



VIP BROKER PRICE LIST

VIP BROKER SALES EVENT ~ MAY 29th, 2014

					PATIO COLLECTION
BEDROOM TYPE	INTERIOR SQ. FT.	EXTERIOR SQ. FT.	EXPOSURE	FLOOR	PRICED FROM
1 Bed	513	188	E	1	\$275,900
1 Bed + Den	567	210	S	1	\$290,900
2 Bed (1 Bath)	656	210	S	1	\$323,900
2 Bed (2 Bath)	811	224	E	1	\$378,900

					PODIUM COLLECTION
BEDROOM TYPE	INTERIOR SQ. FT.	EXTERIOR SQ. FT.	EXPOSURE	FLOORS	PRICED FROM
1 Bed	513	41	E	1-4	\$263,900
1 Bed	534	48	W	2-4	\$264,900
1 Bed + Den	606	55	N	2-4	\$297,900
1 Bed + Den	668	56	W	3-4	\$316,900
2 Bed (1 Bath)	696	56	N	2-4	\$331,900
2 Bed (1 Bath)	705	60	S	2-4	\$326,900
2 Bed (1 Bath)	707	55	S	2-4	\$326,900
2 Bed (1 Bath)	738	52	N/E	1-4	\$349,900
2 Bed (2 Bath)	766	53	N/W	2-4	\$355,900
2 Bed (2 Bath)	783	46	N	2-4	\$356,900
2 Bed (2 Bath)	818	51	S/E	2-4	\$370,900
2 Bed + Den	965	52	S/W	3-4	\$422,900

					TOWER COLLECTION
BEDROOM TYPE	INTERIOR SQ. FT.	EXTERIOR SQ. FT.	EXPOSURE	FLOORS	PRICED FROM
1 Bed	511	100	S	5-17	\$261,900
1 Bed	511	0	S	5-17	\$258,900
1 Bed + Den	585	94	W	5-17	\$289,900
1 Bed + Den	611	97	S	5-17	\$299,900
1 Bed + Den	611	0	S	5-17	\$298,900
1 Bed + Den	643	121	N	5-17	\$320,900
2 Bed (1 Bath)	700	0	N	5-17	\$333,900
2 Bed (1 Bath)	700	129	N	5-17	\$339,900
2 Bed (1 Bath)	726	135	E	5-17	\$348,900
2 Bed (1 Bath)	732	111	S/E	5-17	\$351,900
2 Bed (2 Bath)	794	271	S/W	5-17	\$367,900
2 Bed (2 Bath)	794	0	S/W	5-17	\$362,900
2 Bed (2 Bath)	806	104	N/E	5-17	\$374,900
2 Bed + Den	932	159	W	5-17	\$420,900

Parking & Locker not included. Additional units available.

EXTENDED DEPOSIT: \$2,000 **with Offer**, balance to 5% in **30 days**, 5% in **90 days**, 10% **180 days**, 5% in **120 days** **370 days**,
+10% **5% on Occupancy**

MAINTENANCE: \$0.55 ((Includes gas, water, amenities, and building insurance) **TAXES:** Estimated at approximately 1% of purchase price (Market value assessment as per City of Toronto)

PARKING: add \$25,000 **LOCKER:** add \$2,500

OCCUPANCY: Summer 2017

SALES OFFICE ADDRESS & HOURS

Tom Cerullo & Michael Palmieri

245 Fairview Mall Drive

Monday – Thursday: 1pm-7pm, Saturday & Sunday: 12pm-5pm

TEL: 416-773-1066 FAX: 416-773-0562

sales@soulcondos.com



EASYOWN

Learn about our New EASY OWN program!

Exclusive Listing Brokerage: **In2ition Realty**

*Brokers protected with personal introduction. All prices, figures and materials are preliminary and are subject to change without notice • All areas and dimensions are approximate • Cannot be combined with any other incentives or programs • Special Limited Time Offer and may be withdrawn at anytime without notice. Features as per plan. E. &O.E. May 2014



brings us together

soulful moments & meaningful connections

**BROKER
ISSUE**



**A DYNAMIC, MASTER-PLANNED
COMMUNITY AT FAIRVIEW**
with more heart, more style, more of everything
that makes life amazing.



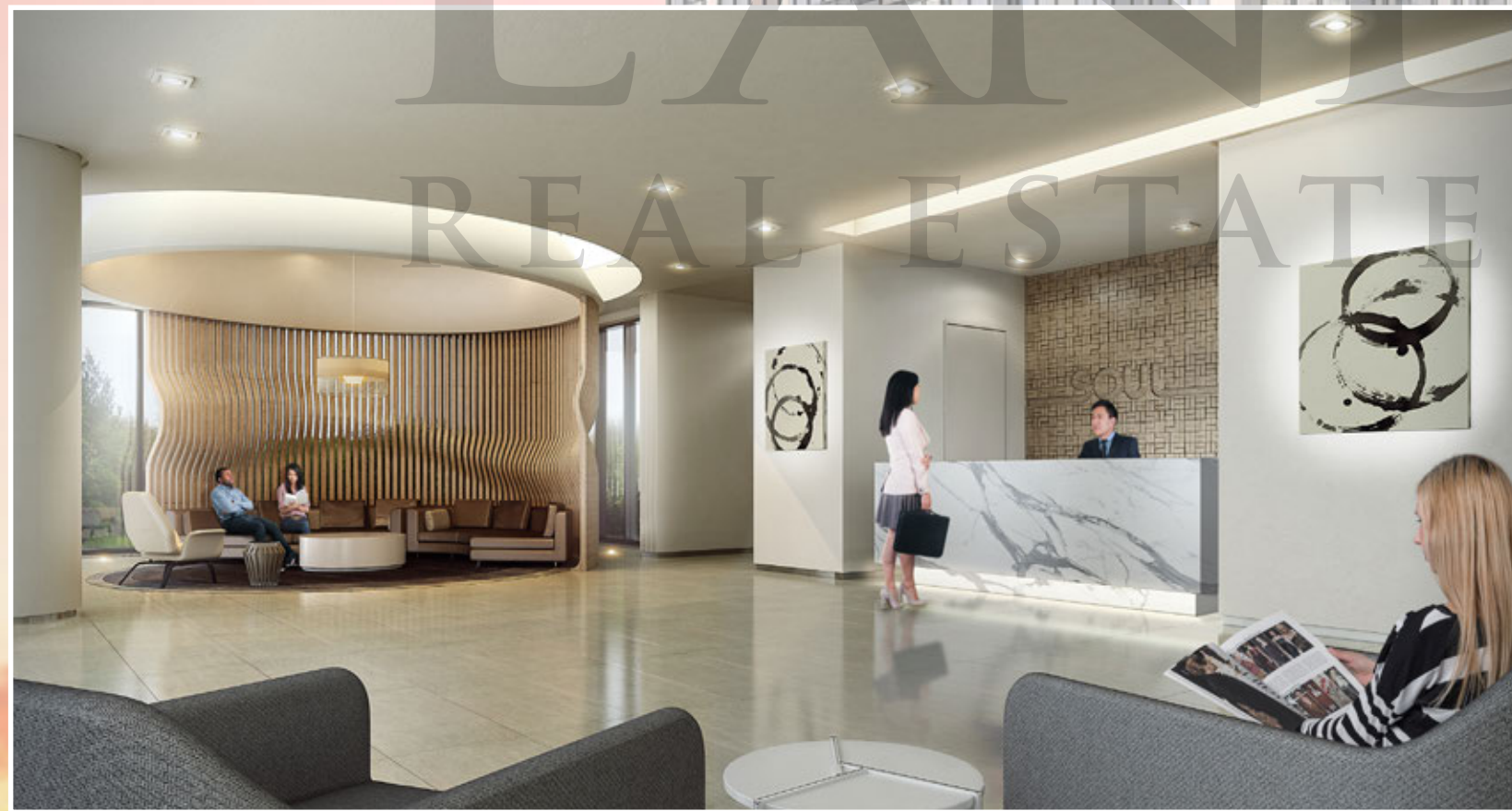
A RICHER, more personal experience.

Yes, design and architecture can do that.



BABAK ESLAHJOU
CORE ARCHITECTS

"Soul is designed to connect interior and exterior spaces. Expansive balconies create articulation and allow for entertaining outdoors. A brick podium with ground related suites anchors the towers and connects it with the neighbourhood. It's about enriching your experience."



The lobby - A starting point, a meeting place.

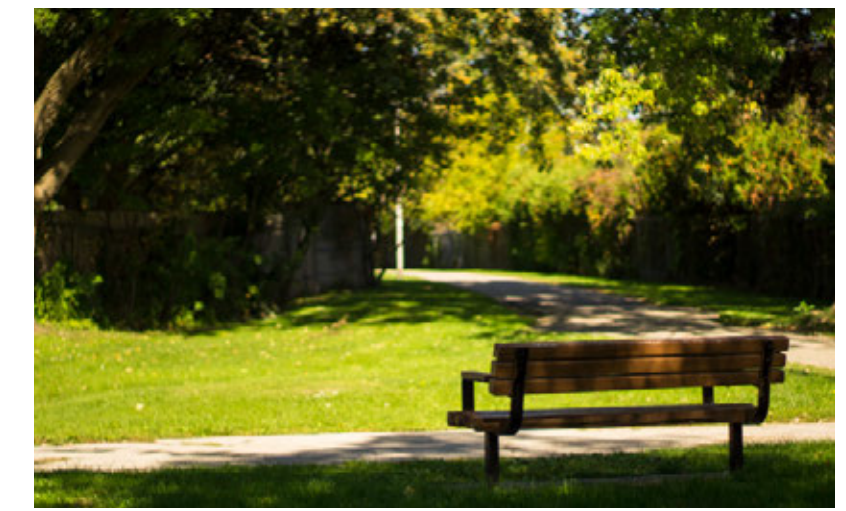


You can't have heart without soul.

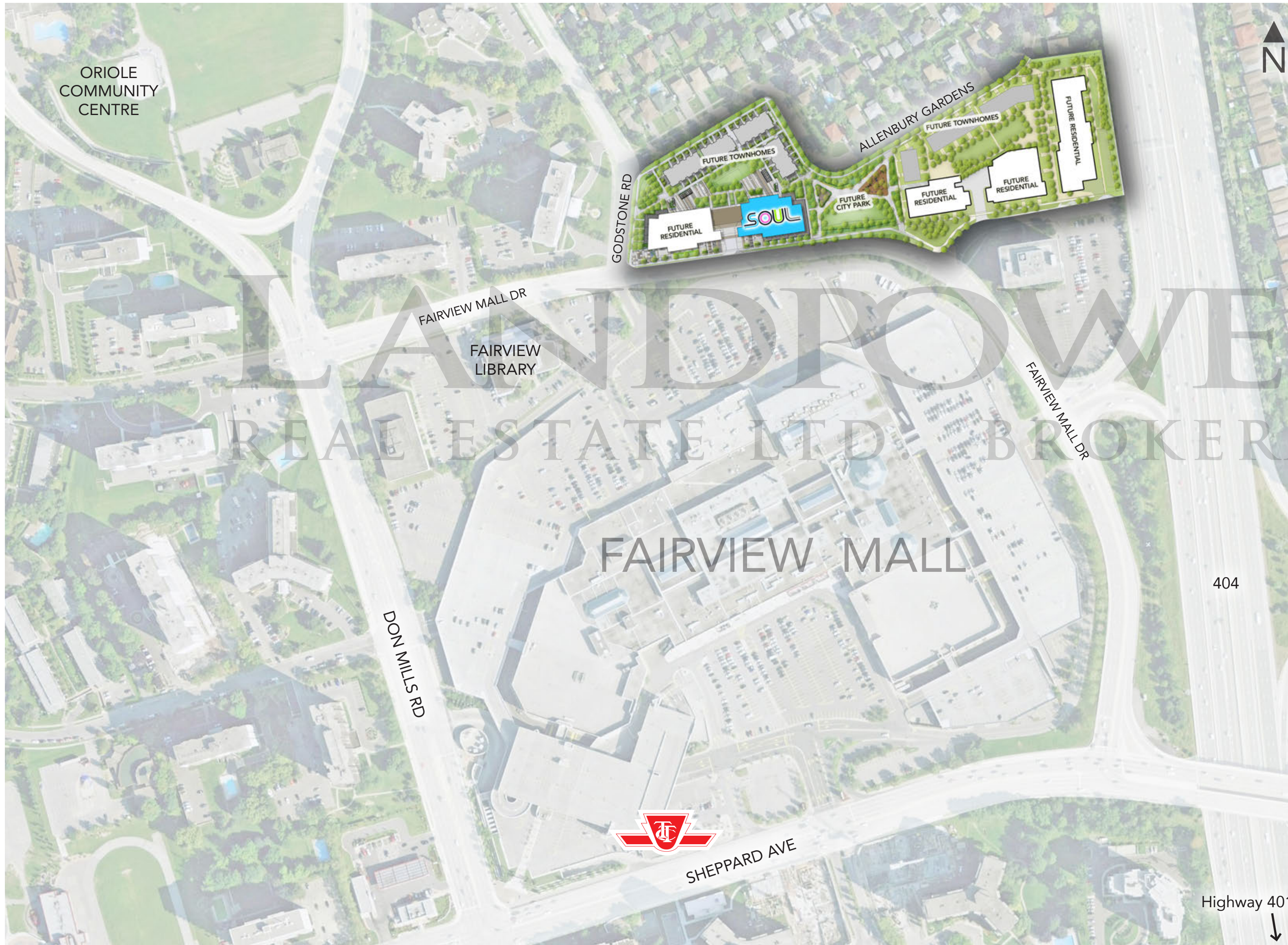
CONNECTION on every level

with the places and people around you

Whether it's walking from your suite to the subway in 7 minutes, or the hellos you exchange at a coffee shop, or having a community centre up the street, Soul is about connecting with the people and places around you. And with Fairview Mall across the street, there are plenty of reasons to smile.



Dallington, Villaways and Betty Sutherland Parks. A 15-min walk connects you with some of the nicest green spaces and trails in Toronto.



Movies at SilverCity Fairview Mall. Plays at the Fairview Library Theatre. It's nice having entertainment and culture right across the street.



From Thai to Caribbean to Persian and everything in between, Soul is surrounded by some of the best food in the city.



It's a 7-min walk to Don Mills subway station or catch the bus just steps away. Just part of our 97 Walk Score.

The start of a master-planned community that will inspire the neighbourhood.

At the heart of the matter



Kite flying. Quiet reads. Joy. It's what parks are made of.



DAVID LEINSTER
THE PLANNING PARTNERSHIP

"Green space, paths for walkers and joggers, comfortable seating and a playground with a cool off zone for kids – all the elements that people naturally gravitate to in a neighbourhood park. Adding exercise equipment, game tables and an off-leash dog area elevates the experience to a new level. A dynamic new park is the perfect focal point to bring people together with features that appeal to all ages."

IN-HOUSE ADVANTAGE



KELLY CRAY
UNION31

"The lobby sets the tone with ideas of light, movement and interaction. The party room is ideal for private study, reflection or hosting a dinner party. We introduced elements of nature through large scale graphics on the bar which reflects the transition to the outdoor BBQ lounge. Soul's workout spaces allow for a variety of activities such as yoga, aerobics or strength training."



INDIGO
REAL ESTATE LTD. BROKER/RA

COMFORT & CONVENIENCE

FOR THE PEOPLE THAT MATTER

Dinner for dad's side of the family? For sure. Nephew's birthday party? Of course. Girls' night in? You got this. The comfort and convenience of Soul extends well beyond your suite and right into the party room with kitchen, bar, private dining area and access to an outdoor BBQ space. The games room and WiFi lounge will score you some extra style points and be the perfect place to hang with friends. As the festivities wind down, Soul's guest suite always has room for family or friends. It's going to be a great night.



TIPS FOR AN EPIC DINNER PARTY

GIVE IT A THEME –

Themed parties are fun and will help you nail down the menu, décor and drinks.

SKEWER EVERYTHING –

Shrimp, veggies, steak, chicken – put it all on a stick. Keeps the hands clean and the clean up, easy.

THE PLAYLIST –

Set the mood in stages. Jazz for dinner, atmospheric indie for after dinner conversations, favourites after 10 pm.



The party room brings people together, in style.



Watch the game, relax, read, move it to the outdoors. This is the WiFi lounge.



THE BEST PART OF THE DAY

Comfort and togetherness. Connection and reflection. Award-winning interior design firm UNION31 embraced this vision to create brilliant spaces that flow and balance, extraordinary kitchens for enriched culinary experiences and entertainment-sized balconies that make the distinction between indoors and out seamless.

LAND POWER
REAL ESTATE LTD. BROKERAGE

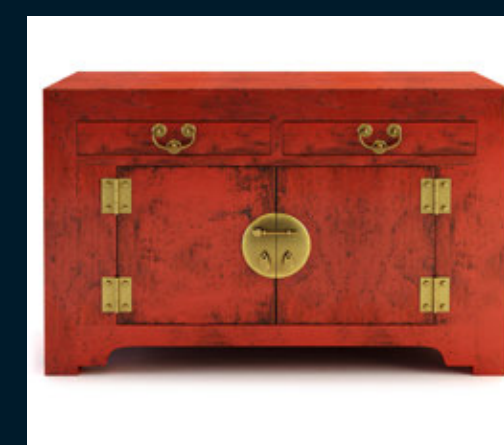
design ideas FOR A HAPPIER HOME



Accent rooms with bold hits of colour. Try Radiant Orchid (Pantone 18-3224), Cayenne (Pantone 18-1651), Dazzling Blue (Pantone 18-3949) and Violet Tulip (Pantone 16-3823).



Make it personal. Blow up and frame your favourite photos; set up tea lights on ledges to add movement and glow to your space; use family heirlooms for a touch of heritage; and introduce a few plants and flowers.



Vintage is fresh. Classic, traditional antiques and one-of-a-kind pieces can become the focal point of a room and conversations, especially ones with funky, retro flower prints or fearless colours.

HEART & SOUL

Moments and connections that bring us together. This is our vision for Soul, for you.

Our vision for this community is about living beyond your suite. It's about spaces like the courtyard, BBQ lounge and dining areas that allow you to meaningfully interact with the people in your lives that are most important.



CLEAN DESIGN. MODERN STYLE.



KITCHENS with European Flair

- Clean-lined two-tone textured, flat or designer high-gloss melamine kitchen cabinets with uppers included at variable depths.**
- Stainless steel refrigerator, range, hood fan and microwave package.
- Discreet panel covered dishwasher.
- Modern granite countertop with square edge, undermount sink and pull-out chrome faucet.**
- Designer 4.25"x4.25" ceramic tile backsplash.**
- Easy use pull-out garbage drawer.
- Convenient kitchen counter USB plug and tablet wall mount included.

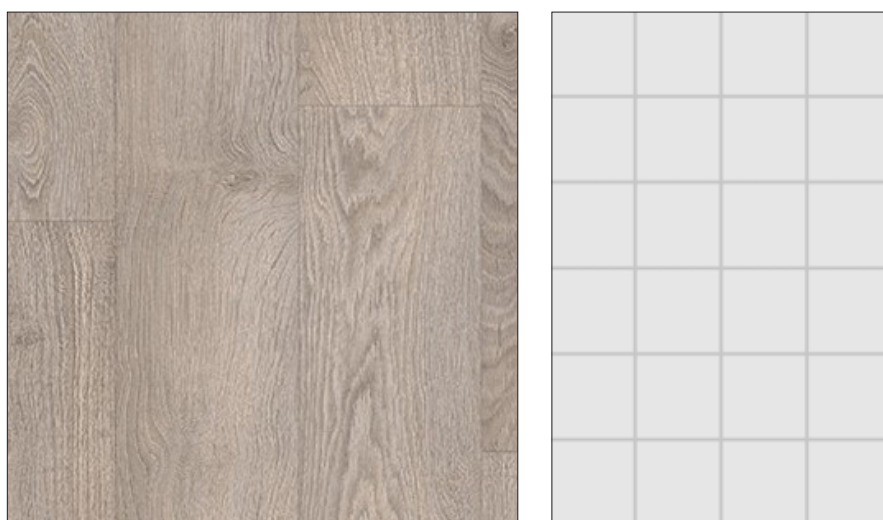
Clean-lined BATHROOMS



- Main Bathroom and Master Ensuite* feature luxurious deep soaker tub with 8"x20" ceramic tile surround and/or shower featuring frameless enclosure**, 8"x20" ceramic tiles and waterproof light.
- Sleek bathroom vanity of one-tone textured, flat or designer high gloss melamine with medicine cabinet, mirror, and shelf, cultured marble countertop with rectangular integrated sink, built in storage, recessed kick and decorative wall sconce adjacent to mirror.**
- Powder Rooms to feature porcelain pedestal sink with strip lighting above mirror.*
- Premium wood baseboards.
- Polished chrome single lever faucets in all bathrooms and powder room.
- Pressure balanced single shower controls with 8" Rain showerhead
- Exhaust fan vented to exterior.
- Energy Efficient, water Saving Low Flush Toilet.

REAL ESTATE LTD. BROKERAGE

Premium Quality FLOORING & TILES



- Durable pre-finished engineered strip laminate flooring throughout foyer, hallways, living, dining, den*, kitchen and bedrooms.**
- Oversized 13"x13" ceramic or porcelain tiles in bathrooms and laundry.**
- Contemporary 2"x2" ceramic tiles in showers.*

It's in the DETAILS

- Solid core entry door with dead bolt and guest viewer plus intrusion alarm for extra peace of mind. (Monitoring not included)
- Impressive 9-foot ceilings in living, dining and bedroom(s) except where required bulkheads are installed.
- Super energy efficient thermally insulated double-glazed windows and sliding doors.
- Interior swing doors with stylish satin nickel finish lever hardware.*
- Swing or slider* bedroom entrance doors and closets
- Modern 5" baseboards and 2 1/2" casings.
- All interior swing doors and trim to be painted in white semi-gloss paint.
- Flat latex off-white paint throughout, except semi-gloss off-white paint in kitchen, breakfast, powder room, bathroom and laundry.*
- Walk-in closets with wire shelving and linen shelves.*

Space-saving LAUNDRY



- Laundry facility featuring white, conveniently stacked washer and dryer, vented to exterior.
- Heavy-duty wiring and receptacle for dryer.

LIGHTING, ELECTRICAL & ADVANCED TECHNOLOGY



- White Decora style switches and receptacles throughout.
- Ceiling light fixtures in foyer, hallway, walk-in closets.*
- Switch-controlled receptacles in living, bedrooms and dens.*
- Decorative wall sconce in main bath and ensuite.*
- Decorative, horizontal* strip light in powder room.
- Modern track lighting fixture in kitchen.
- Individual service panels with circuit breakers.
- Smoke, heat and Carbon Monoxide detectors.
- Suite wired with cable outlets to enable connection to entertainment, information and communication services, including Internet services.
- Individual hydro metering.

VR Tours and renderings are artist's concepts. Many features and finishes shown represent standards included. Some upgraded features and finishes have been included demonstrating customizing options available. * Applicability determined by suite design selected. ** Selections from vendor's standard samples.

NEXT LEVEL



FRANK GIANNONE
PRESIDENT

"It starts with family. We've been building quality homes for five generations now and for us, it's about creating something special, something that we're proud to be a part of."

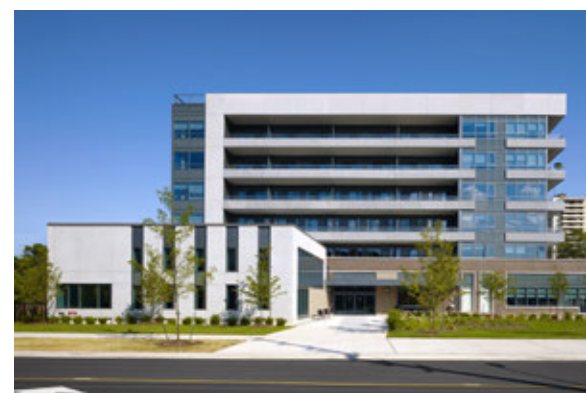


North Shore



Riverhouse

Creative. Passionate. Driven. This is the DNA of FRAM, an internationally acclaimed company that's fuelled by customer care.



Port Credit Residences

A builder that's known for its next-level thinking, superior craftsmanship, bold architecture and the unique ability to create dynamic lifestyles and communities where people love to live.



Port Street Market retail centre

A team that's built on five generations of experience, professionalism and courage. A portfolio with over 11,000 residences to prove it.



Toronto Community Housing

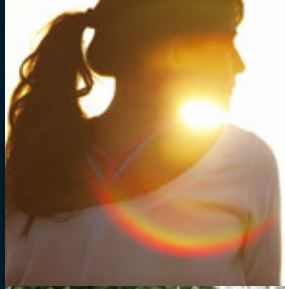
Through Revitalization, Toronto Community Housing is delivering quality homes, vibrant communities and award-winning urban design and architecture.



501 Adelaide Street



60 Richmond Street East



SOUL

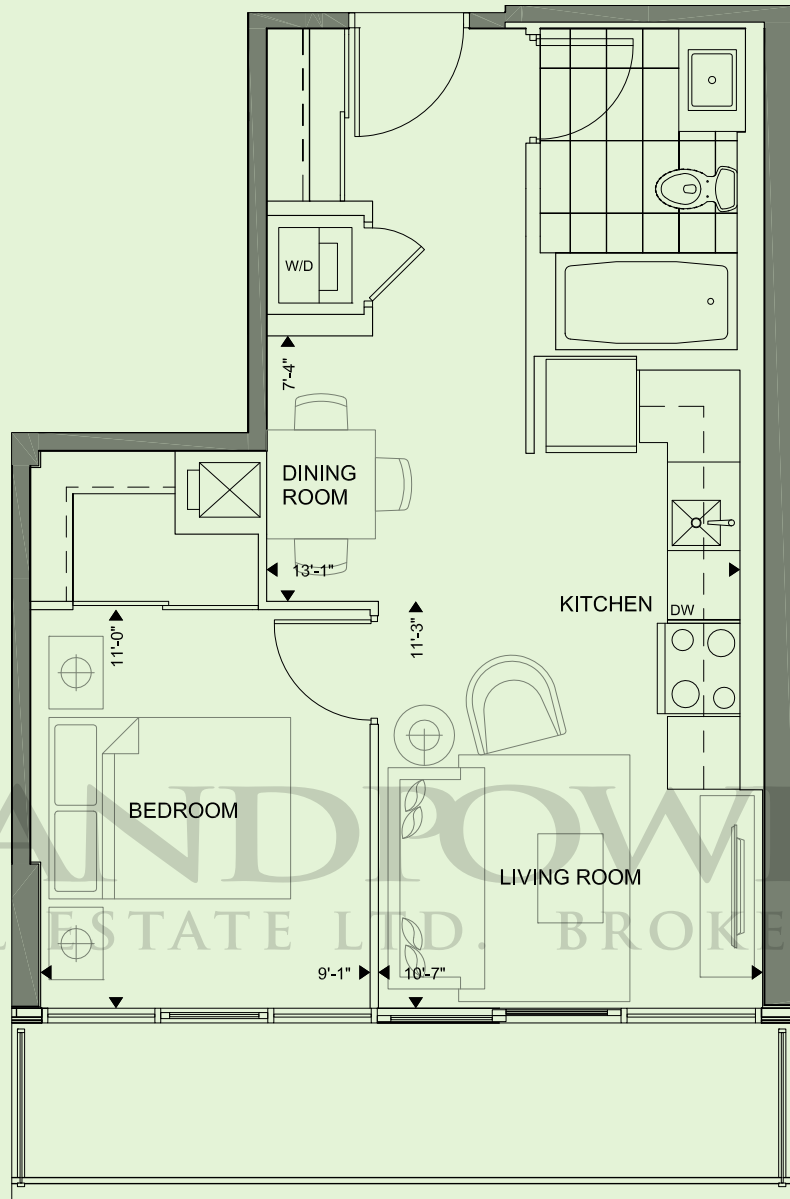


soulcondos.com

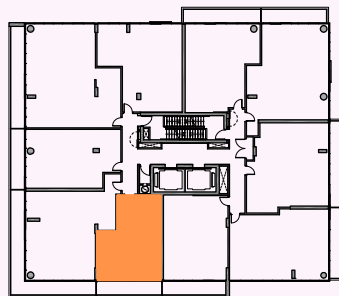
Illustrations are artist's concept and subject to change without notice. E.&O.E.

soul 1

one bed
511 sq.ft.



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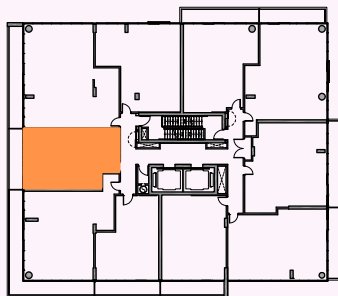
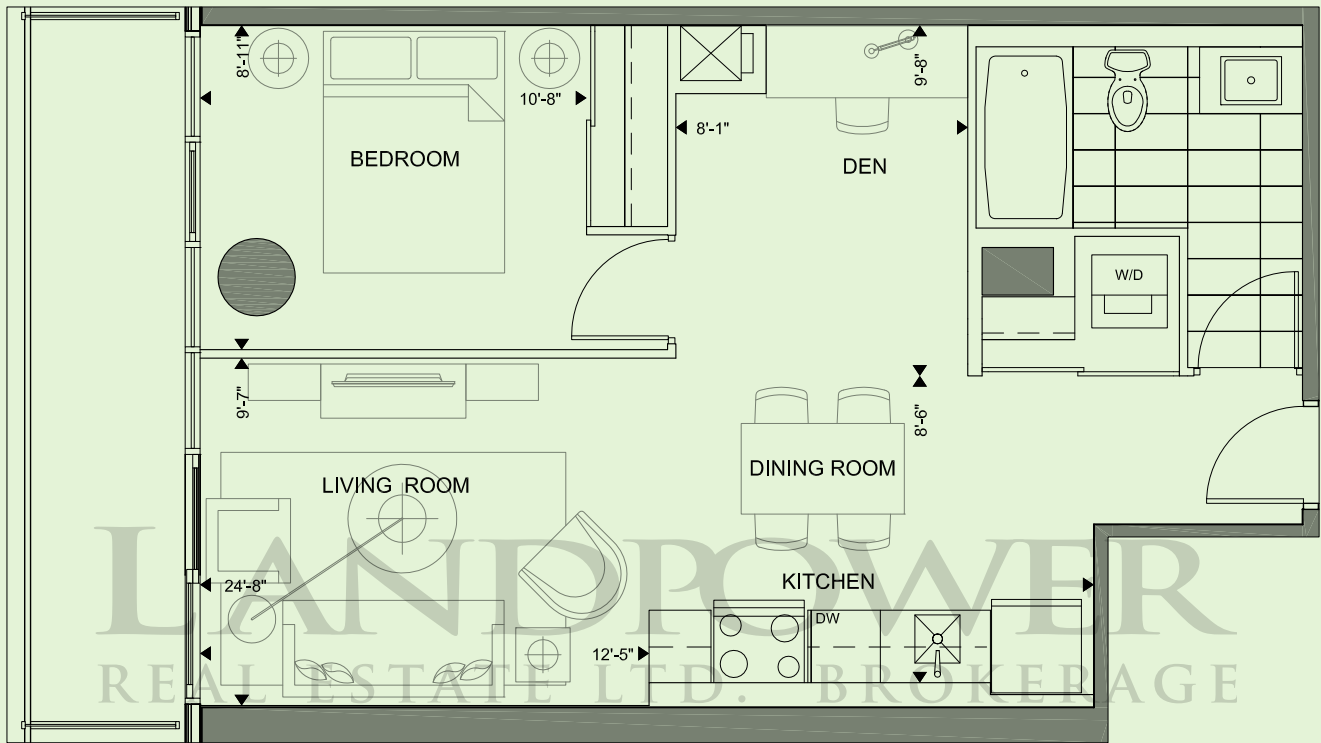


floors 5-17

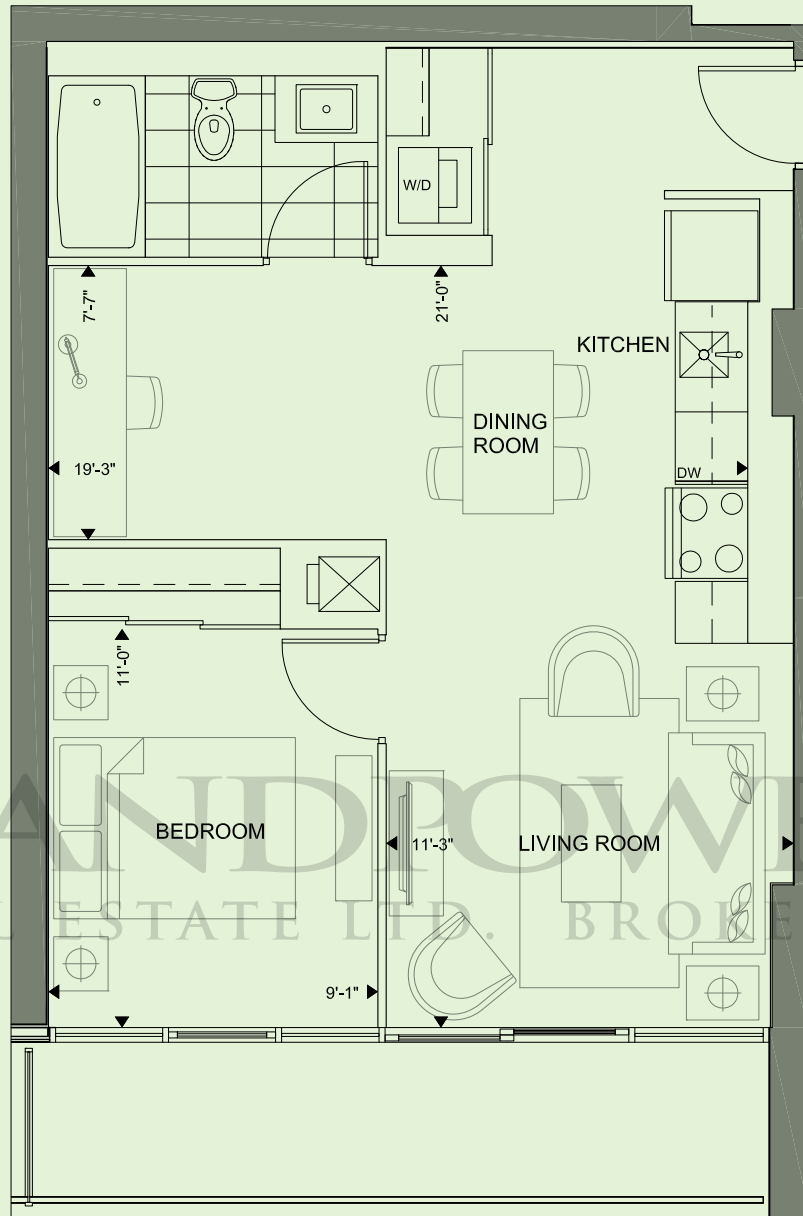


the spirit of living

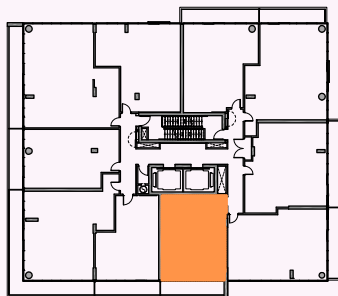
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floors 5-17



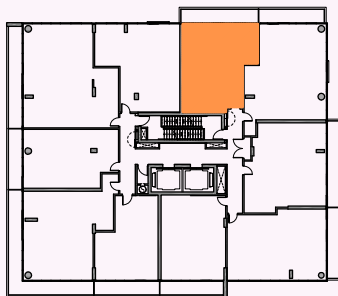
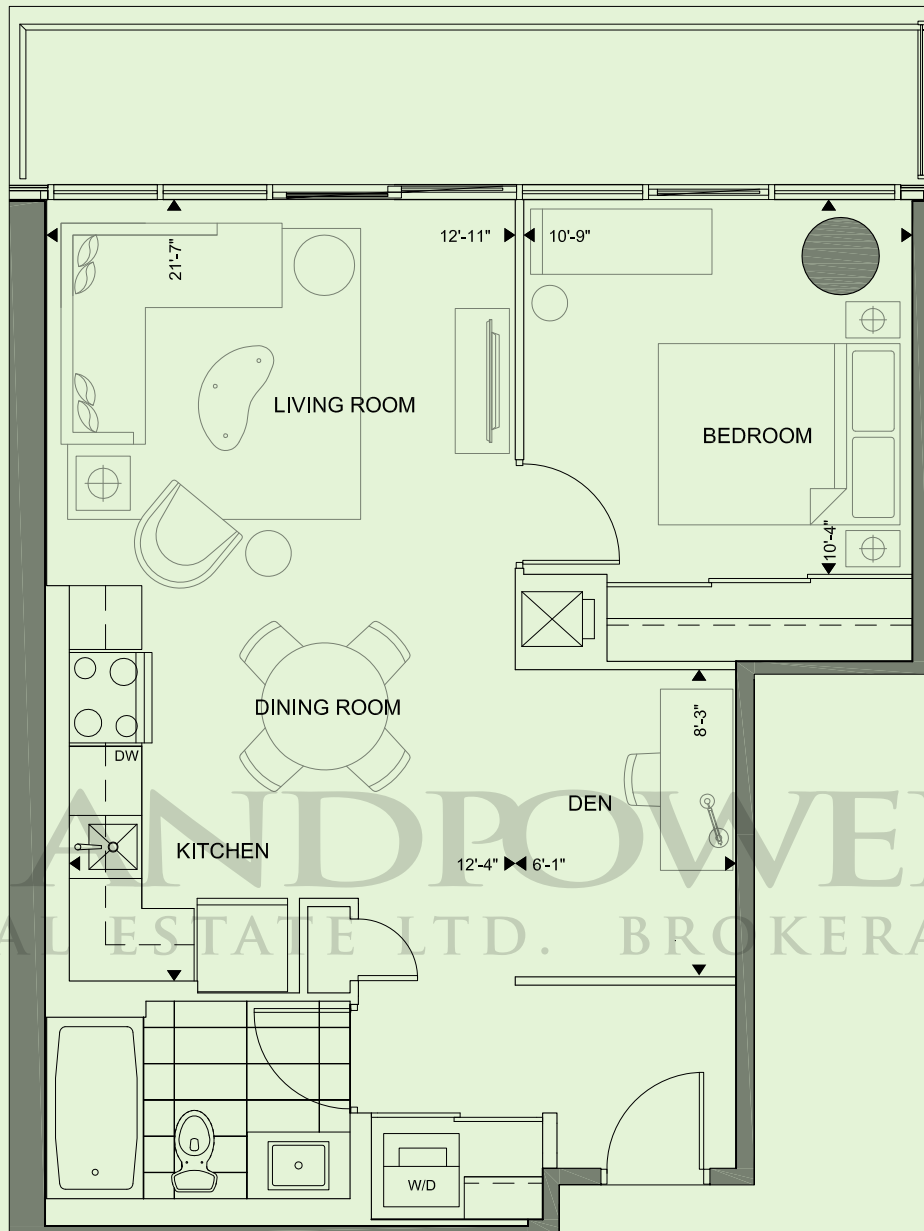
LANDPOWER
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floors 5-17

soul 4

one bed + den
643 sq.ft.



floors 5-17

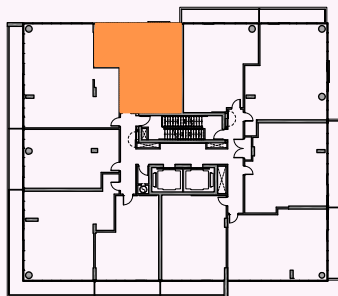


the spirit of living

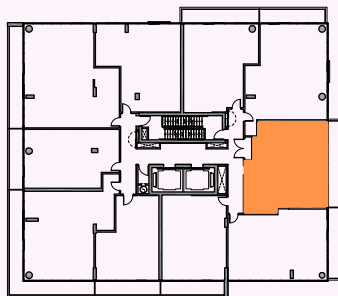
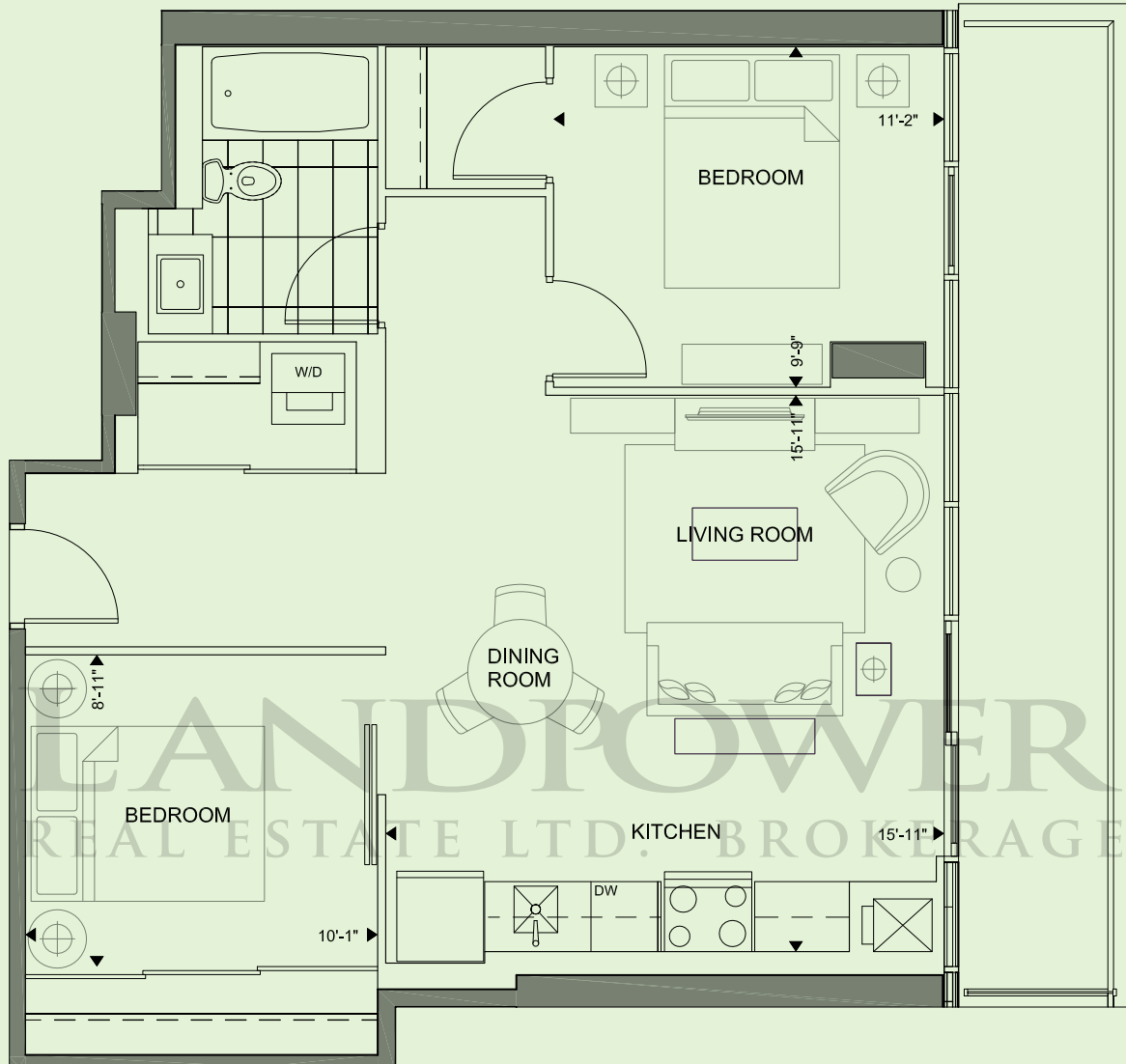
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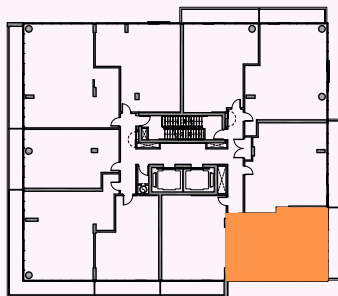
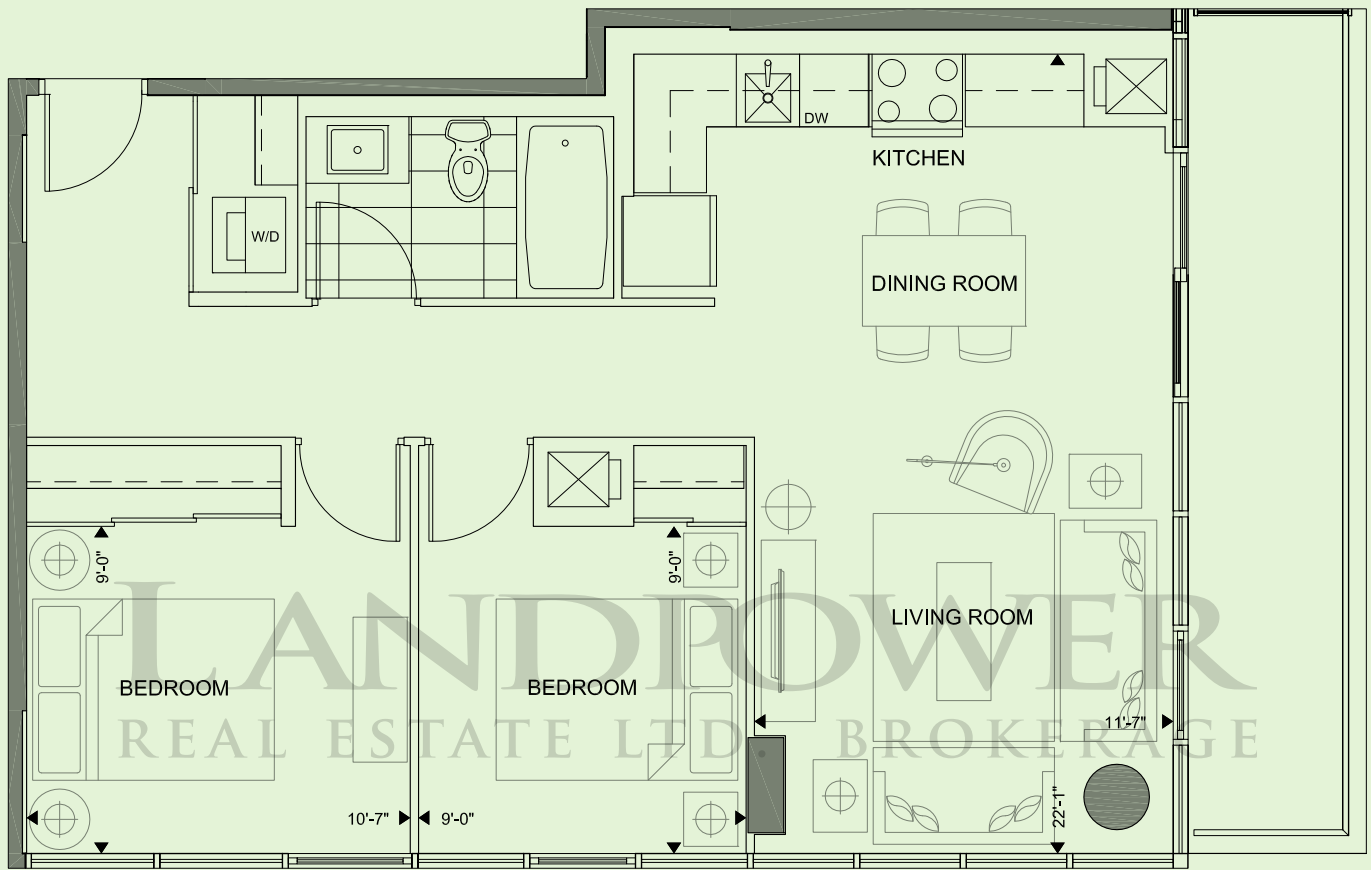
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floors 5-17



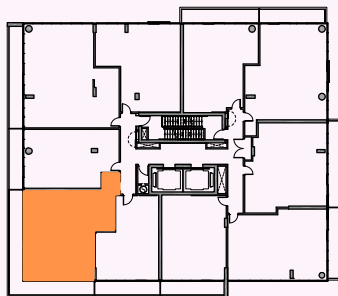
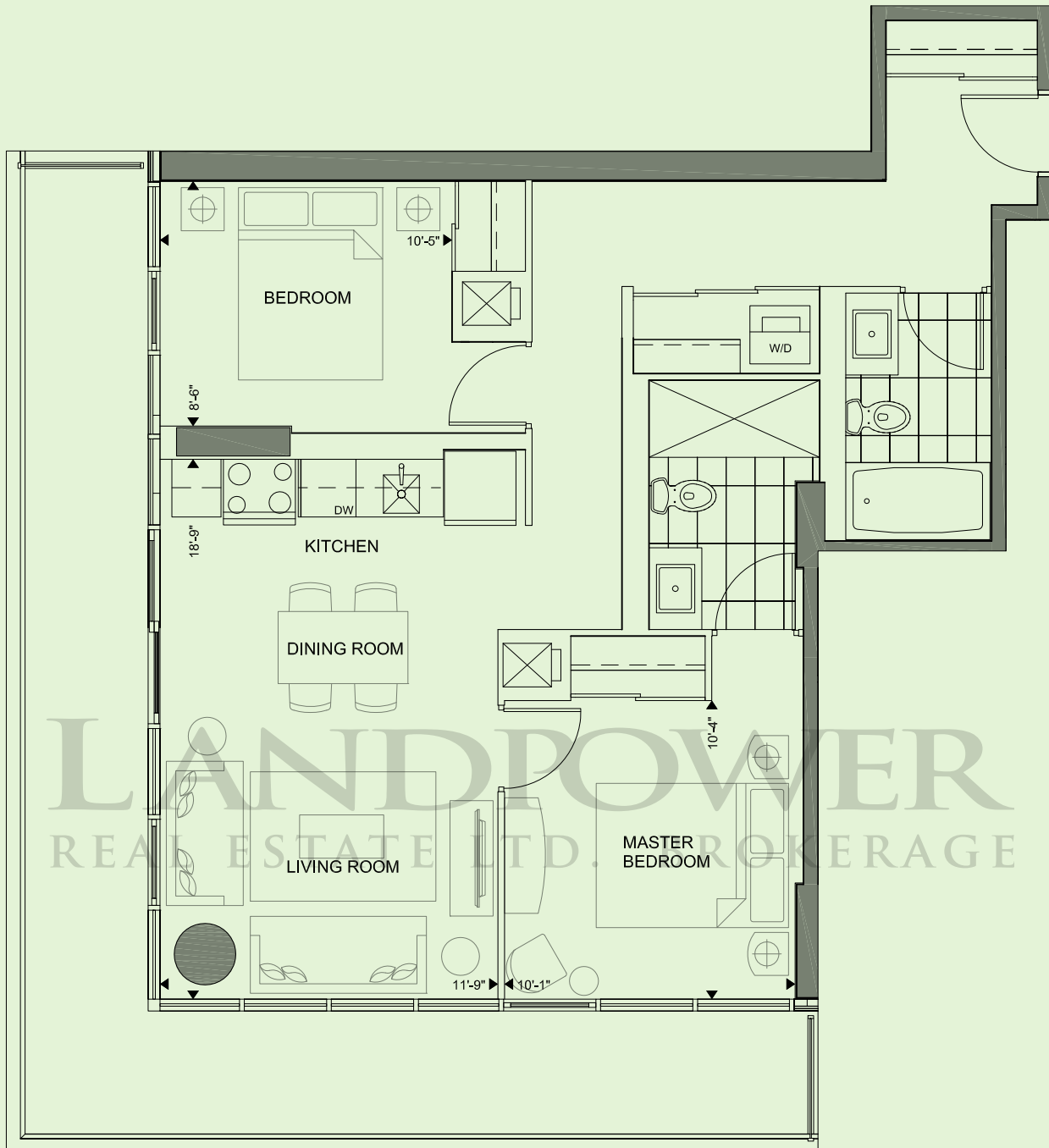
floors 5-17



floors 5-17

soul 8

two bed
794 sq.ft.

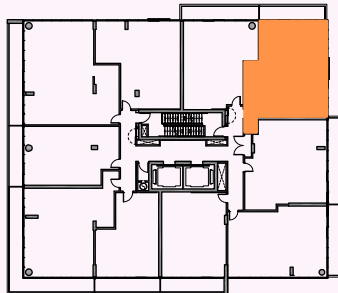
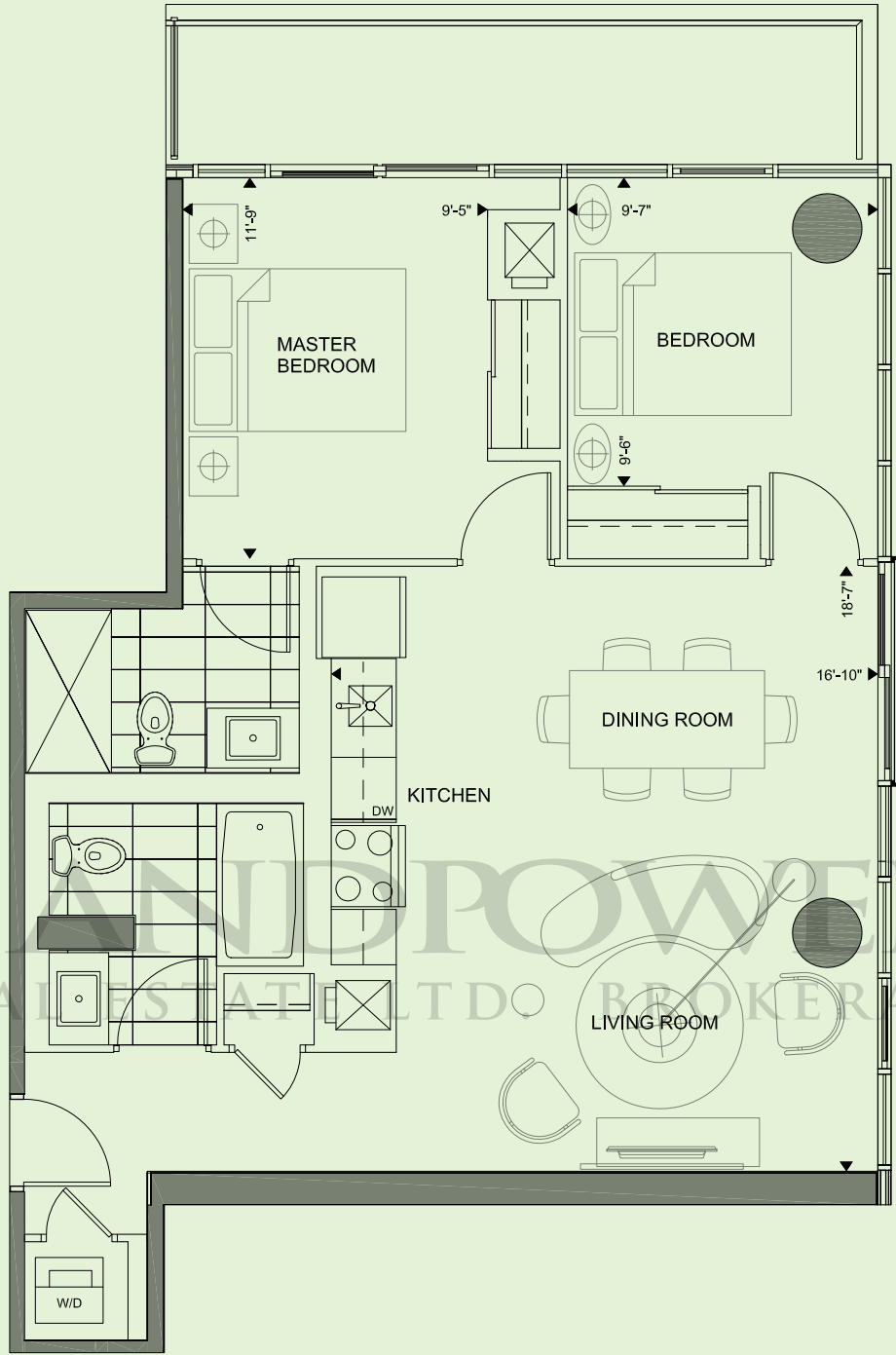


floors 5-17



the spirit of living

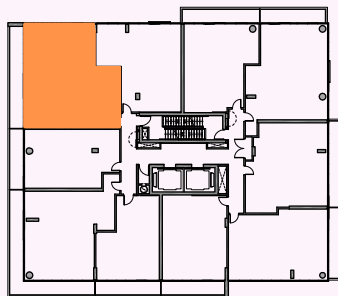
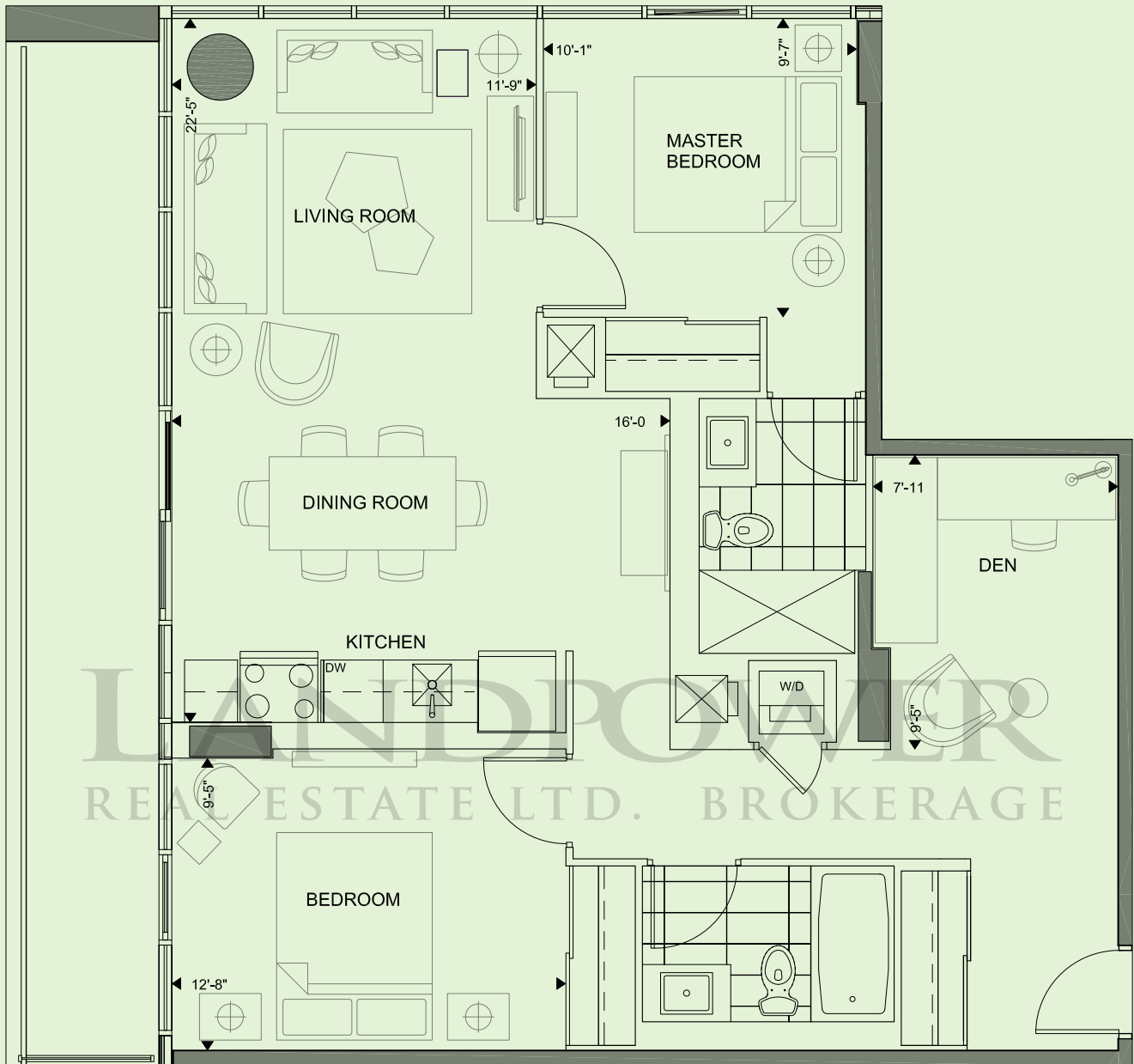
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floors 5-17

soul 10

two bed + den
932 sq.ft.



floors 5-17

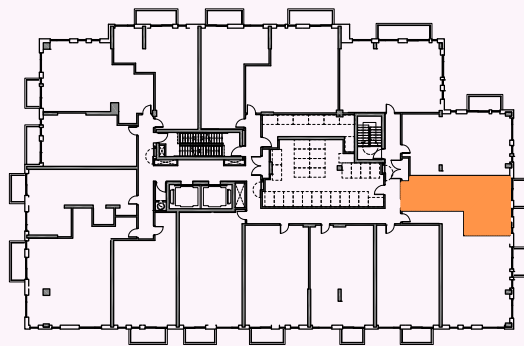
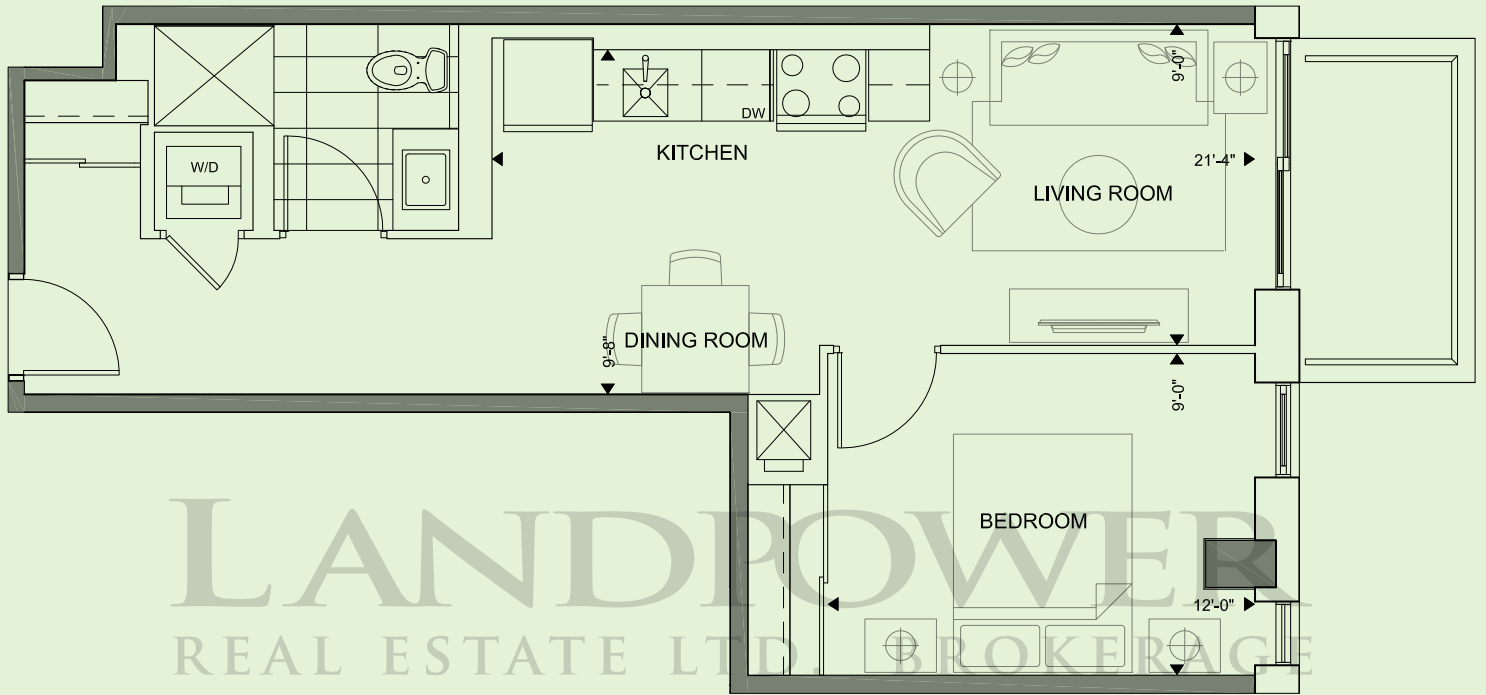


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soul 11

one bed
513 sq.ft.



floors 1-4

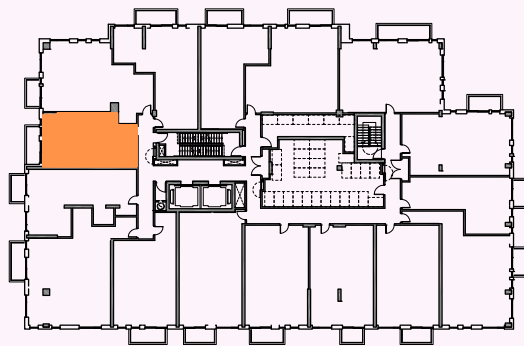
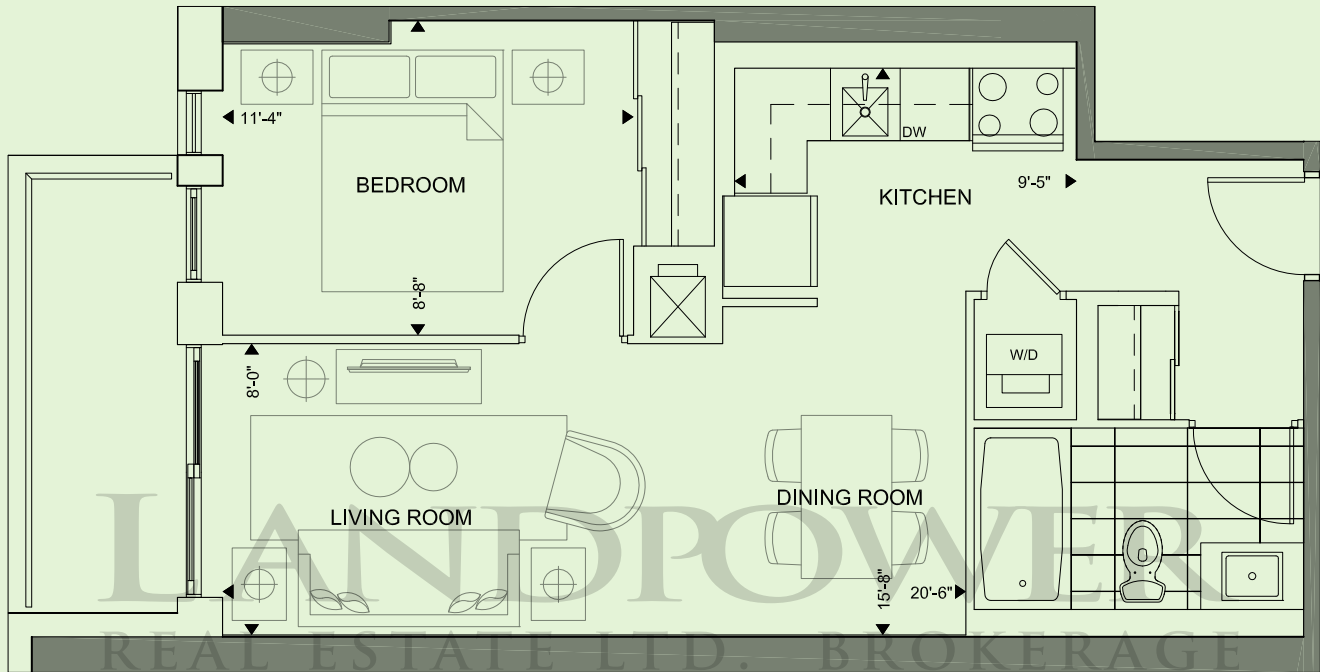


the spirit of living

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soul 12

one bed
534 sq.ft.



floors 2-4

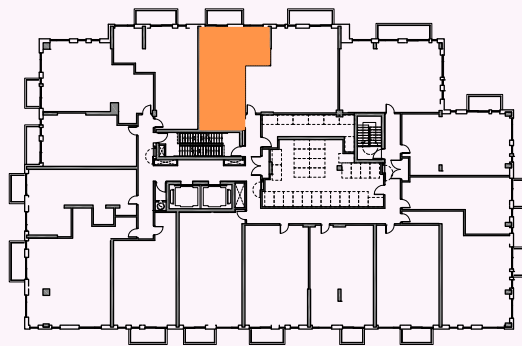
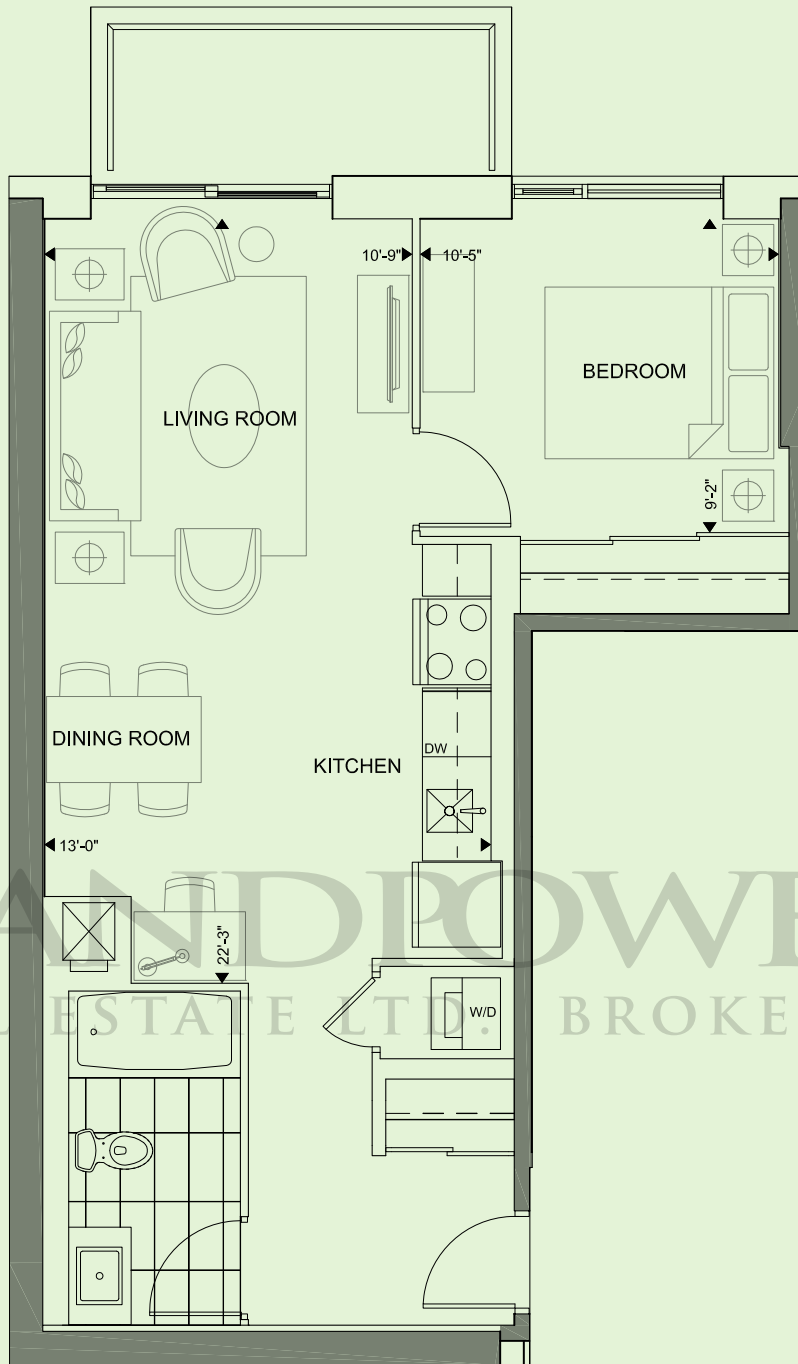


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soul 13

one bed
606 sq.ft.



floors 2-4

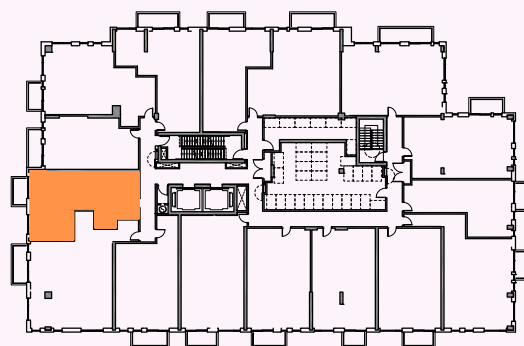
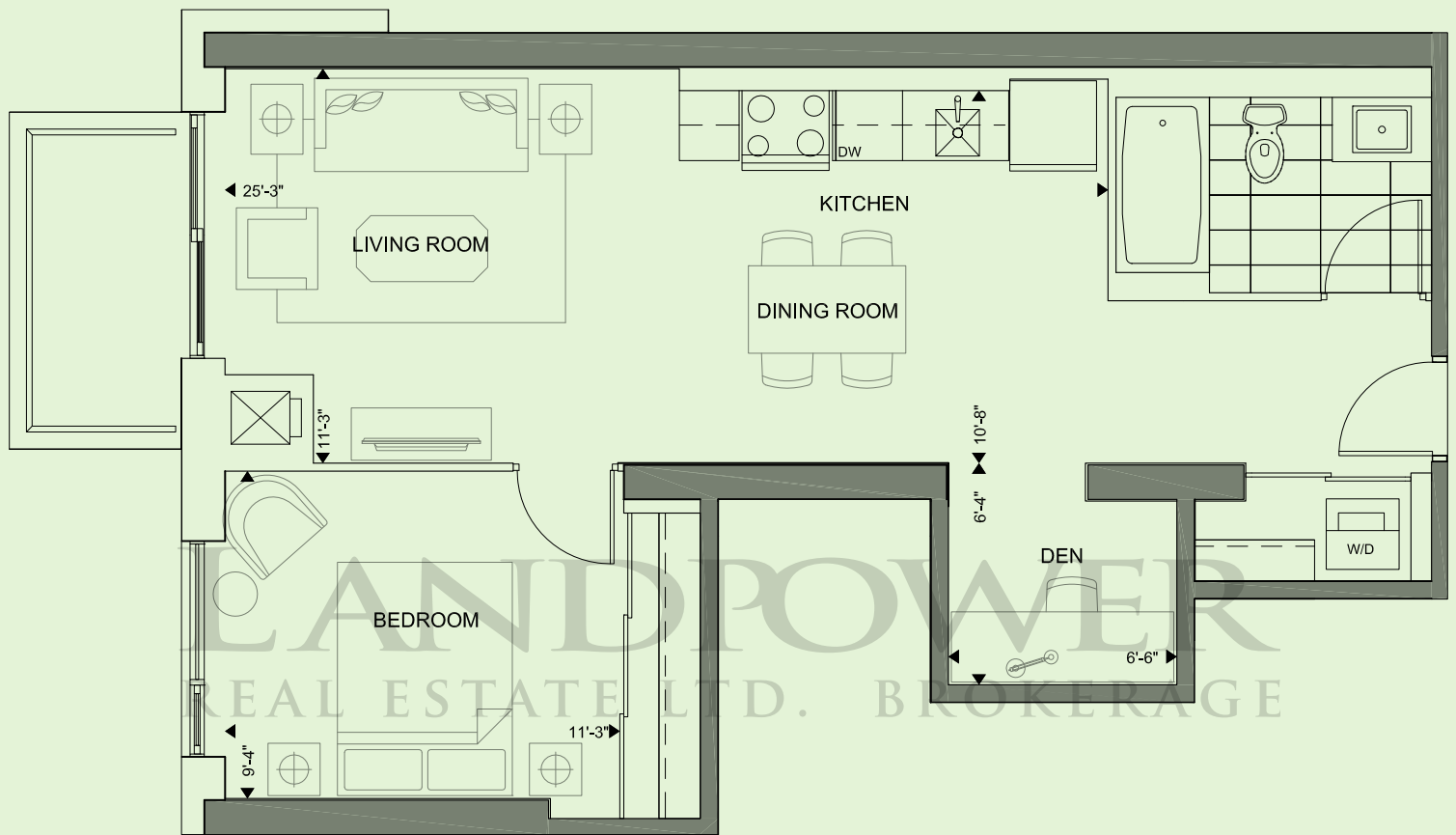


the spirit of living

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soul 14

one bed + den
668 sq.ft.



floors 3-4

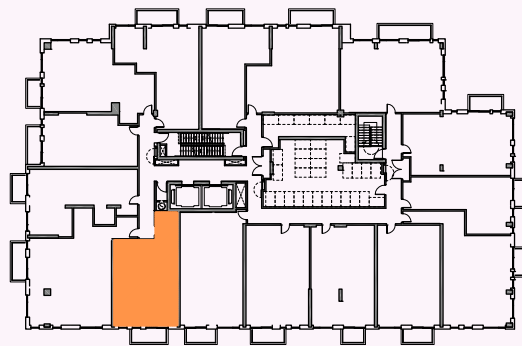
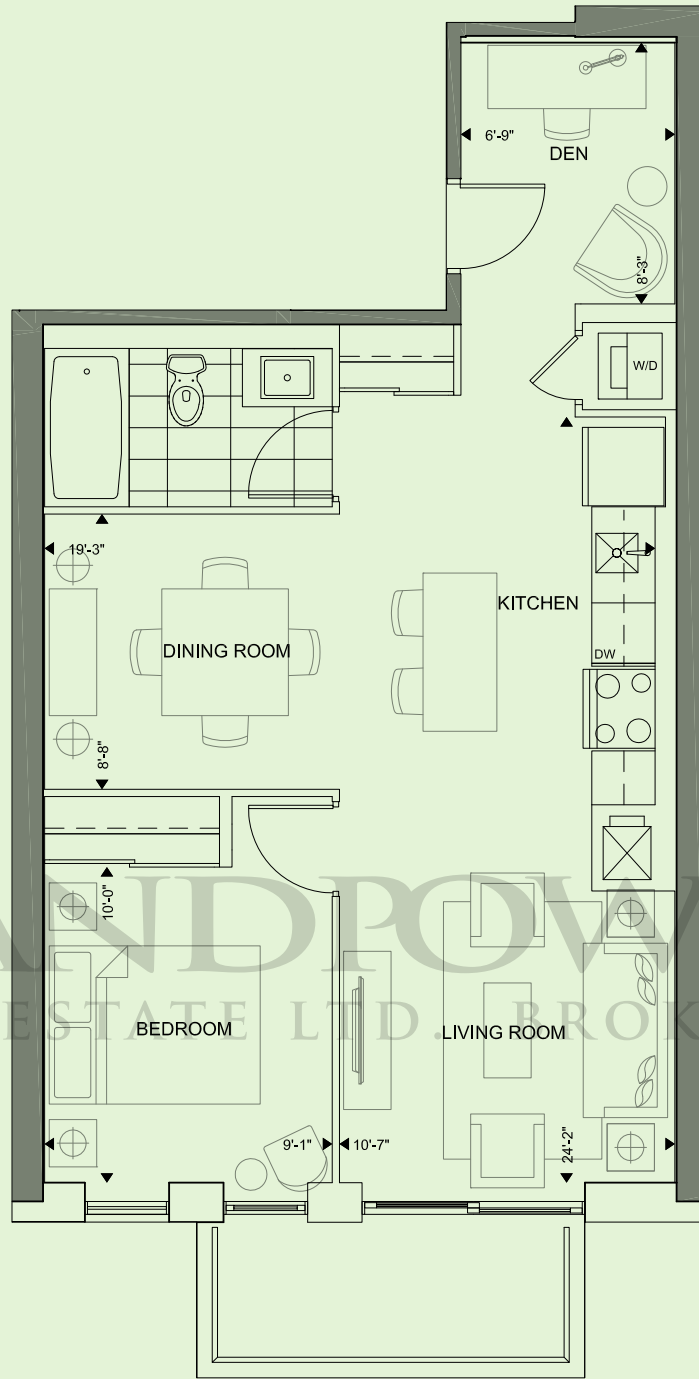


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soul 15

one bed + den
676 sq.ft.



floors 3-4

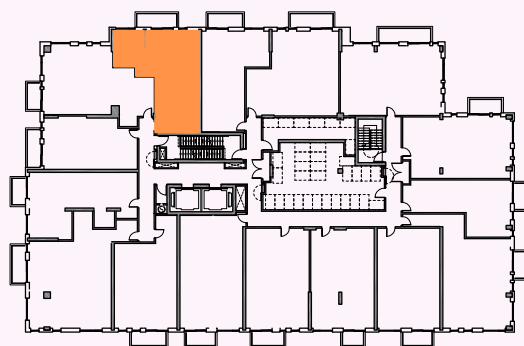


the spirit of living

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soul 16

two bed
696 sq.ft.



floors 2-4

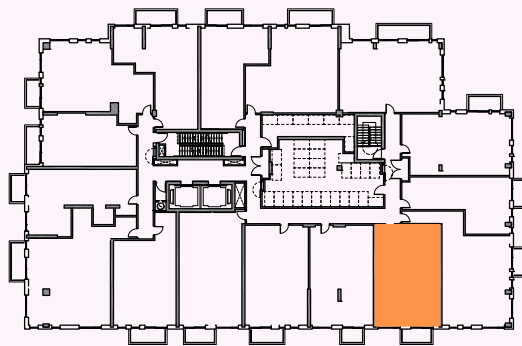
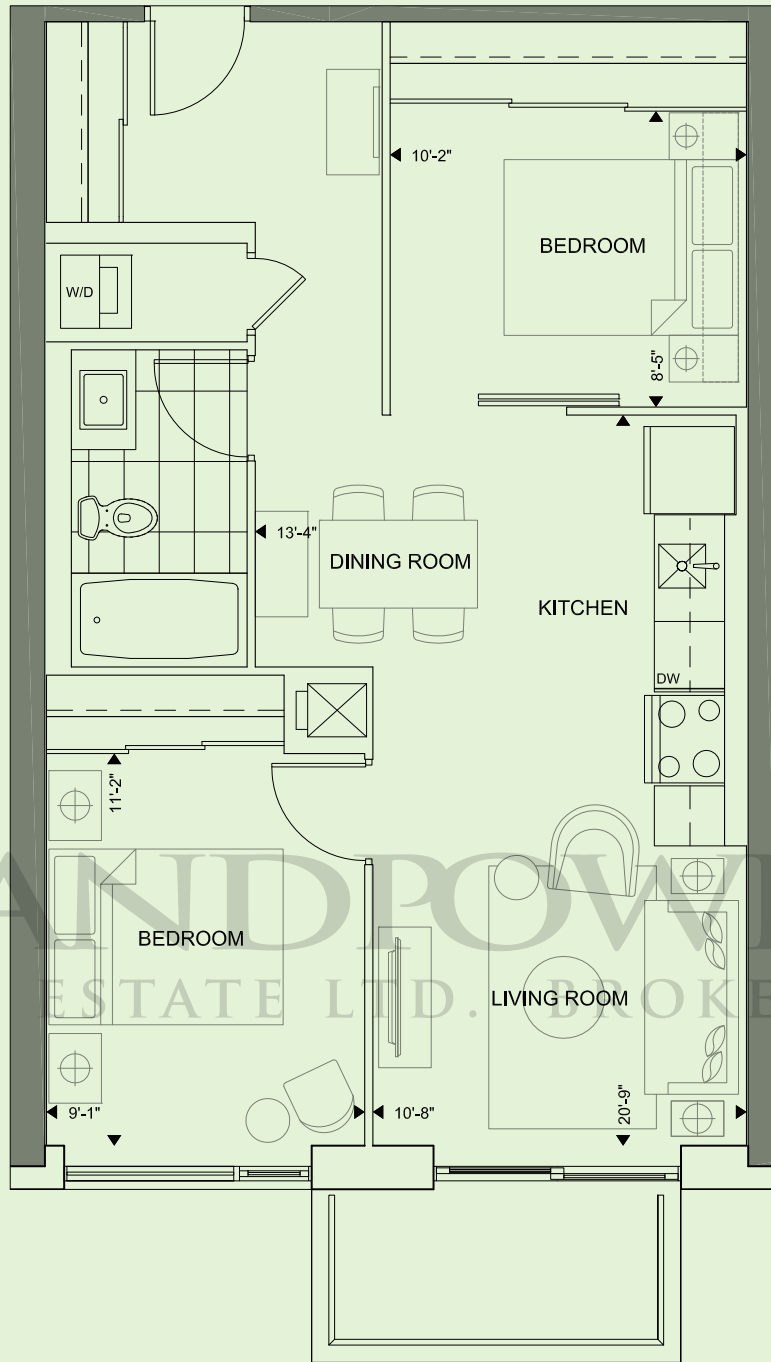


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soul 17

two bed
705 sq.ft.



floors 2-4

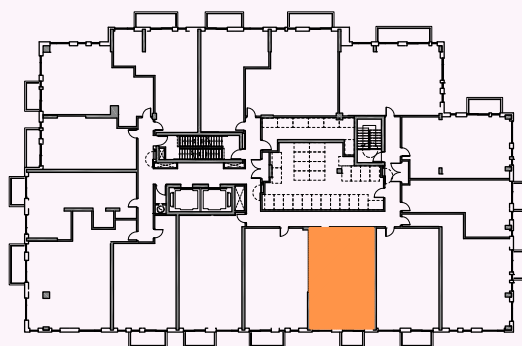
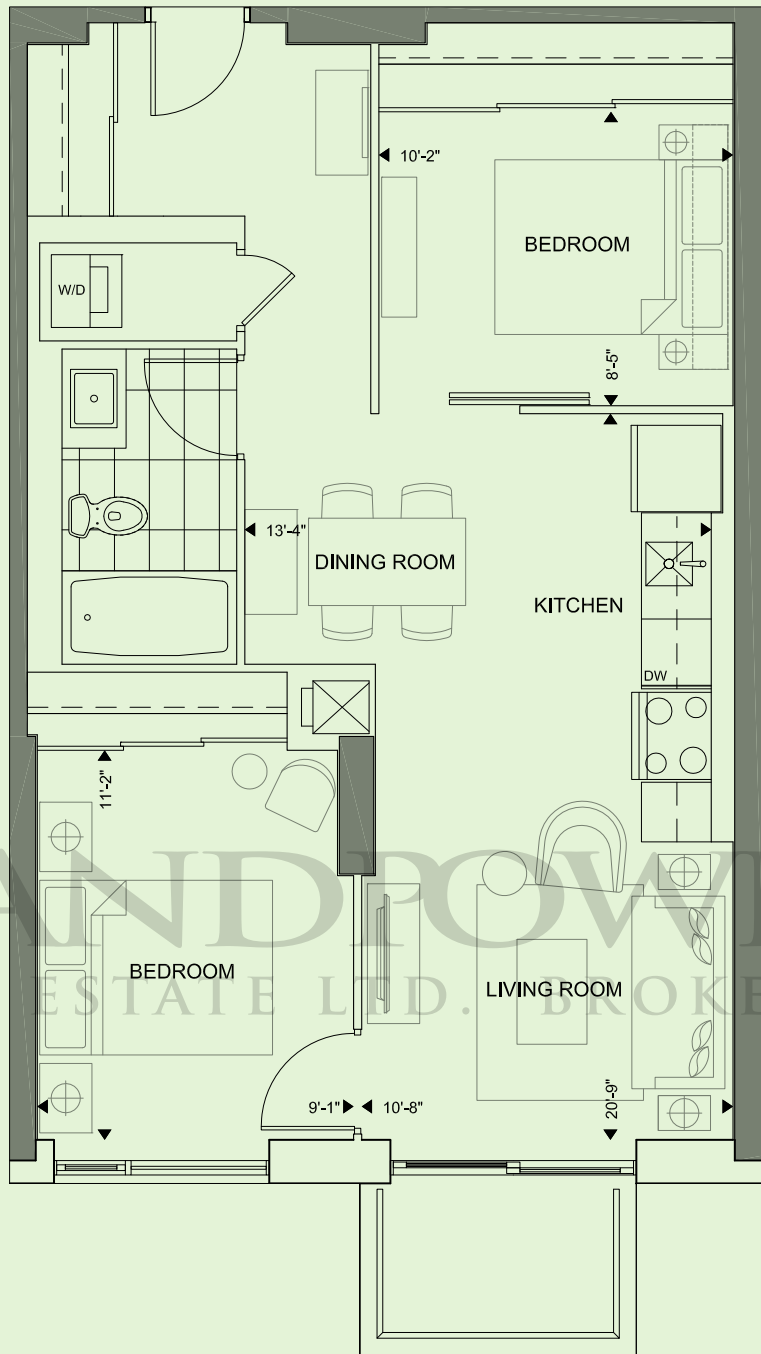


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soul 18

two bed
707 sq.ft.



floors 2-4

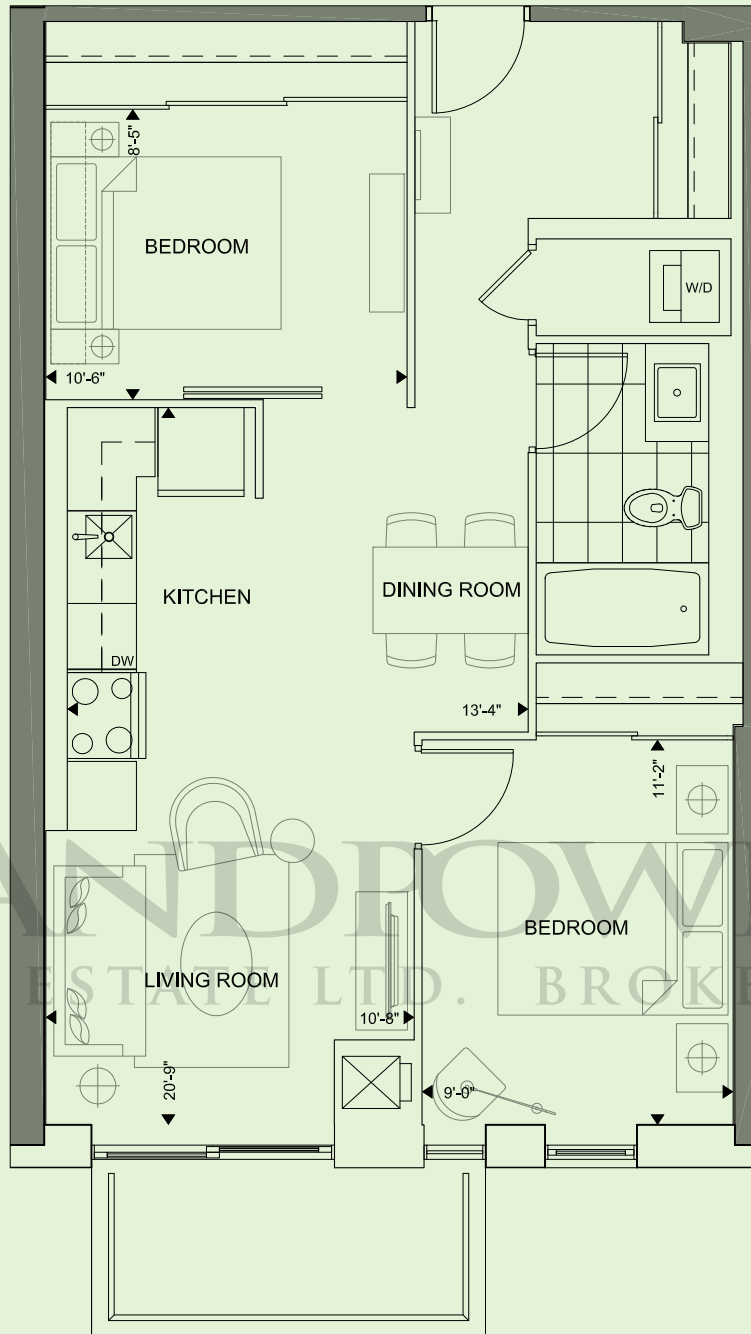


the spirit of living

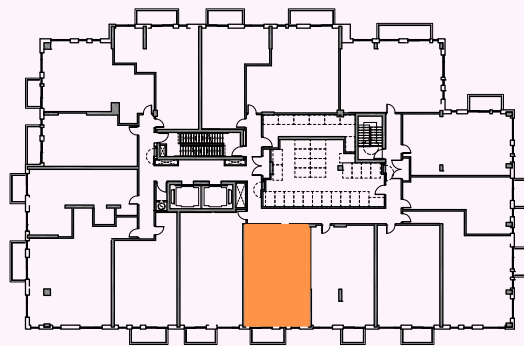
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soul 19

two bed
707 sq.ft.



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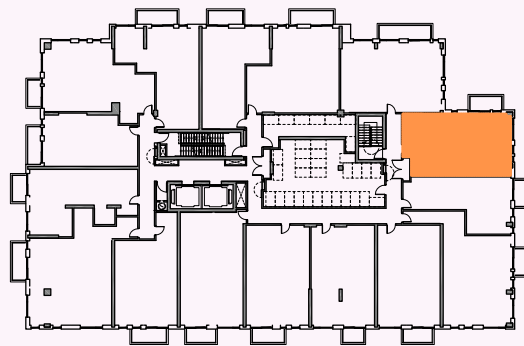
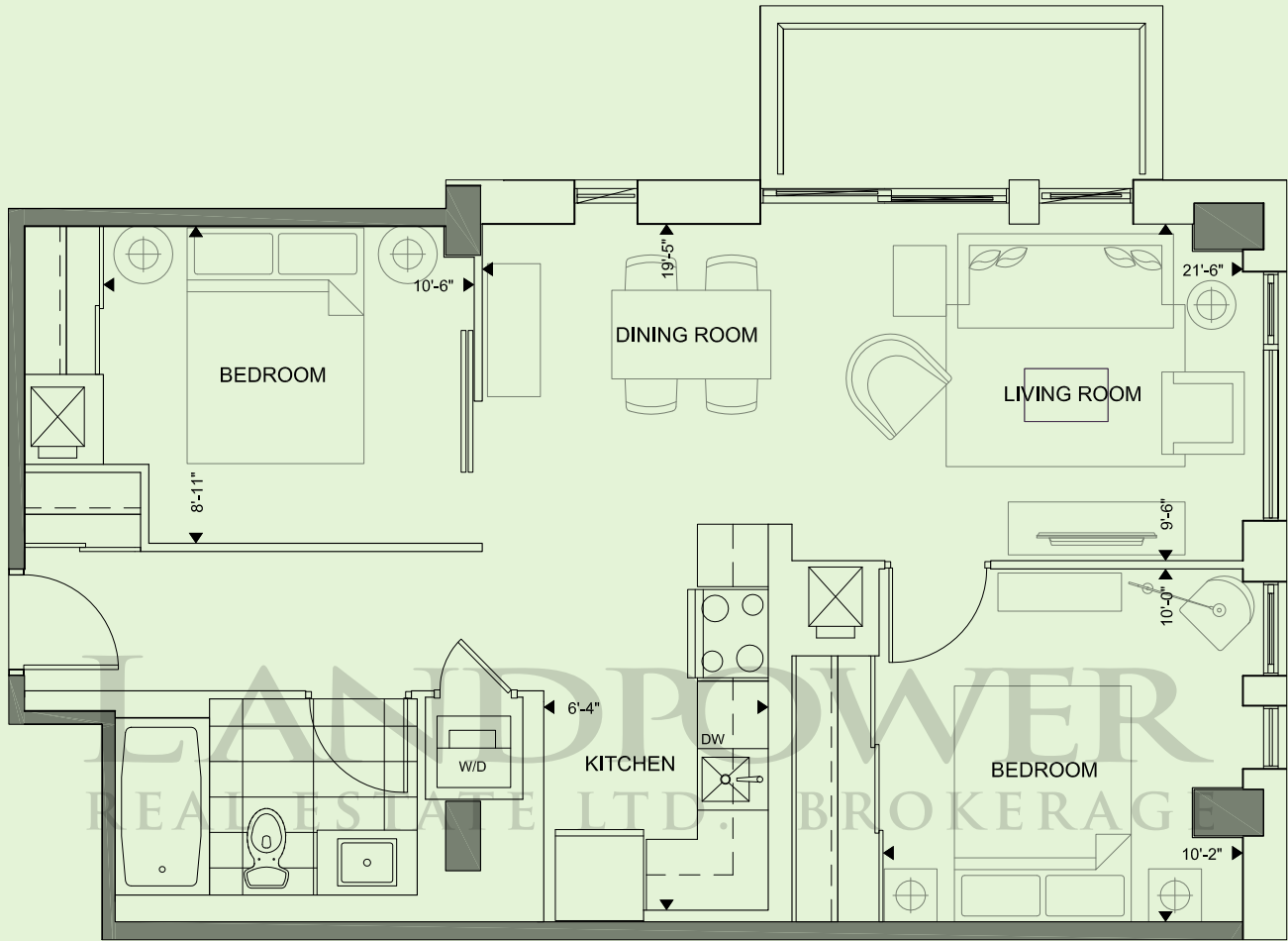


floors 2-4

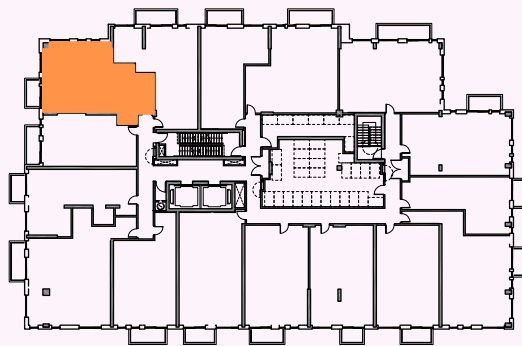
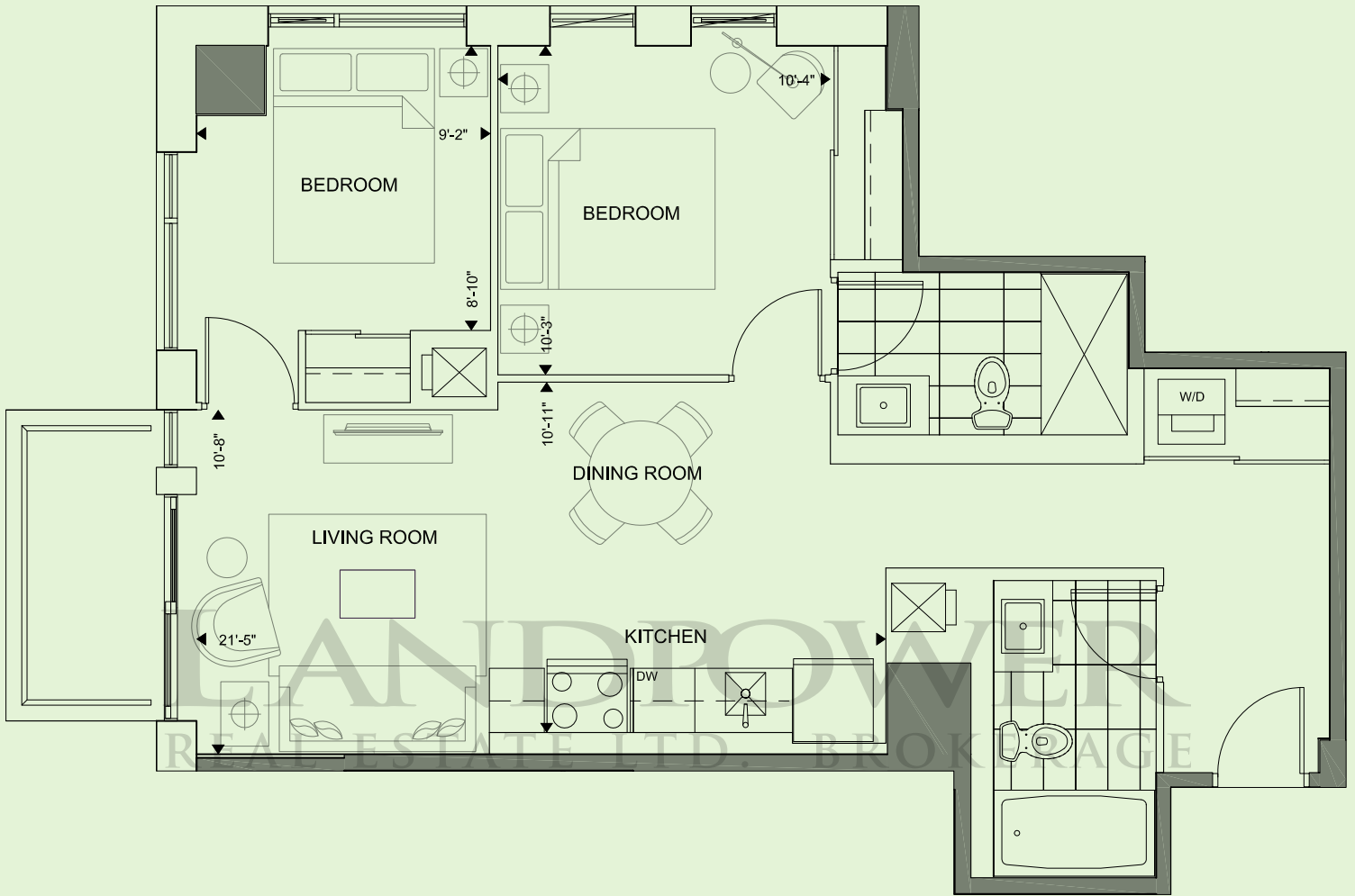


the spirit of living

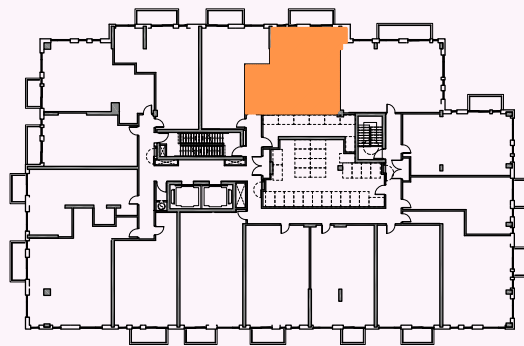
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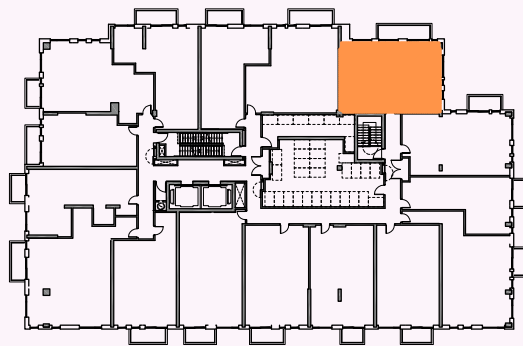
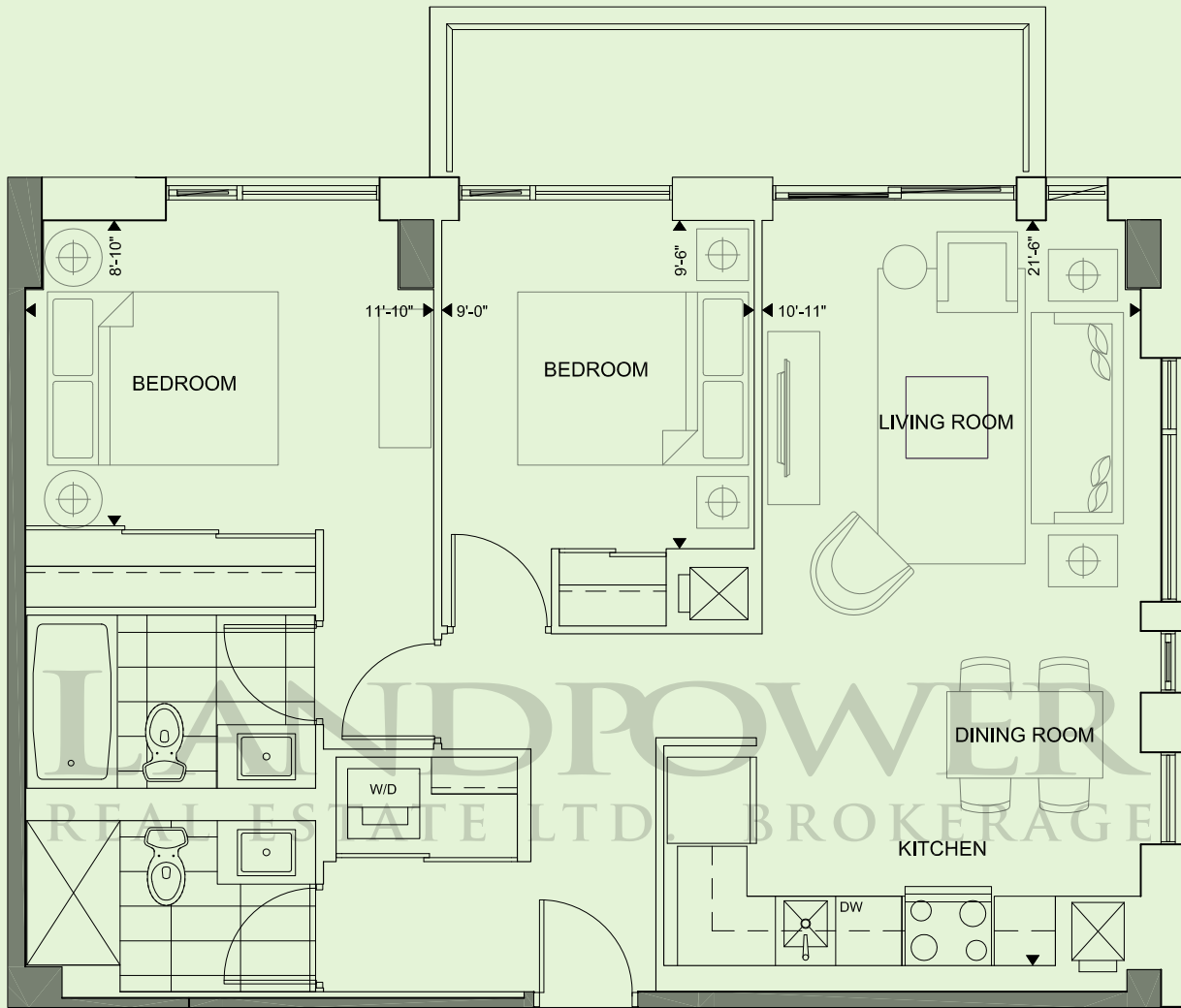
floors 1-4



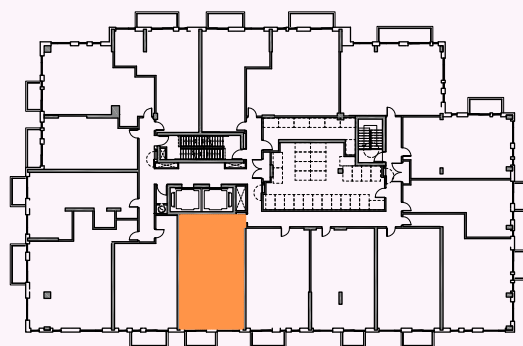
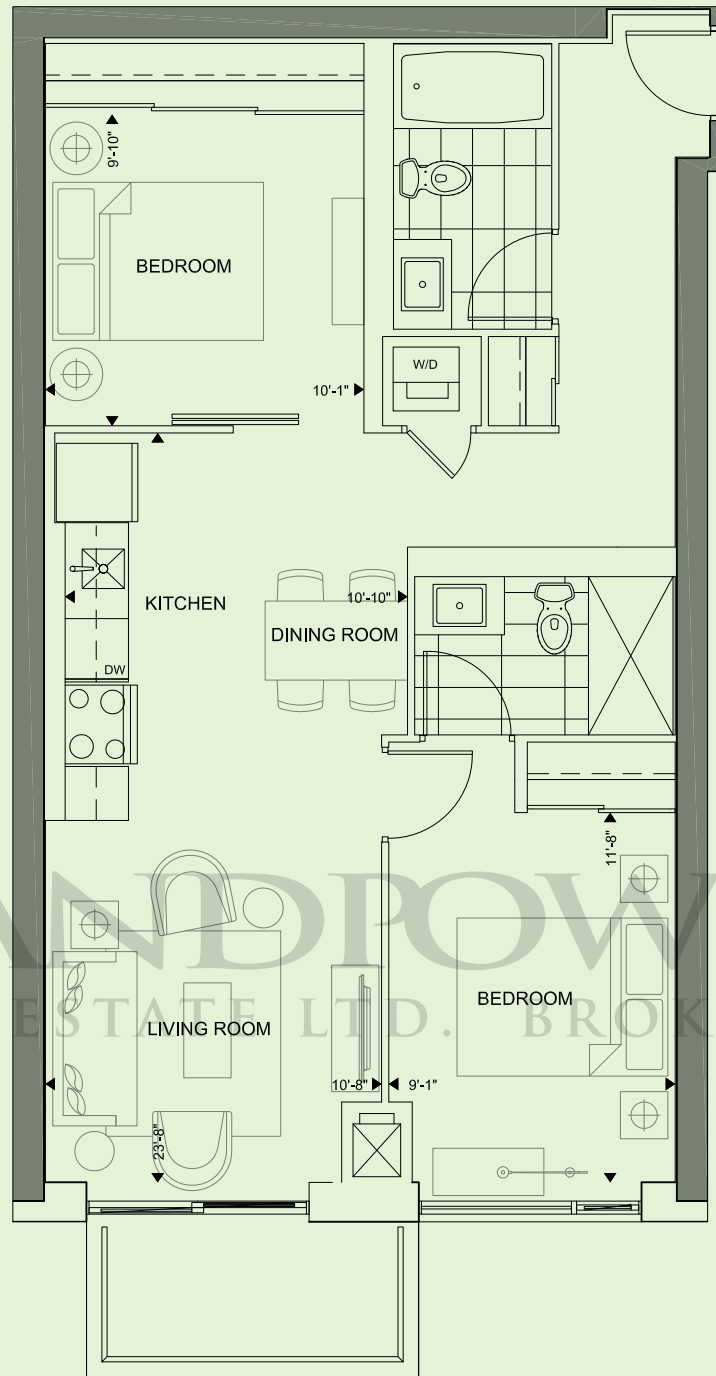
floors 2-4



floors 2-4



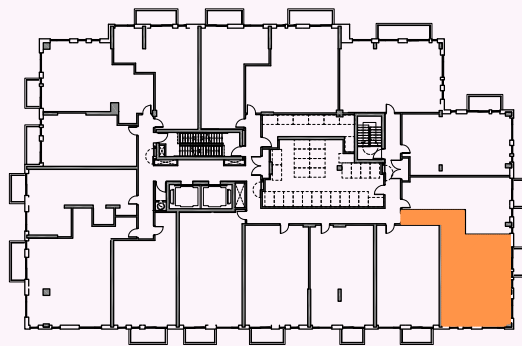
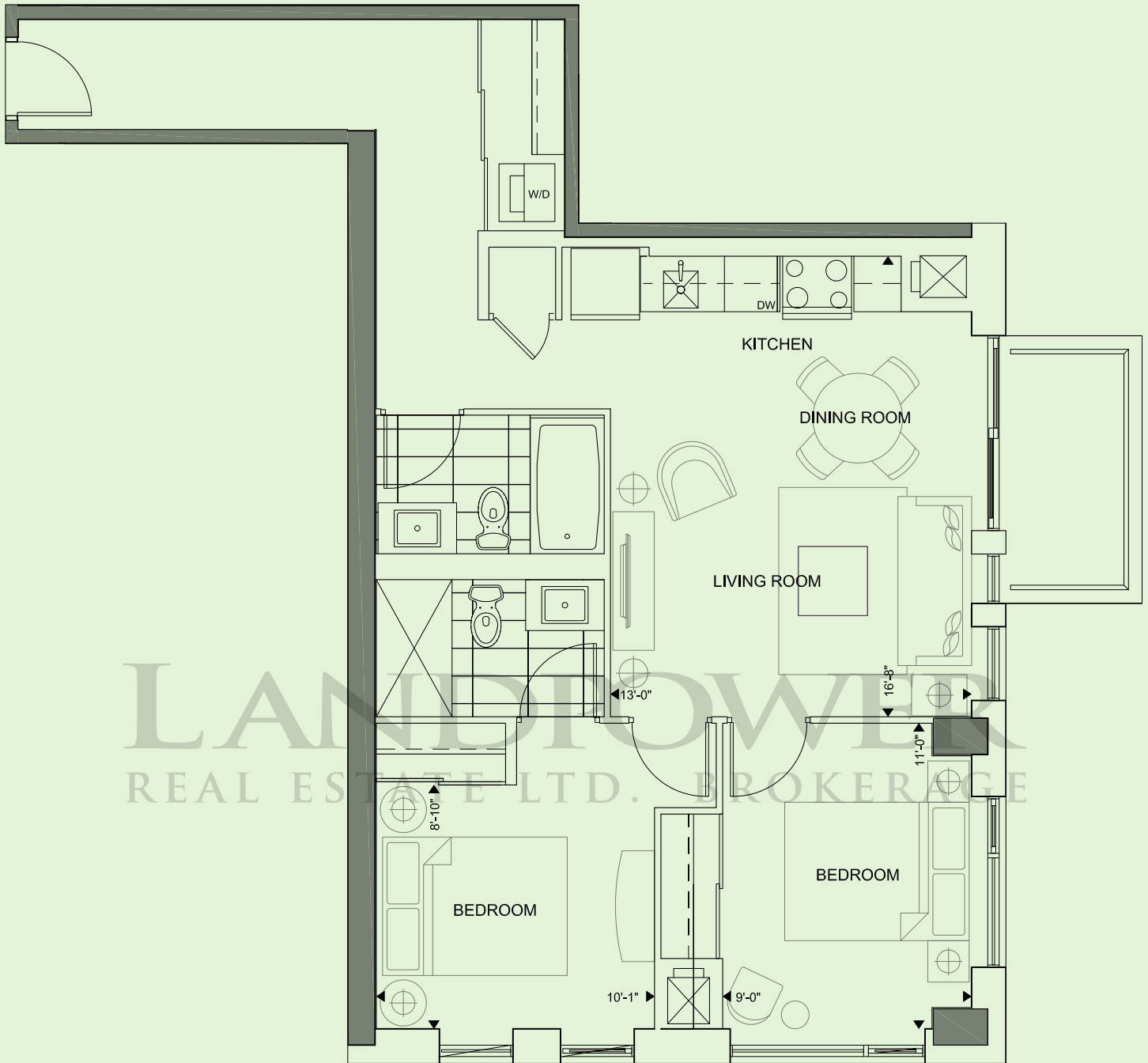
floors 2-4



floors 3-4

soul 25

two bed
818 sq.ft.



floors 2-4

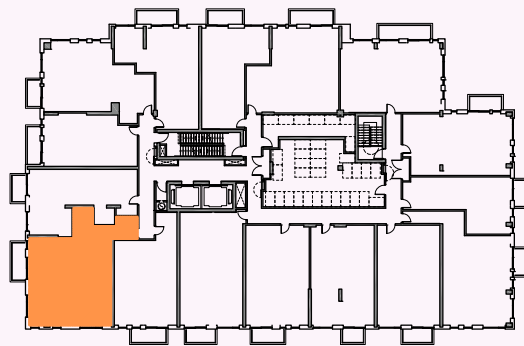
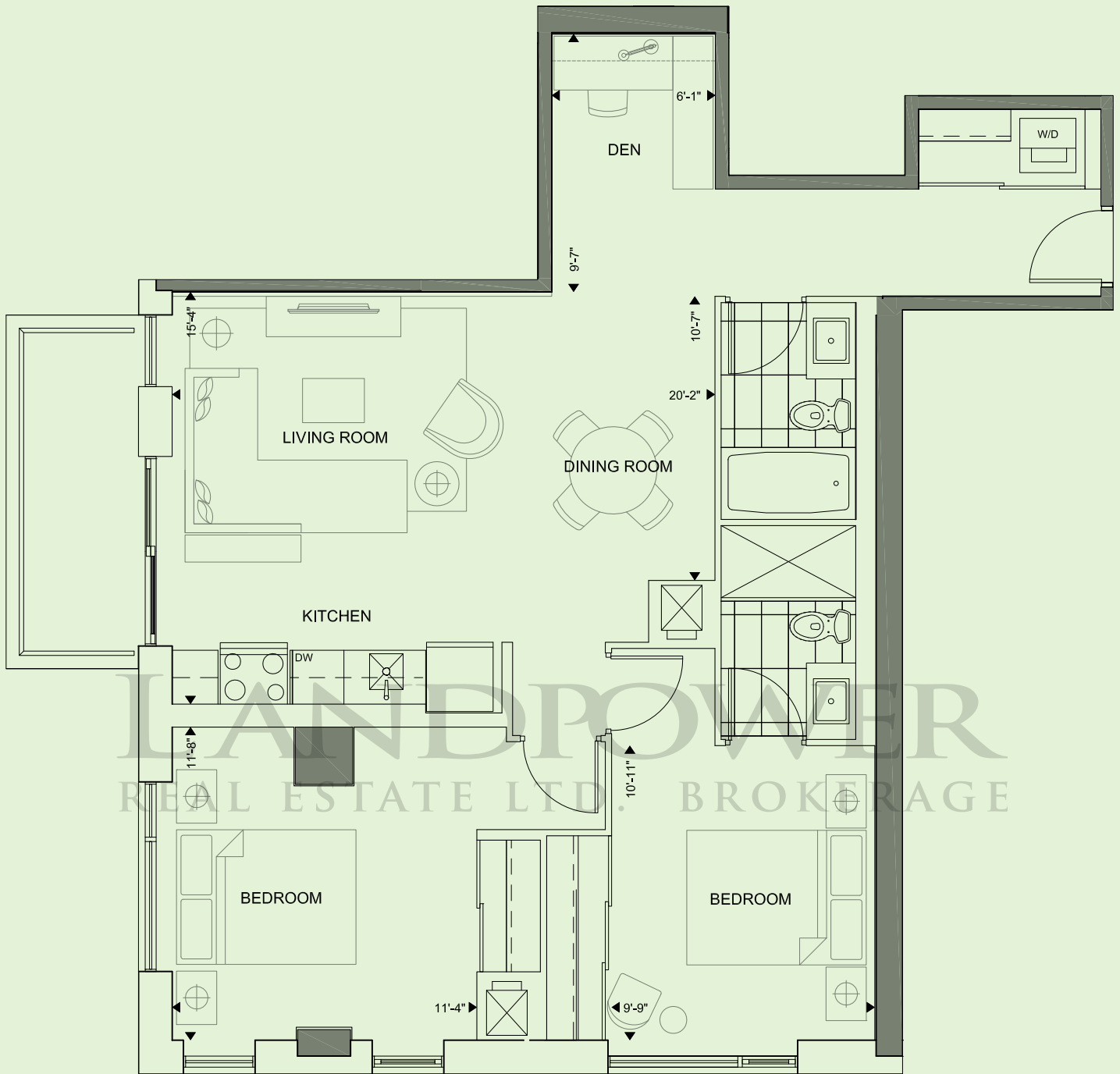


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soul 26

two bed + den
965 sq.ft.



floors 3-4

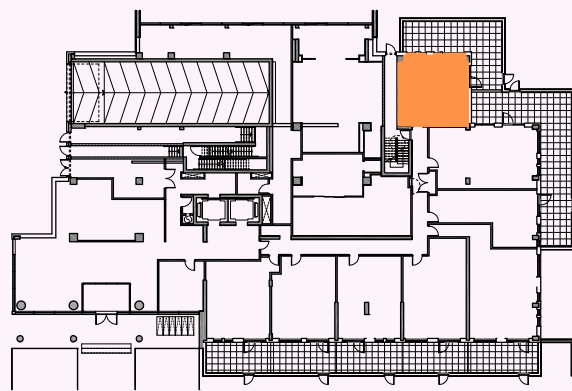
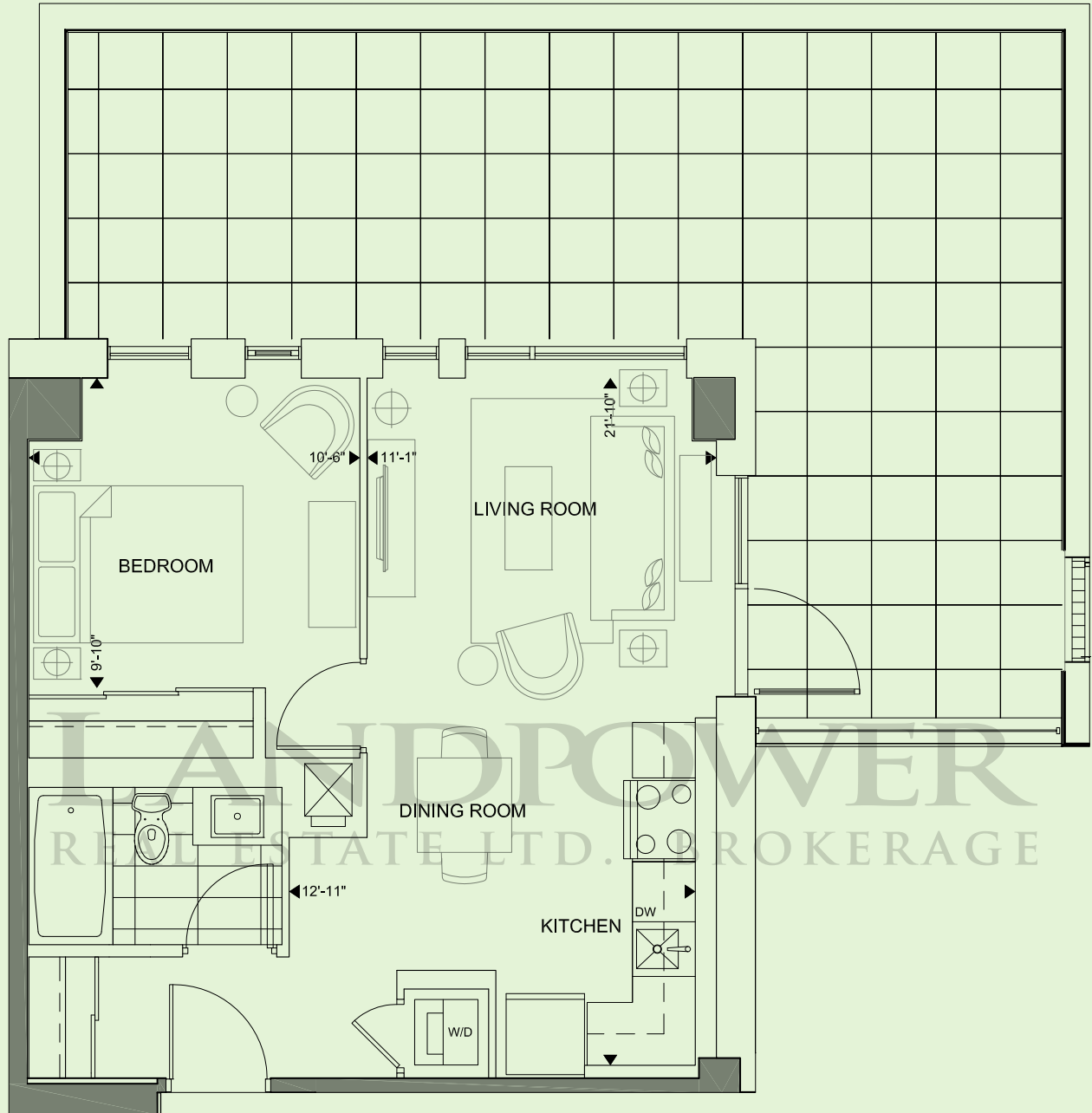


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soul 27

one bed
566 sq.ft.



floor 1

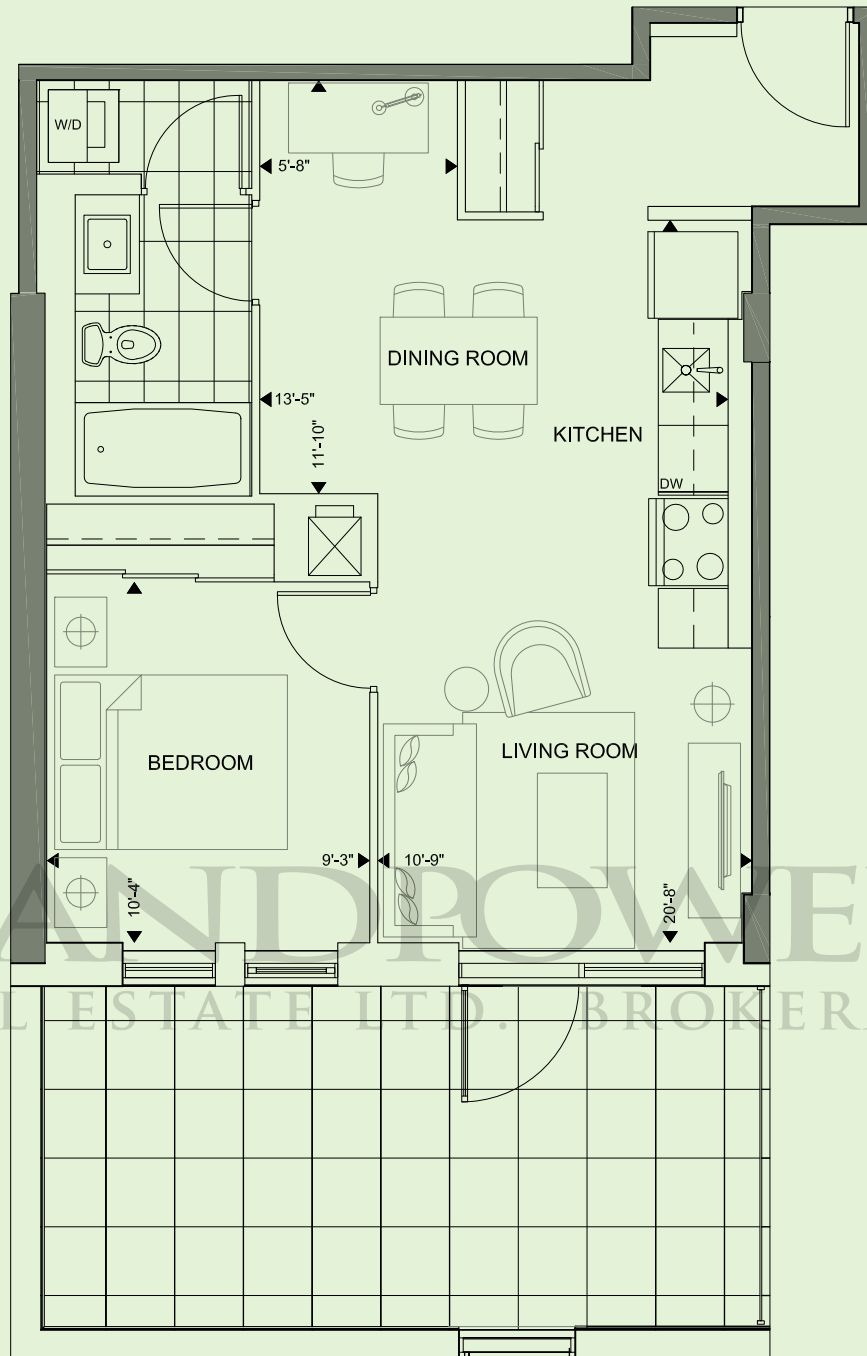


the spirit of living

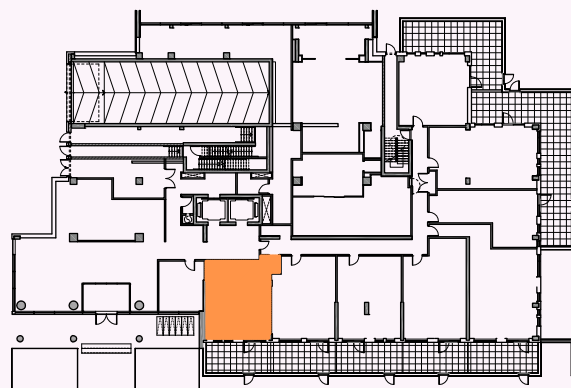
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soul 28

one bed + study
581 sq.ft.



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floor 1

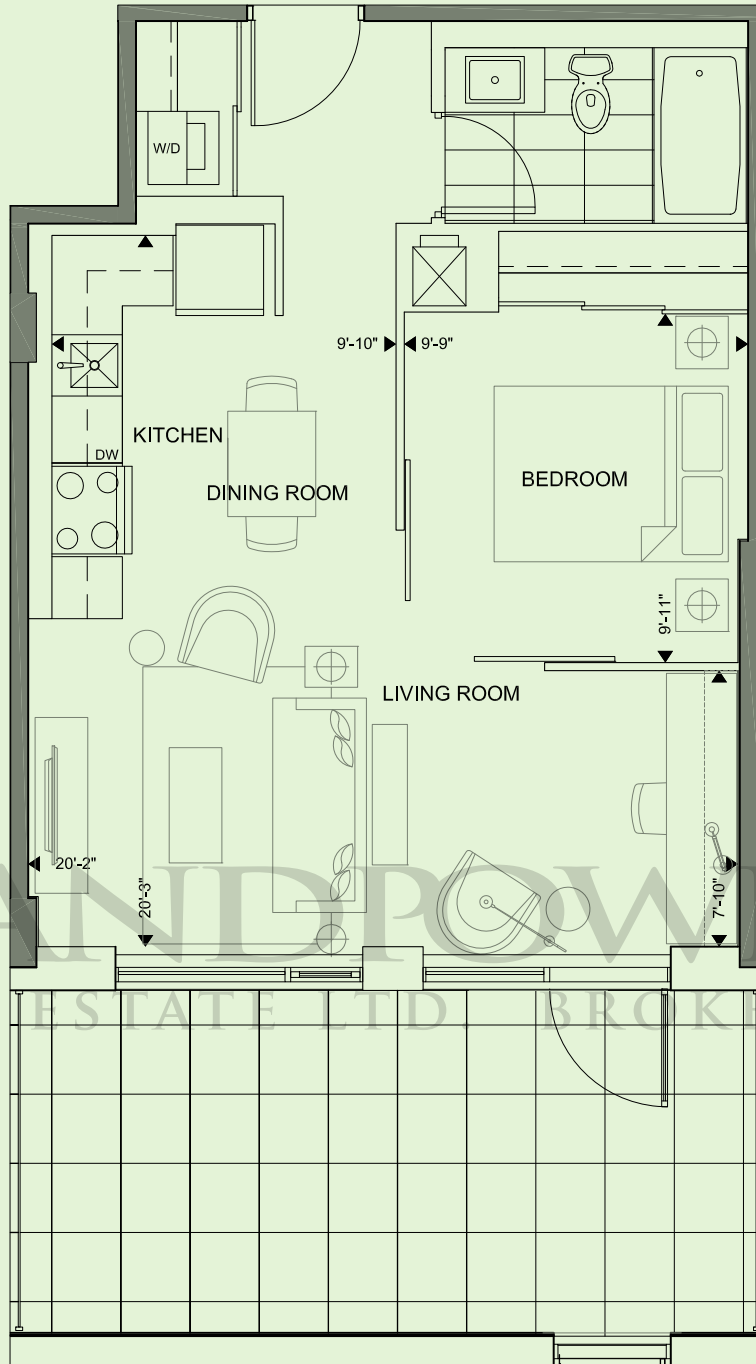


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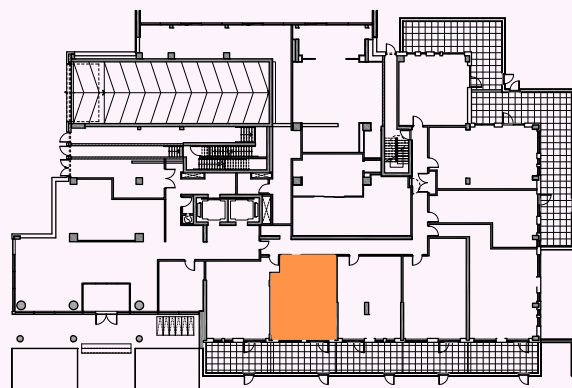
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soul 29

one bed
567 sq.ft.



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floor 1

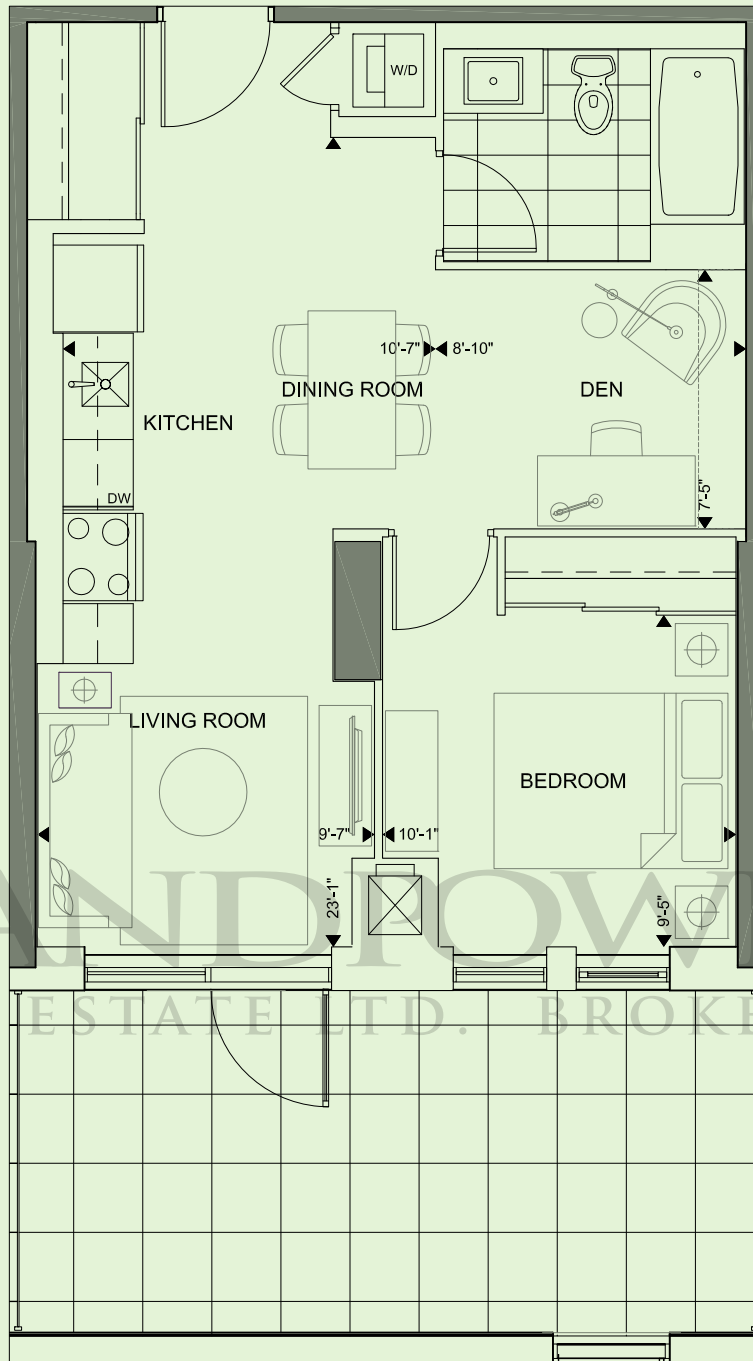


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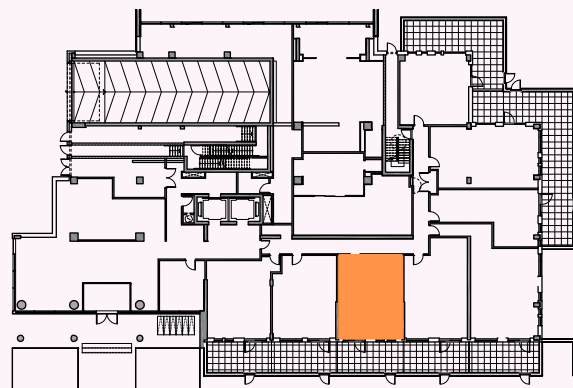
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soul 30

one bed + den
586 sq.ft.



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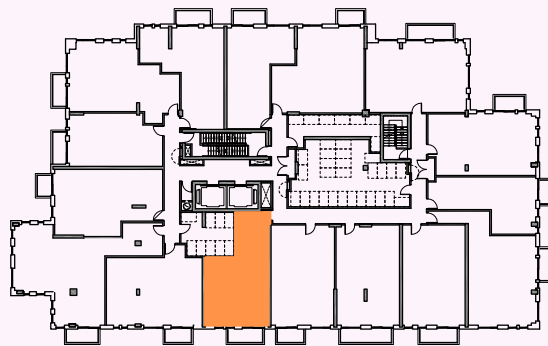
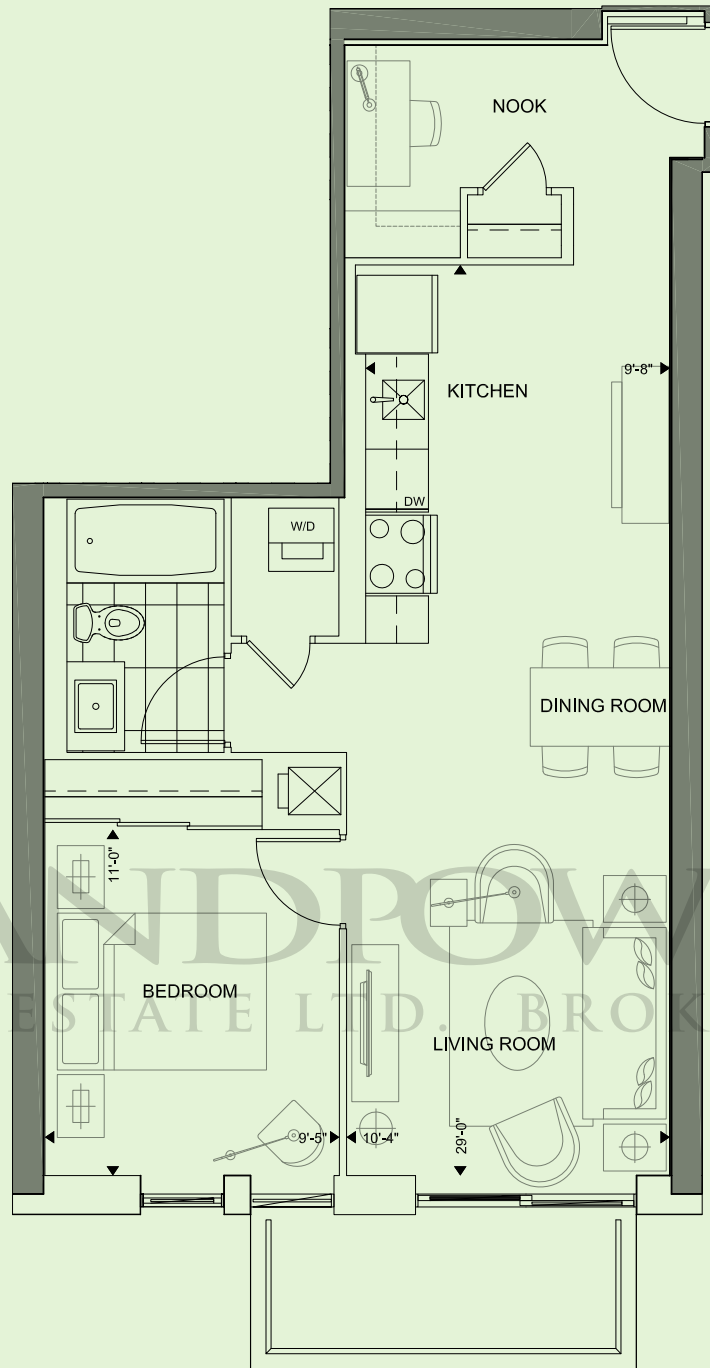


floor 1



the spirit of living

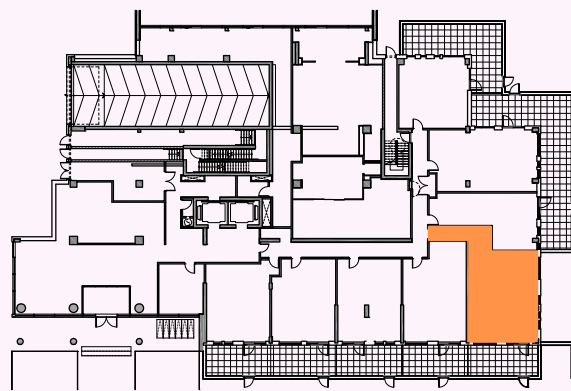
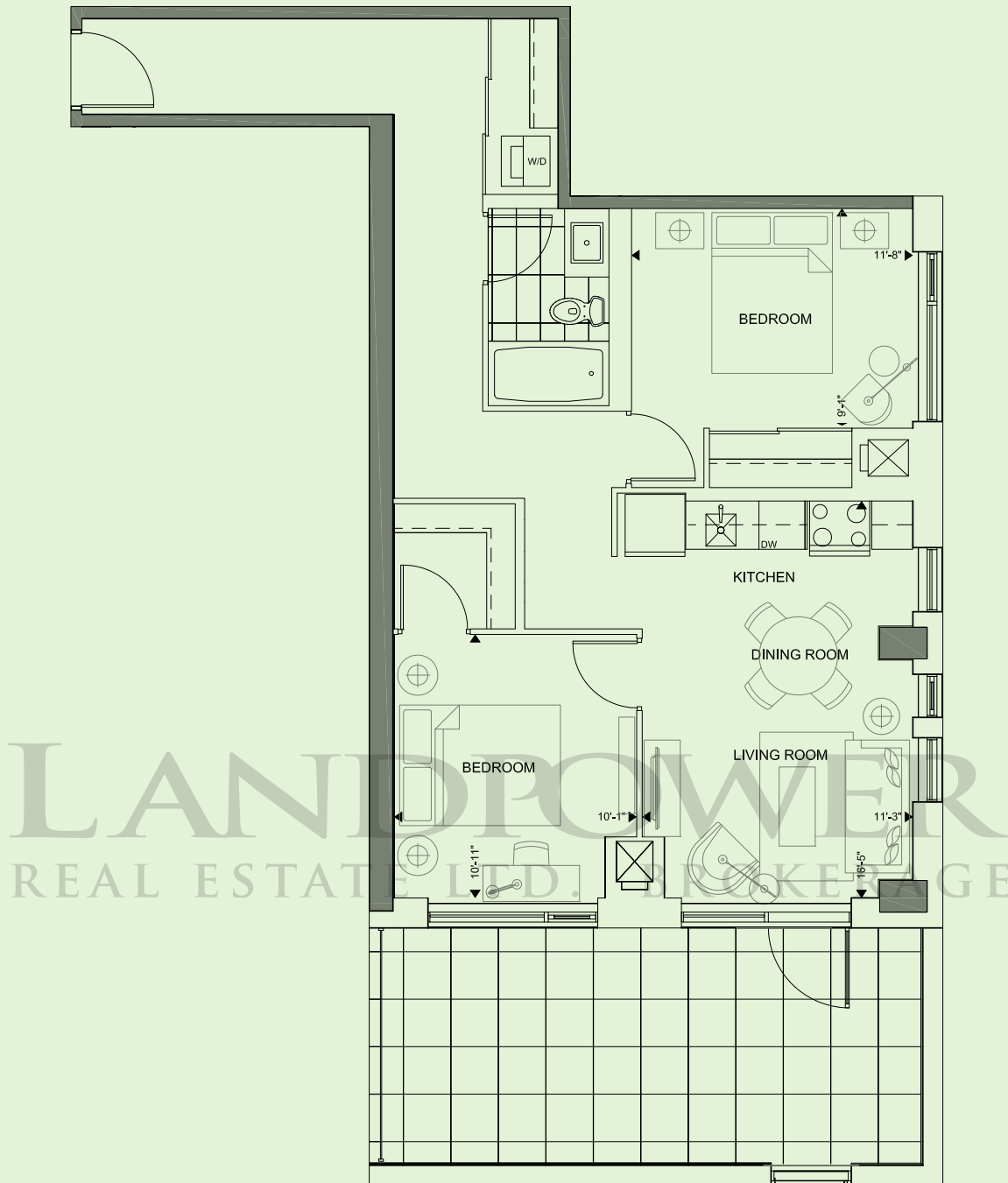
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floor 2

soul 32

two bed
811 sq.ft.



floor 1

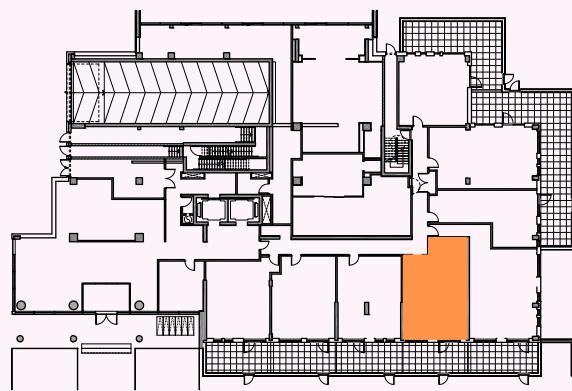
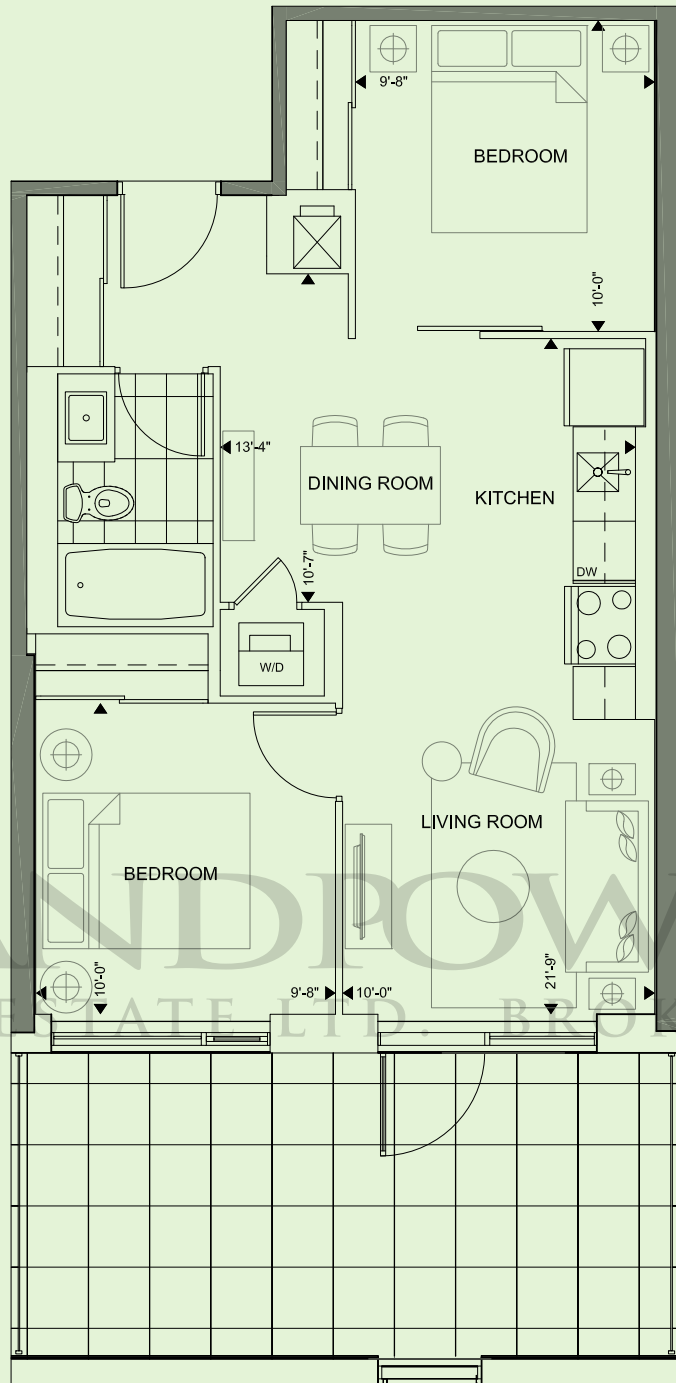


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soul 33

two bed
656 sq.ft.



floor 1

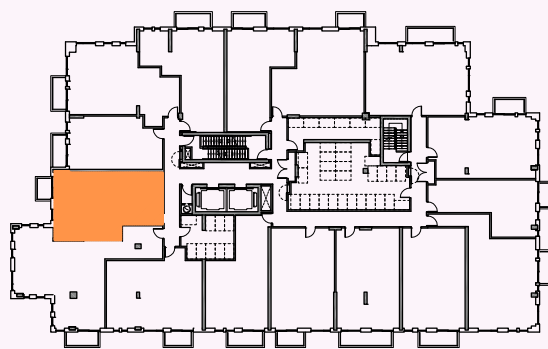
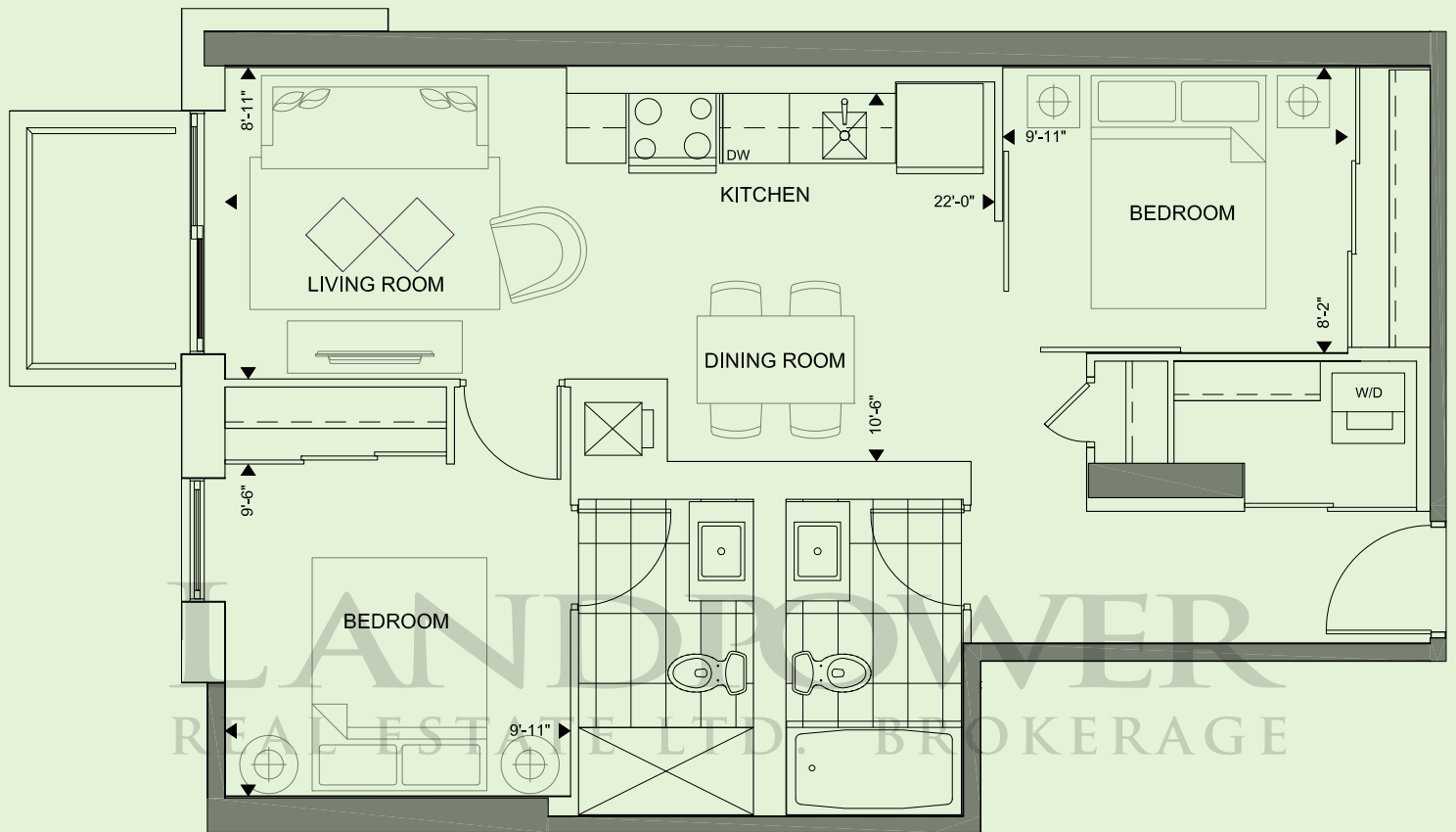


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soul 34

two bed
739 sq.ft.



floor 2

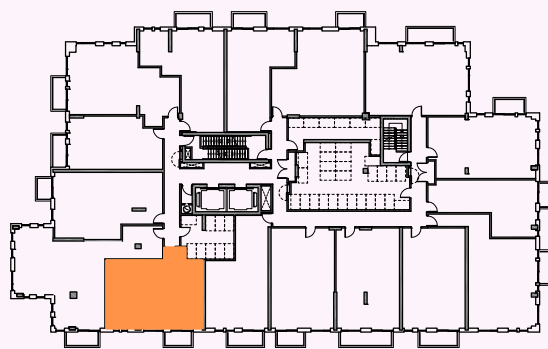
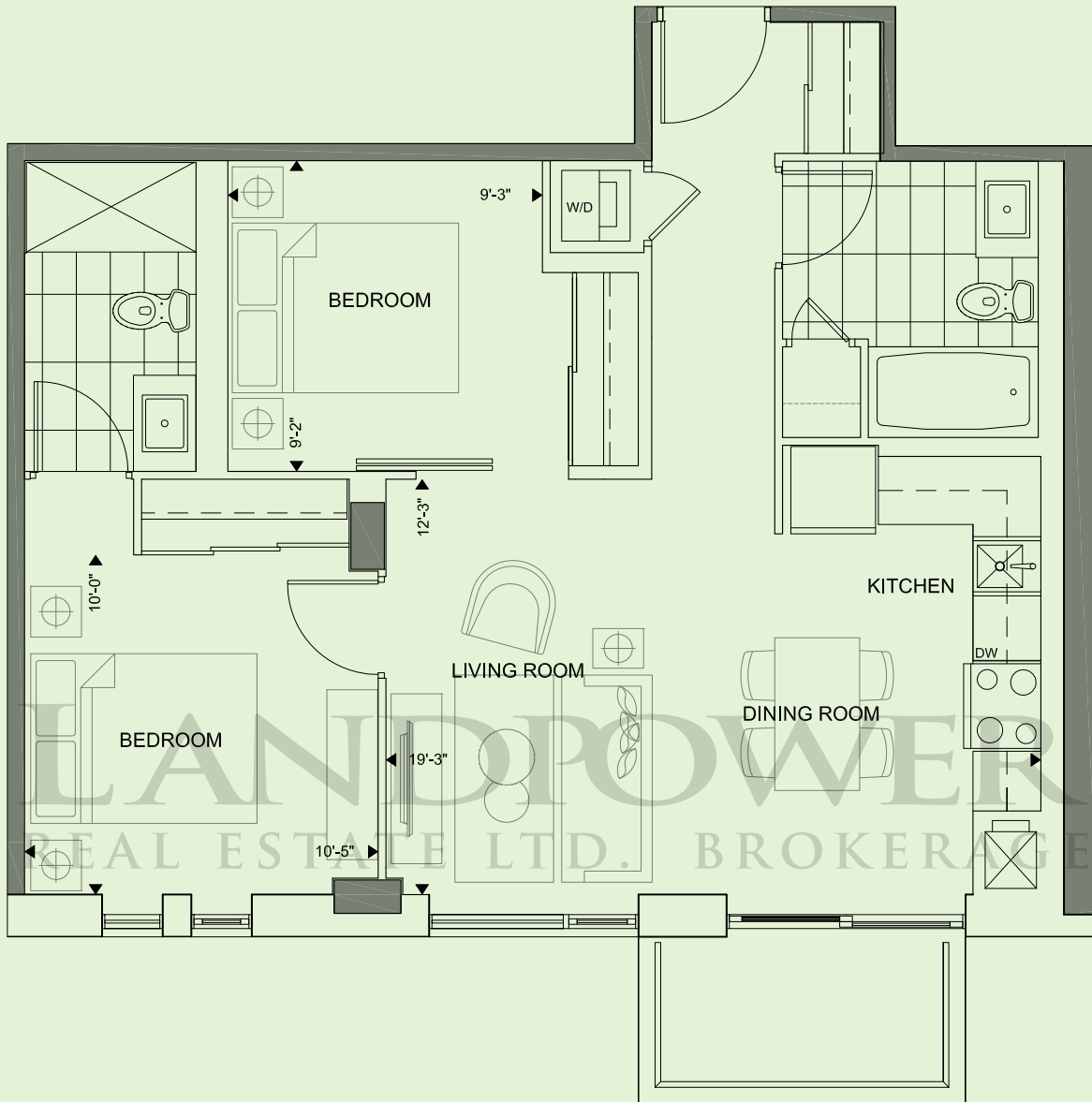


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soul 35

two bed
758 sq.ft.



floor 2

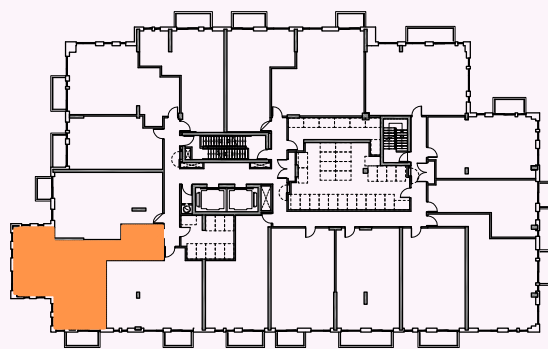
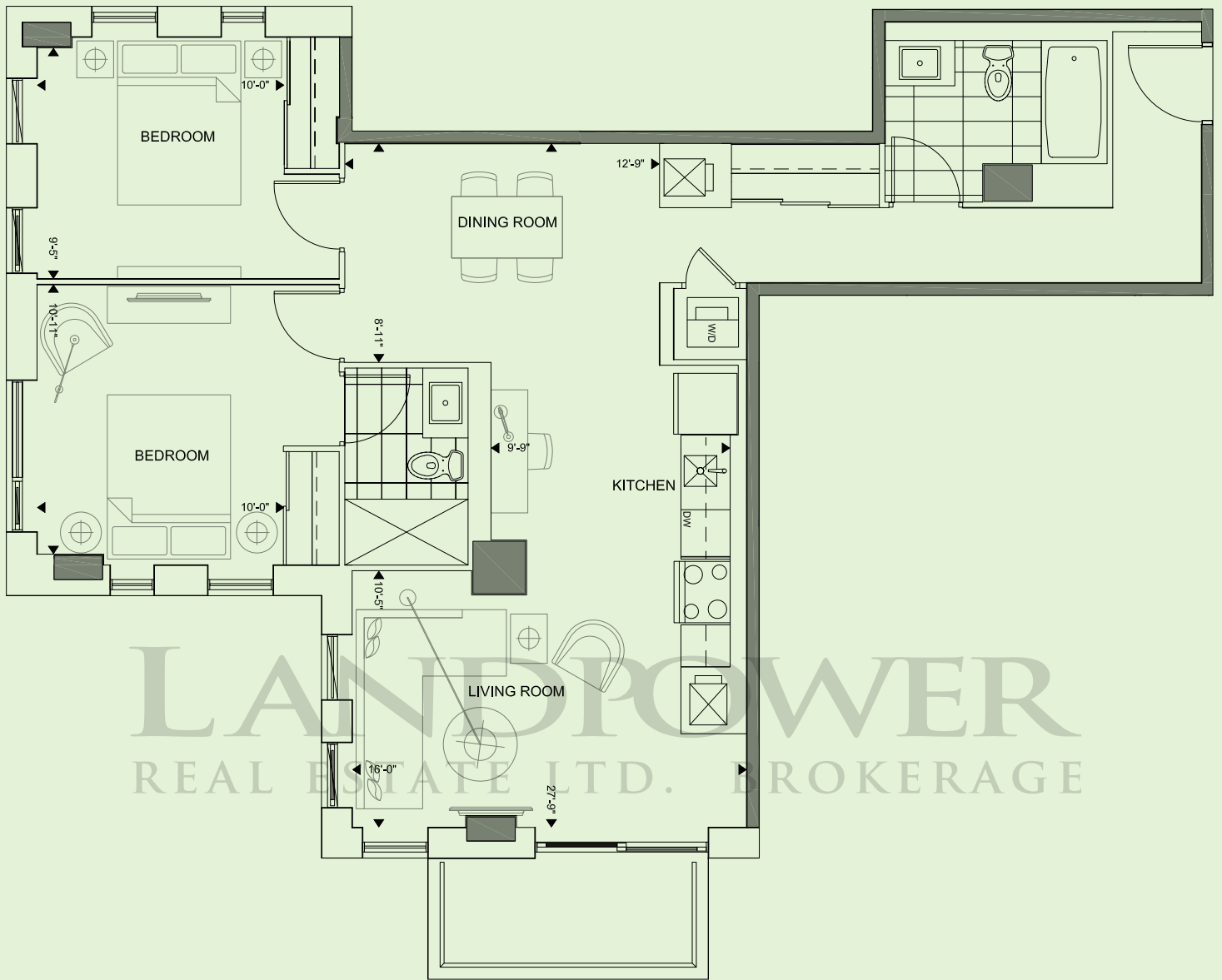


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soul 36

two bed
1006 sq.ft.



floor 2



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