

*Intoxicating!*

LANE & TOWER  
REAL ESTATE LTD. BROKERAGE

**GOODERHAM**  
Condominiums at The Distillery

Phase 3 Condominiums at The Distillery



The Gooderham is a sister building to Clear Spirit that extends its architectural language of articulated balconies, and creates a sculptural marker at the eastern edge of the Distillery District. The tower rests lightly above Rackhouses G and J, creating a dynamic counterpoint between heritage buildings and contemporary architecture, and preserving the historic character and pedestrian scale of the neighbourhood.



Peter Clewes, Partner  
architectsAlliance

A WORLD APART... BUT IN THE CENTRE OF ALL.

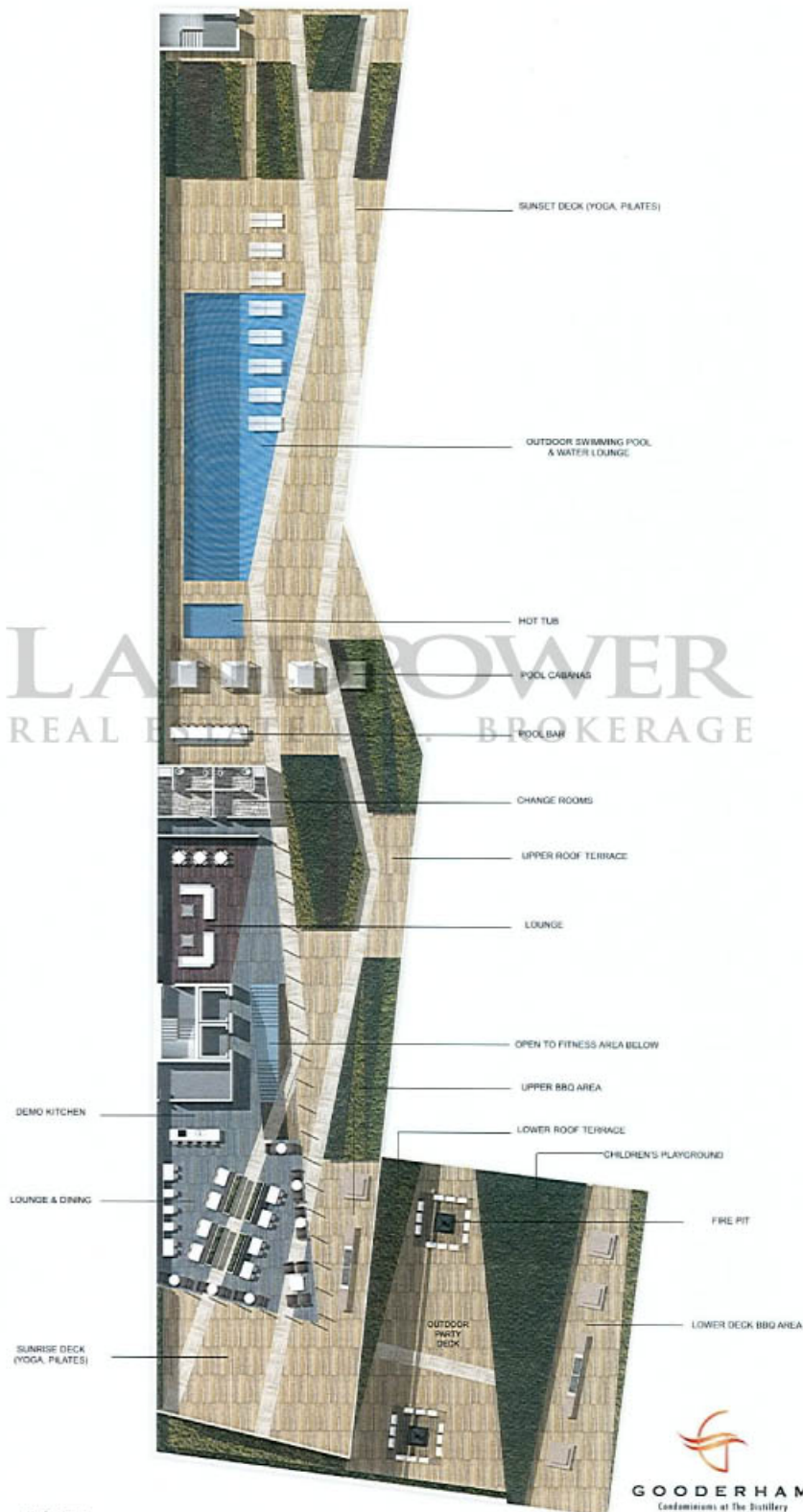
# AMENITIES



**GOODERHAM**  
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[LiveAtTheDistillery.com](http://LiveAtTheDistillery.com)

# AMENITIES on the PODIUM LEVELS



ARTIST'S CONCEPT



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# FEATURES AND FINISHES

Take everything you've ever dreamed of and distill it into one incredible condominium address. That's Gooderham. Exciting. And truly intoxicating, in a selection of superbly appointed suites and lofts overlooking Toronto's Distillery Historic District.

## BUILDING FEATURES

- Professionally landscaped entrance and arrival area
- Architecturally designed lobby integrates recycled wood cladding from the Historic Rack Houses of The Distillery. Reflective water pools enhance the transition from the Distillery District to the lobby entrance.
- Concierge/security and three high speed elevators
- Fully furnished Guest suites for your occasional overnight guests

## COMMON AMENITIES

- Landscaped roof top garden
- Outdoor pool and hot tub
- Sunset Terrace with outdoor Bar and Fireplace
- BBQ area
- Rooftop lounge and bar
- Sunrise Terrace for lounging
- Walks and Gardens with wooden paths
- Multi-purpose room with demonstrator kitchen
- Media/Screening Room

## SUITE FEATURES

- Gas outlets on terraces for barbecues on all 2-storey loft townhomes
- Individual climate control of central heating and air-conditioning
- 9' ceilings
- Painted sliding doors in bedroom(s)
- Frosted glass sliding doors in bedroom(s) (where indicated on plan)
- Private balconies, terraces and french balconies with glass panels (where applicable, as per plan)
- Sliding glass doors to balconies, terraces and french balconies (where applicable, as per plan)
- All ceilings on 2-storey loft townhomes will be exposed concrete, except in bathrooms, closets, laundry areas and where mechanical services are located, which will have smooth ceilings.
- All ceilings above (except 2 storey loft townhomes) to be stippled, except in bathrooms, laundry areas and where mechanical services are located, which will have smooth ceilings
- 4" baseboards on all interior walls
- White stacked washer/dryer
- Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge.
- White Decora style switches and receptacles
- Wired for high speed internet connectivity in all suites

## KITCHEN FINISHES

- European Style Kitchen Cabinetry from Vendor's standard samples
- Four (4) stainless steel Energy Star appliances consisting of a frost free refrigerator, self cleaning stove, dishwasher, and microwave with built-in exhaust fan.
- Choice of granite or corian countertops from Vendor's standard samples
- Three (3) head track lighting
- Undermount Stainless Steel sink with single lever faucet
- Ceramic tile backsplash as per Vendor's standard samples

## BATHROOM FEATURES

- Soaker tubs in master or main bathroom (where applicable, as per plan)
- Tempered glass shower enclosures with glass door in all shower stalls (where applicable, as per plan)
- Integrated wall mounted sink with single lever faucet
- Ceramic wall tiling in shower enclosures from vendor's standard samples
- Vented exhaust fan in all bathrooms
- Pressure balanced valve in all showers
- One pot light or two (2) head track lighting (at Vendor's option) and wall sconce in all bathrooms

## FLOOR COVERINGS

- Magnificently grained, 130 year old reclaimed fir boards from the original rack house building will be recycled to create beautiful "historic" engineered wood flooring in all Gooderham suites. Beyond unique, these boards lend a distinctive warmth that only comes with the patina of history.
- Choice of 32 oz carpeting with underpad in bedroom areas, from Vendor's standard samples
- Choice of ceramic tiling where shown on plan, in laundry room, bathrooms and closet from Vendor's standard samples

## ELECTRICAL & MECHANICAL

- Separately metered electrical service with circuit breakers
- Pre-wired cable T.V. outlets in bedrooms, living room and den (location determined by suite design)
- Living room, bedrooms, kitchen and den pre-wired for telephone jacks (location determined by suite design)
- Light fixture or two (2) head track lighting (at Vendor's option) in foyer/hallway
- Capped ceiling outlet in dining room
- CAT 6E prewiring for telephone & internet connection

## ACCESS CONTROL & SECURITY

- Personally encoded suite security access system monitored by the concierge
- Closed circuit cameras with two-way voice communication in garage, monitored by concierge

## RESIDENT PARKING

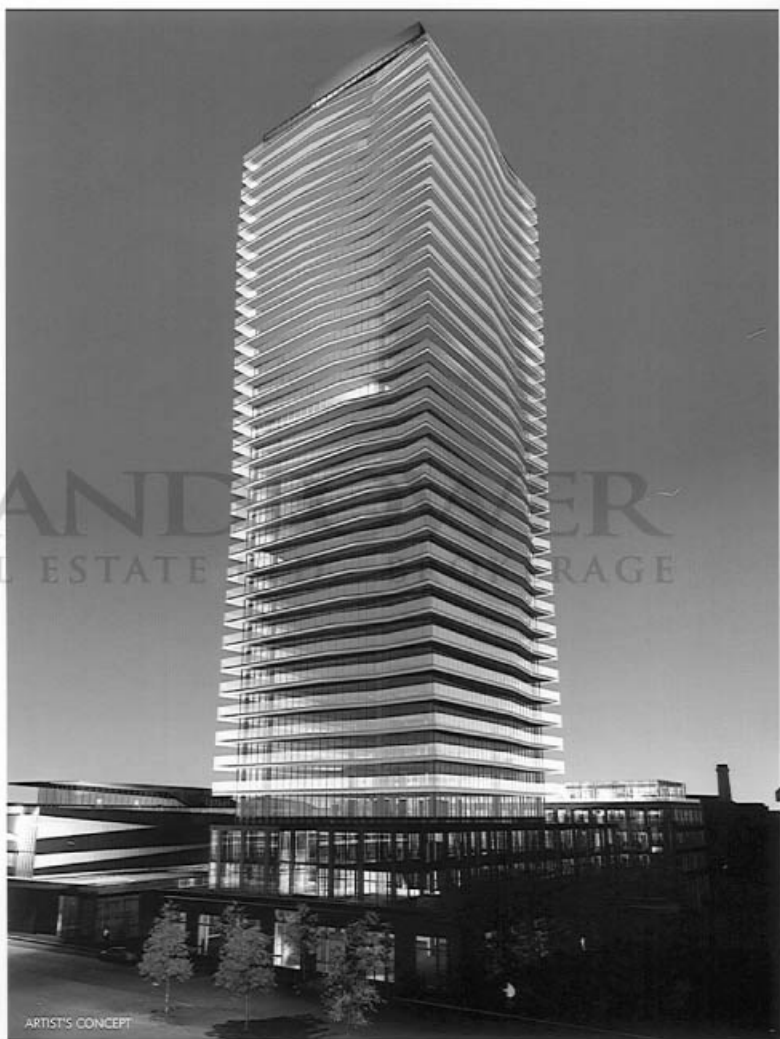
- Residents parking accessed via a garage door operated by remote control
- Garage painted white and brightly lit
- Garage well-ventilated and protected by fire sprinklers

N.B. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications, provided that the substituted products and materials are of a quality equal to, or better than, the products and materials listed herein. Flooring and specific finishes will depend on Vendor's package as selected. Wood flooring is subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations. There shall be no reduction in the price, or credit, for any standard feature listed herein, which is omitted at the purchaser's option.

All specifications, dimensions and materials are subject to change without notice.



# THE TOWER suites



LAND REAL ESTATE

ARTIST'S CONCEPT



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# GOODERHAM

Condominiums at The Distillery

## TOWER

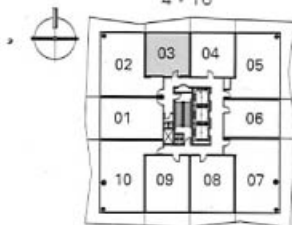
APPROXIMATE SUITE SIZE	FROM FLOOR	EXPOSURE	GRAND OPENING PRICE FROM	PREVIEW PRICING
<b>ONE BEDROOM</b>				
* 493 sq. ft.	4	North	\$224,900	\$214,900
503 sq. ft.	4	North	\$227,900	\$217,900
549 sq. ft.	4	East	\$241,900	\$231,900
644 sq. ft.	4	South	\$304,900	\$294,900
* 671 sq. ft.	4	West	\$311,900	\$301,900
<b>ONE BEDROOM PLUS DEN</b>				
* 645 sq. ft.	4	South	\$304,900	\$294,900
<b>TWO BEDROOM</b>				
* 784 sq. ft.	4	North East	\$364,900	\$344,900
* 819 sq. ft.	4	North West	\$384,900	\$364,900
882 sq. ft.	4	South East	\$424,900	\$404,900
* 883 sq. ft.	4	South West	\$424,900	\$404,900
* 935 sq. ft.	23	West	\$495,900	\$475,900
* 971 sq. ft.	27	South	\$539,900	\$519,900
* 1,048 sq. ft.	23	North West	\$541,900	\$521,900
* 1,199 sq. ft.	27	South East	\$669,900	\$649,900

**\*Please Note: Floor plans show slight variation in square footages. The correct square footages are represented on the price sheet. All prices are based on the correct square footages.**

InLife Realty Corp., Broker/Sign. Exclusive Broker for the Vendor.  
Prices and suite availability subject to change without notice E. & O.E.  
As set out in the Agreement of Purchase and Sale

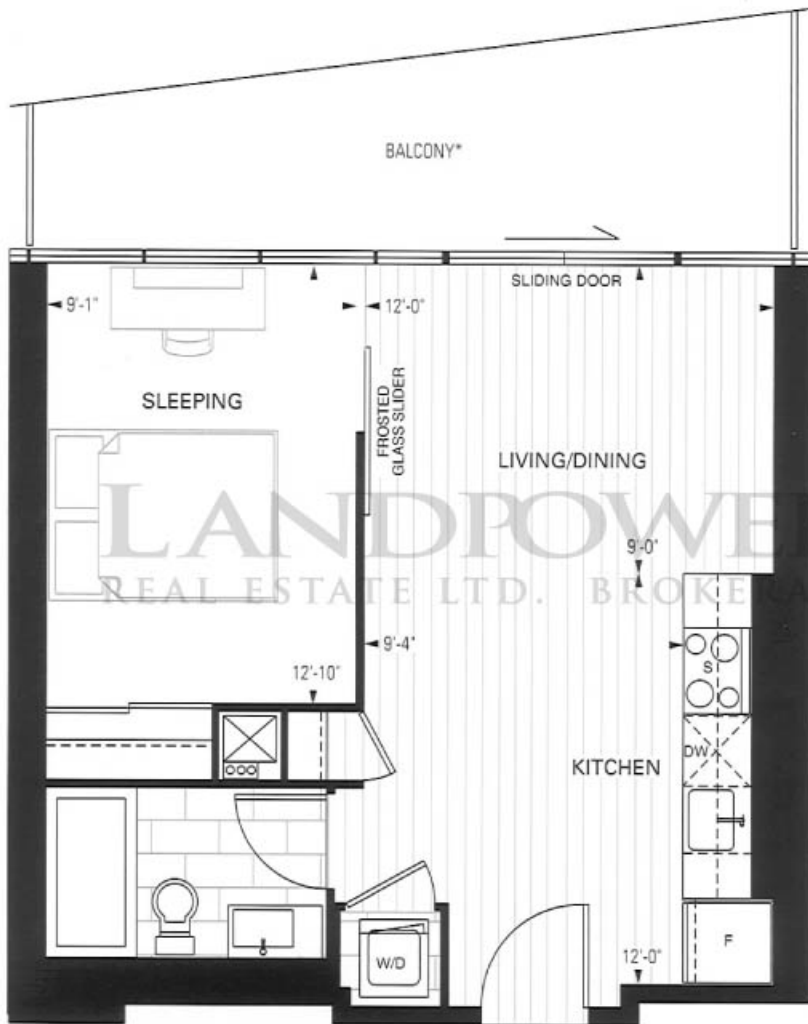
As of May 13, 2008

TYPICAL TOWER FLOOR  
4 - 16



**T03**  
496 SQUARE FEET

one bedroom

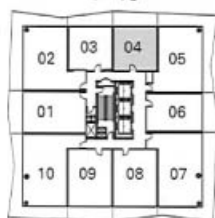
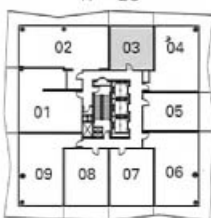
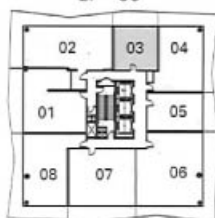


\*Balcony represents 8th floor. Each floor has a different balcony.  
See Sales Representative for details.



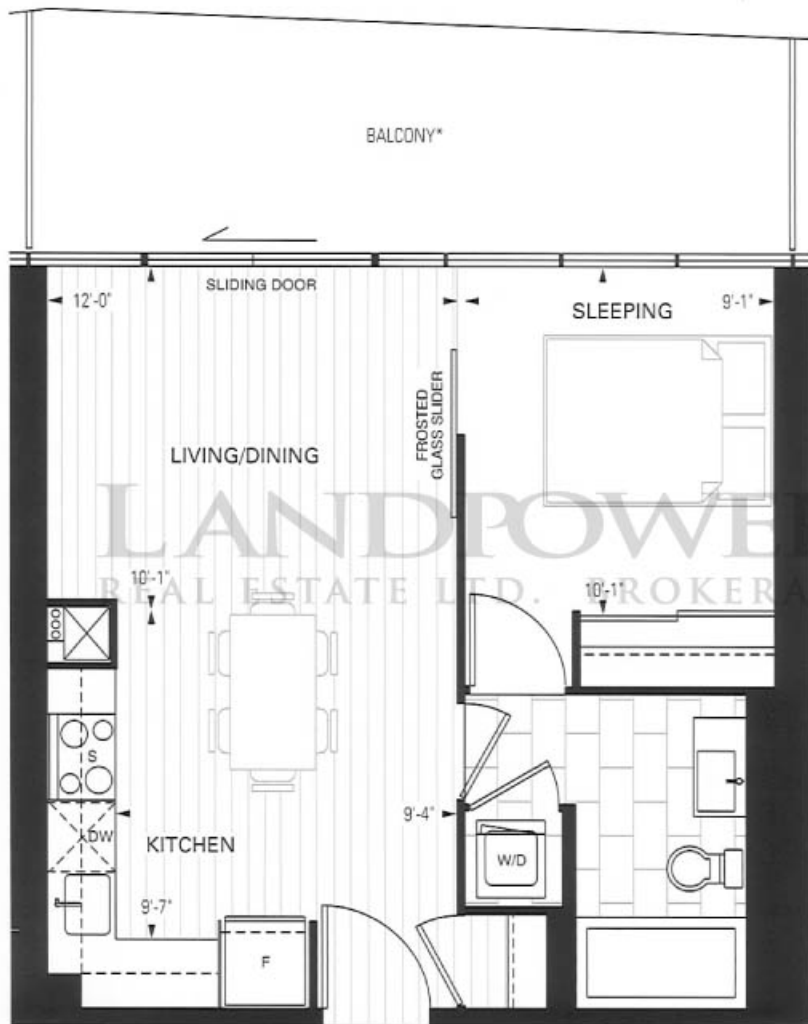
**GOODERHAM**  
Condominiums at The Distillery



TYPICAL TOWER FLOOR  
4 - 16TYPICAL TOWER FLOOR  
17 - 26SIGNATURE FLOOR  
27 - 33

# T04

503 SQUARE FEET



one bedroom

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**GOODERHAM**  
Condominiums at the Distillery

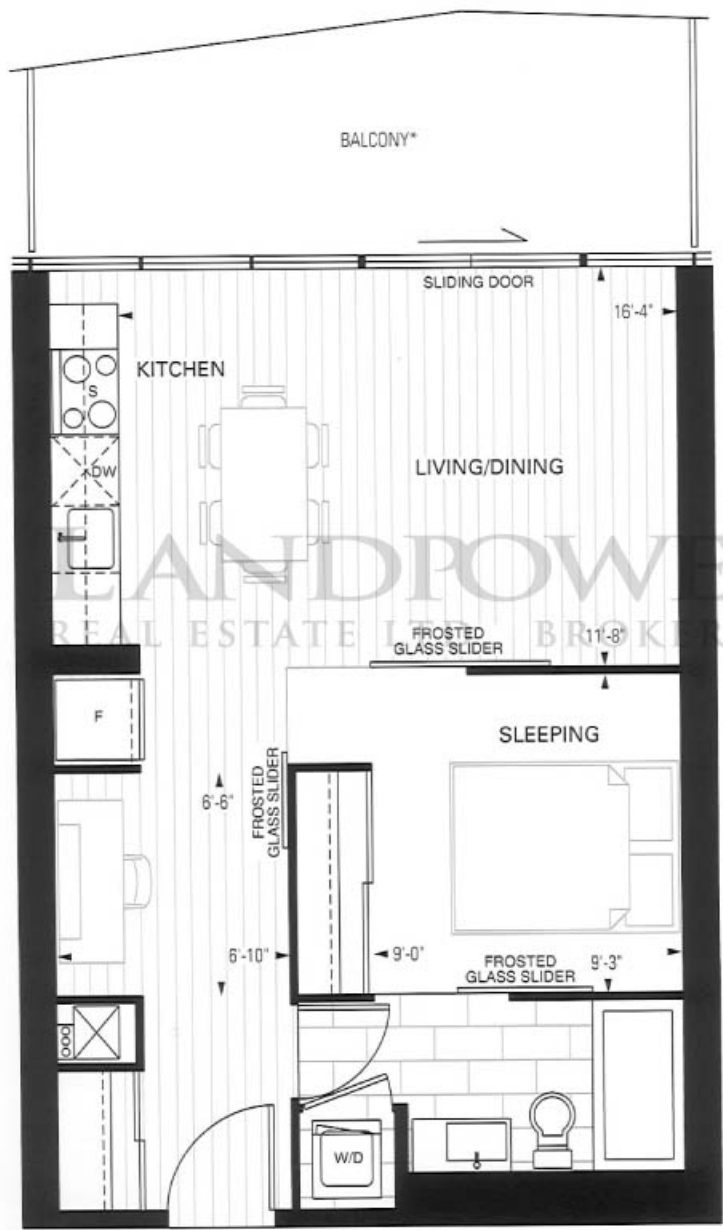
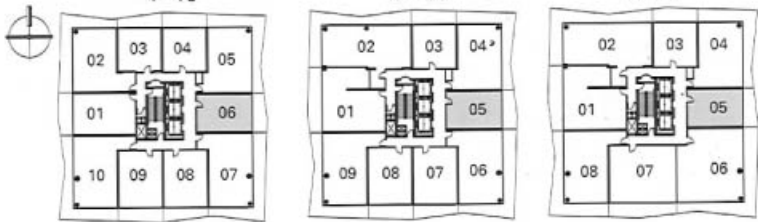
**T06**  
**549** SQUARE FEET

one bedroom

TYPICAL TOWER FLOOR  
 4 - 16

TYPICAL TOWER FLOOR  
 17 - 26

SIGNATURE FLOOR  
 27 - 33



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LANDPOWER  
 REAL ESTATE INC. BROKERAGE

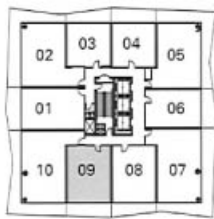


GOODERHAM  
 Condominiums at The Distillery

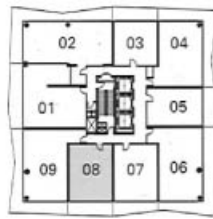
LiveAtTheDistillery.com

Plans and specifications are subject to change without notice. Actual usable floorpace may vary from stated area E & O.E.

TYPICAL TOWER FLOOR  
4 - 16

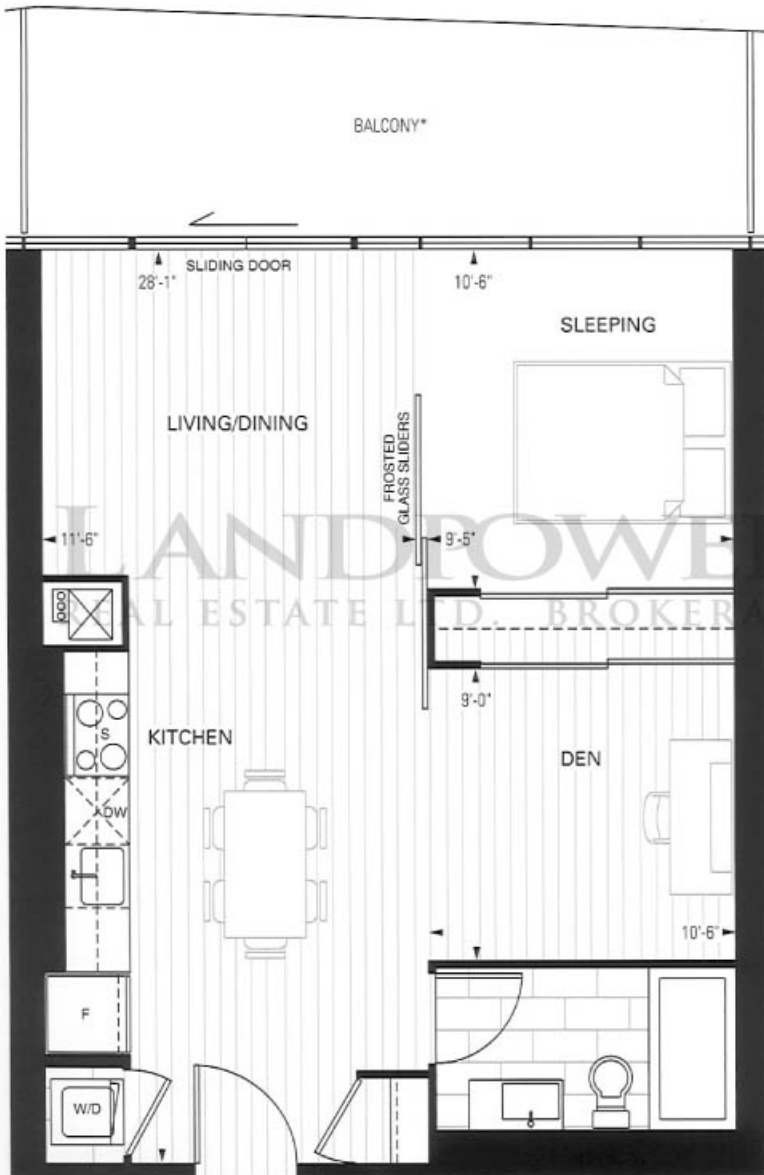


TYPICAL TOWER FLOOR  
17 - 26



**T09**  
**644** SQUARE FEET

TOWER SUITES



one bedroom + den

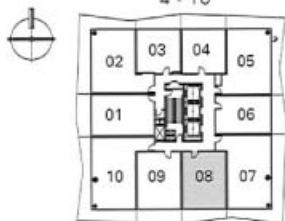
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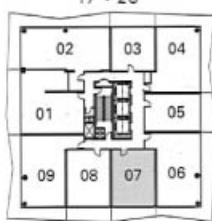
**GOODERHAM**  
Condominiums at The Distillery

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TYPICAL TOWER FLOOR  
4 - 16



TYPICAL TOWER FLOOR  
17 - 26



**T08**  
646 SQUARE FEET

one bedroom + den



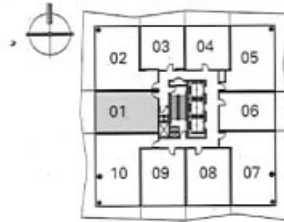
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Condominiums of The Distillery

LiveAtTheDistillery.com

TYPICAL TOWER FLOOR  
4 - 16



**T01**  
**672** SQUARE FEET

TOWER SUITES

one bedroom



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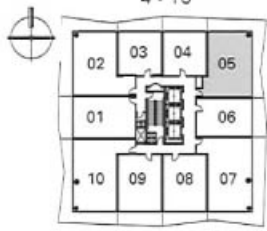


**GOODERHAM**  
Condominiums at The Distillery

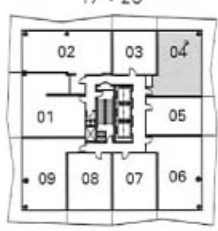
# T05

785 SQUARE FEET

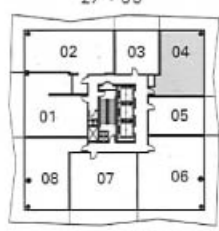
TYPICAL TOWER FLOOR  
4 - 16



TYPICAL TOWER FLOOR  
17 - 26



SIGNATURE FLOOR  
27 - 33



two bedroom

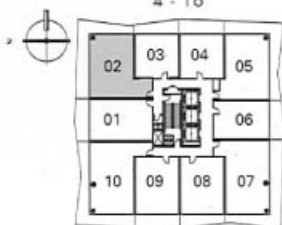


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**GOODERHAM**  
Condominiums at The Distillery

TYPICAL TOWER FLOOR  
4 - 16



**T02**  
**821** SQUARE FEET

TOWER SUITES

two bedroom



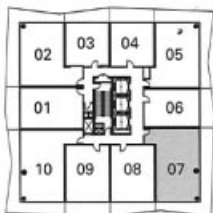
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LAND TOWER  
REAL ESTATE BROKERAGE

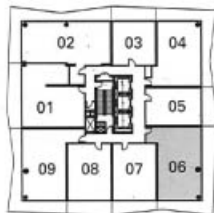


**GOODERHAM**  
Condominiums of The Distillery

TYPICAL TOWER FLOOR  
4 - 16

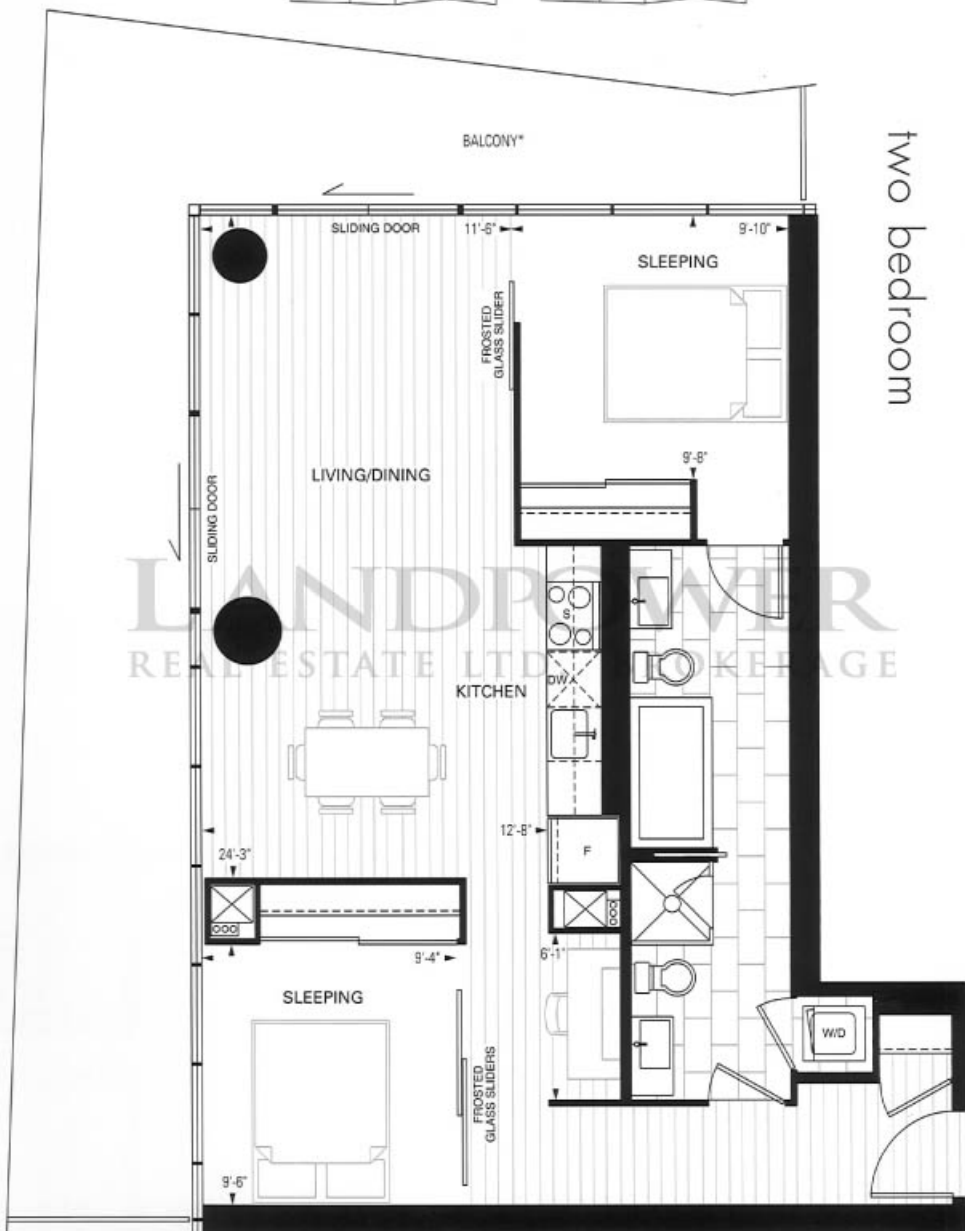


TYPICAL TOWER FLOOR  
17 - 26



**T07**  
**882** SQUARE FEET

two bedroom



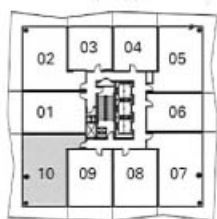
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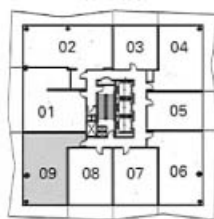
**GOODERHAM**  
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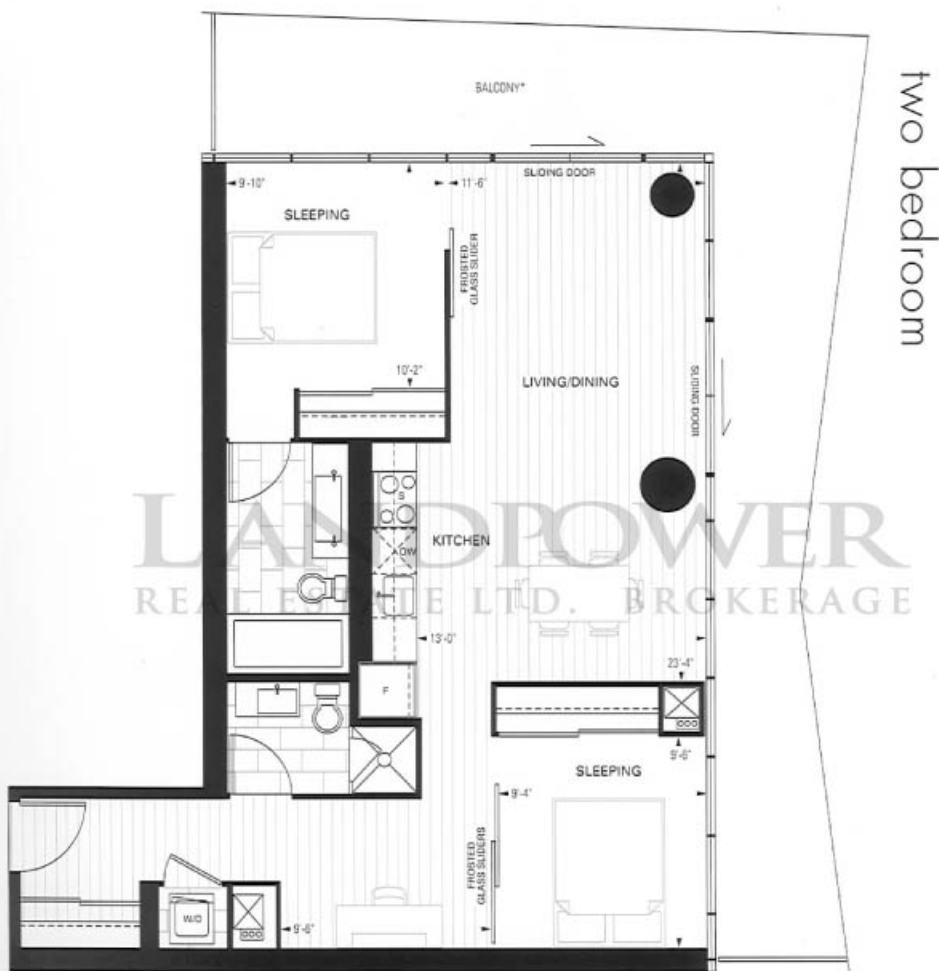
TYPICAL TOWER FLOOR  
4 - 16



TYPICAL TOWER FLOOR  
17 - 26



**T10**  
890 SQUARE FEET



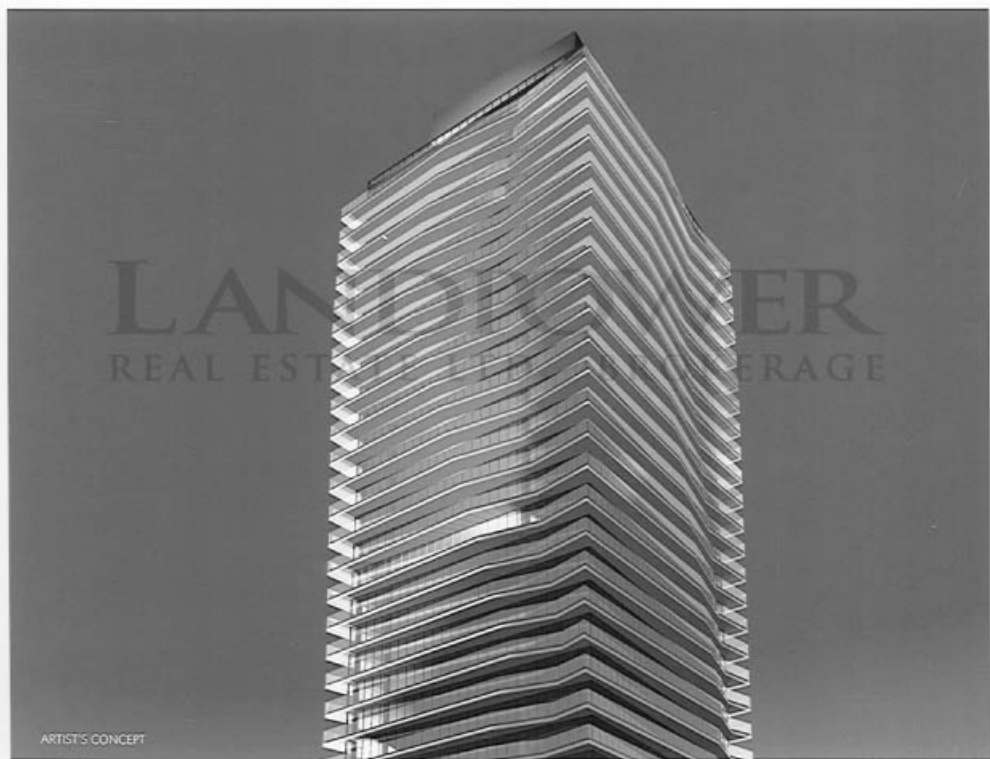
two bedroom

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**GOODERHAM**  
Condominiums at The Distillery

# signature suites

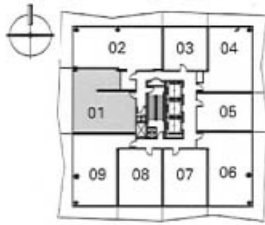
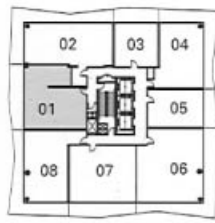


ARTIST'S CONCEPT



**GOODERHAM**  
Condominiums at The Distillery

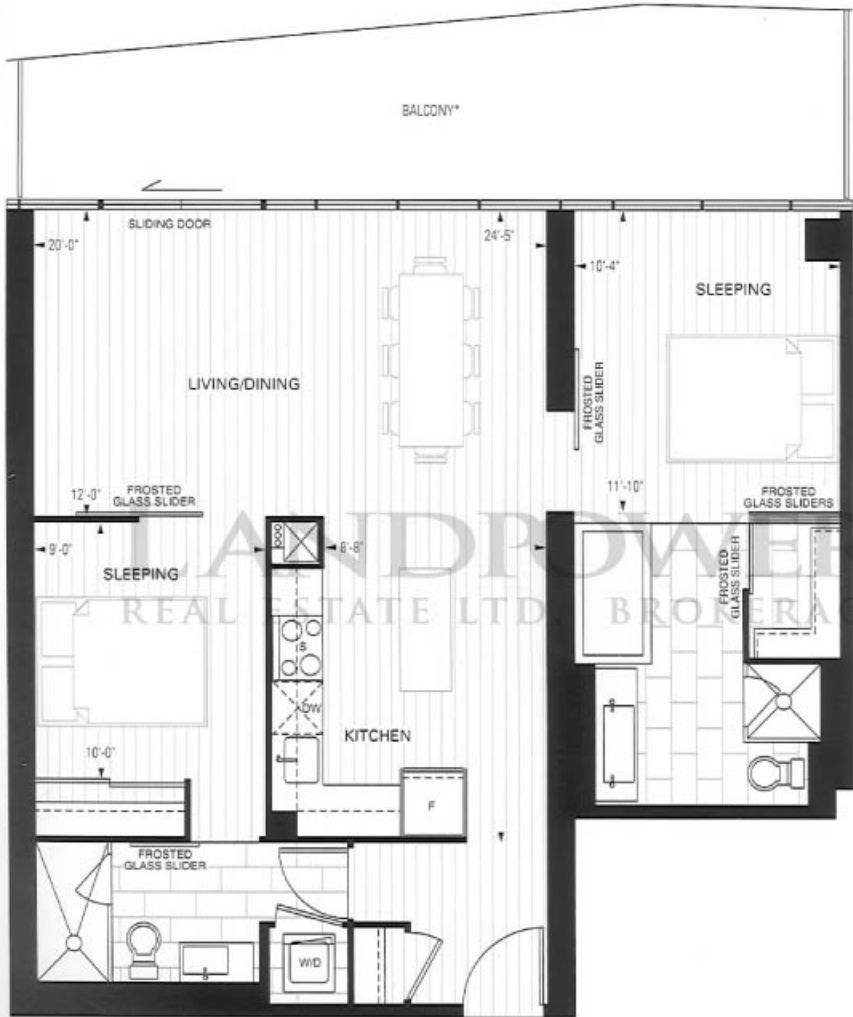
[LiveAtTheDistillery.com](http://LiveAtTheDistillery.com)

TYPICAL TOWER FLOOR  
17 - 26TYPICAL SIGNATURE FLOOR  
27 - 33

# 501

## 936

SQUARE FEET



two bedroom

\*Balcony represents 31st floor. Each floor has a different balcony.  
See Sales Representative for details.

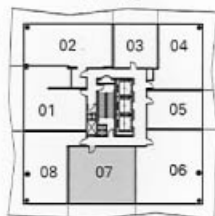
IN ADDITION TO OUR SPECTACULAR FEATURES, ENJOY THESE ADDED LUXURY **SIGNATURE** FINISHES!

- Magnificently grained, 130 year old reclaimed fir boards from the original rack house building will create beautiful **"historic" engineered wood flooring throughout including bedrooms**
- **Upgraded** European cabinetry featuring cabinet doors with lift up awning upper cabinets and under cabinet valance lighting, from Vendor's Signature samples
- **Upgraded** stainless Steel Appliances ~ Energy Star bottom-mount, frost-free refrigerator, slide-in smooth top range, Energy Star dishwasher and built-in flush-mount under cabinet exhaust hood.
- **Smooth ceilings**
- Built-in closet organizers in clothes closets



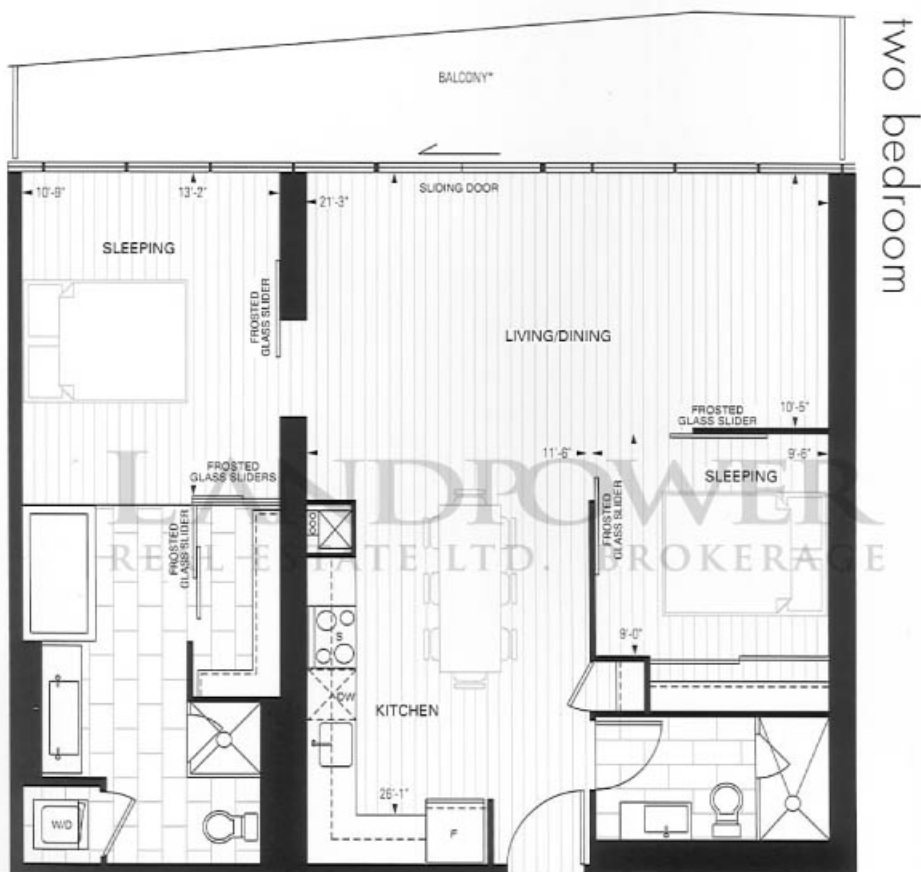
**GOODERHAM**  
Condominiums of The Distillery

SIGNATURE FLOOR  
27 - 33



**507**  
**973** SQUARE FEET

SIGNATURE SUITES



two bedroom

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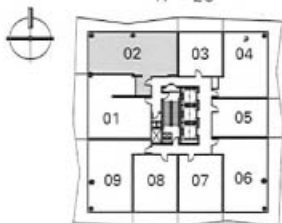
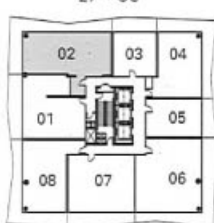
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TYPICAL TOWER FLOOR  
17 - 26SIGNATURE FLOOR  
27 - 33

# 502

## 1051

SQUARE FEET

two bedroom



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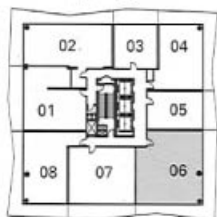
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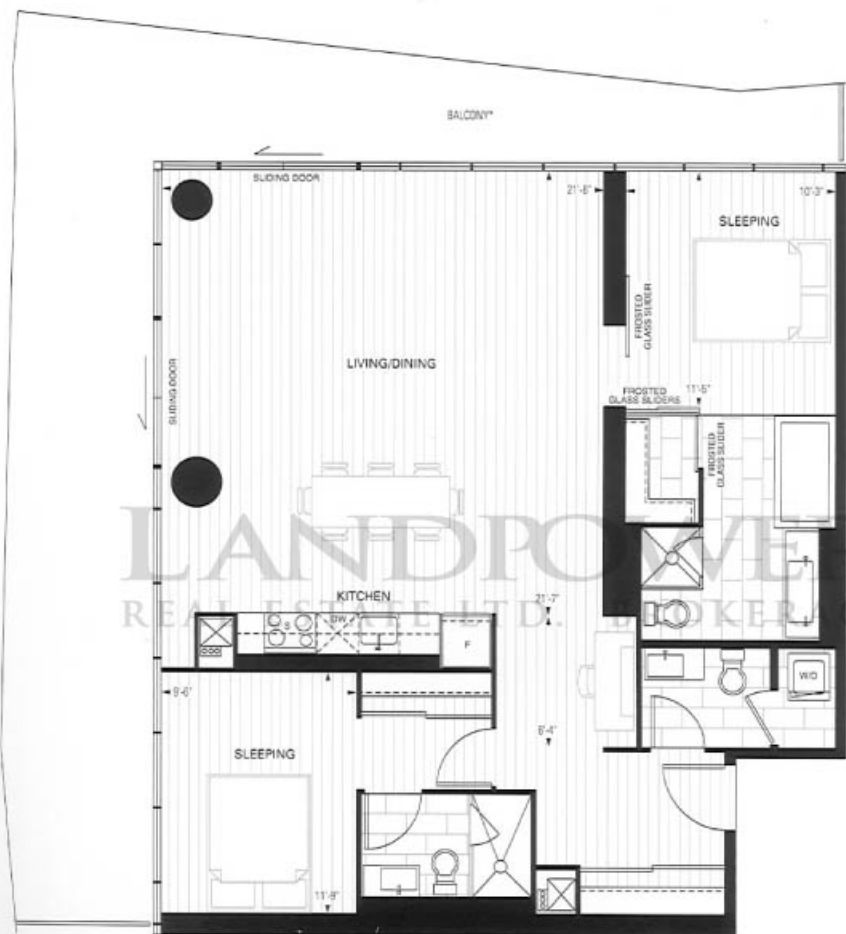
SIGNATURE FLOOR  
27 - 33



**506**  
**1200** SQUARE  
FEET

SIGNATURE SUITES

two bedroom



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GOODERHAM  
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