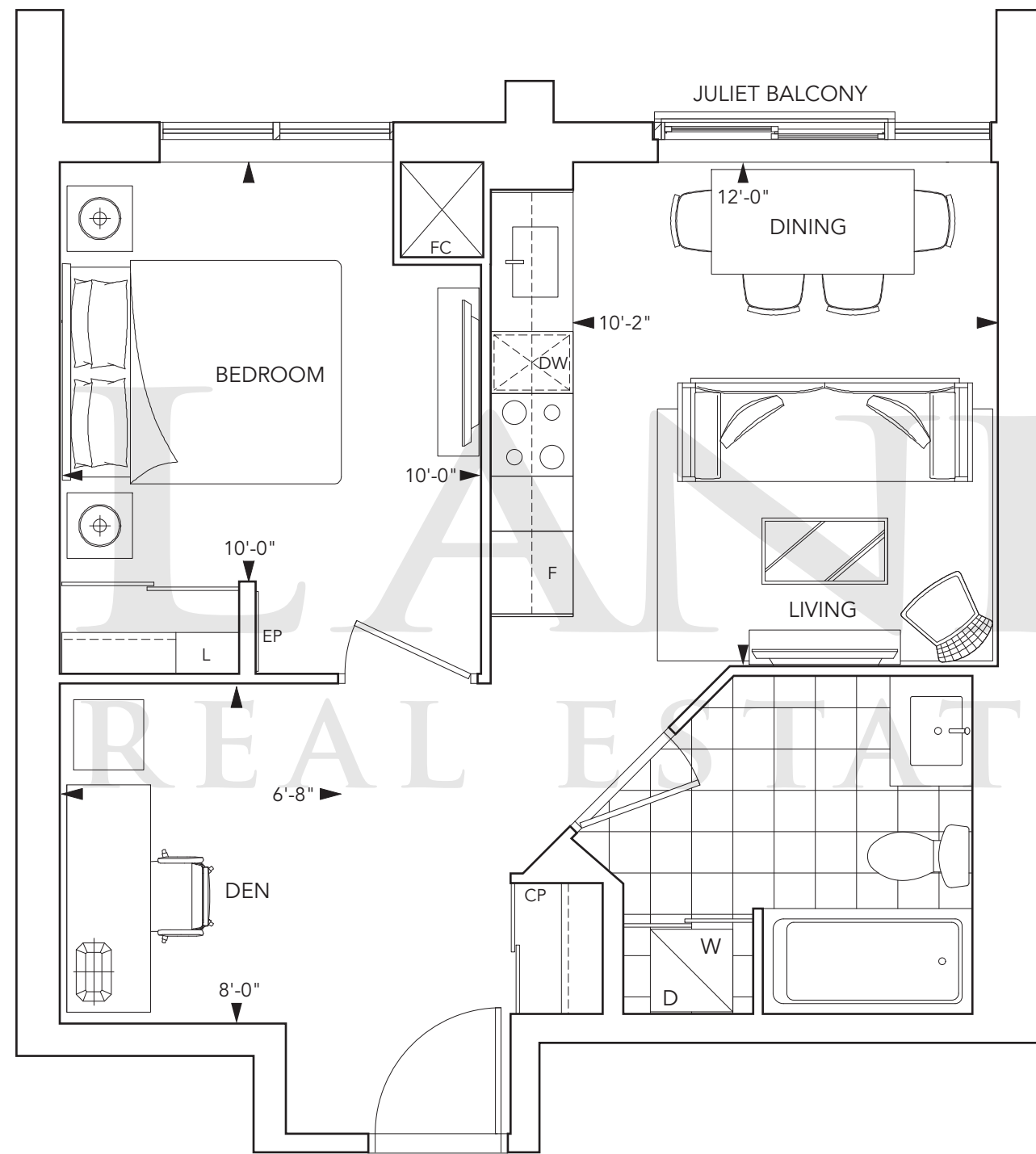
- 1 Courtyard
- 14 Bar/Kitchen
- 2 Courtyard Entrance
- 15 Party Room
- 3 Basketball Court
- 16 Servery Kitchen
- 4 Swimming Pool
- 17 Dining Room
- 5 Steam Room
- 18 Games Room
- 6 Sauna
- 19 Children's Play Room
- 7 Men's Change Room
- 20 Theatre
- 8 Women's Change Room
- 21 Outdoor Lounge
- 9 Whirlpool
- 22 Barbeque Dining Areas
- 10 Yoga Studio
- 23 Grand Terrace
- 11 Spinning Studio
- 24 Splash Pool
- 12 Fitness Centre
- 25 Sundeck
- 13 Party Room
- 26 Children's Play Zone



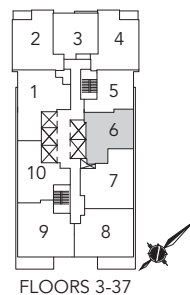
Second Level Terrace Club Recreational amenities

The following Islington Terrace amenities spaces will not be complete or available for use at the time of Tower 1 occupancy; Swimming Pool, Basketball Court, Party Room, Dining Room, Games Room, Children's Play Room, Theatre, Outdoor Lounge, Splash Pool, Sundeck and Children's Outdoor Play Zone. These amenities will be provided upon the completion of future phases of the development. Specifications subject to change without notice. E. & O.E. August 2014.

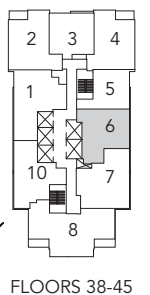




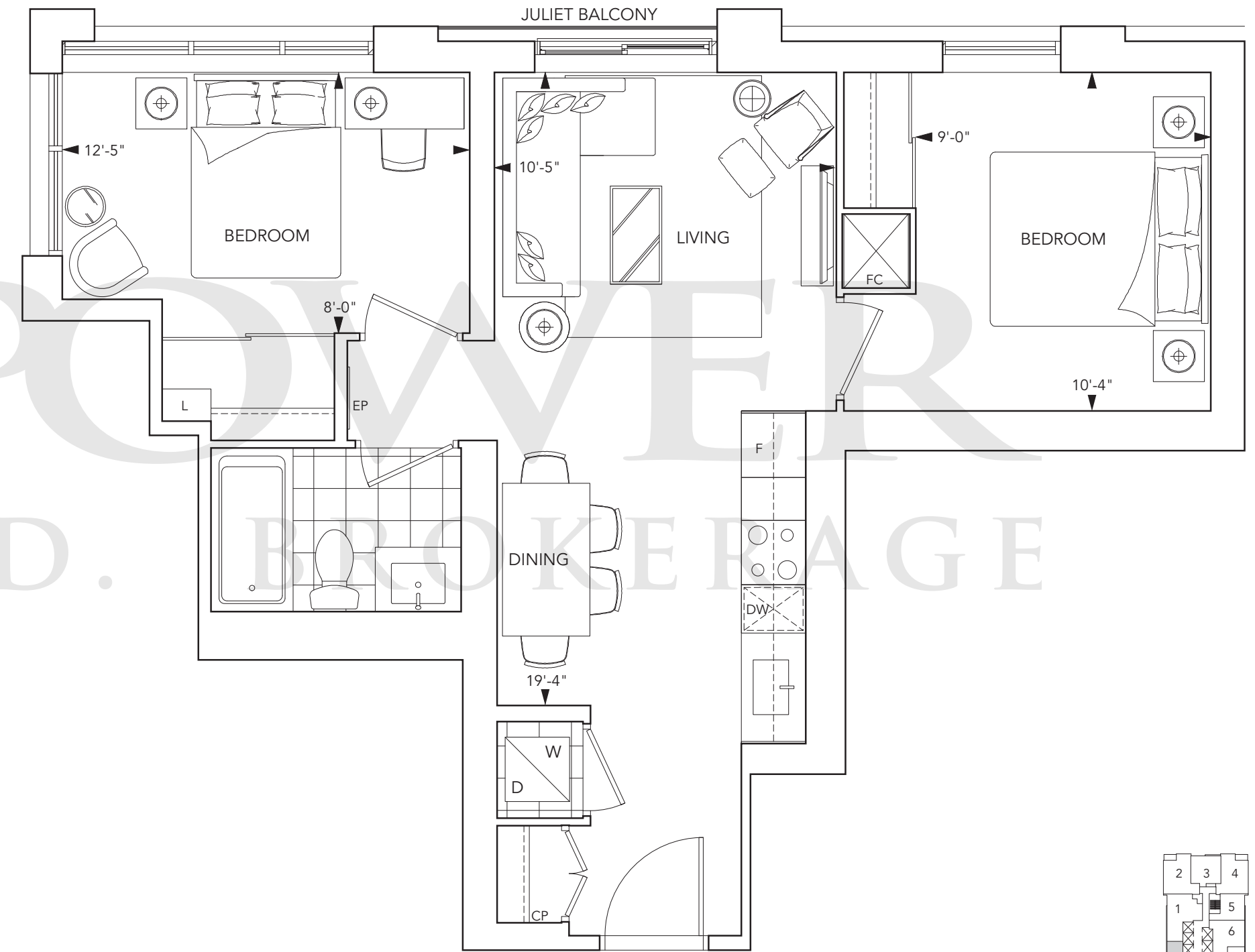
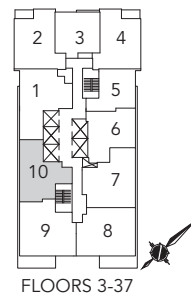
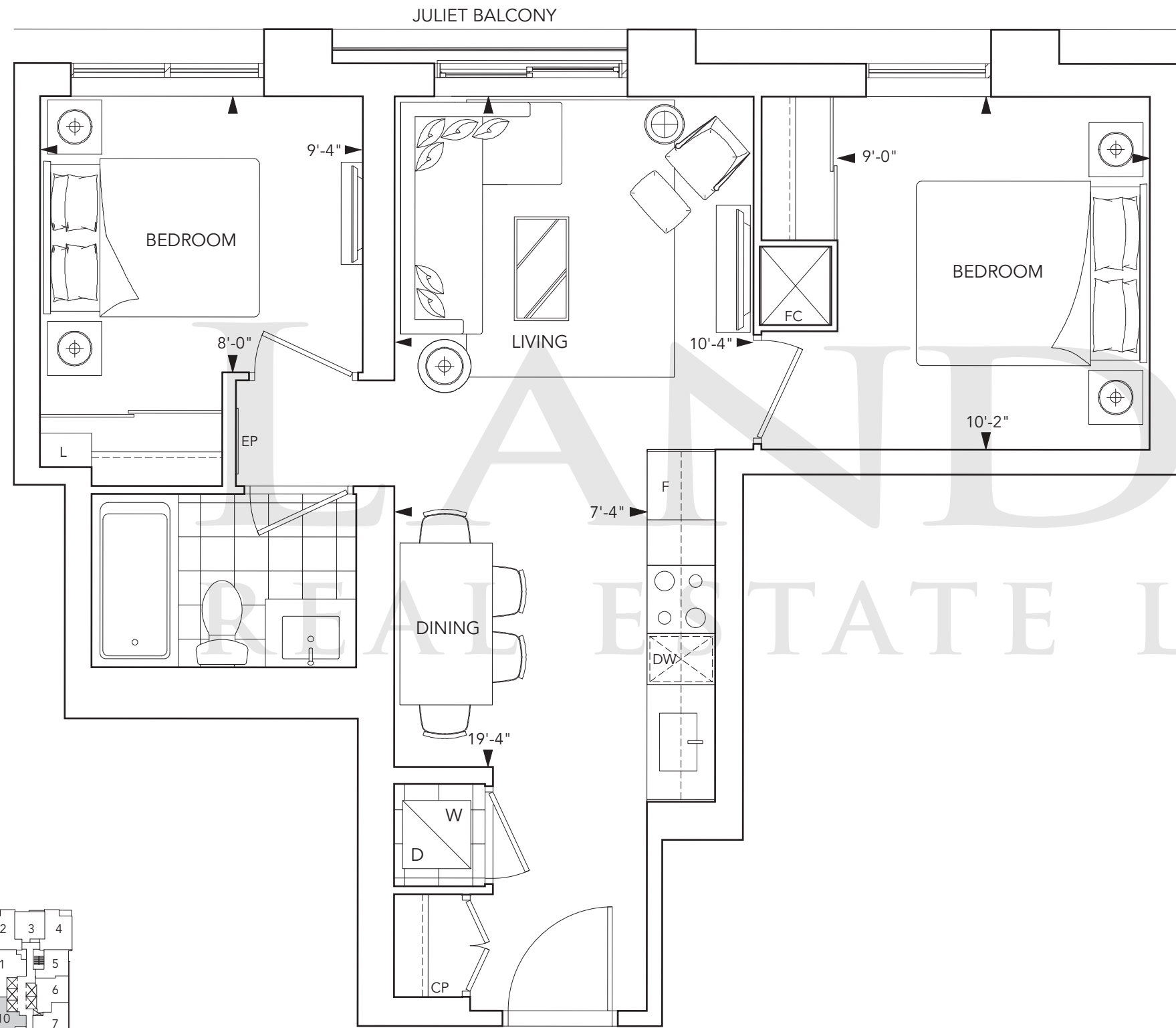
FLOORS 3-28

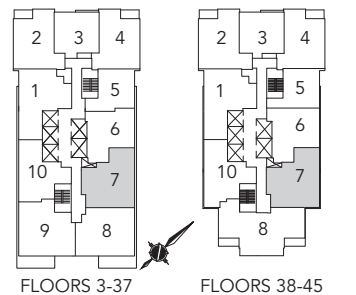
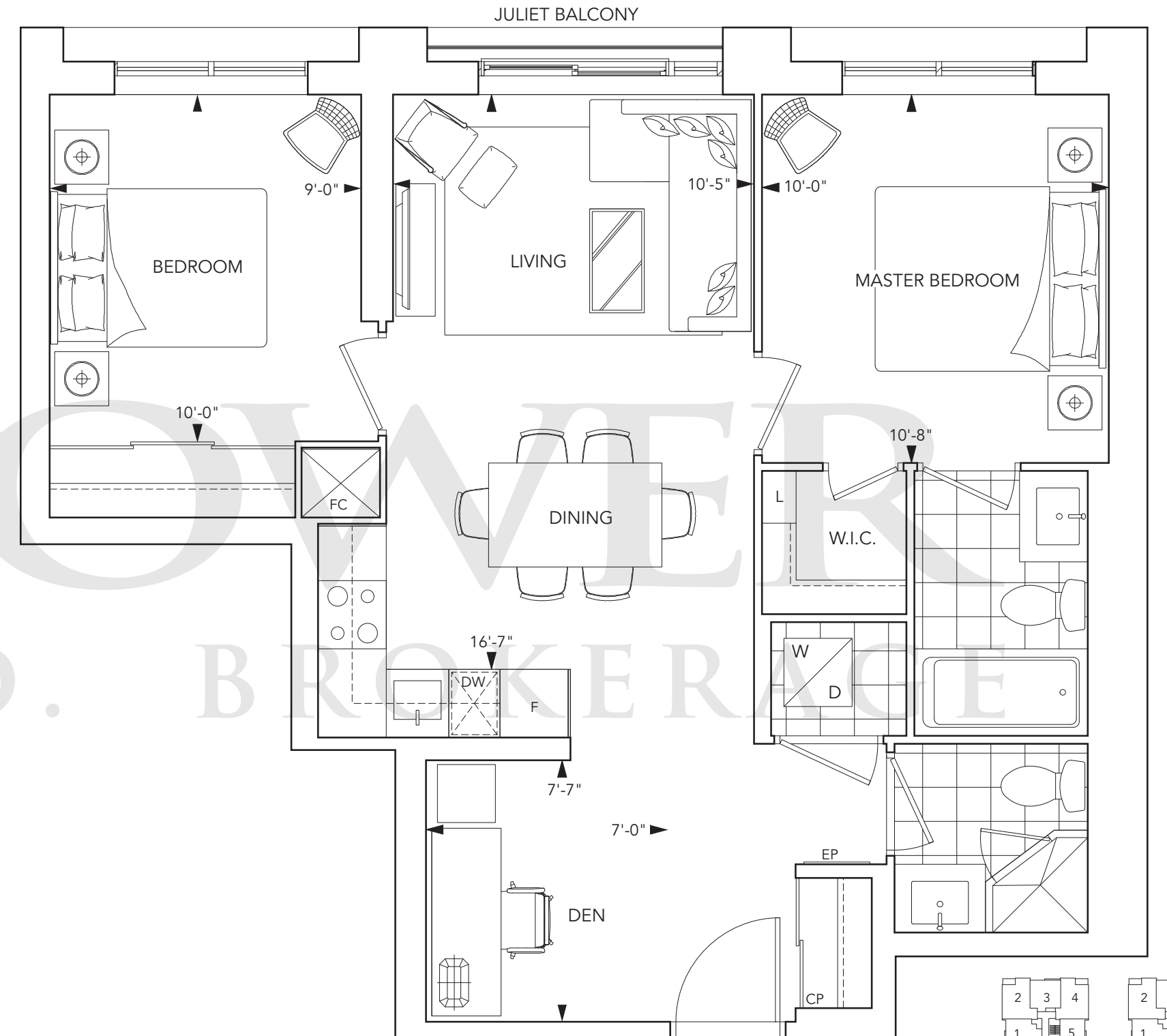
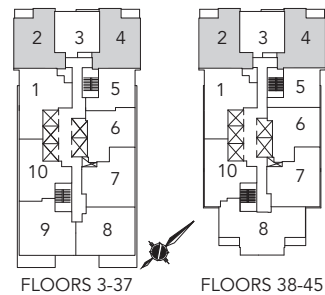
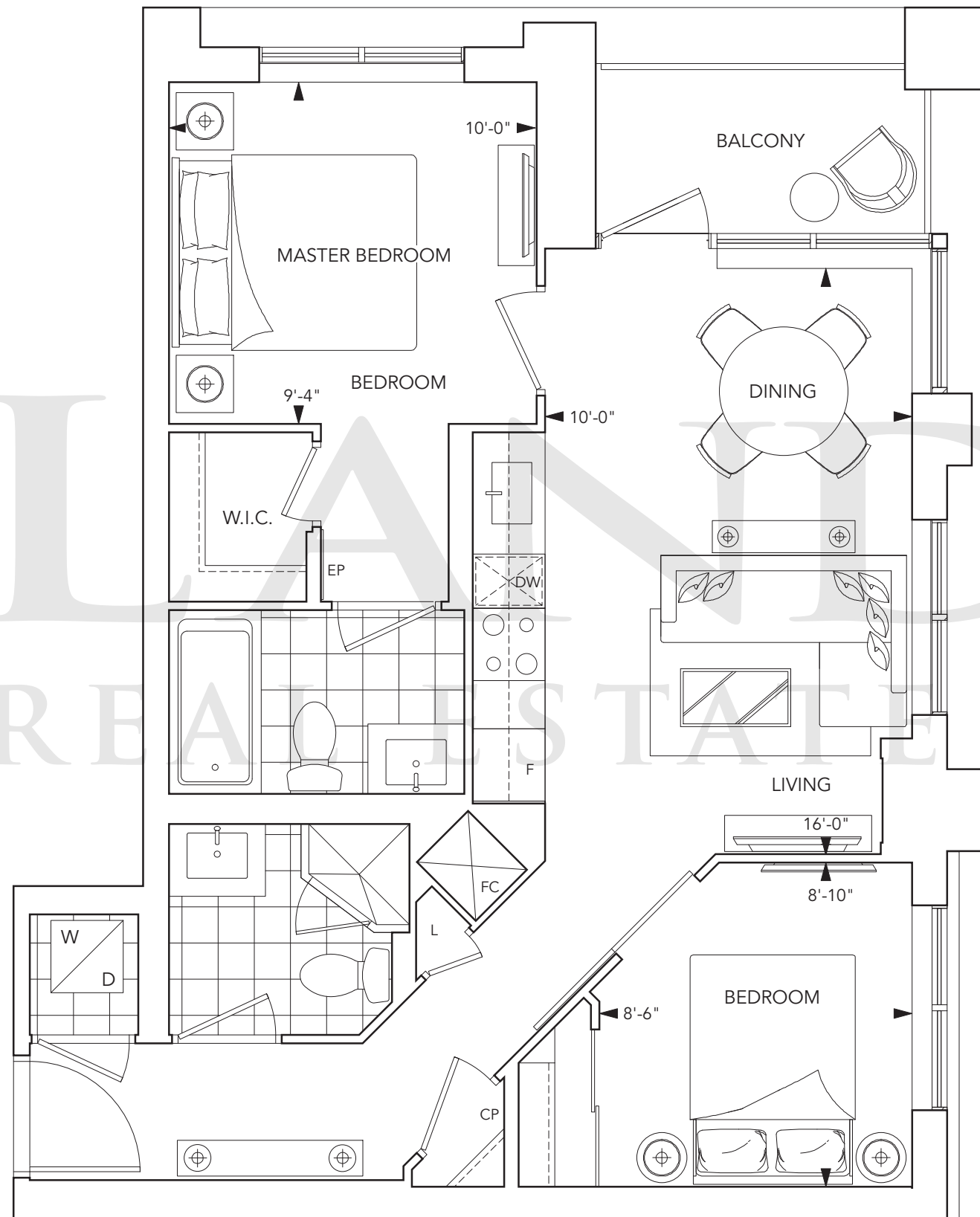


FLOORS 3-37

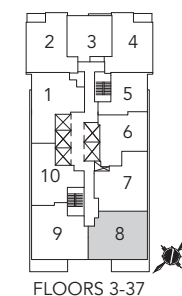
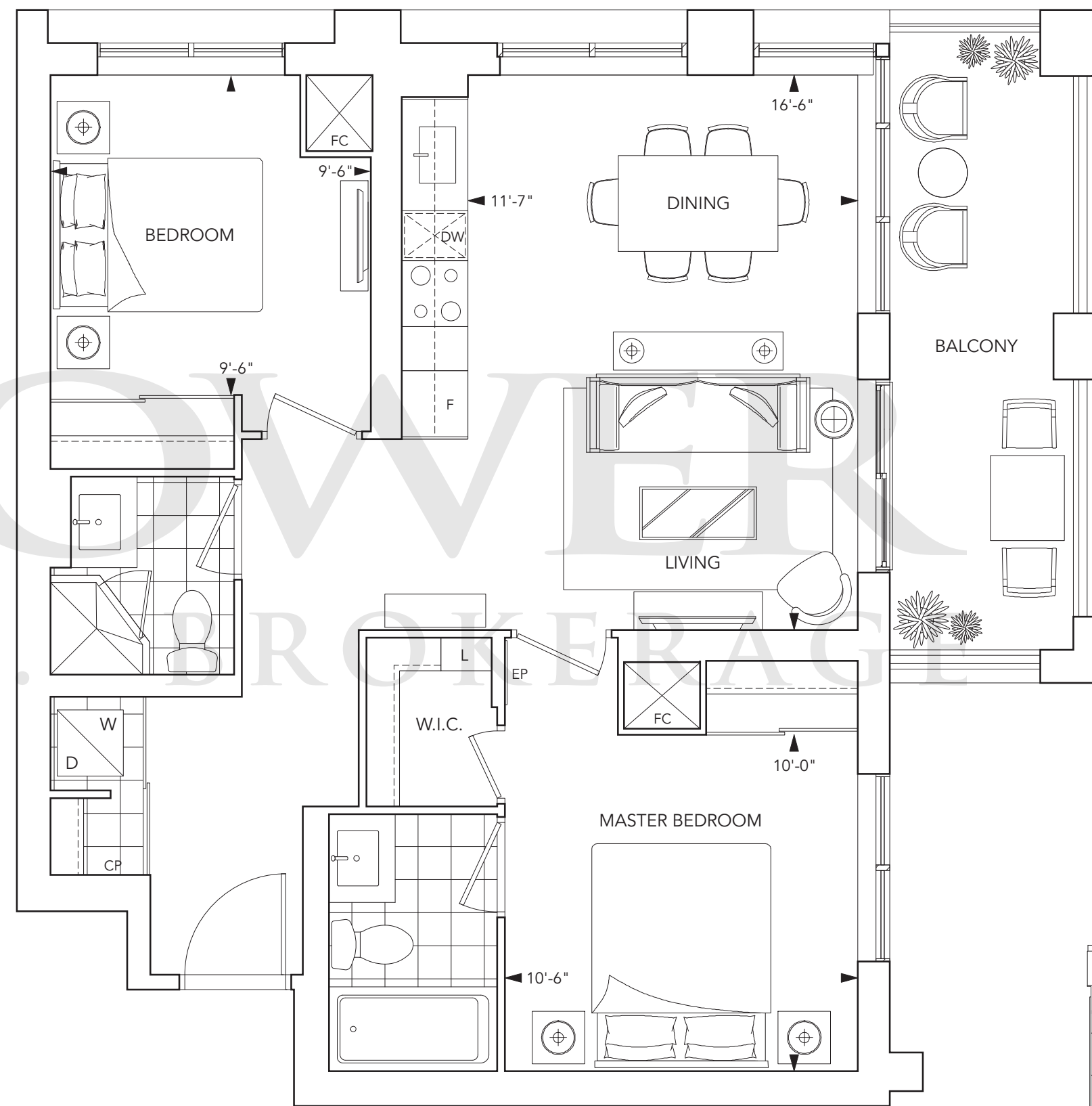
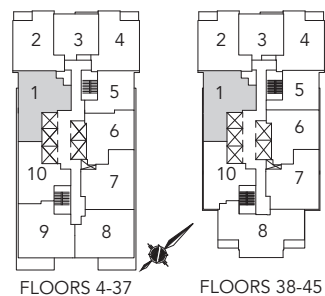
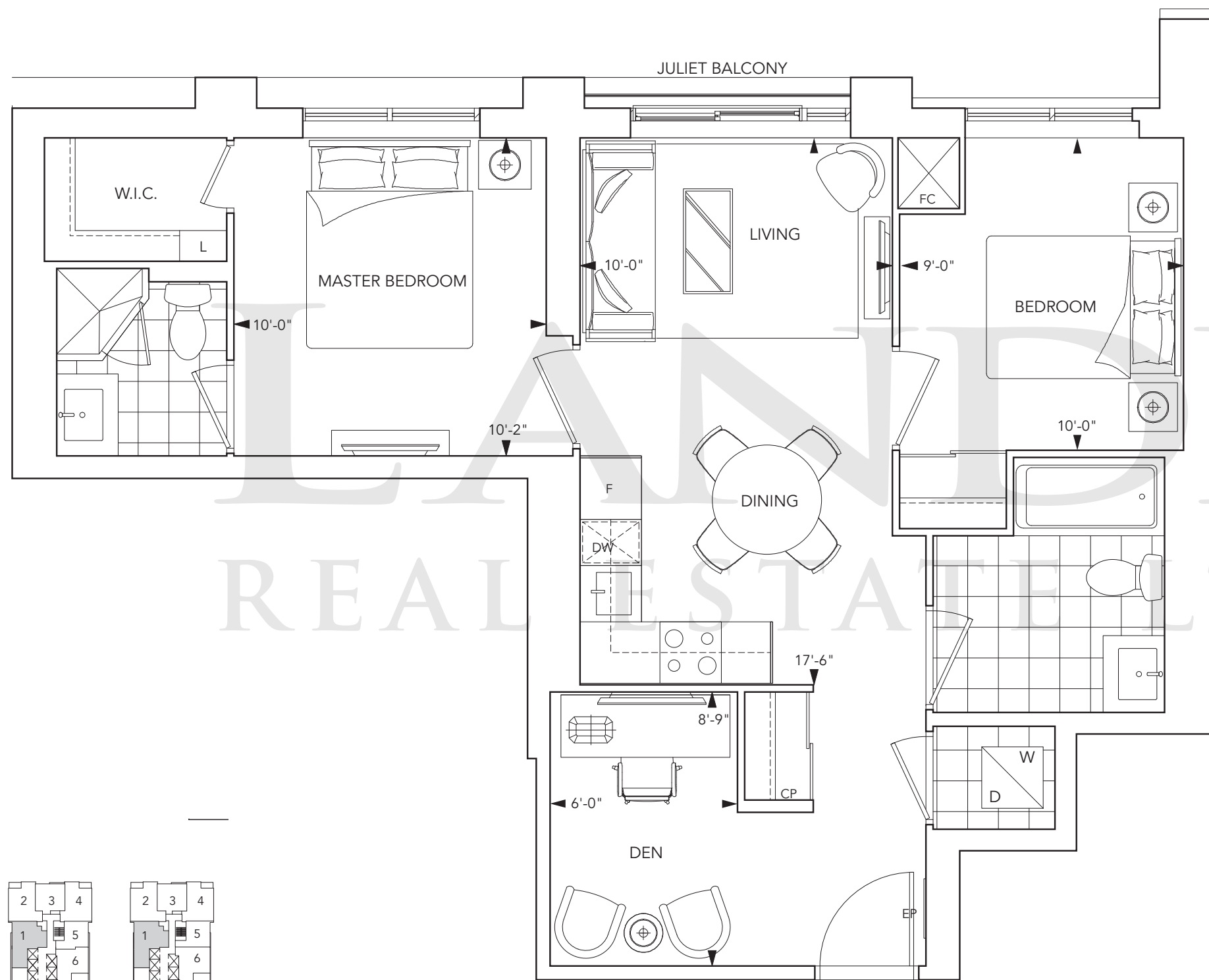


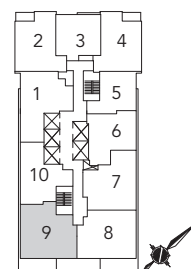
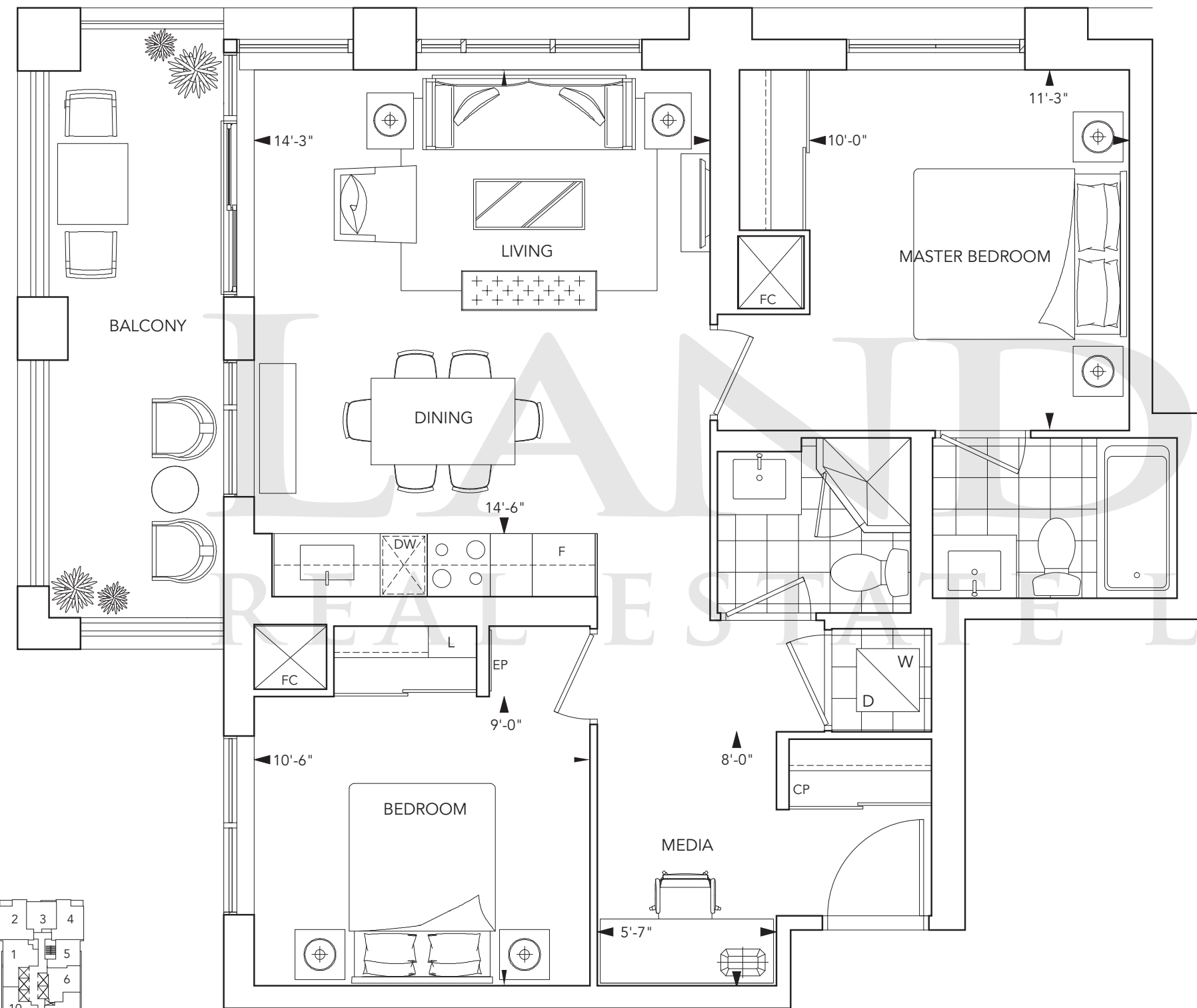
FLOORS 38-45



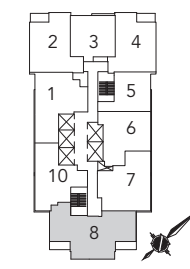
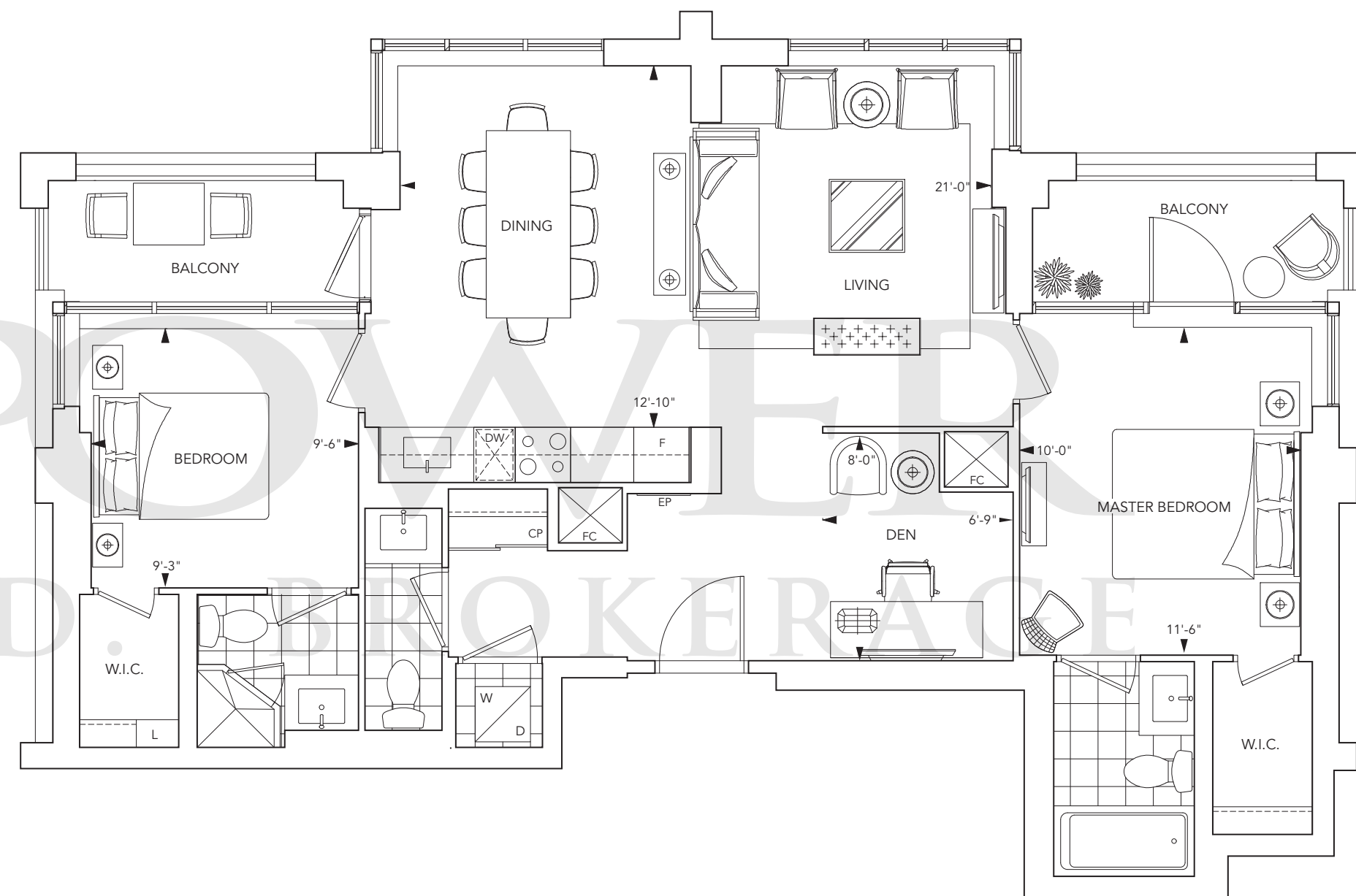








FLOORS 3-37



FLOORS 39-45

# EXCEPTIONAL FEATURES & FINISHES

## GENERAL

- Contemporary style 6'8" interior doors (paint finish) with brushed nickel hardware.
- 5" square edge paint finish baseboards in all areas except bathroom, laundry and storage areas.
- Cultured white marble window sills\*.
- Mirrored sliding closet doors\*.
- Thermally broken aluminum windows with double pane, sealed glazing units and operable awning windows for added thermal comfort.
- White bathroom fixtures throughout.
- The ceiling height will be approximately 8' for suites located on the 3rd to 25th floor.
- The ceiling height will be approximately 9' for suites located on the 26th to 44th floor.
- The ceiling height will be approximately 10' for suites located on the 45th (Penthouse) floor.

## FLOOR COVERINGS

- Premium plank laminate floating floor with acoustic underlay in foyer\*, hallways\*, den\*, living and dining area\*, bedroom(s)\* and in kitchen.
- Porcelain floor tile in bathrooms and storage\* areas.
- White porcelain floor tile in laundry.

## KITCHENS

- Contemporary cabinetry with single square edge granite counter top.
- Stainless-steel undermount sink.
- Low flow chrome, single lever kitchen faucet, complete with pull down.
- Energy Star high efficiency, time-delay built-in 18" dishwasher in stainless steel finish.
- Energy Star counter depth bottom mount 24" refrigerator in stainless steel finish.
- 24" exhaust hood fan in Stainless Steel, vented to the exterior.
- 24" electric ceran cook-top.
- Built-in 24" electric convection oven.
- Porcelain tile backsplash.

## BATHROOMS

- Contemporary cabinetry with white cultured marble vanity top with rectangular basin.
- Vanity mirror and wall sconce lighting.
- Deep soaker bathtub\*.
- Low flow single lever sink faucets.
- Low flow, high pressure showerhead(s).
- Temperature controlled and pressure balanced, shower faucet.
- Dual flush, low-flow high performance toilet(s).
- Porcelain tile in tub\* and shower\* enclosure.

## LAUNDRY

- Heavy-duty wiring and receptacle for dryer.
- Dryer vented to exterior.
- Stacked front loading dryer and Energy Star, high efficiency, front loading washer (complete with stainless steel flexible hoses). Stacked laundry appliances are white in colour.

## SAFETY AND SECURITY

- Concierge monitoring community access systems including two-way communication from selected zones in underground garage and entry areas.
- Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge station.
- Access control system located in the lobby vestibule and at visitors main entry points permits guests to communicate with residents from the building entrance(s). Guests in the lobby vestibule can be viewed in the resident's suite.
- Surveillance cameras in selected locations in the points of access to the building and garage may be monitored by the Concierge.
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the concierge of a distress call (2 per suite).
- In-suite sprinkler system.
- Hard wired smoke alarm(s) and fire alarm speaker.

## COMFORT SYSTEM

- Two pipe vertical fan coil heating and air conditioning system with supplementary heating coil for seasonal comfort control.
- Individual metering of electricity, domestic hot water, space heating and cooling consumption.
- Central building water filtration system.
- Superior air filter media for use in fan coil.
- Integrated energy recovery ventilation (ERV) located within in-suite fan coil unit(s).

## ELECTRICAL SERVICE AND FIXTURES

- Individual service panels with circuit breakers.
- Designer series receptacles and switches throughout.
- Light fixtures in foyer, walk-in closet(s)\*, bedroom(s) and den\*.
- Capped ceiling light outlet in the main living area\*.
- Lighting fixtures designed to fit long-lasting, energy saving lamps.

## COMMUNICATIONS

- Fiber optic cabling to each suite (complete with in-suite junction box with optical media converter and back-up power supply).
- Coaxial cable and Category 5e twisted pair in-suite wiring to living room, den (if applicable) and bedroom(s).
- Bulk internet service: Hybrid Fibre 250 High-Speed internet service (including Rogers Advanced Wi-Fi modem) with download speed up to 250 Mbps and upload speed up to 20 Mbps, with unlimited usage. Note: speed may vary with internet traffic, server gateway/router, computer (quality, location in the suite, software and applications installed, suite wiring, home network and or others factors). Cost of this service is included in the condominium's maintenance budget.

\* - denotes availability determined by suite design.

All features and finishes subject to change without notice, E. & O.E. July 19, 2014