



**RIVERSIDE SQUARE**  
LOFTS ON QUEEN



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## EXCLUSIVE PLATINUM BROKER PREVIEW PRICE LIST

MODEL	TYPE	FLOORS STARTING FROM	APPROX. SIZE	OUTDOOR SIZE	VIEW	PRICES STARTING FROM*	VIP BROKER PRICES STARTING FROM	VIP PRICE PER SQ.FT.
Logan	1 Bedroom	3	472	100	E	<del>\$249,900</del>	<b>\$239,900</b>	<b>\$508</b>
Booth	1 Bedroom	16	501	110	E	<del>\$267,900</del>	<b>\$257,900</b>	<b>\$515</b>
Broadview	1 Bedroom	7	470	90	E	<del>\$258,900</del>	<b>\$248,900</b>	<b>\$530</b>
Grant	1 Bedroom	15	510	100	E	<del>\$271,900</del>	<b>\$261,900</b>	<b>\$514</b>
Broadview	1 Bedroom	8	470	90	W	<del>\$264,900</del>	<b>\$254,900</b>	<b>\$542</b>
Berkshire	1 Bed + Den	3	523	140	N	<del>\$274,900</del>	<b>\$259,900</b>	<b>\$497</b>
Anderson	1 Bed + Den	8	520	65	W	<del>\$294,900</del>	<b>\$279,900</b>	<b>\$538</b>
Lewis	1 Bed + Den	9	540	70	W	<del>\$300,900</del>	<b>\$285,900</b>	<b>\$529</b>
Davies	2 Bedroom	3	675	100	N	<del>\$365,900</del>	<b>\$345,900</b>	<b>\$512</b>
Sunlight	2 Bedroom	3	669	40	S	<del>\$365,900</del>	<b>\$345,900</b>	<b>\$517</b>
Munro	2 Bedroom	6	665	40	S	<del>\$368,900</del>	<b>\$348,900</b>	<b>\$525</b>
Thompson	2 Bedroom	3	778	150	NE	<del>\$409,900</del>	<b>\$389,900</b>	<b>\$501</b>
Matilda	2 Bed + Den	7	745	95	NW	<del>\$413,900</del>	<b>\$393,900</b>	<b>\$529</b>
Brooklyn	2 Bedroom	18	710	90	NW	<del>\$414,900</del>	<b>\$394,900</b>	<b>\$556</b>
Queen	2 Bed + Den	7	755	110	SE	<del>\$419,900</del>	<b>\$399,900</b>	<b>\$530</b>
Saulter	2 Bed + Den	10	765	100	NW	<del>\$421,900</del>	<b>\$401,900</b>	<b>\$525</b>
Carroll	2 Bed + Den	4	800	120	SE	<del>\$426,900</del>	<b>\$406,900</b>	<b>\$509</b>
Clark	2 Bed + Den	3	830	130	SE	<del>\$435,900</del>	<b>\$415,900</b>	<b>\$501</b>
Queen	2 Bed + Den	8	755	110	SW	<del>\$435,900</del>	<b>\$415,900</b>	<b>\$551</b>
Hamilton	3 Bedroom	3	985	40	S	<del>\$479,900</del>	<b>\$459,900</b>	<b>\$467</b>

\*Subject to availability. Premiums of \$1,000 apply. Please see a Sales Representative for details.

<p><b>EXTENDED SPECIAL DEPOSIT STRUCTURE</b>            \$5,000 on Signing            Balance of 5% in 30 days            5% in <del>90</del> 180 days            5% in <del>240</del> 370 days            5% on occupancy</p> <p><b>Parking: <del>\$35,000</del> \$25,000*</b></p> <p><b>Storage Locker: \$5,000</b></p>	<p><b>INTERNATIONAL DEPOSIT STRUCTURE</b>            \$5,000 on Signing            Balance of 5% in 30 days            10% in 180 days            10% in 370 days            10% on occupancy</p>	<p><b>MAINTENANCE</b>            Approximately \$0.53 per sq. ft.            (Excluding Hydro)</p> <p>Parking Maint. fee \$45/month            Storage Locker Maint. fee \$12/month</p> <p>Occupancy Commencing: <b>January 2018</b></p> <p><b>TAXES</b>            Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>
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# RIVERSIDE SQUARE

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### Suite Features

9ft. high exposed concrete ceilings. Engineered hardwood floors throughout, except in bathrooms and laundry closets. Kitchens include veneer laminate cabinets and metal hardware, under cabinet valance lighting, Quartz countertop and backsplash, and stainless steel undermount sink. Brand-name appliances including, integrated fridge with bottom freezer, stainless steel slide-in range with ceran top, integrated hood fan, and integrated dishwasher as well as a laundry closet with tiled floor and brand name, front-loading Energy Star™ stacked washer and dryer. Bathrooms feature veneer laminate cabinetry with Quartz countertop, undermount sink, wall sconce lighting, and exhaust fan vented to outside. Individually controlled heating and air conditioning with energy efficient, digital thermostats.

### Building Features

Riverside Square consists of 24 stories of signature architecture with approximately 252 units. Designed by award-winning, innovative architect, RAW, with interiors by Seven Haus Design and landscaping by The Planning Partnership. Approximately 11 residences per floor and square footages ranging from 470-2,098 square feet. Glass window walls allow cascades of natural light into the suites. With green roofs, the building is designed with environmental sustainability in mind. Step out into a dynamic square at grade where a future grocer, café, and greenery are an elevator ride away. The building includes a fitness centre filled with natural light, a party lounge, 24-hour Concierge, and guest suites. Phase 2 will provide a rooftop oasis consisting of outdoor terrace and swimming pool. This first phase in a master planned community is minutes from the downtown core, beach running routes, bike trails, the Don Valley Park system, and mere steps to Queen Street East. Walk to restaurants and cultural events or hop in your car to immediately access The Gardiner, Lake Shore Blvd, and the DVP.

Riverside Square is the Shape of Things to Come.

**Riverside Square Presentation Centre:**  
630 Queen St E., Toronto, Ontario  
T. 416-466-4466 | F. 416-466-4488 | E. [sales@riversidesquare.ca](mailto:sales@riversidesquare.ca)

All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. September 23, 2014.

\*Please see a Sales Representative for details.

**Exclusive Listing:** Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

# WORKSHEET

**OFFICE USE ONLY**

Date Received: _____	BASE PURCHASE PRICE \$ _____
Baker Sales Representative: _____	PARKING COST \$ _____
SUITE: _____ (the Unit)	LOCKER COST \$ _____
MODEL: _____	TOTAL PURCHASE PRICE \$ _____

**PLEASE FILL OUT THE FOLLOWING**

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

**PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION**

PURCHASER 1	PURCHASER 2
First Name: _____	First Name: _____
Last Name: _____	Last Name: _____
Address: _____	Address: _____
Suite # _____	Suite # _____
City: _____ Province: _____	City _____ Province: _____
Postal Code: _____	Postal Code: _____
Main Phone: _____	Main Phone: _____
Alternate Phone: _____	Alternate Phone: _____
Date of Birth: _____	Date of Birth: _____
S.I.N. # _____	S.I.N. # _____
Driver's Licence # _____	Driver's Licence # _____
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?	Ages?
End User or Investor	

Co-operating Broker: Please enclose Agent's business card.

Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

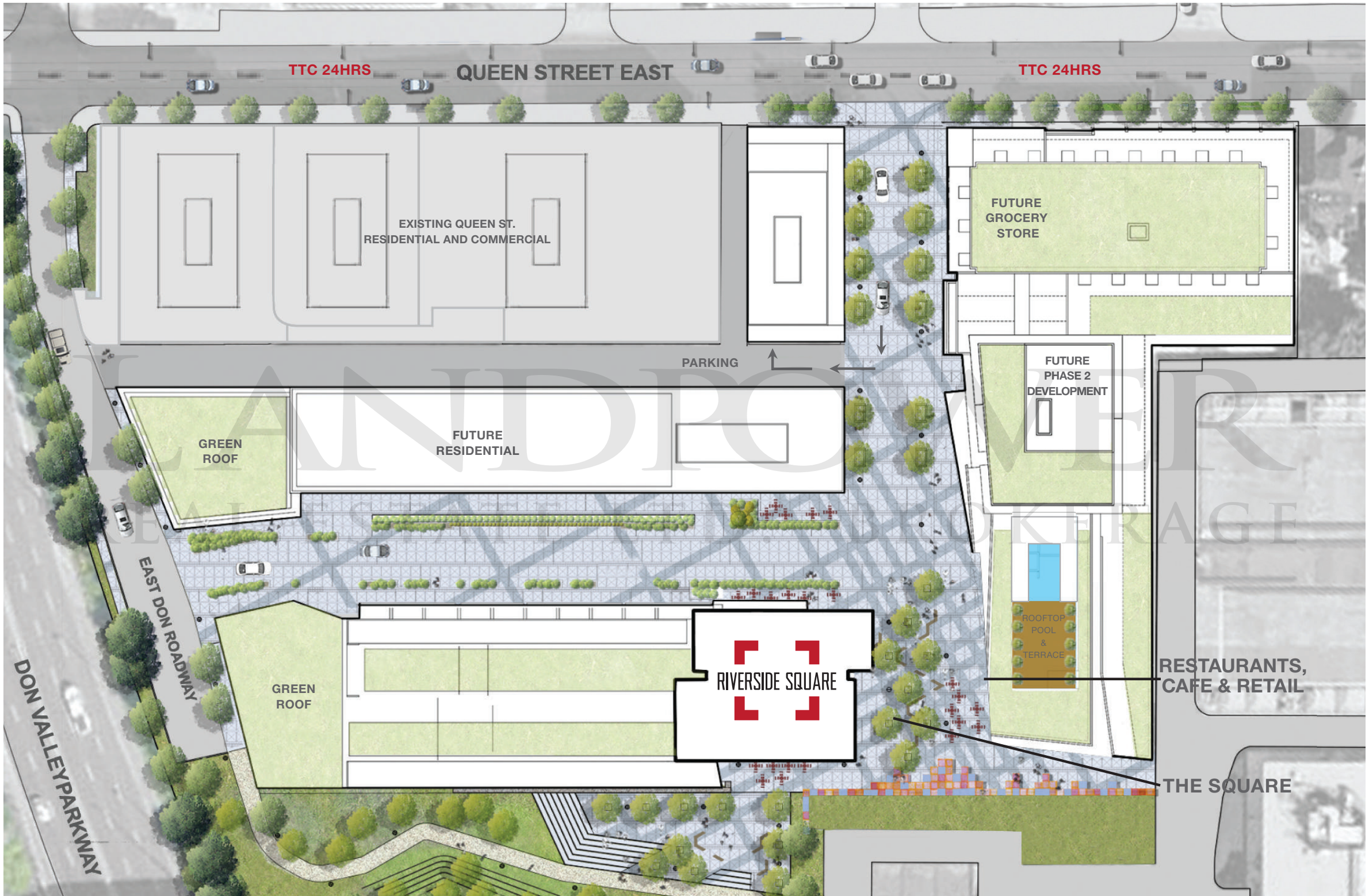
Address: \_\_\_\_\_

Mobile: \_\_\_\_\_

Office: \_\_\_\_\_

Fax: \_\_\_\_\_

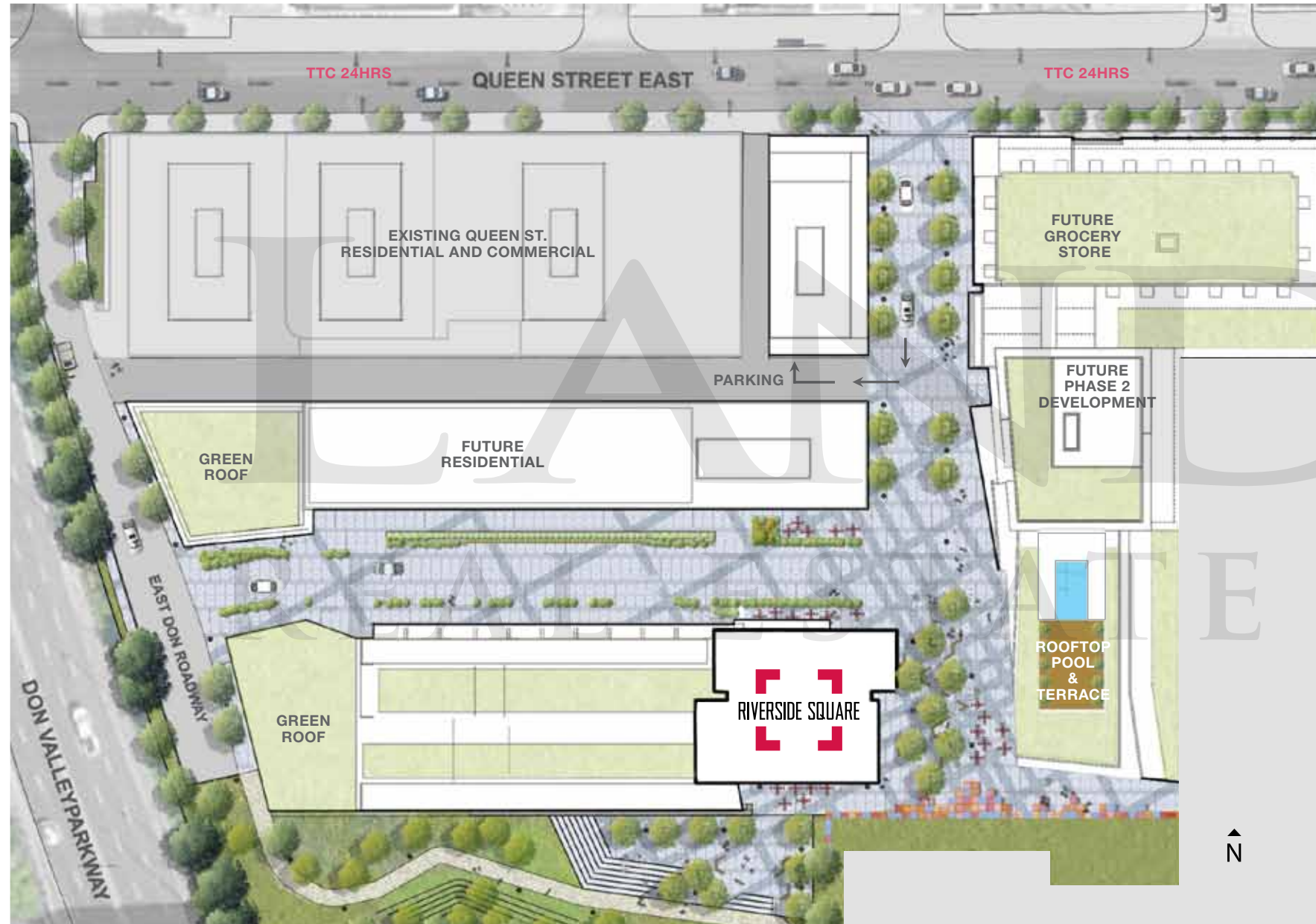
Email: \_\_\_\_\_



Illustrations is artist's concept. E.&O.E.



# COMMUNITY *Plan*



*Riverside Square is the first phase of a master planned community envisioned for those who value living in a real neighbourhood, one that marches to its own beat. Designed by acclaimed architectural firm RAW Design, the condominium boasts a wide mix of units ranging in size from one bedroom to family-friendly three bedroom plans. Featuring dramatic glass window walls, dynamic angles and innovative green roofs, it is both confident in its design approach and respectful of the environment and surrounding community.*



**BOLD,  
VISIONARY,  
REAL.**  
*Just like the  
Neighbourhood  
it calls Home.*



**GET FIT.**  
**Get Social.**  
***Get Connected***

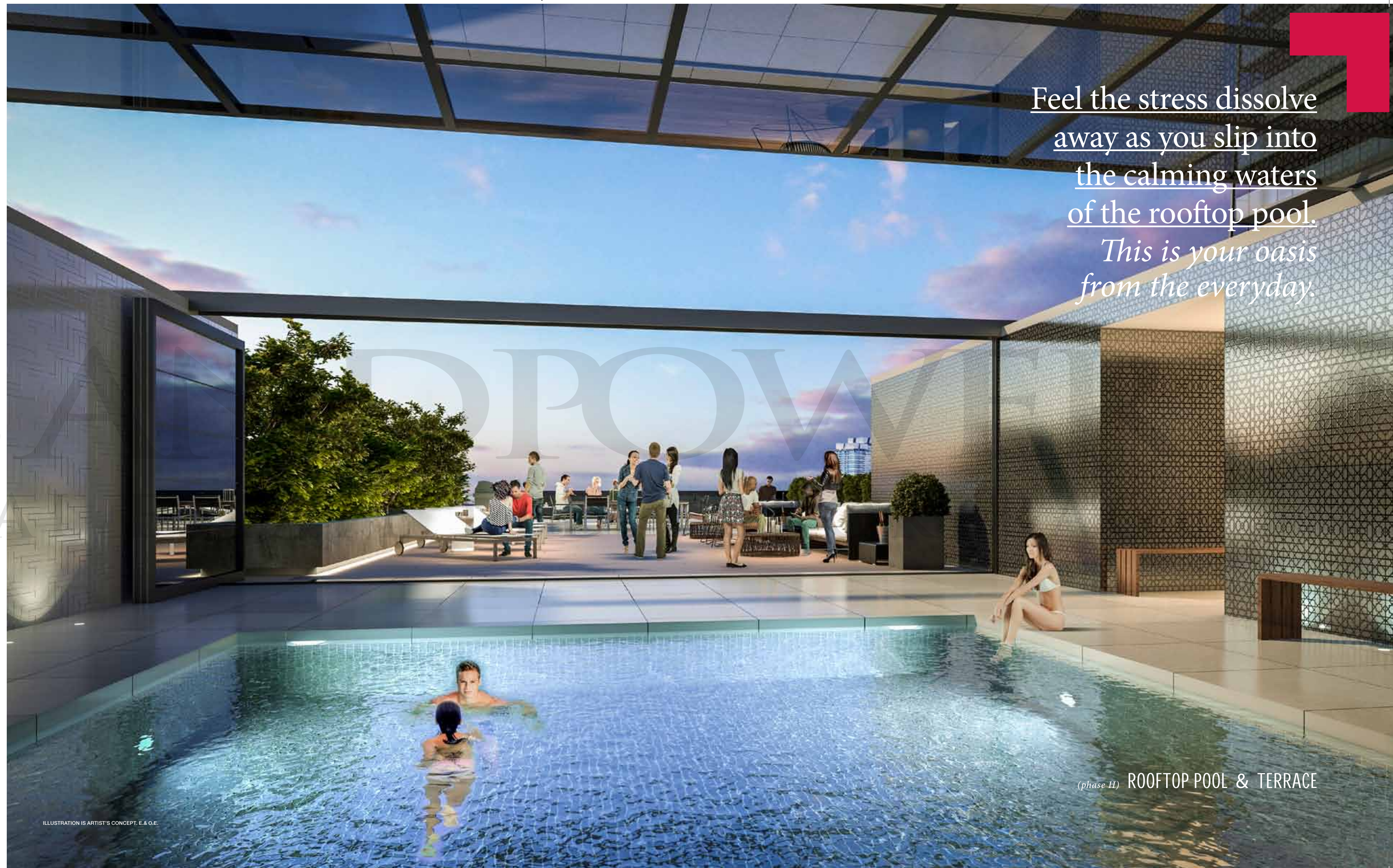
Meet up with friends in the outdoor square. Work up a sweat in the fitness centre. Entertain your guests in style in the private party lounge. Active, hip, community-oriented. Riverside Square is what condominium living was meant to be. With a host of conveniences and on-site amenities, everything you need is right outside your door.

POWER  
BREAKER

ILLUSTRATION IS ARTIST'S CONCEPT. E.& O.E.

FITNESS CENTRE





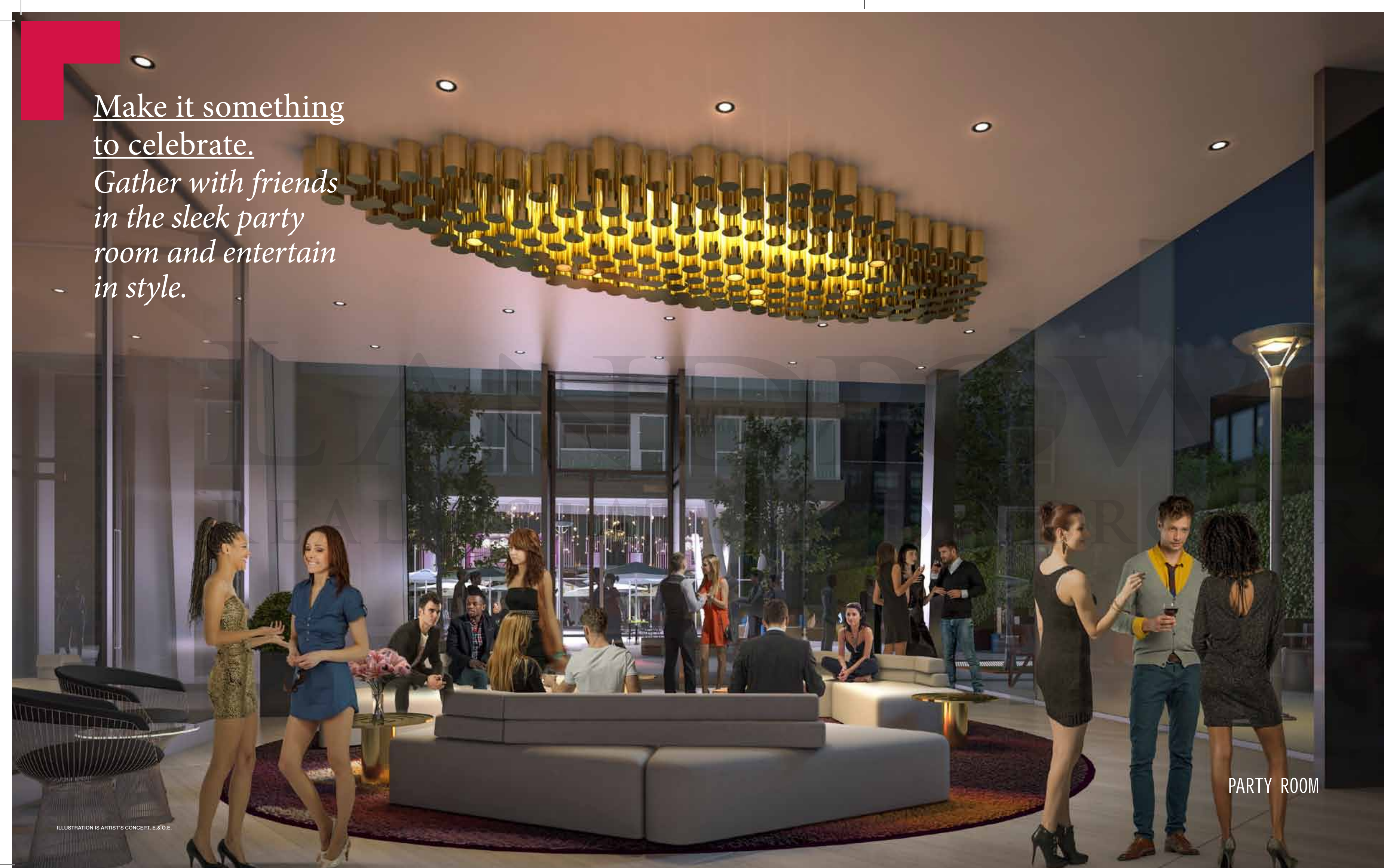
Feel the stress dissolve  
away as you slip into  
the calming waters  
of the rooftop pool.  
*This is your oasis  
from the everyday.*

(phase II) ROOFTOP POOL & TERRACE

ILLUSTRATION IS ARTIST'S CONCEPT. E.& O.E.

Make it something  
to celebrate.

*Gather with friends  
in the sleek party  
room and entertain  
in style.*



PARTY ROOM



# FEATURES & *Finishes*

## SUITE

*A bold urban expression of understated elegance, your suite is decorated with a fresh and timeless palette of the latest colours and unique textures.*

- 9ft.-high exposed concrete ceilings, except in bathrooms and areas with bulkheads
- Exposed concrete columns, as per plan
- Energy efficient windows
- Engineered hardwood\* floors throughout, except in bathrooms and laundry closets, as per plan
- Square edge baseboards throughout
- Walls and trim painted with flat VOC white latex paint
- Solid core wood veneer entry door with privacy viewer and contemporary hardware
- Frosted glass sliding doors to bedrooms, as per plan
- Single sliding glass or swing door to balcony or terrace, as per plan
- White plastic coated wire shelving in closets, as per plan
- Laundry closet with tiled floor and brand name, front-loading Energy Star™ stacked washer and dryer
- Individually controlled heating and air conditioning with energy efficient digital thermostats
- Telephone outlet in living room and den, as per plan
- Cable outlet in living room and bedrooms, as per plan
- Capped light box in kitchen, living/dining room and den, as per plan
- Ceiling light fixture in foyer and walk-in closets, as per plan
- “All-off” electrical switch near entry door
- Balcony or terrace with one exterior light fixture and one electrical outlet, as per plan

## KITCHEN

*Fine-crafted cabinetry, designer-selected fixtures and a premium line of brand-name appliances make your kitchen an authentic gourmet experience.*

- Veneer laminate\* cabinets and metal hardware
- Under cabinet valance lighting
- Quartz\* countertop and backsplash
- Single, stainless steel undermount sink
- Chrome, single lever low-flow faucet
- Brand-name appliances, including: integrated refrigerator with bottom freezer; stainless steel slide-in range with ceran top, integrated hood fan; and integrated dishwasher, as per plan

## BATHROOMS

*The magnificent spa-inspired bathroom is your private urban oasis with luxurious deep soaker tub, porcelain tile surround and designer fittings.*

- Wood and matte veneer laminate\* cabinets
- Quartz\* countertop
- Undermount sink
- Chrome, single lever low-flow faucet
- Wall sconce lighting and mirror
- Porcelain tile\* floors
- Soaker tub with acrylic apron and/or shower stall with glass partition and acrylic pan, as per plan
- Porcelain tile\* full-height walls surrounding bathtub and/or shower stall, as per plan
- White two-piece toilet
- Pot light, as per plan
- 8 ft.-high ceilings with exhaust fan vented to the outside

## SECURITY

- Smoke and carbon monoxide detectors as required in each suite
- Telephone-style intercom system

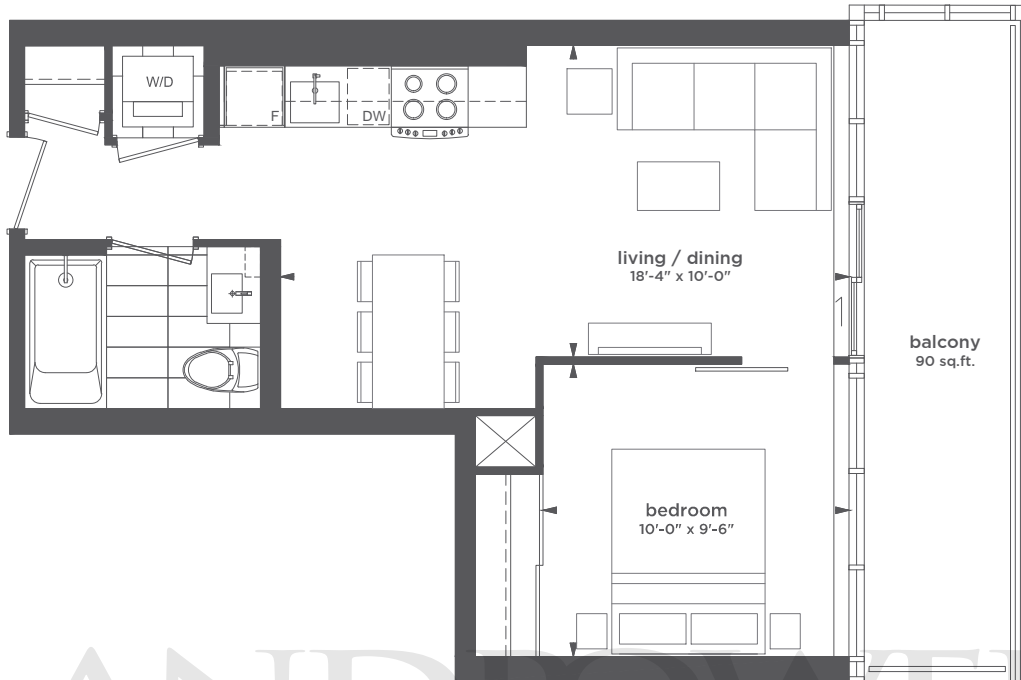
## ADDITIONAL BUILDING FEATURES

- 24 Hour Concierge
- Guest Suites
- Green Roof
- Fitness Centre
- Party Room
- Rooftop Pool & Terrace - Phase 2

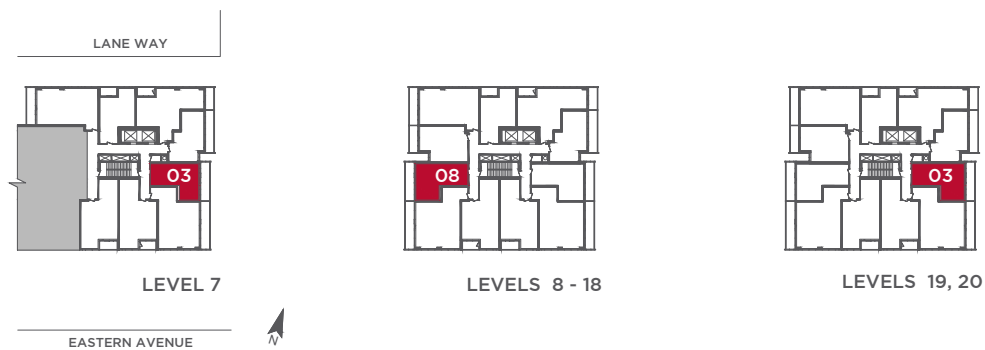
\*From Vendor's Standard Samples  
All specifications and materials are subject to change without notice. E. & O. E.

The lake, the valley,  
the city lights –  
all outside your window.  
The space, the style,  
the details –  
letting you  
know you're  
home.

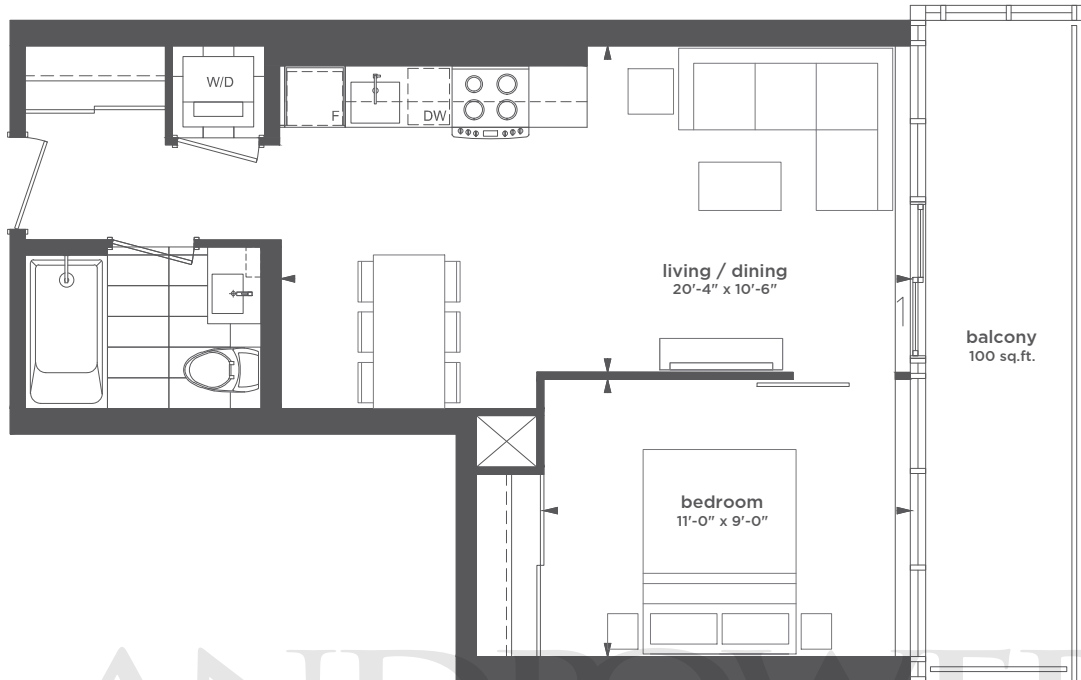




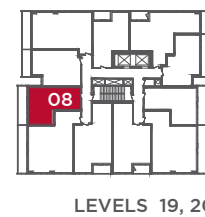
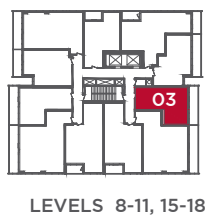
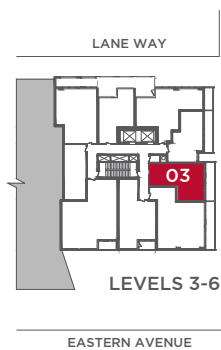
LANDPOWER  
REAL ESTATE LTD. BROKERAGE



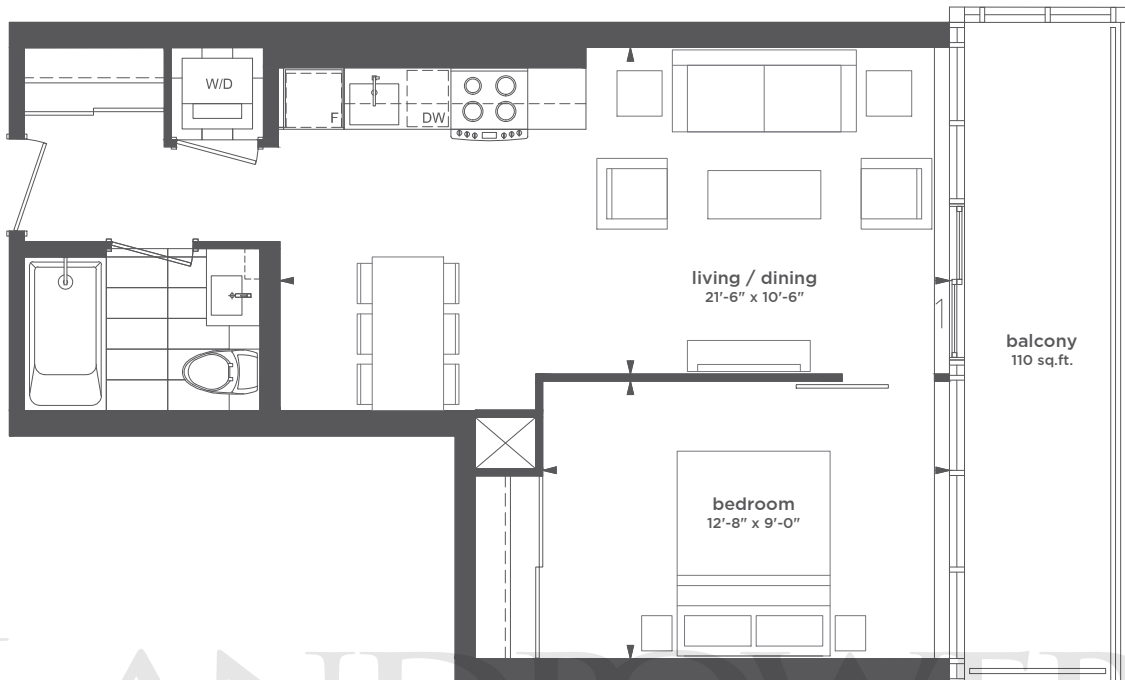
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Note: Actual usable floor space may vary from the stated floor area.  
\*Furniture not included.  
\*Terrace condition may require an interior step.



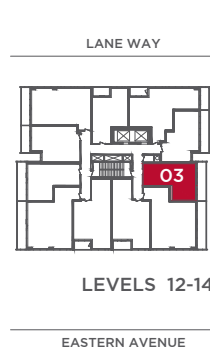
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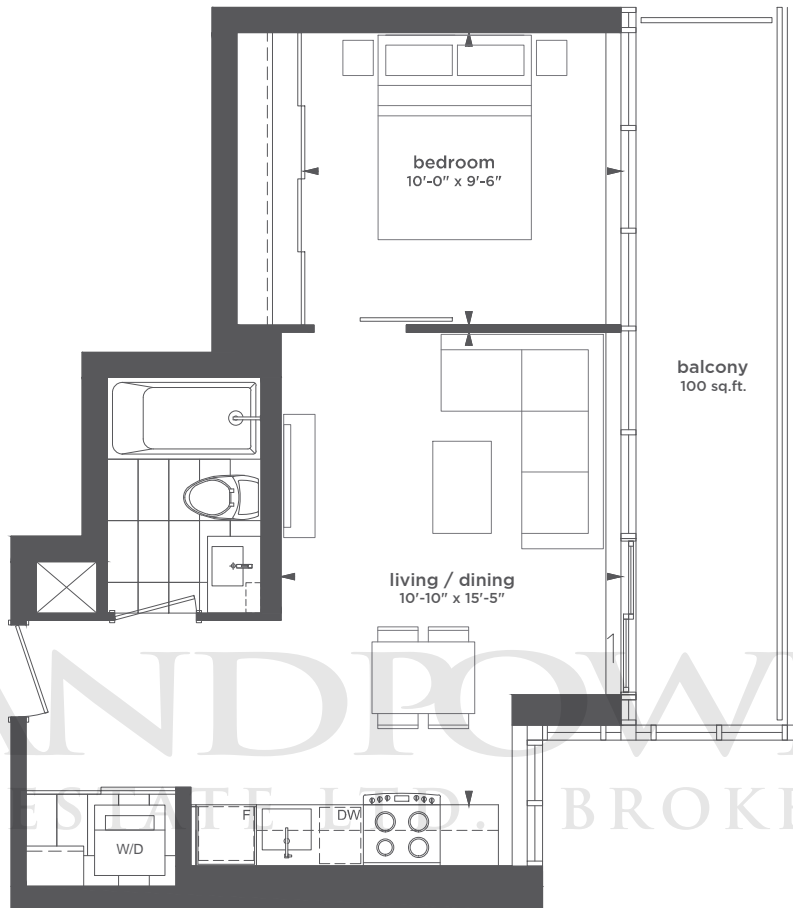
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LANDPOWER  
REAL ESTATE LTD. BROKERAGE



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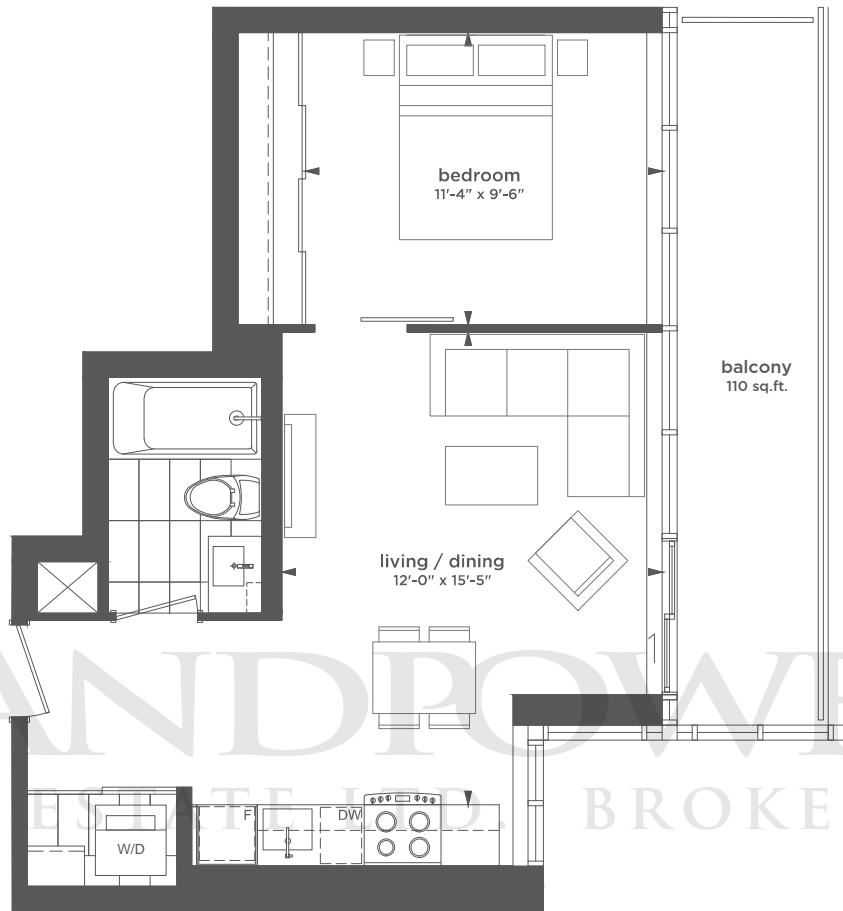


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LANDPOWER  
REAL ESTATE BROKERAGE

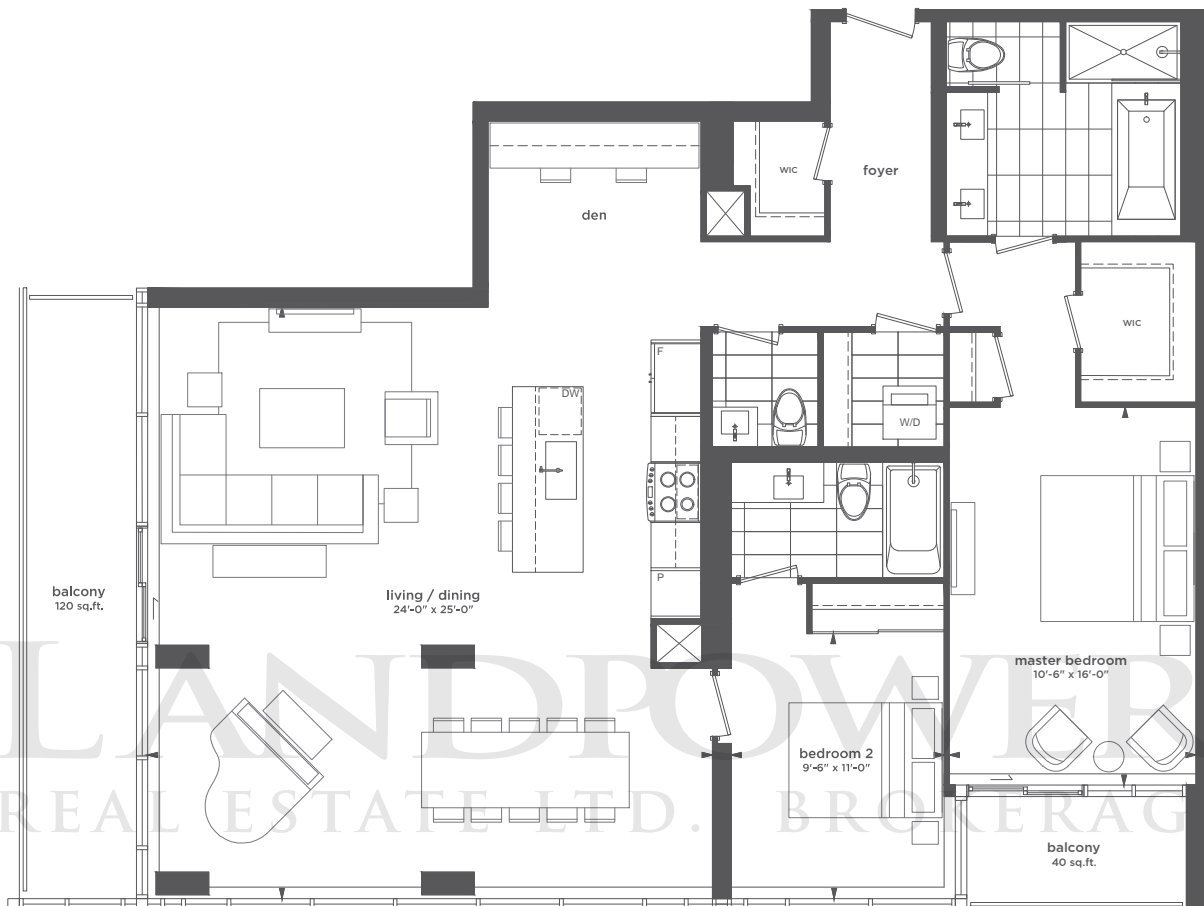


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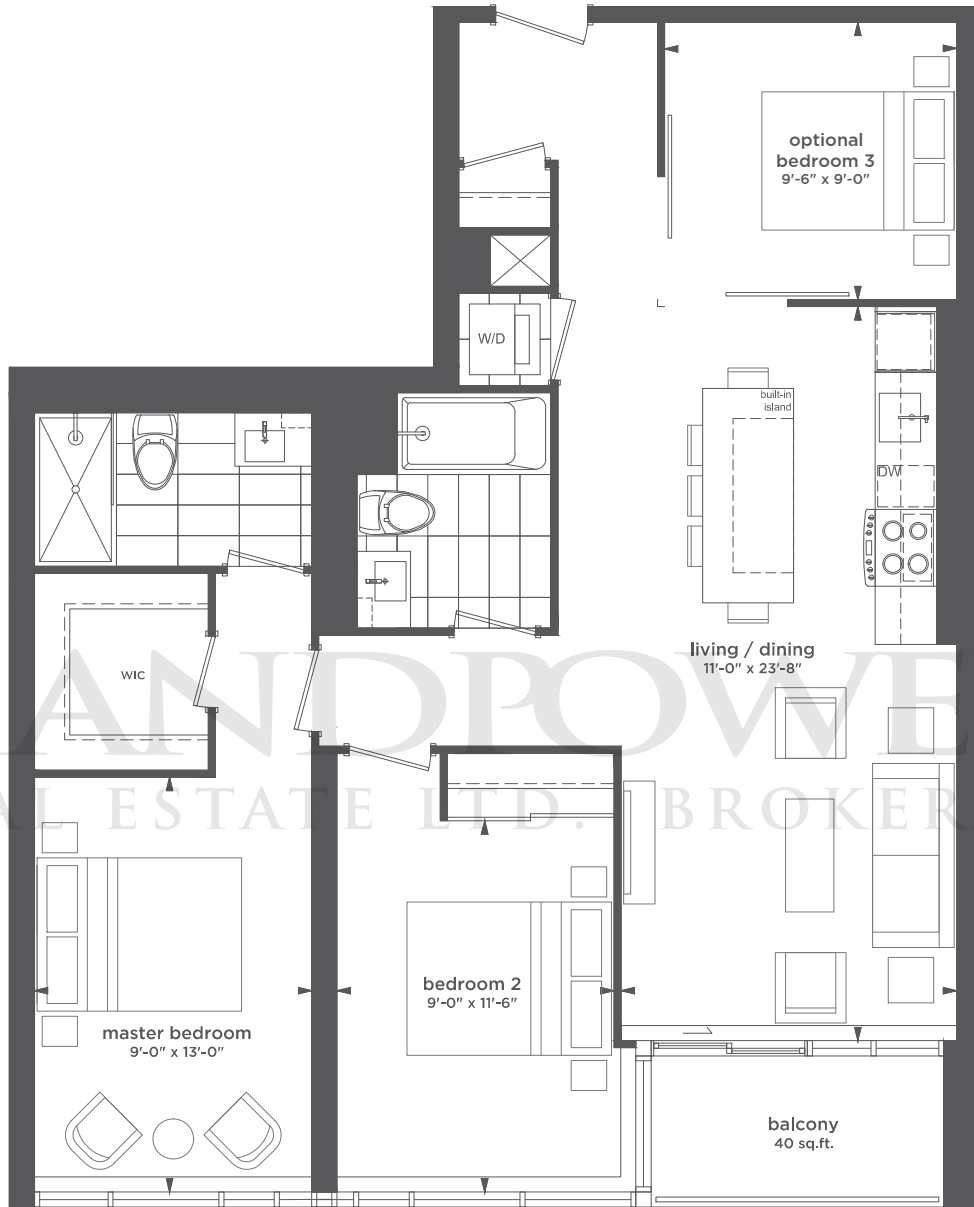
LEVELS 19, 20

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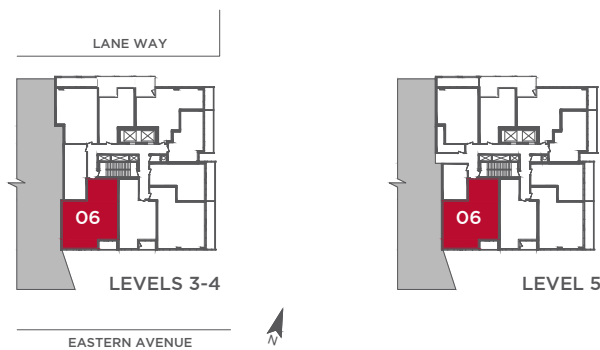


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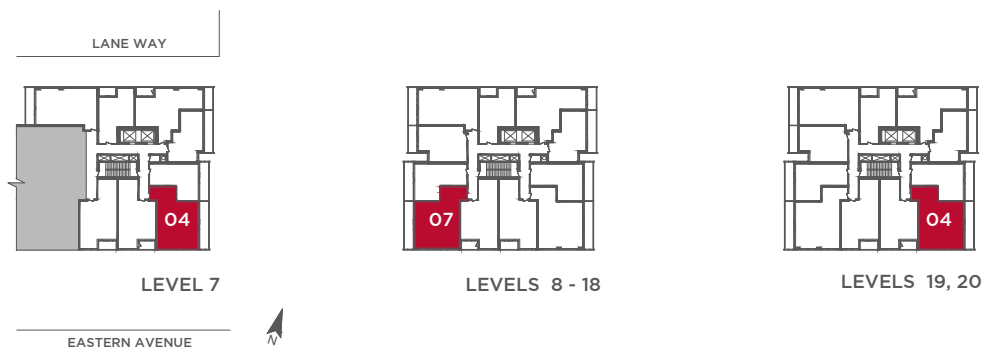
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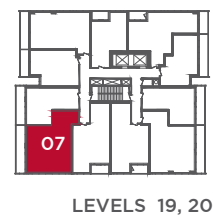
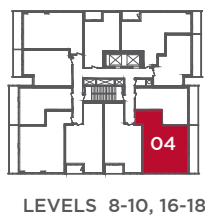
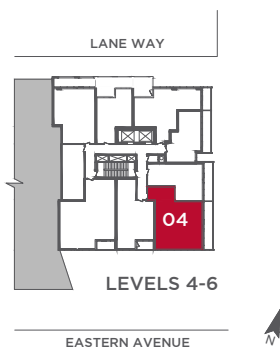
LANEPOWER  
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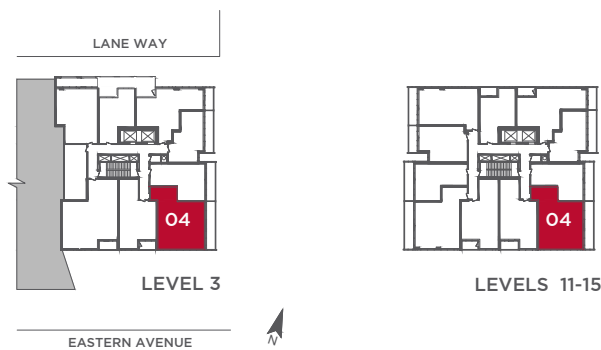
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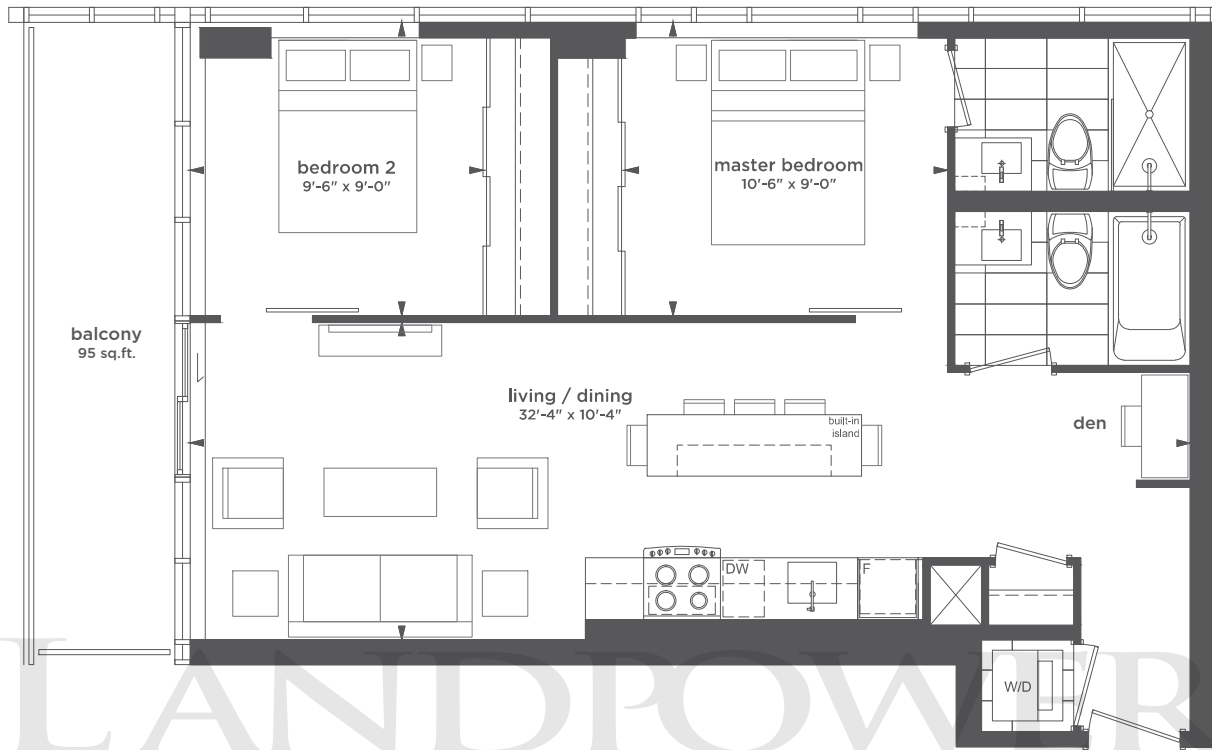
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LAND PROVER  
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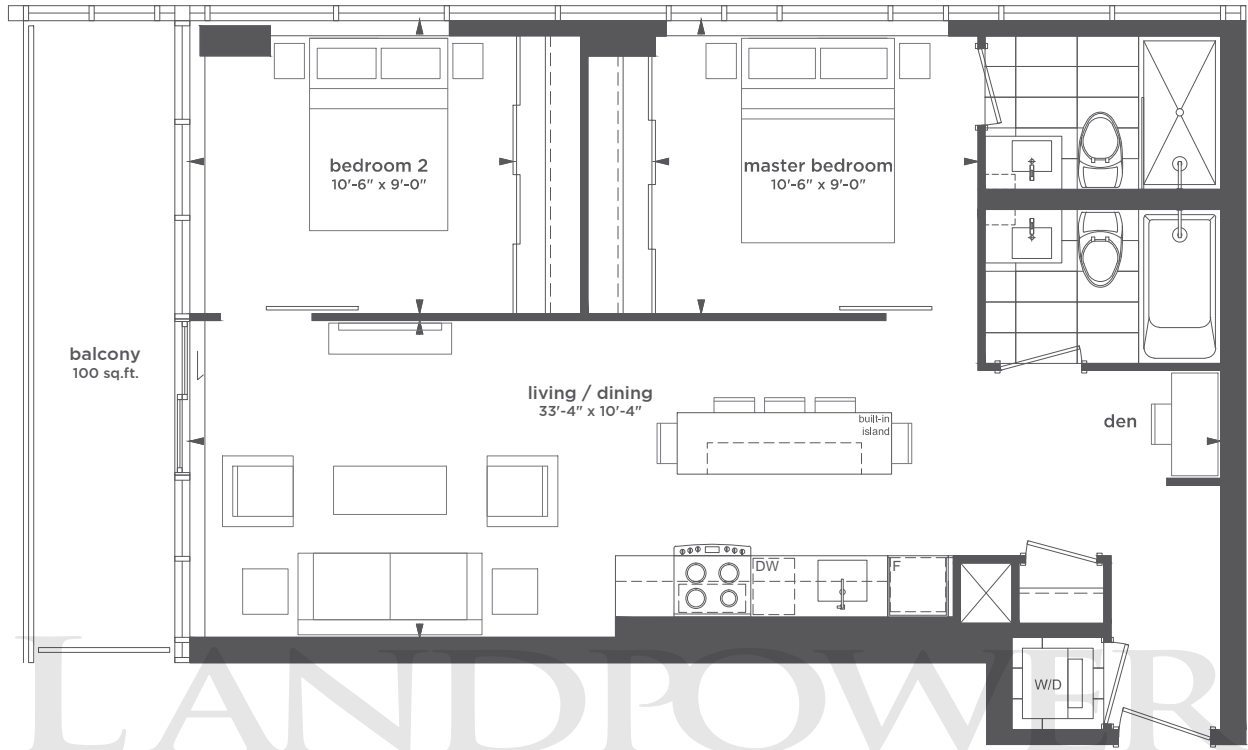


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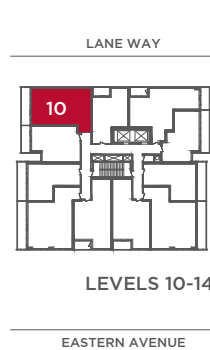


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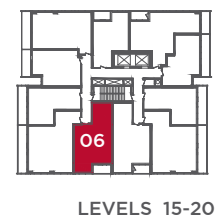
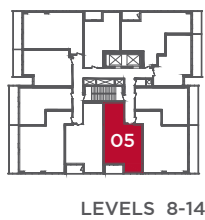
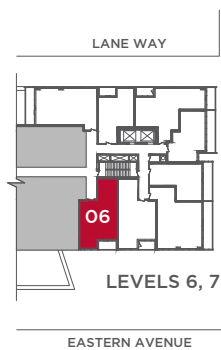
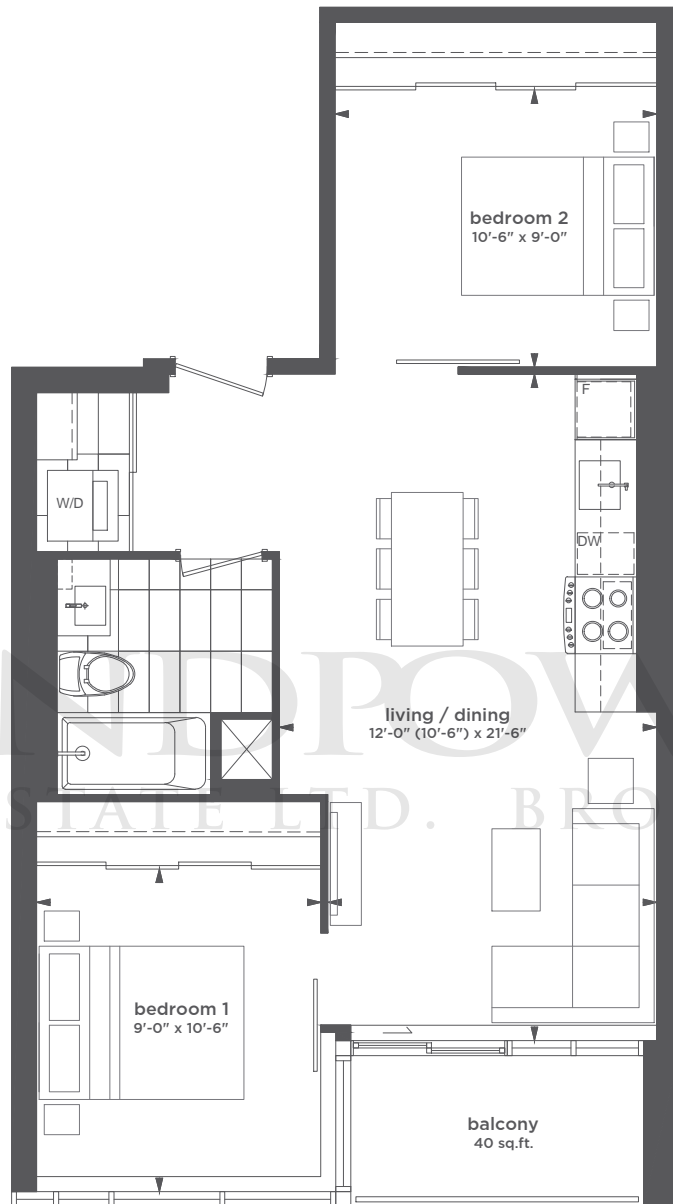




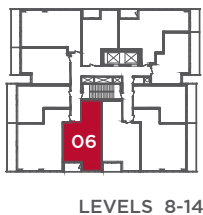
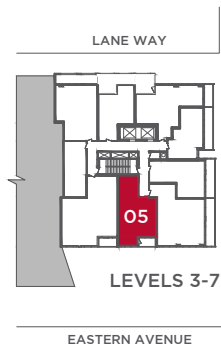
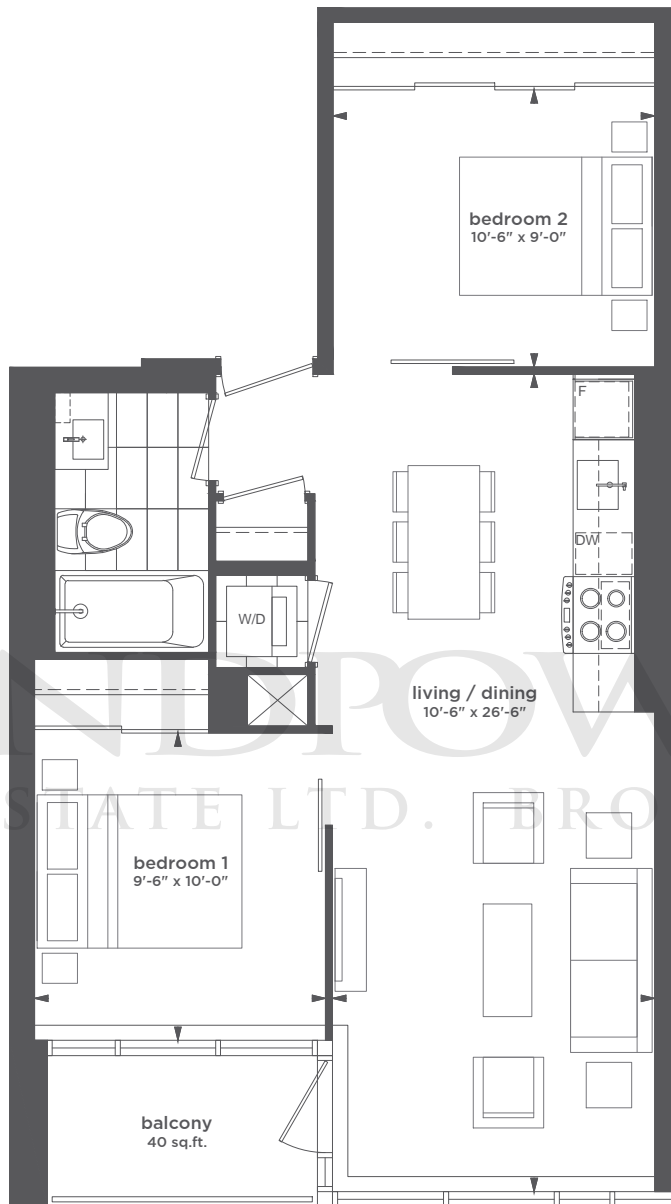
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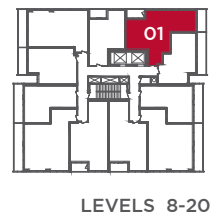
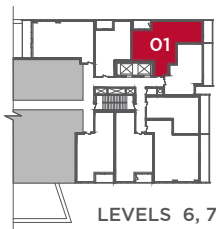
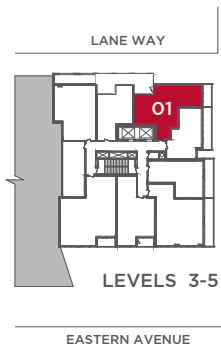
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\*unit 301 - 95 sq.ft. terrace  
\*unit 401, 501 - 95 sq.ft. balcony

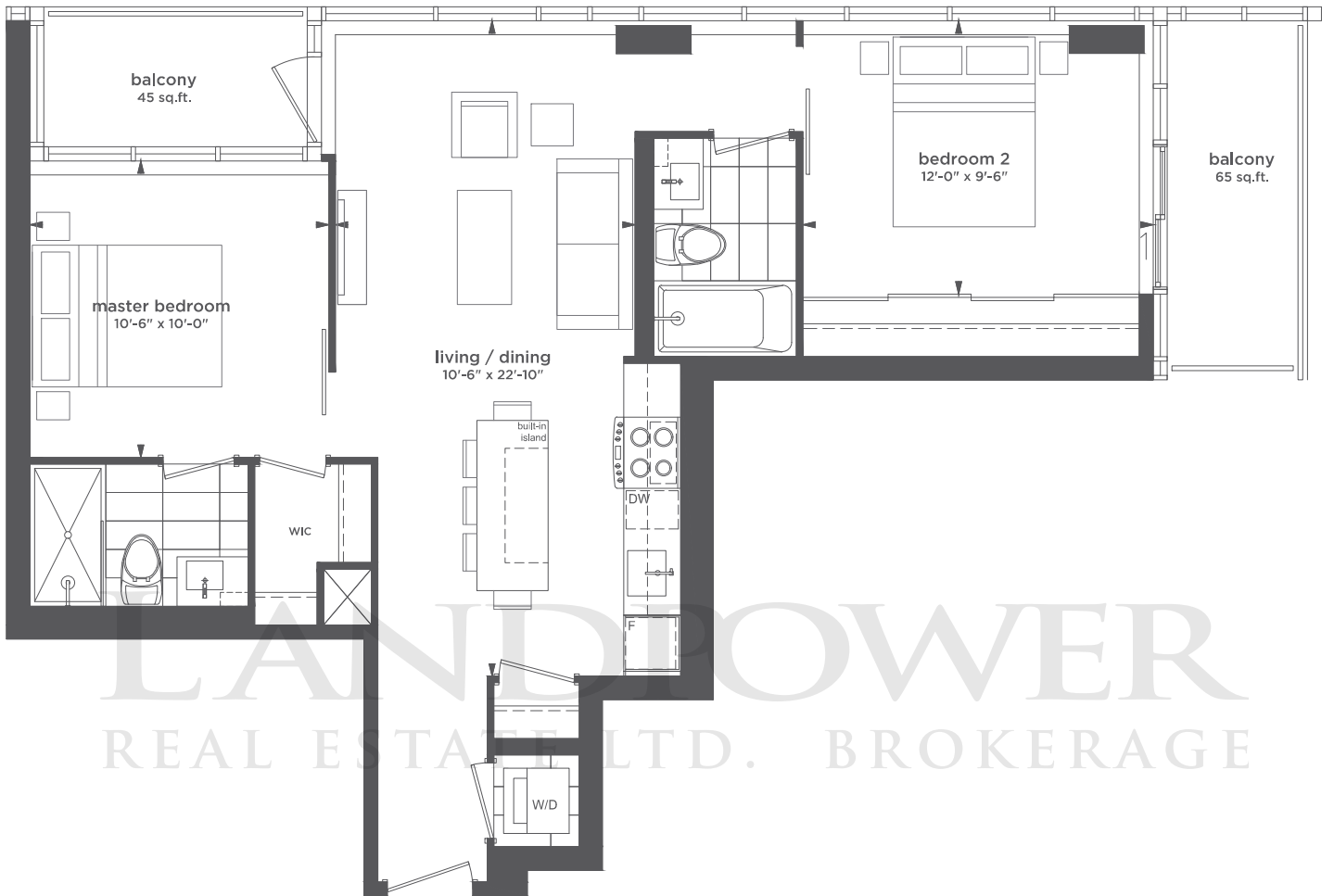
\*\*792 SQ.FT. units to have 10'-6" x 9'-6" bedroom 2



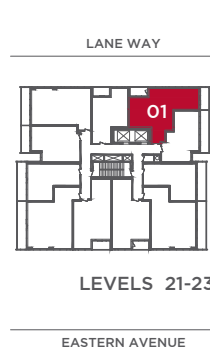
LANDPOWER  
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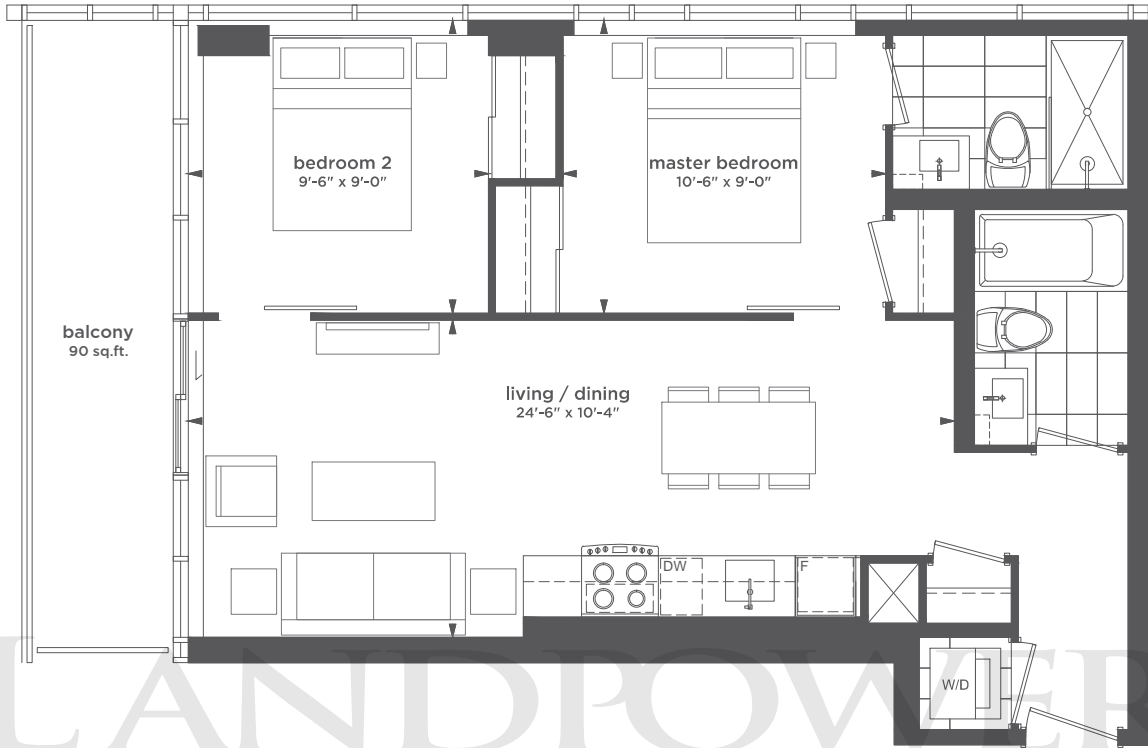


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Note: Actual usable floor space may vary from the stated floor area.  
\*Furniture not included.  
\*Terrace condition may require an interior step.

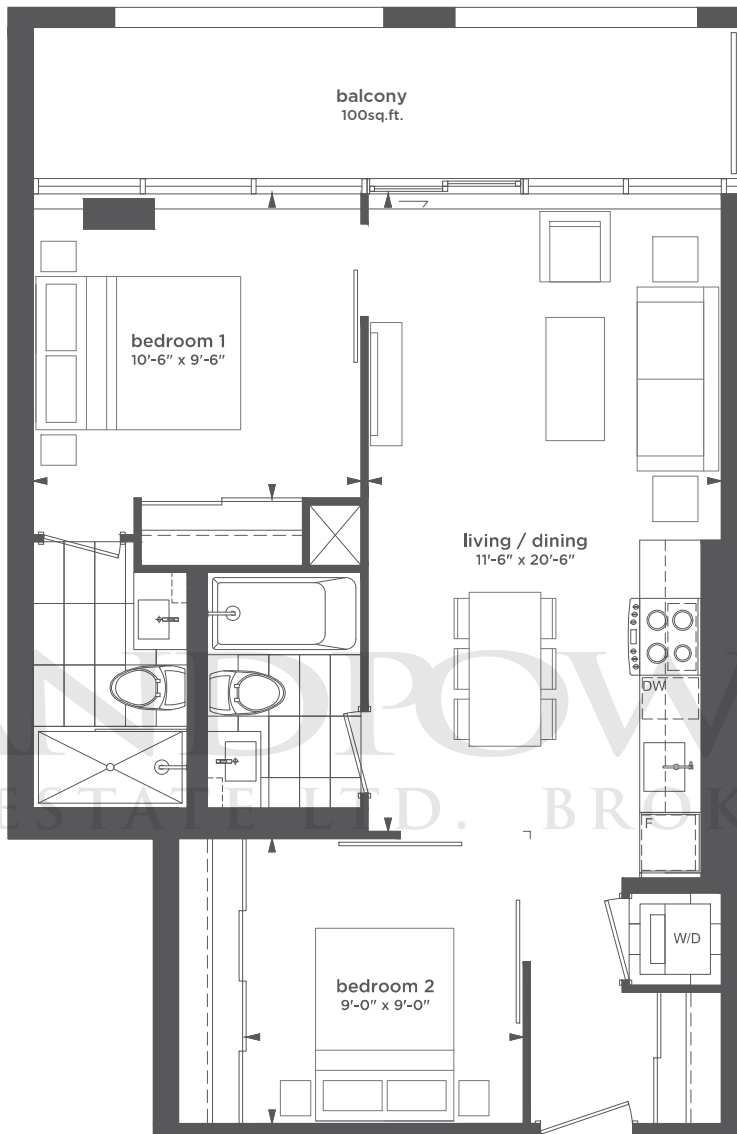
\*unit 628 - to have a terrace divider on west side of terrace



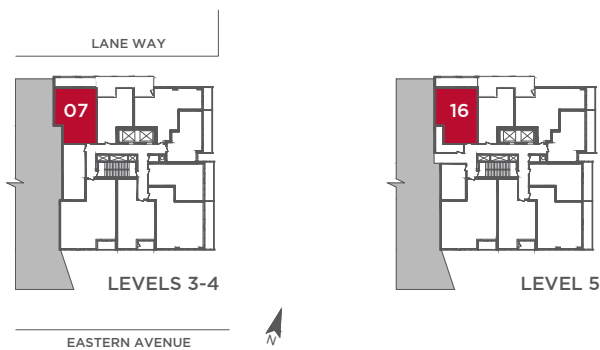
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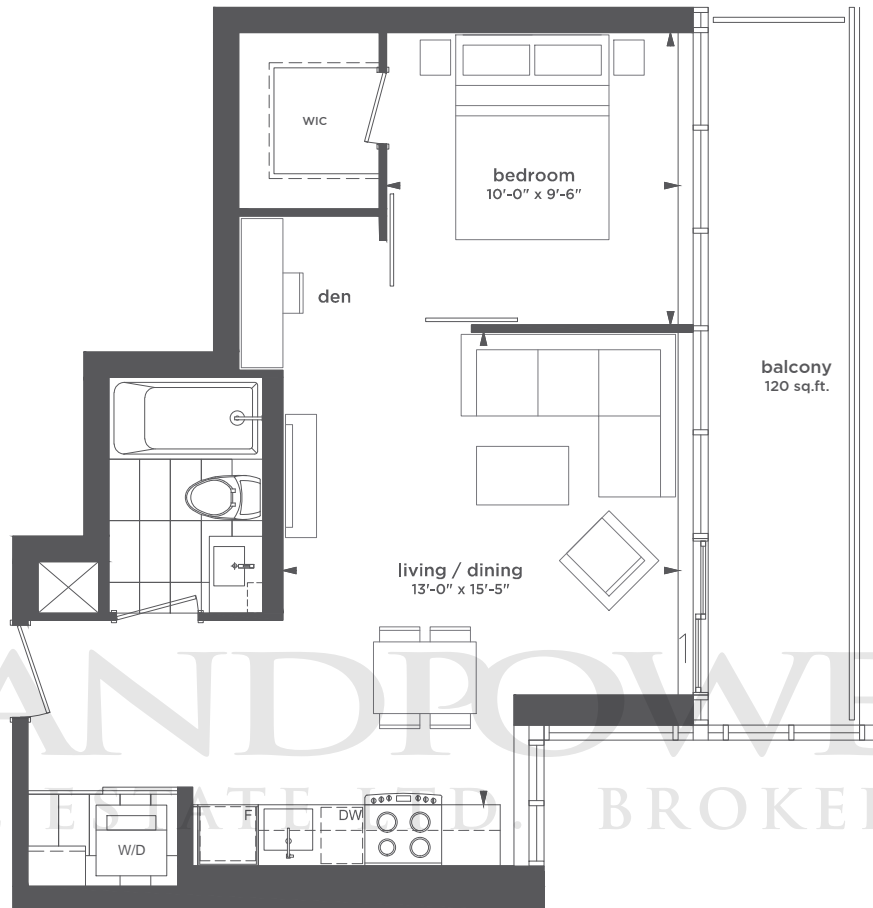
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\*Terrace condition may require an interior step.



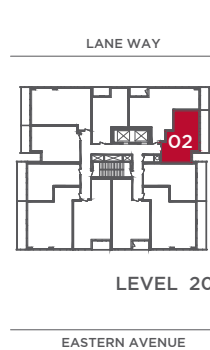
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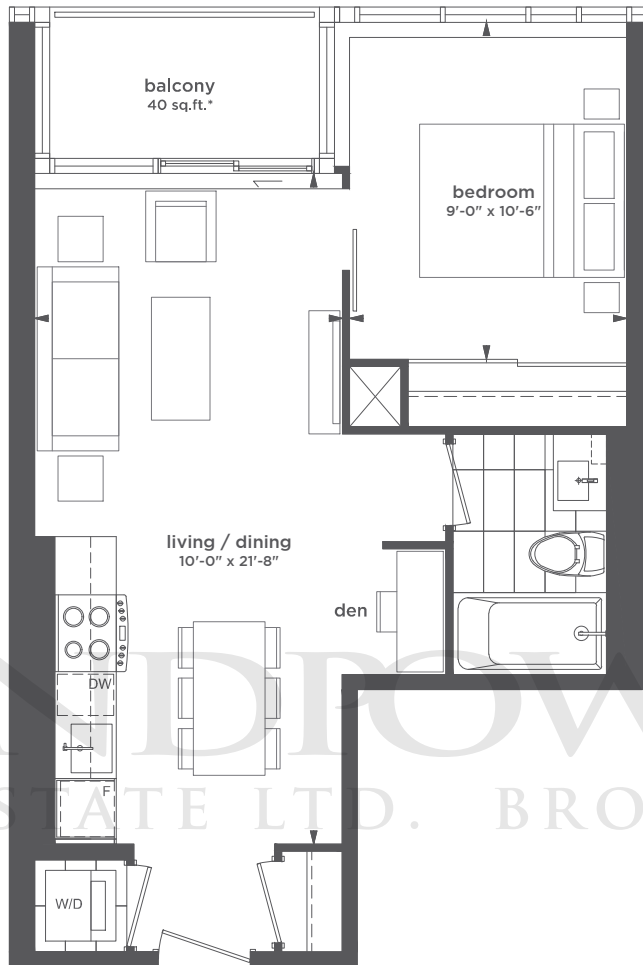
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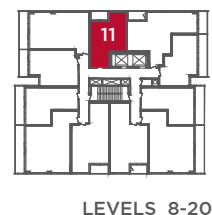
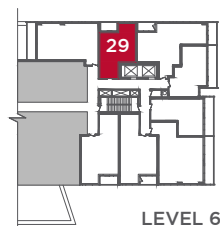
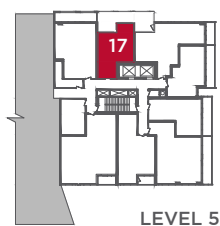
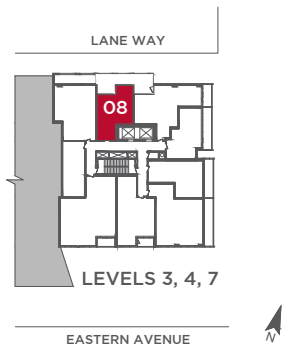
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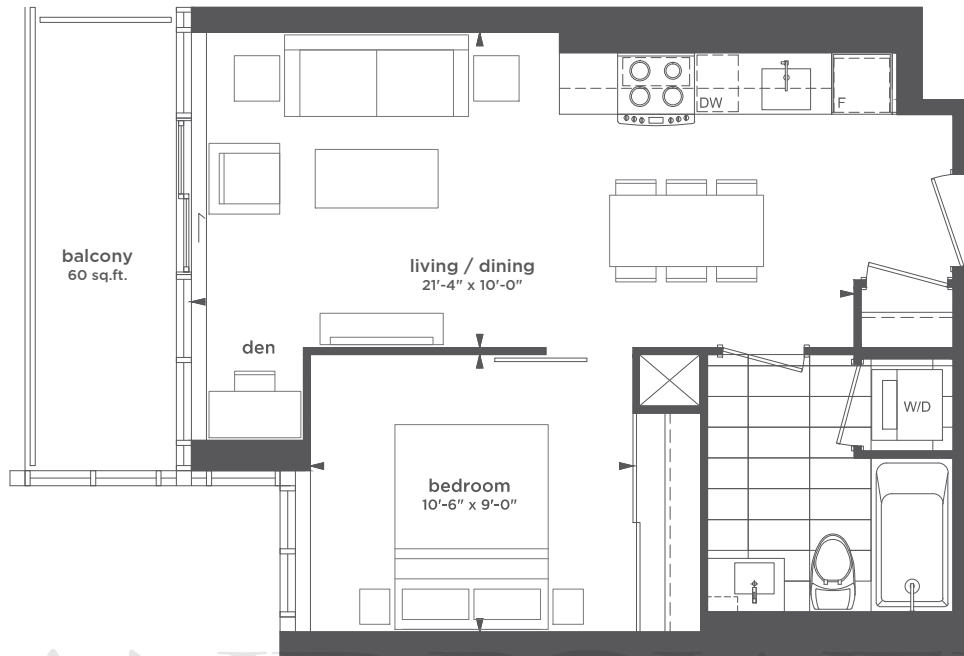
\*unit 308 - 140 sq.ft. terrace  
\*unit 408, 517 - 140 sq.ft. balcony



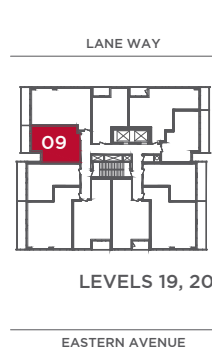
LAND DROVER  
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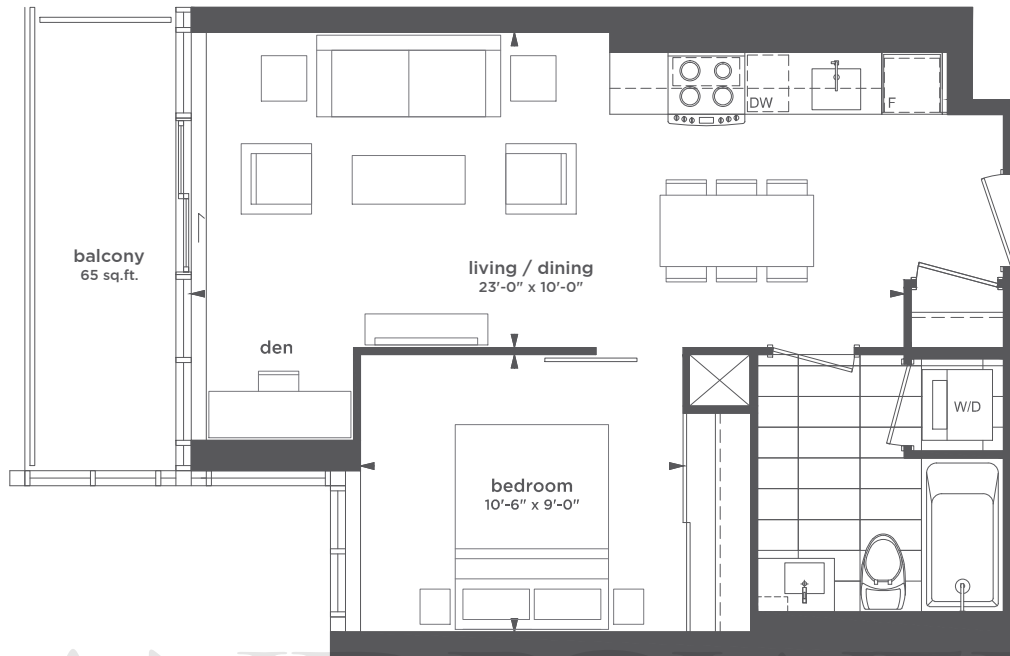
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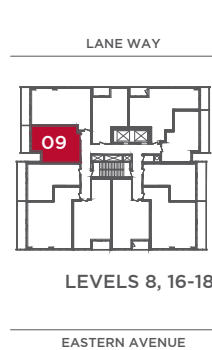
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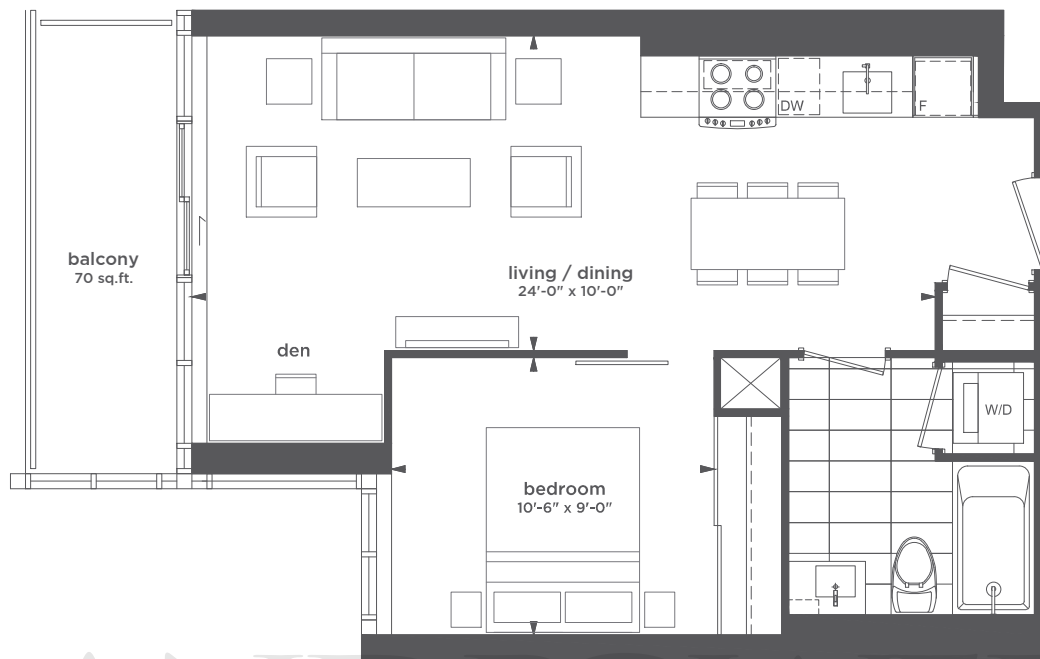
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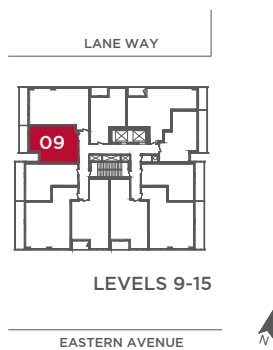
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