

BROKER PREVIEW PRICING

Interior (sq.ft.)	Exterior (sq.ft.)	View	Floors	Opening Price (from)	YOUR PRICING (from)
Junior 1 Bedroom					
444	78,88 Balcony / 92 Terrace	North	2-7	\$242,900	\$239,900
1 Bedroom					
510	82,97 Balcony	North	2-5	\$278,900	\$275,900
522	87 Terrace	South	5	\$323,900	\$320,900
562	87 Terrace	South	5	\$343,900	\$340,900
609	153 Terrace	South	2	\$353,900	\$350,900
614	93,113 Balcony / 113 Terrace	South	2, 3, 4	\$343,900	\$340,900
617	59 Balcony	South	3, 4	\$359,900	\$356,900
702	220 Terrace	North East	7	\$437,900	\$433,900
1 Bedroom + Den					
636	107 Balcony	North	6	\$375,900	\$371,900
647	105 Balcony	South	3, 4	\$389,900	\$385,900
649	149 Terrace	North	7	\$404,900	\$400,900
652	102,107 Balcony	North	6	\$382,900	\$378,900
654	56 Balcony	North West	2-5	\$355,900	\$351,900
662	44,52 Balcony	South	3, 4	\$386,900	\$382,900
694	107 Terrace	South	5	\$414,900	\$410,900
708	48 Balcony	North	2-5	\$375,900	\$371,900
724	48 Balcony	North	2-5	\$384,900	\$380,900
770	94 Terrace	South	7	\$484,900	\$480,900
2 Bedroom					
699	301 Terrace	South	7	\$446,400	\$440,900
749	170 Terrace	North	7	\$453,400	\$447,900
754	56 Balcony / 142,157 Terrace	South	2-4	\$426,400	\$420,900
768	47 Terrace	South	5	\$462,400	\$456,900
824	111 Terrace	North	7	\$487,400	\$481,900
836	109 Balcony / 145 Terrace	South West	2-4	\$467,400	\$461,900
852	86 Balcony	North East	3, 5	\$485,400	\$479,900
866	51 Balcony / 55 Terrace	North East	2, 4, 6	\$468,400	\$462,900
931	124 Terrace	South East	5	\$546,400	\$540,900
2 Bedroom + Den					
848	191 Terrace	South	7	\$522,400	\$516,900
930	262 Terrace	South	2	\$522,400	\$516,900
953	117 Terrace	South	2	\$520,400	\$514,900
1,005	188,195 Terrace	North West	6, 7	\$600,400	\$594,900
1,015	395 Terrace	South East	6	\$627,400	\$621,900
1,019	59 Balcony / 167 terrace	South East	2, 3, 4	\$567,400	\$561,900

ALL SUITE PRICING INCLUDES HST

Brokers Protected with Personal Introduction

PRESENTATION CENTRE
 Monday - Wednesday 12-6 pm
 Sat - Sun 12-5 pm
thenestcondos.com 416.223.0003
 email thenest@rockportgroup.net

Spring 2016 Occupancy

Deposit Structure
 - \$5,000 with agreement
 - Balance to 5% in 30 days
 - 5% in 60 days
 - 5% in 180 days

Maintenance Fees

53¢ per sq.ft.
Includes: use of amenities, exec concierge
Does not include: utilities, cable, telephone

Parking \$35,000
Locker \$3,500

BROKER PREVIEW PRICING
THE PENTHOUSE COLLECTION

Suite #	Interior (sq.ft.)	Exterior (sq.ft.)	Bedrooms	View	Opening Price (from)	YOUR PRICING (from)
Lower Penthouses (* 2 Storey Penthouse)						
PH 811	615	83 Terrace	1 Bedroom	North	\$398,900	\$391,900
PH 810	672	83 Terrace	1 Bedroom	North West	\$433,900	\$426,900
PH 801	695	195 Terrace	2 Bedroom	North	\$449,900	\$442,900
PH 802	774	340 Terrace	2 Bedroom	North	\$500,900	\$493,900
PH 803	921	104 Terrace	2 Bedroom	North	\$589,900	\$582,900
PH 806	933	374 Terrace	2 Bedroom	South	\$609,900	\$602,900
PH 809*	996	235 Terrace	2 Bedroom + Den	South West	\$659,900	\$652,900
PH 807*	1,025	145 Terrace	2 Bedroom + Den	South	\$665,900	\$658,900
PH 804	1,035	306 Terrace	2 Bedroom + Den	North East	\$670,900	\$663,900
PH 808*	1,099	341 Terrace	2 Bedroom + Den	South	\$714,900	\$707,900
PH 805*	1,182	299 Terrace	2 Bedroom + Den	South East	\$775,900	\$768,900
Upper Penthouses						
PH 903	767	216 Terrace	2 Bedroom	North	\$509,900	\$502,900
PH 905	894	238 Terrace	2 Bedroom + Den	South	\$589,900	\$582,900
PH 904	933	236 Terrace	2 Bedroom + Den	South	\$615,900	\$608,900
Sky Penthouses (** Rooftop Terrace)						
PH 906**	923	567 Terrace	2 Bedroom	North West	\$620,900	\$613,900
PH 901**	934	471 Terrace	2 Bedroom	North	\$615,900	\$608,900
PH 902**	1,103	540 Terrace	2 Bedroom + Den	North	\$719,900	\$712,900

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NOTE: The Penthouse Collection offers 10 foot ceiling heights

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Maintenance Fees

53¢ per sq.ft.

*Includes: use of amenities, exec concierge
Does not include: utilities, cable, telephone*

Parking \$35,000
Locker \$3,500

Sales Consultants

Susan Bennett Jean White Ted van der Schilden

Floorplans : One Bedroom / One Bedroom plus Den / Two Bedroom / Two Bedroom plus Den

Lofts range in size from 444 sq.ft. to 1,019 sq.ft.

One Bedroom	Interior	Exterior
201 218 301 320 401 420 501 520 601 615 713	444 sq.ft.	88 sq.ft.
217 319 419 519	510 sq.ft.	82 sq.ft.
516	522 sq.ft.	87 sq.ft.
509	555 sq.ft.	107 sq.ft.
514 515	562 sq.ft.	87 sq.ft.
209	609 sq.ft.	153 sq.ft.
214 316 416	614 sq.ft.	113 sq.ft.
309 409	617 sq.ft.	59 sq.ft.
705	†702 sq.ft.	220 sq.ft.

One Bedroom + Den	Interior	Exterior
602 605	636 sq.ft.	107 sq.ft.
711	644 sq.ft.	222 sq.ft.
701	649 sq.ft.	149 sq.ft.
603 604 606	652 sq.ft.	107 sq.ft.
216 318 418 518	654 sq.ft.	56 sq.ft.
314 315 414 415	662 sq.ft.	44 sq.ft.
510 511	694 sq.ft.	107 sq.ft.
202 205 302 305 402 405 502 505	708 sq.ft.	48 sq.ft.
203 204 206 303 304 306 403 404 406 503 504 506	724 sq.ft.	48 sq.ft.
707	770 sq.ft.	94 sq.ft.

† One bedroom loft with study

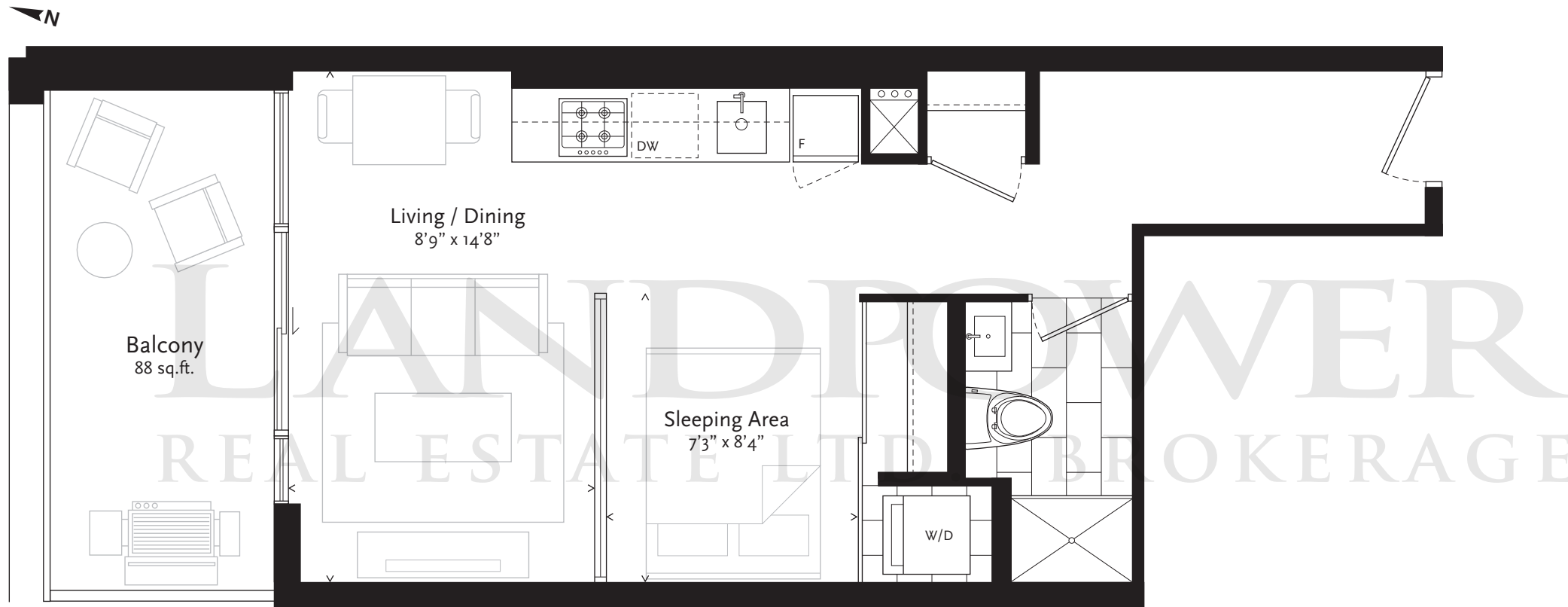
Two Bedroom	Interior	Exterior
710	699 sq.ft.	301 sq.ft.
704	749 sq.ft.	170 sq.ft.
212 310 311 312 313 410 411 412 413	754 sq.ft.	56 sq.ft.
517	†761 sq.ft.	109 sq.ft.
512 513	768 sq.ft.	47 sq.ft.
611	786 sq.ft.	236 sq.ft.
706	805 sq.ft.	160 sq.ft.
612	822 sq.ft.	44 sq.ft.
702 703	†824 sq.ft.	111 sq.ft.
709	826 sq.ft.	194 sq.ft.
215 317 417	†836 sq.ft.	109 sq.ft.
609 610	836 sq.ft.	247 sq.ft.
307 507	852 sq.ft.	86 sq.ft.
207 407 607	866 sq.ft.	51 sq.ft.
613	910 sq.ft.	211 sq.ft.
508	931 sq.ft.	124 sq.ft.

Two Bedroom + Den	Interior	Exterior
708	848 sq.ft.	191 sq.ft.
211	930 sq.ft.	262 sq.ft.
213	953 sq.ft.	117 sq.ft.
614 712	1,005 sq.ft.	195 sq.ft.
608	1,015 sq.ft.	395 sq.ft.
208 308 408	1,019 sq.ft.	59 sq.ft.

† Two bedroom loft with study

Jr. One Bedroom
 444 sq.ft.
 plus 88 sq.ft. balcony

301 - 77 sq.ft. balcony
 713 - 92 sq.ft. terrace



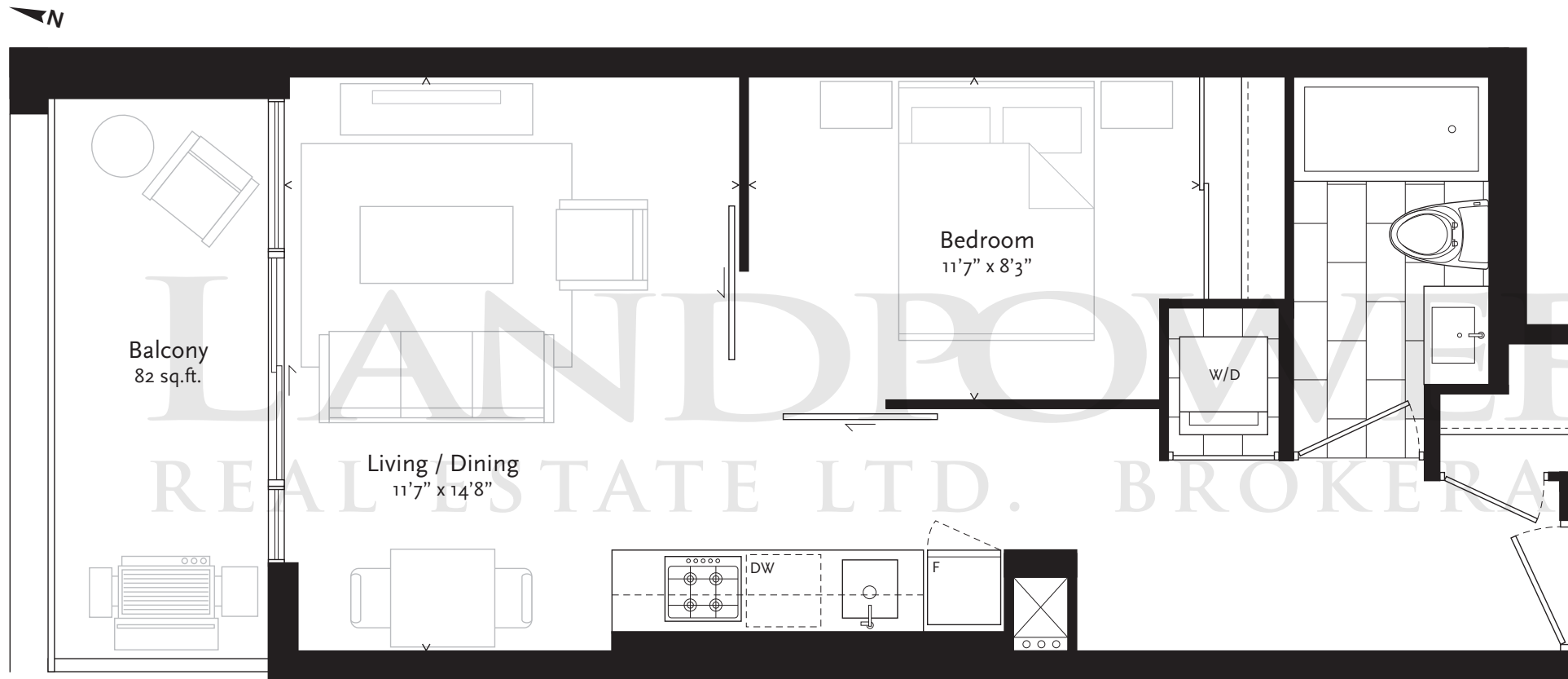
201, 301, 401, 501, 601 Shown
 Others Mirrored

201 | 218 | 301 | 320 | 401 | 420 | 501 | 520 | 601 | 615 | 713



One Bedroom
 510 sq.ft.
 plus 82 sq.ft. balcony

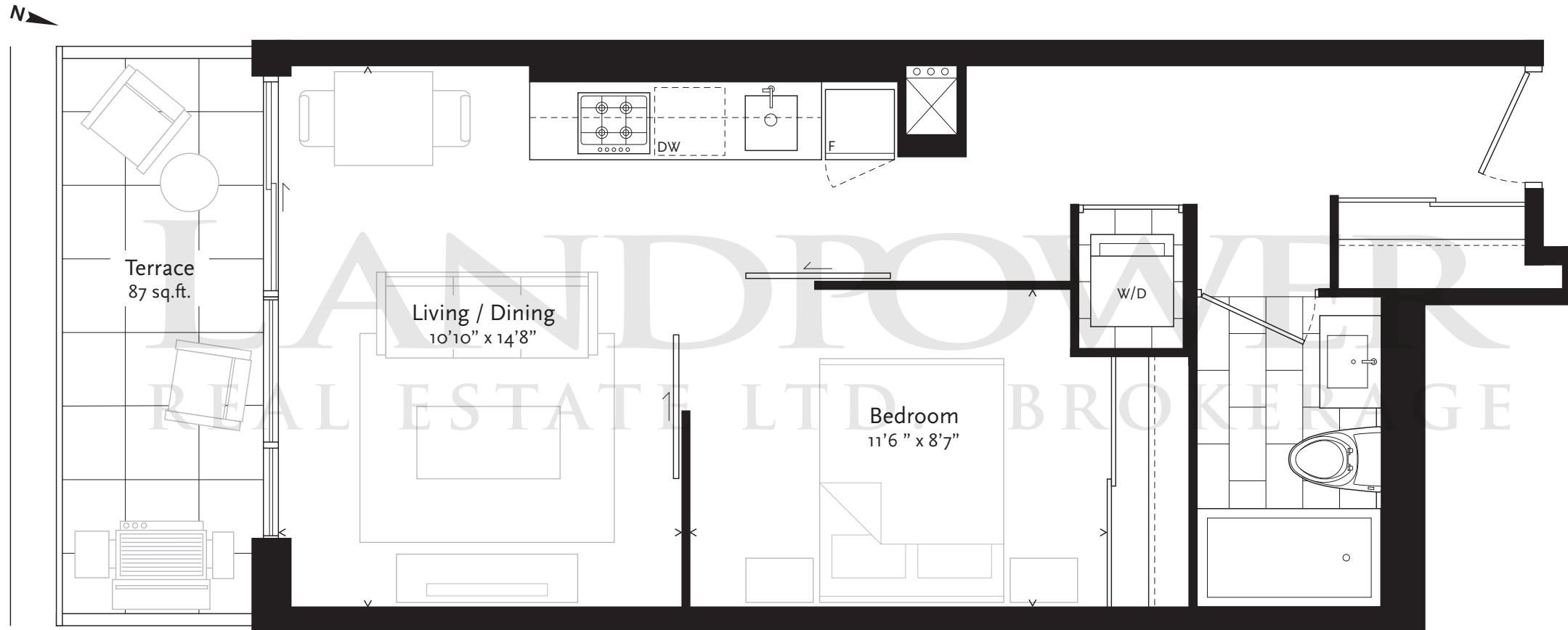
319 - 97 sq.ft. balcony



217 | 319 | 419 | 519



One Bedroom
 522 sq.ft.
 plus 87 sq.ft. terrace

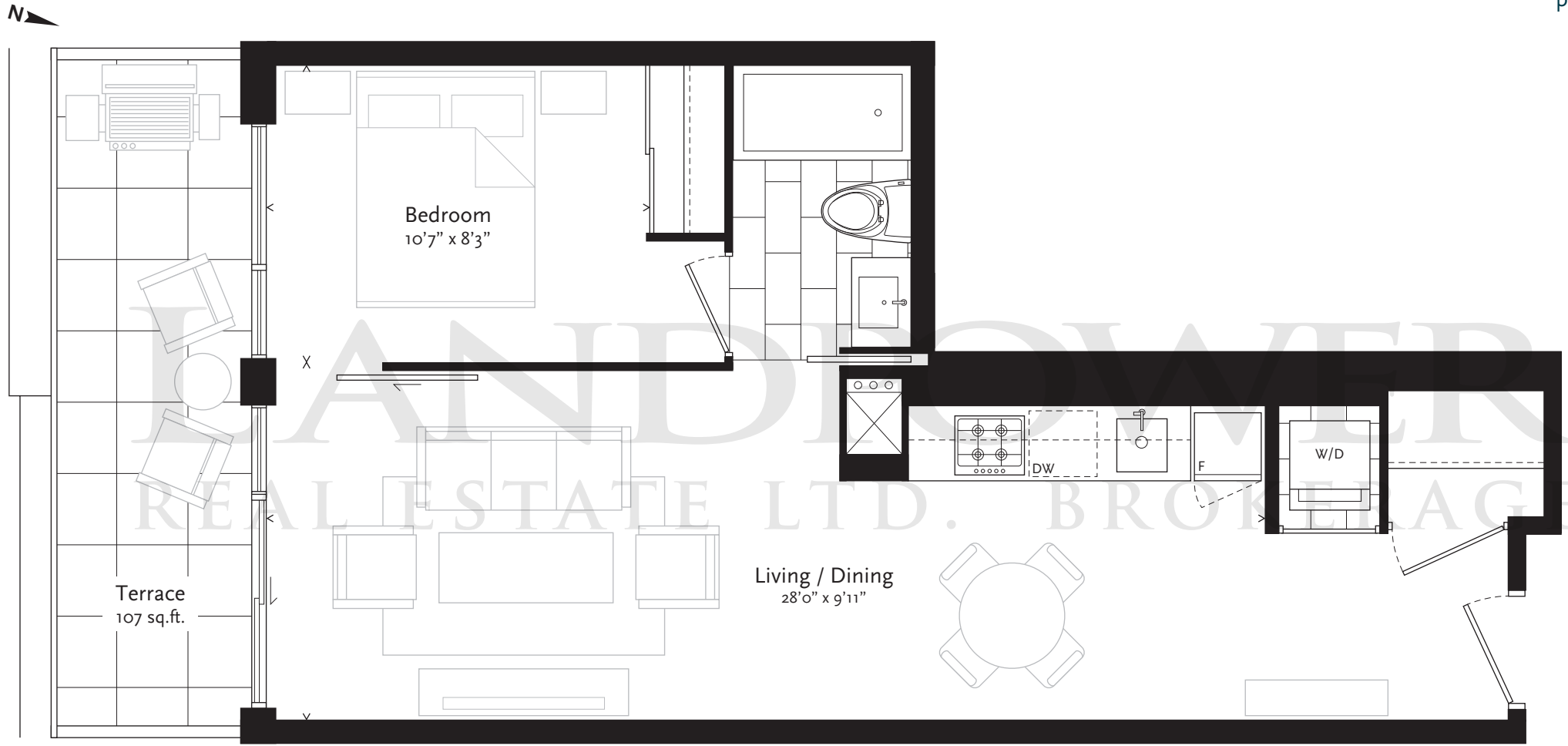


516



Level 5

One Bedroom
 555 sq.ft.
 plus 107 sq.ft. terrace

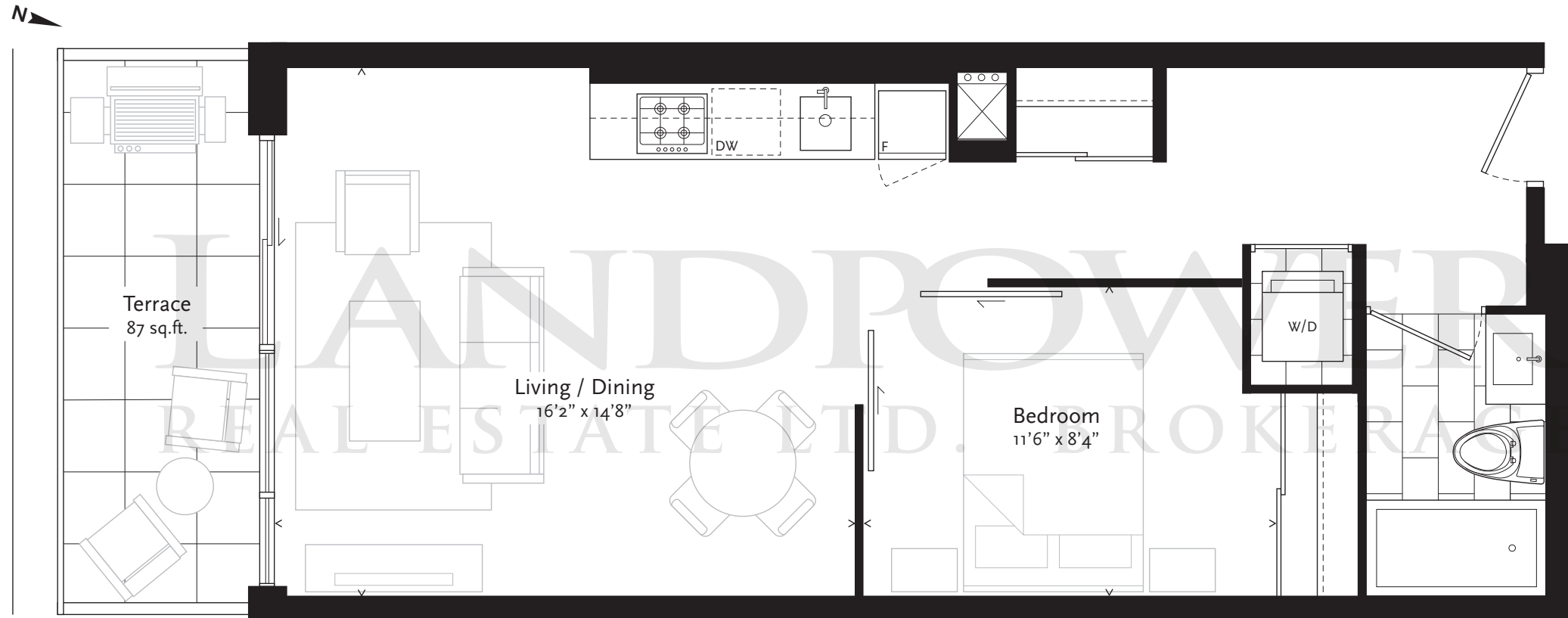


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509



One Bedroom
 562 sq.ft.
 plus 87 sq.ft. terrace

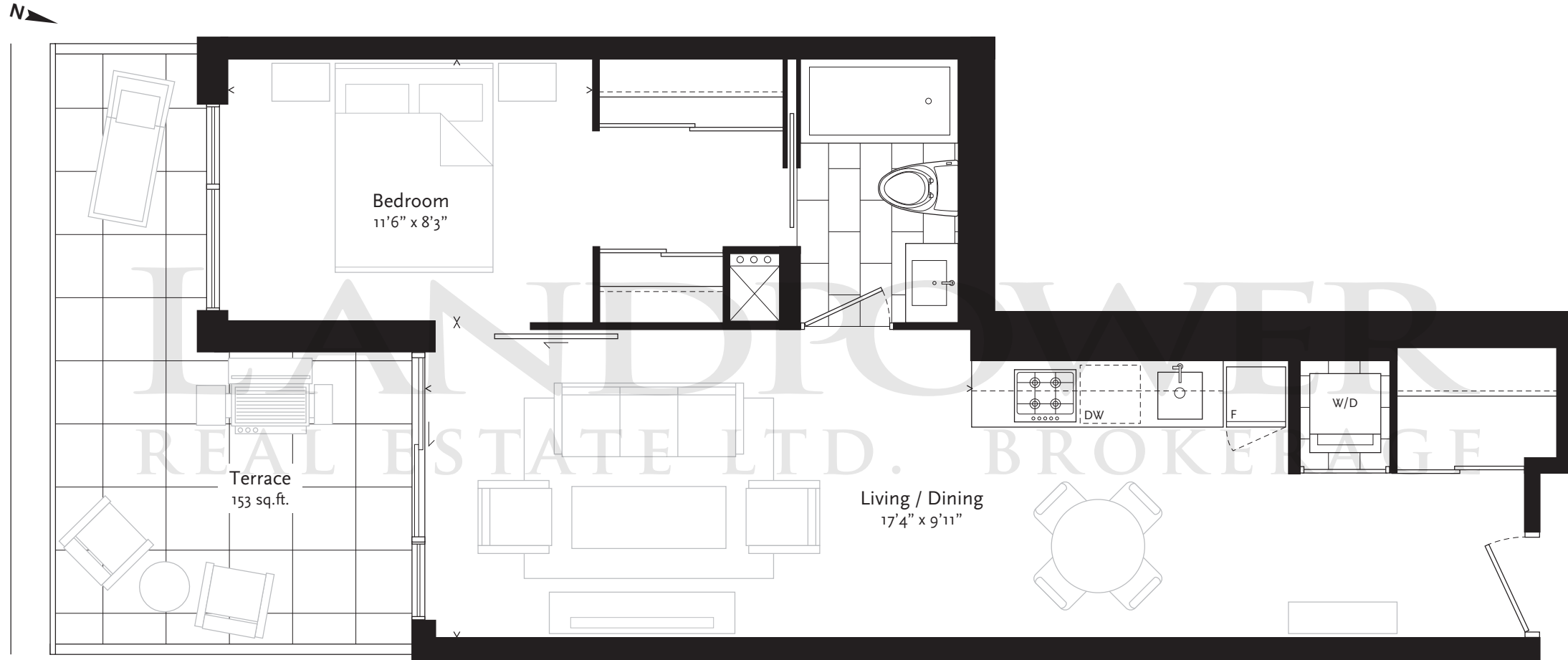


515 Shown
 514 Mirrored

514 | 515



One Bedroom
609 sq.ft.
plus 153 sq.ft. terrace

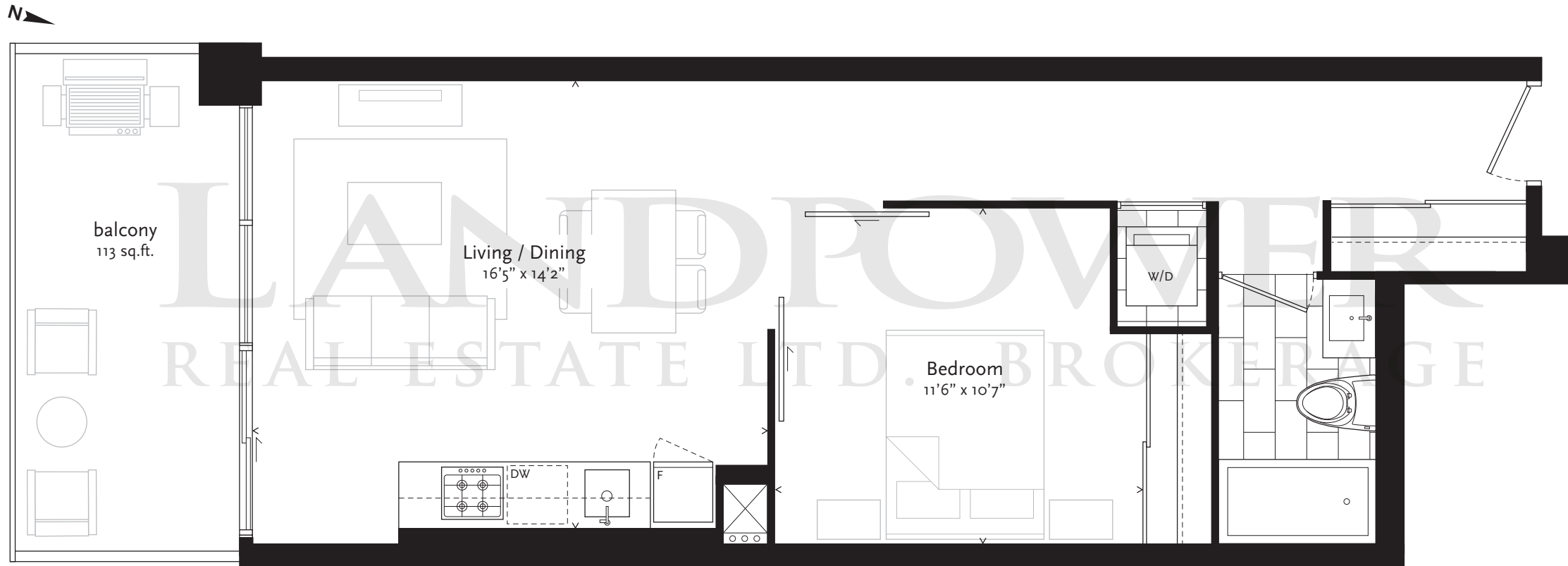


209



One Bedroom
 614 sq.ft.
 plus 113 sq.ft. balcony

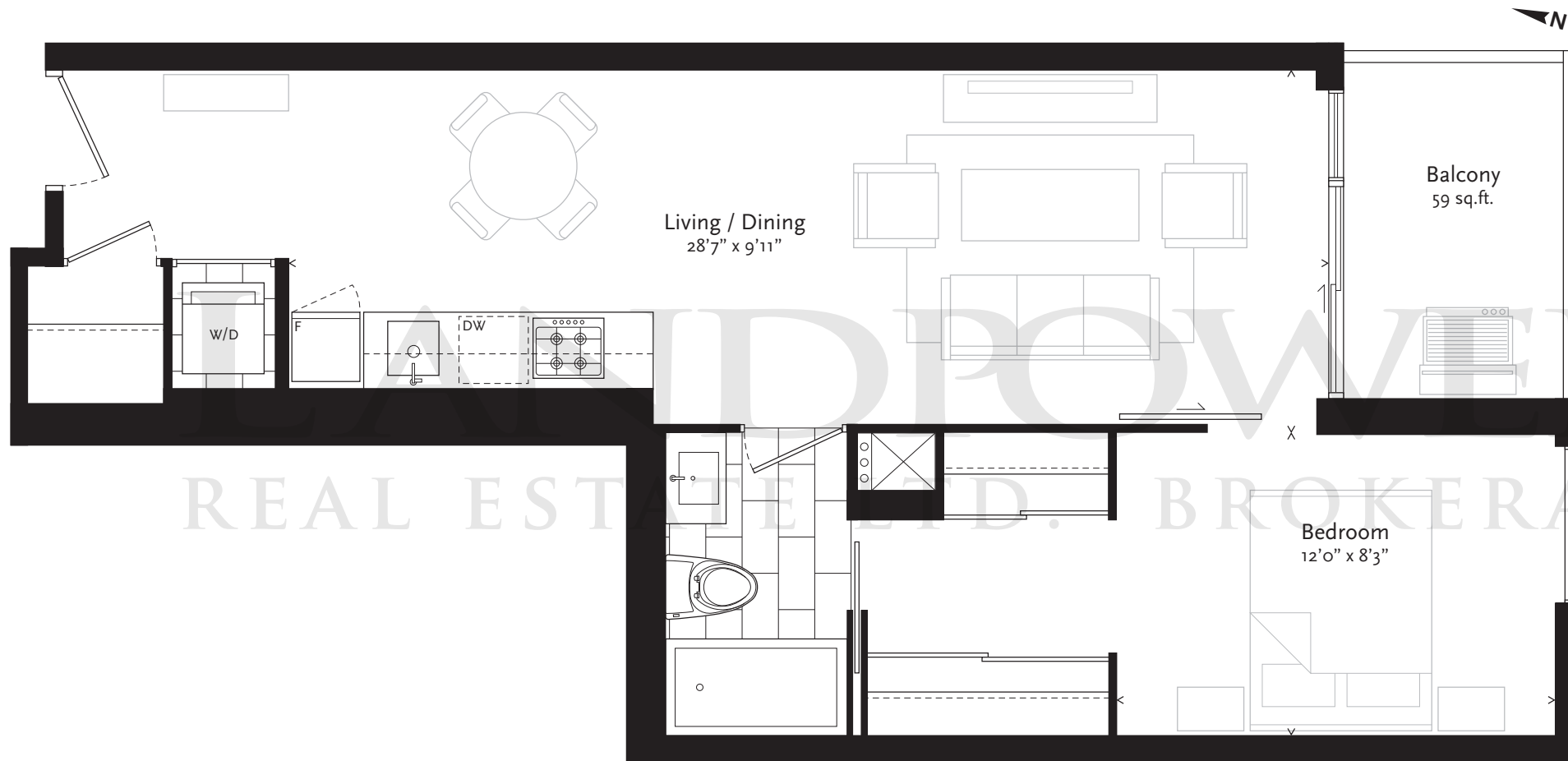
214 - 93 sq.ft. balcony
 416 - 113 sq.ft. terrace



214 | 316 | 416



One Bedroom
 617 sq.ft.
 plus 59 sq.ft. balcony



ANDERSON
 REAL ESTATE
 BROKERAGE

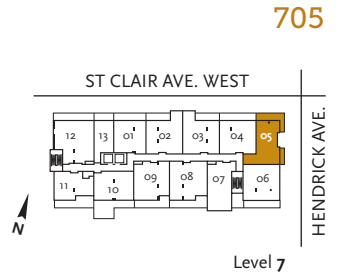
309 | 409



One Bedroom + Study
702 sq.ft.
 plus 220 sq.ft. terraces



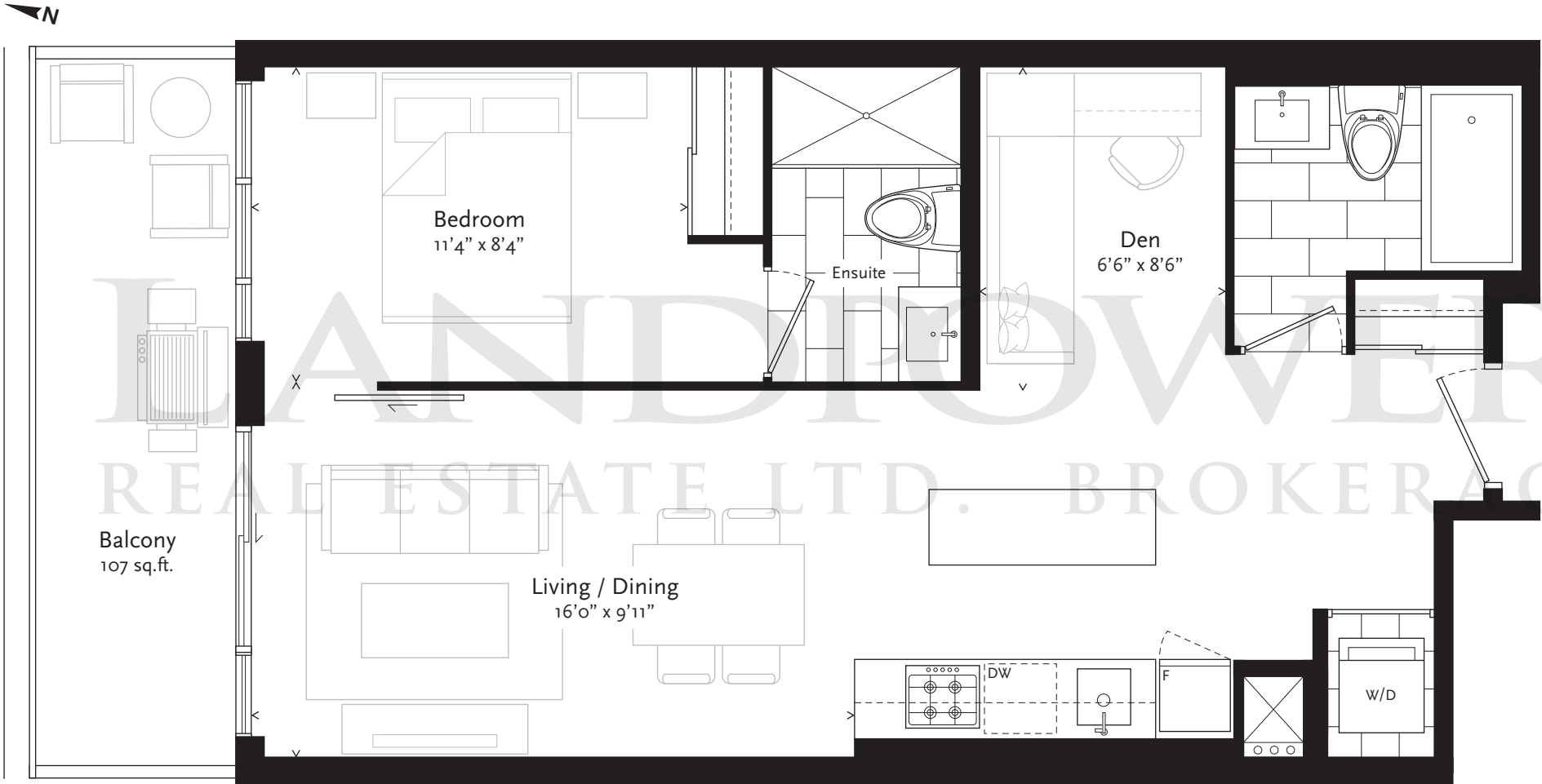
LANNARD POWELL
 REAL ESTATE LTD. BROKERAGE



One Bedroom + Den

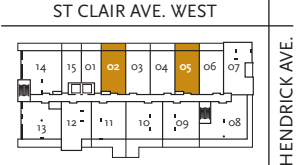
636 sq.ft.

plus 107 sq.ft. balcony



HANDPROVER
REAL ESTATE LTD. BROKERAGE

602 | 605



Level 6

the nest

Residences of Hillcrest Village

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

One Bedroom + Den

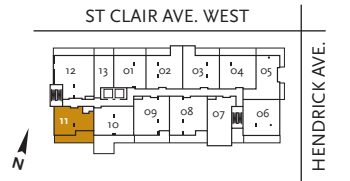
644 sq.ft.

plus 222 sq.ft. terrace



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711

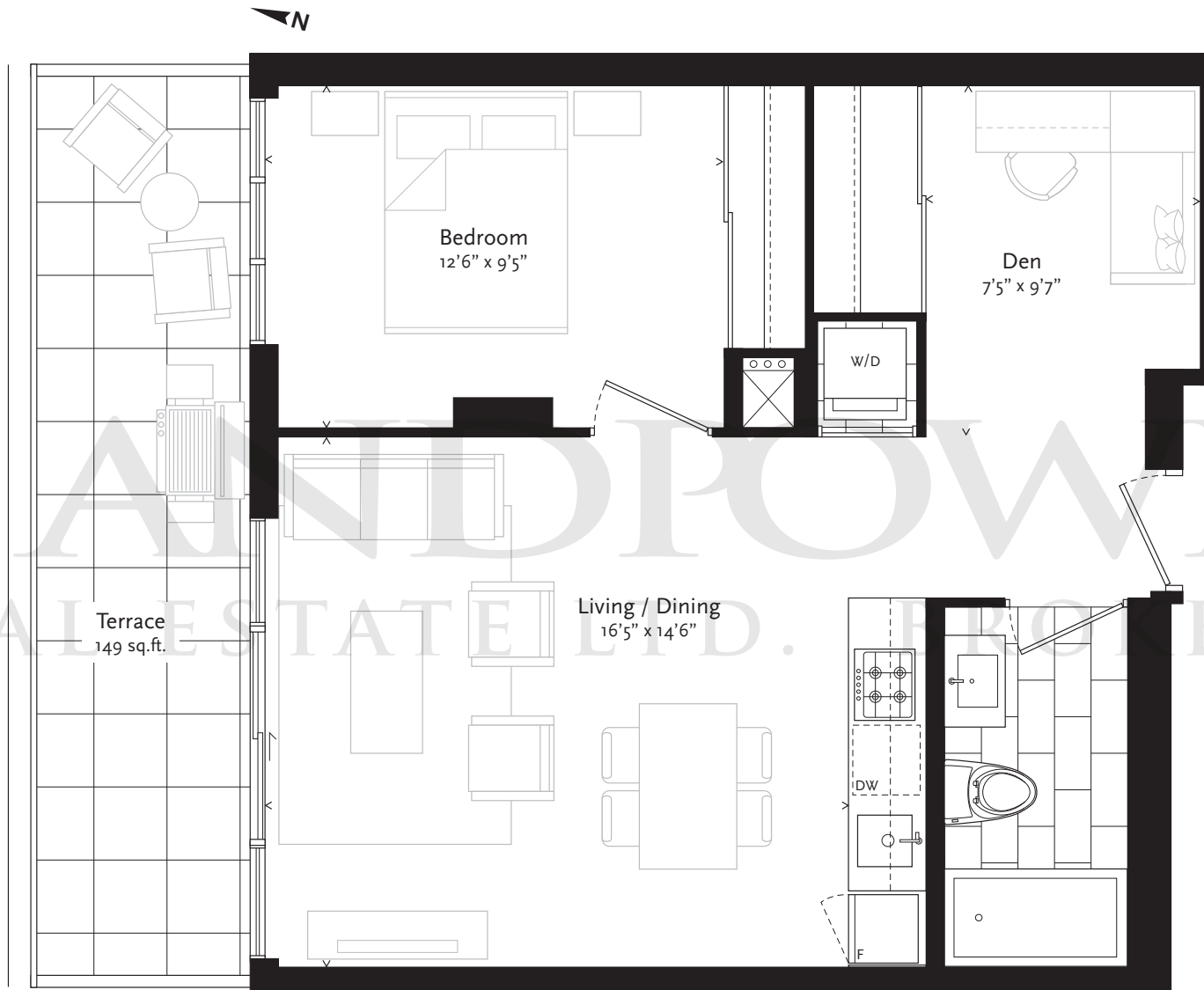


Level 7

One Bedroom + Den

649 sq.ft.

plus 149 sq.ft. terrace



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701



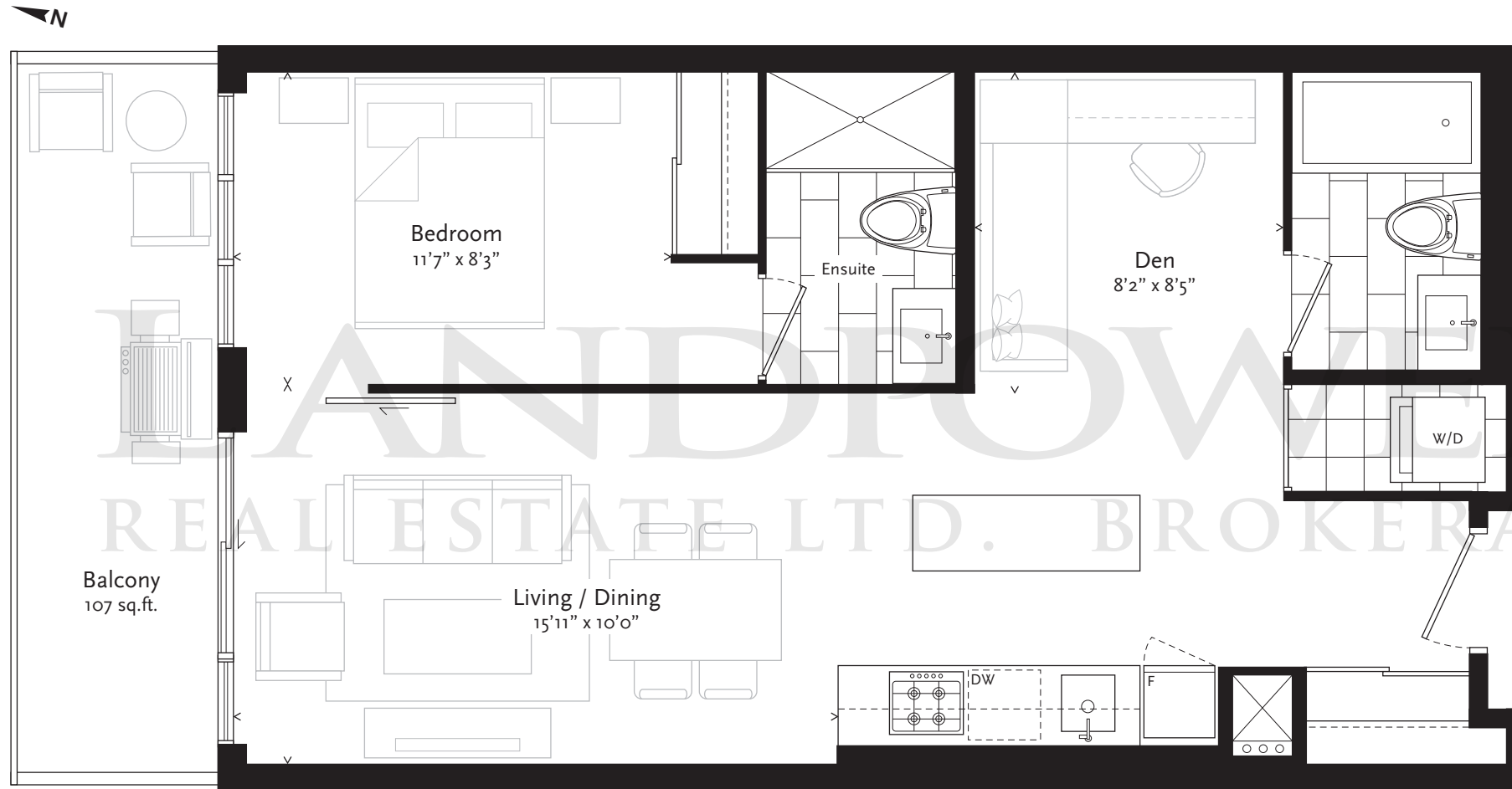
Level 7

One Bedroom + Den

652 sq.ft.

plus 107 sq.ft. balcony

606 - 102 sq.ft. balcony

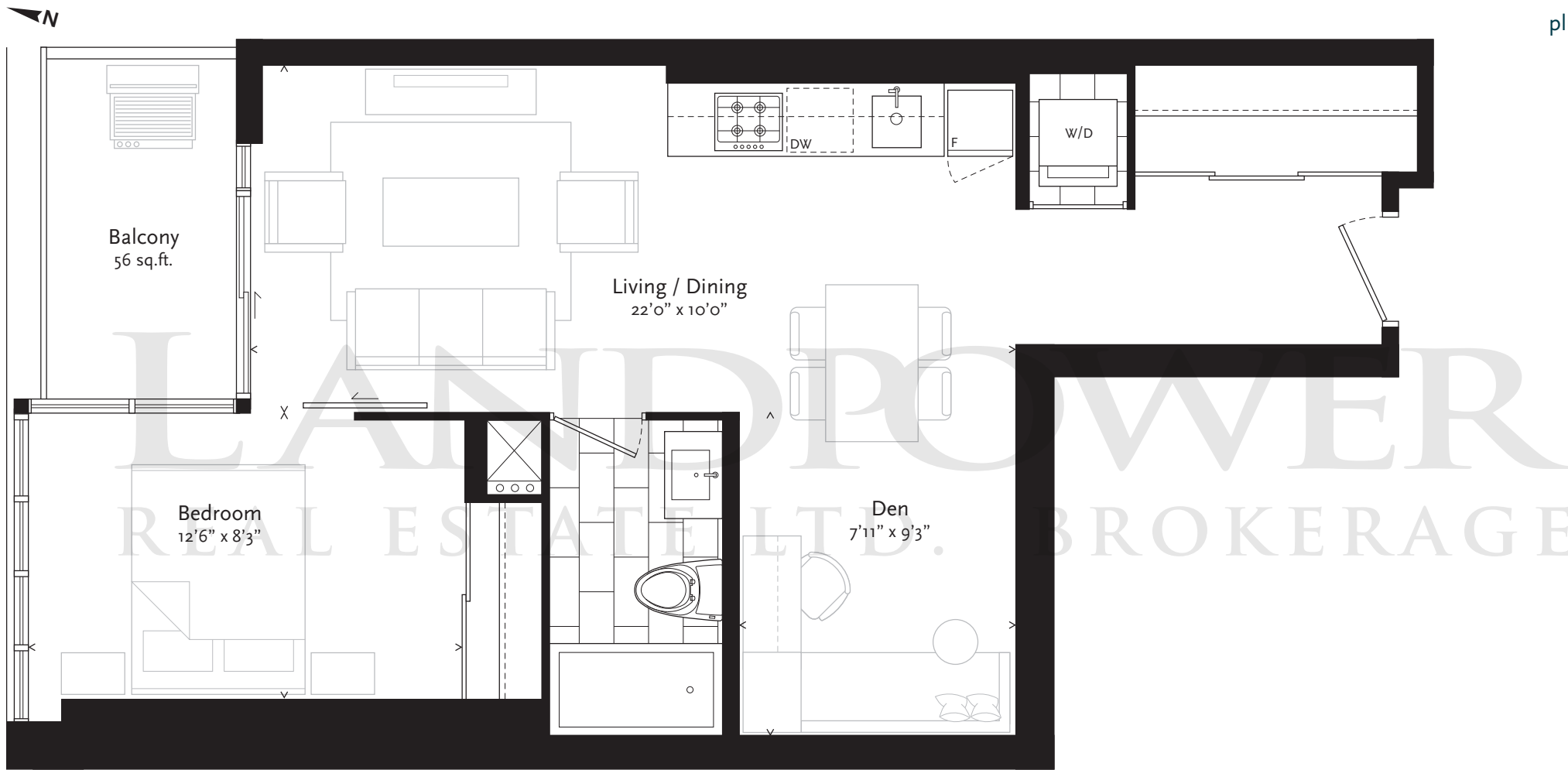


603 Shown
604, 606 Mirrored

603 | 604 | 606



One Bedroom + Den
654 sq.ft.
 plus 56 sq.ft. balcony



216 | 318 | 418 | 518

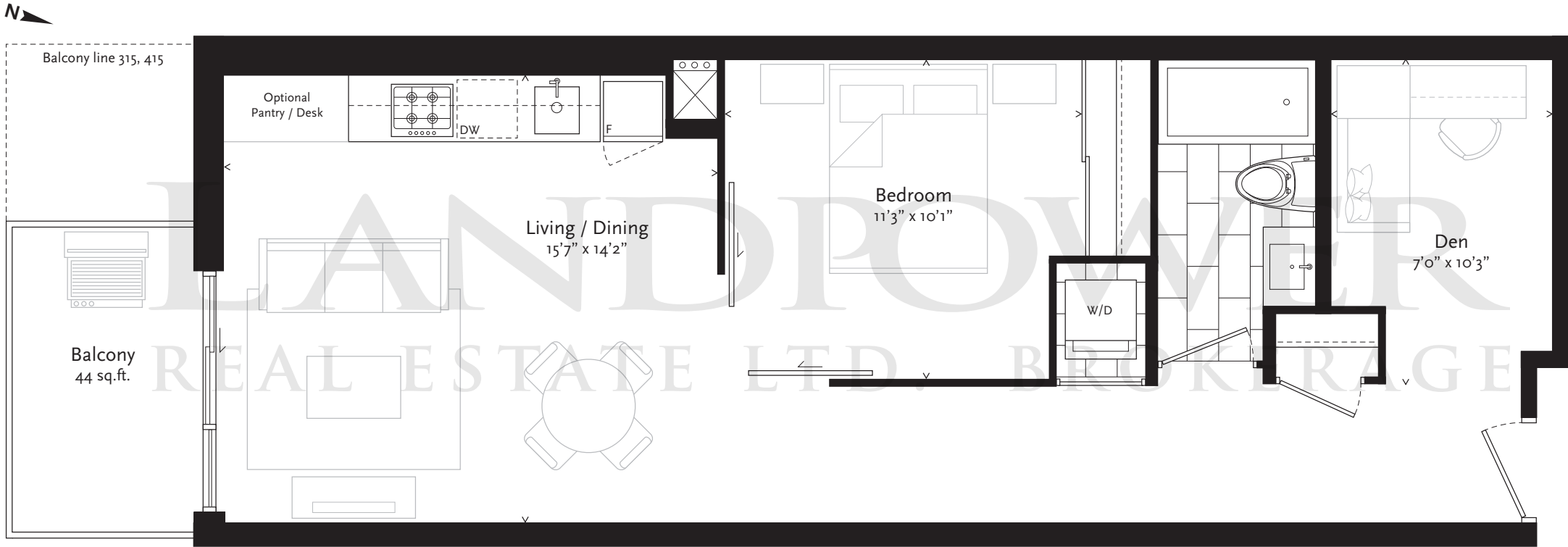


One Bedroom + Den

662 sq.ft.

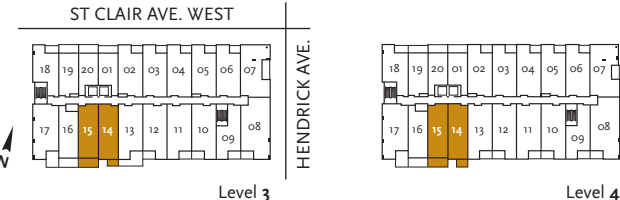
plus 44 sq.ft. balcony

414 - 52 sq.ft. balcony
315, 415 - 647 sq.ft. plus 105 sq.ft. balcony



314 Shown
315, 415 Mirrored

314 | 315 | 414 | 415

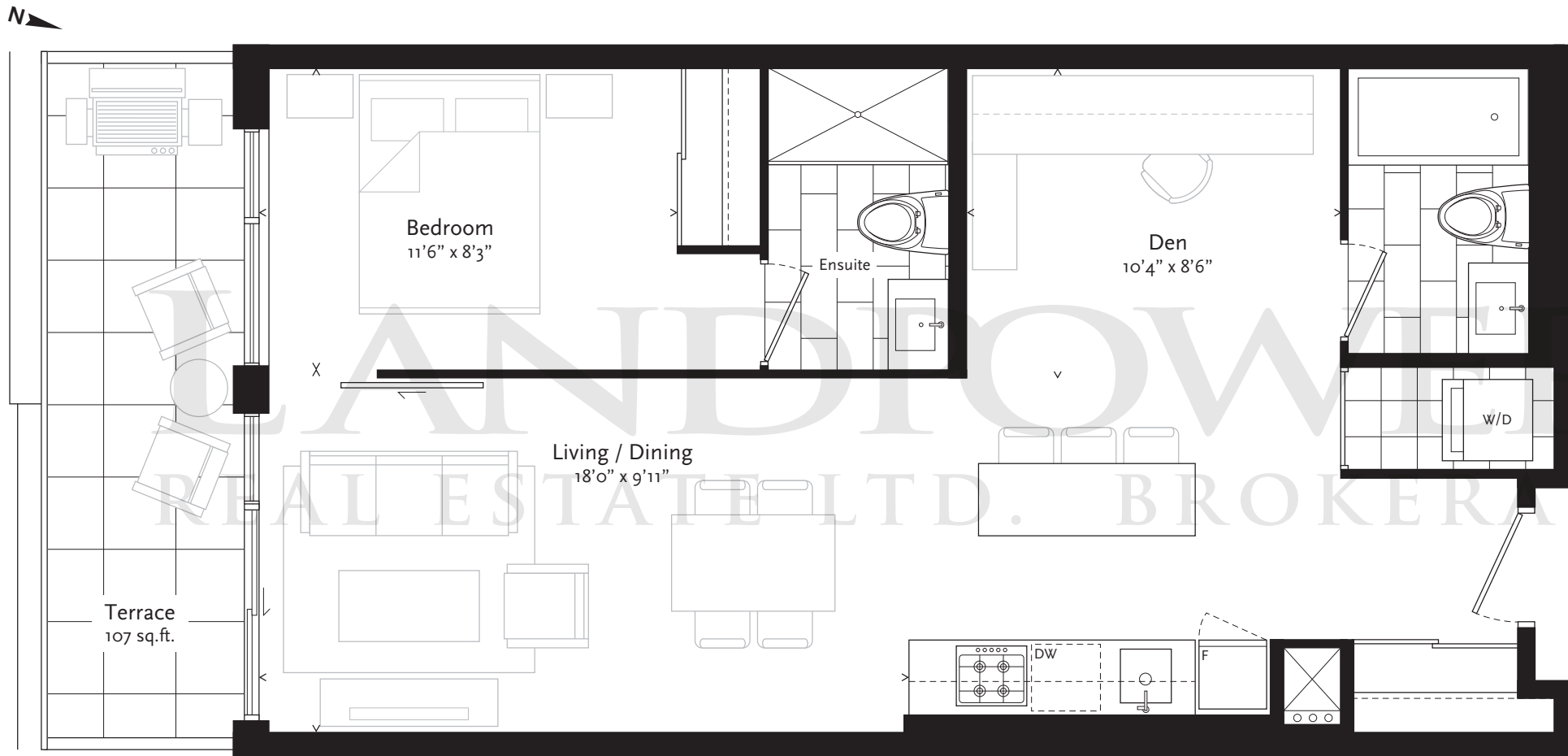


All sizes and specifications are subject to change without notice. E.&O.E.

One Bedroom + Den

694 sq.ft.

plus 107 sq.ft. terrace

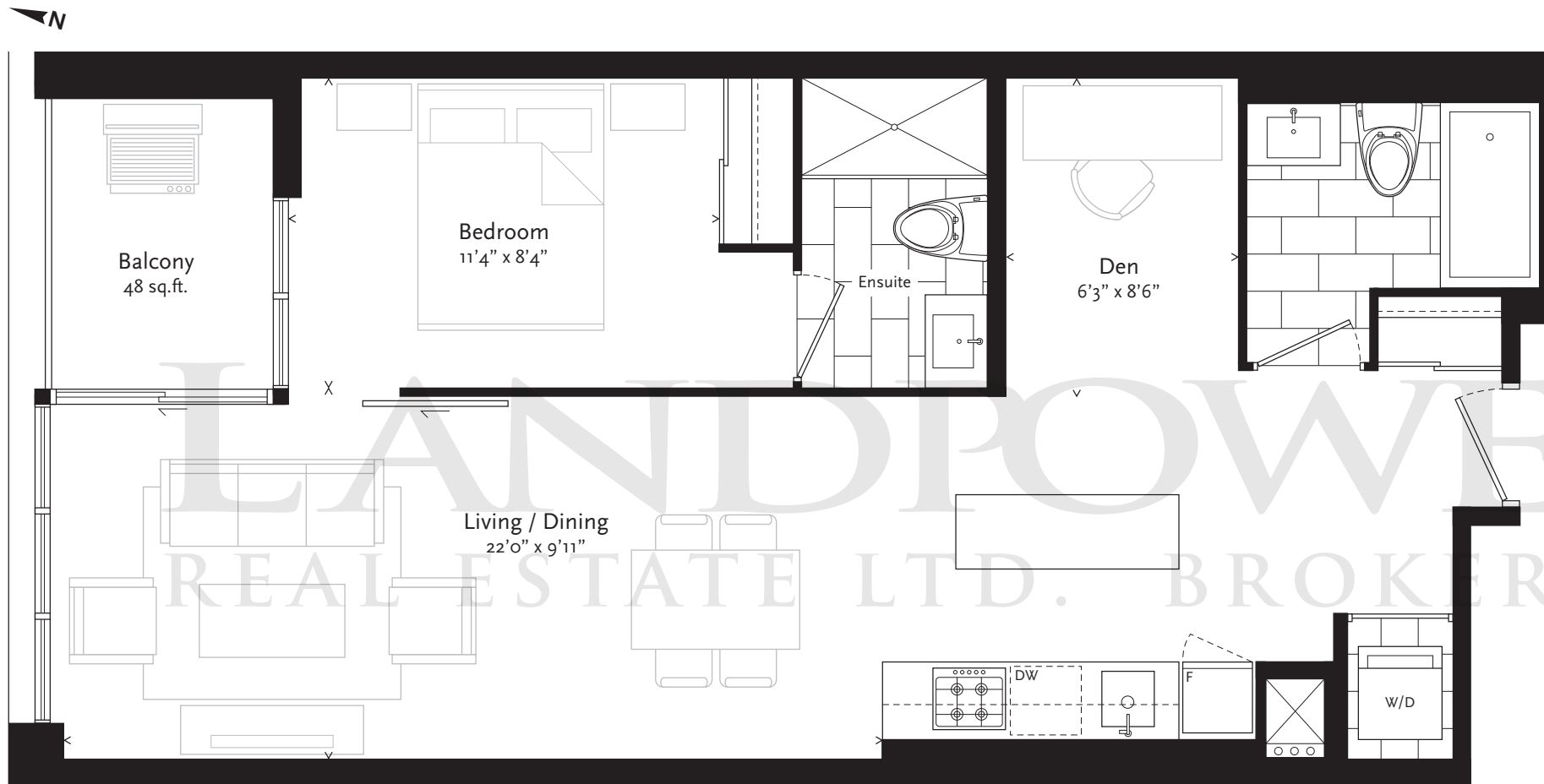


511 Shown
510 Mirrored

510 | 511



One Bedroom + Den
708 sq.ft.
 plus 48 sq.ft. balcony

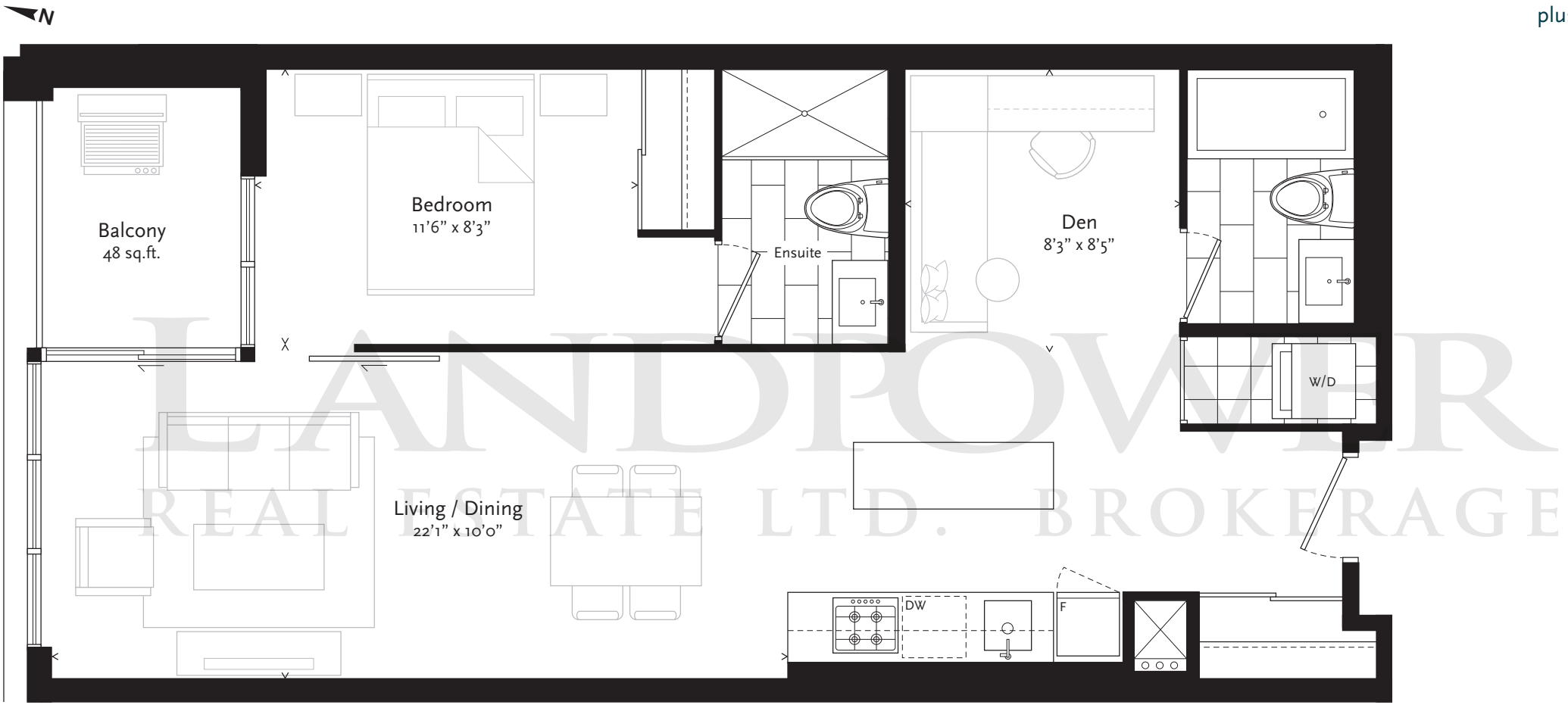


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202 | 205 | 302 | 305 | 402 | 405 | 502 | 505



One Bedroom + Den
724 sq.ft.
 plus 48 sq.ft. balcony



203 | 204 | 206 | 303 | 304 | 306 | 403 | 404 | 406 | 503 | 504 | 506



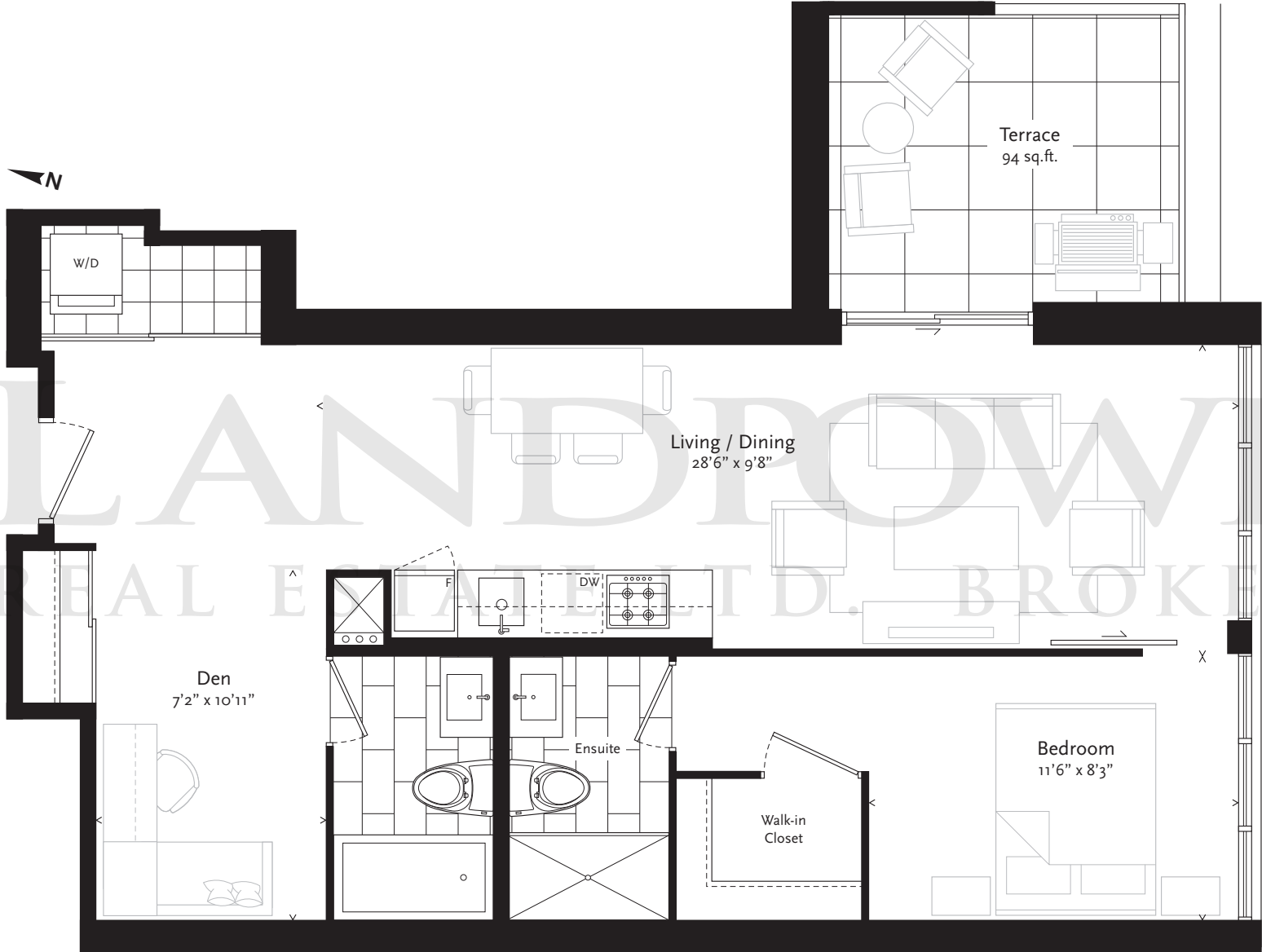
All sizes and specifications are subject to change without notice. E.&O.E.



One Bedroom + Den

770 sq.ft.

plus 94 sq.ft. terrace

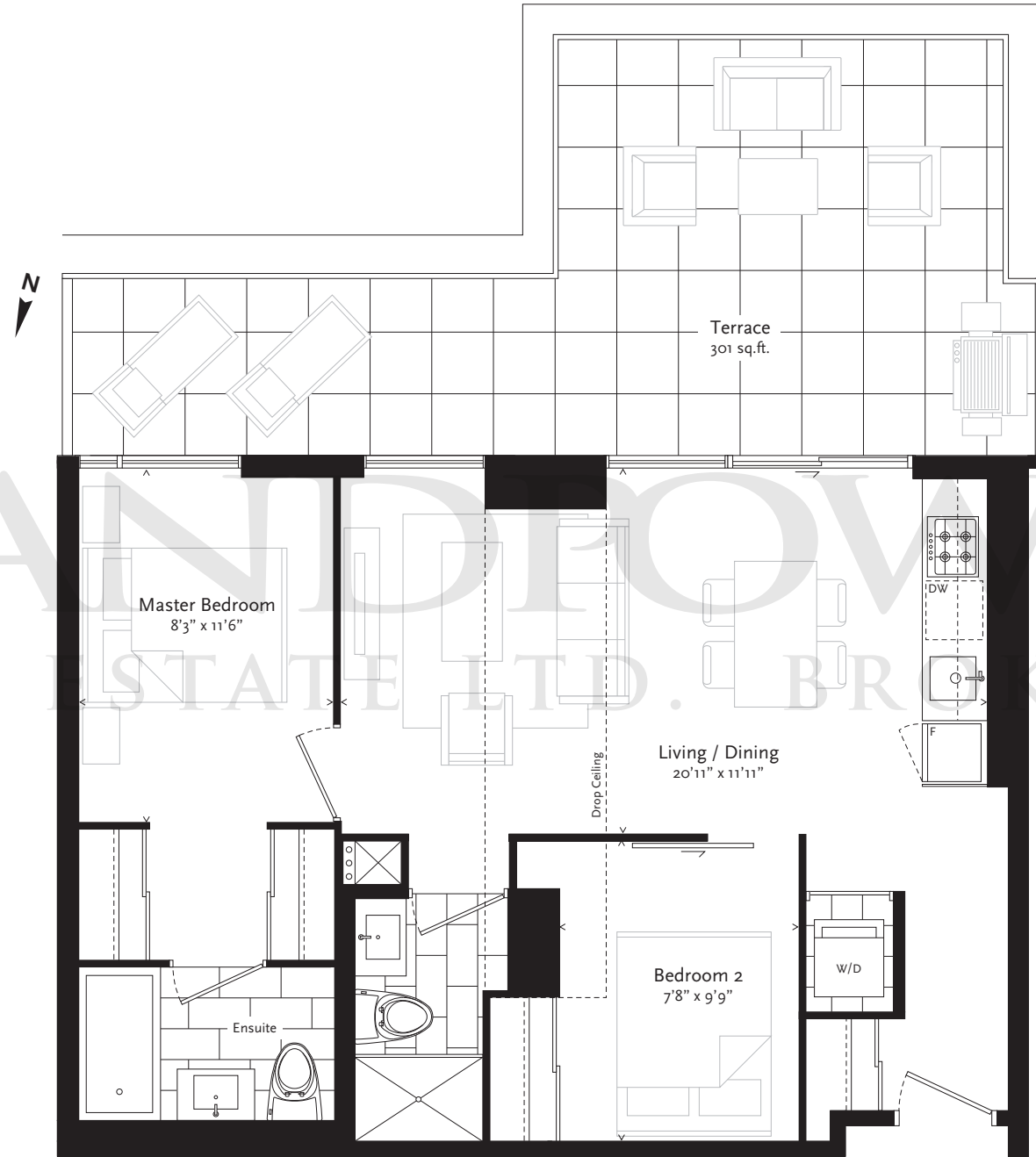


707



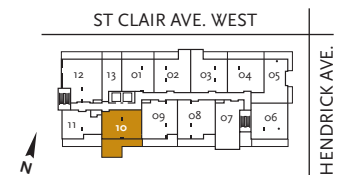
Level 7

Two Bedroom
699 sq.ft.
plus 301 sq.ft. terrace



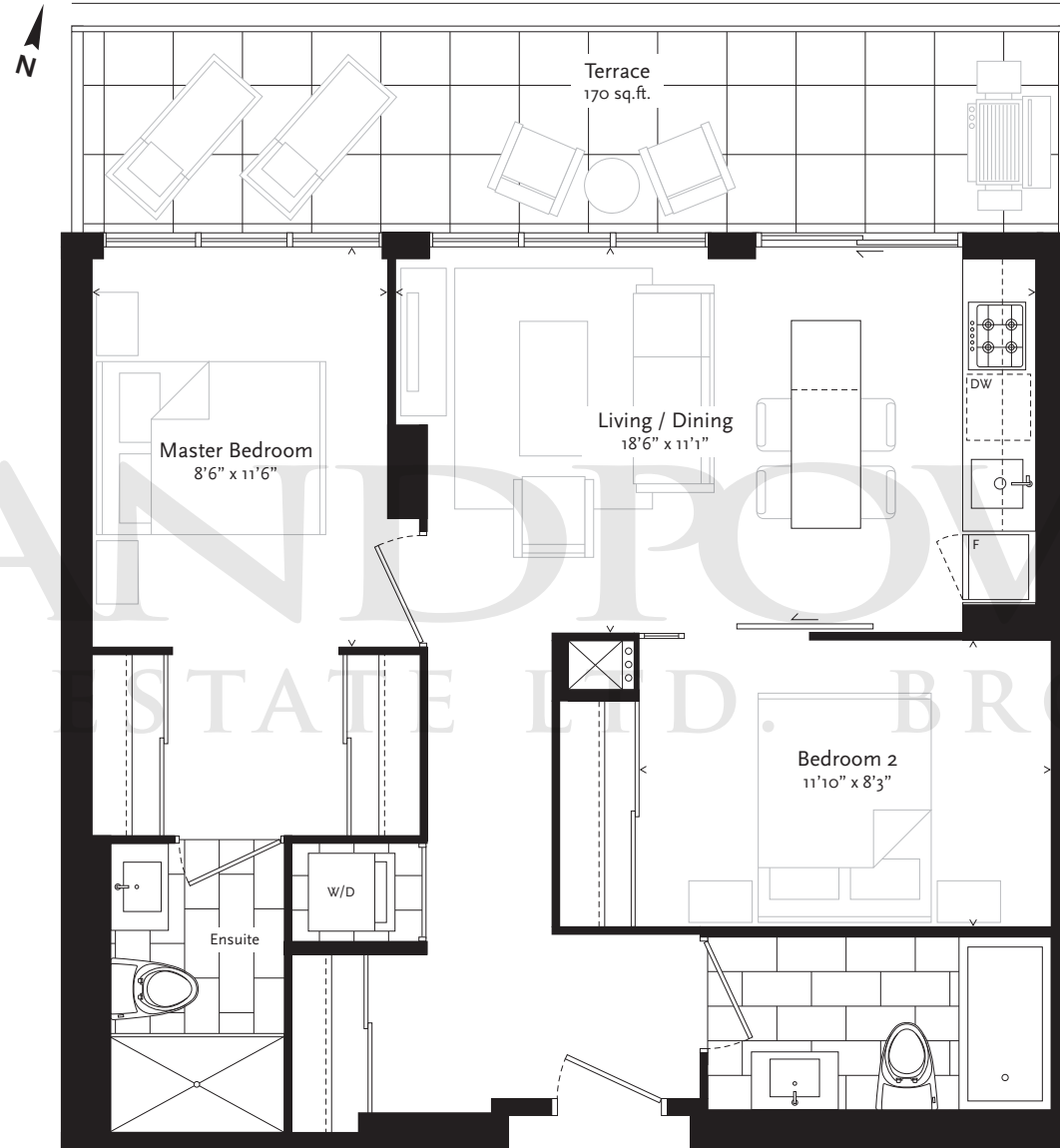
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710



Level 7

Two Bedroom
749 sq.ft.
plus 170 sq.ft. terrace



LANDSPLOOVER
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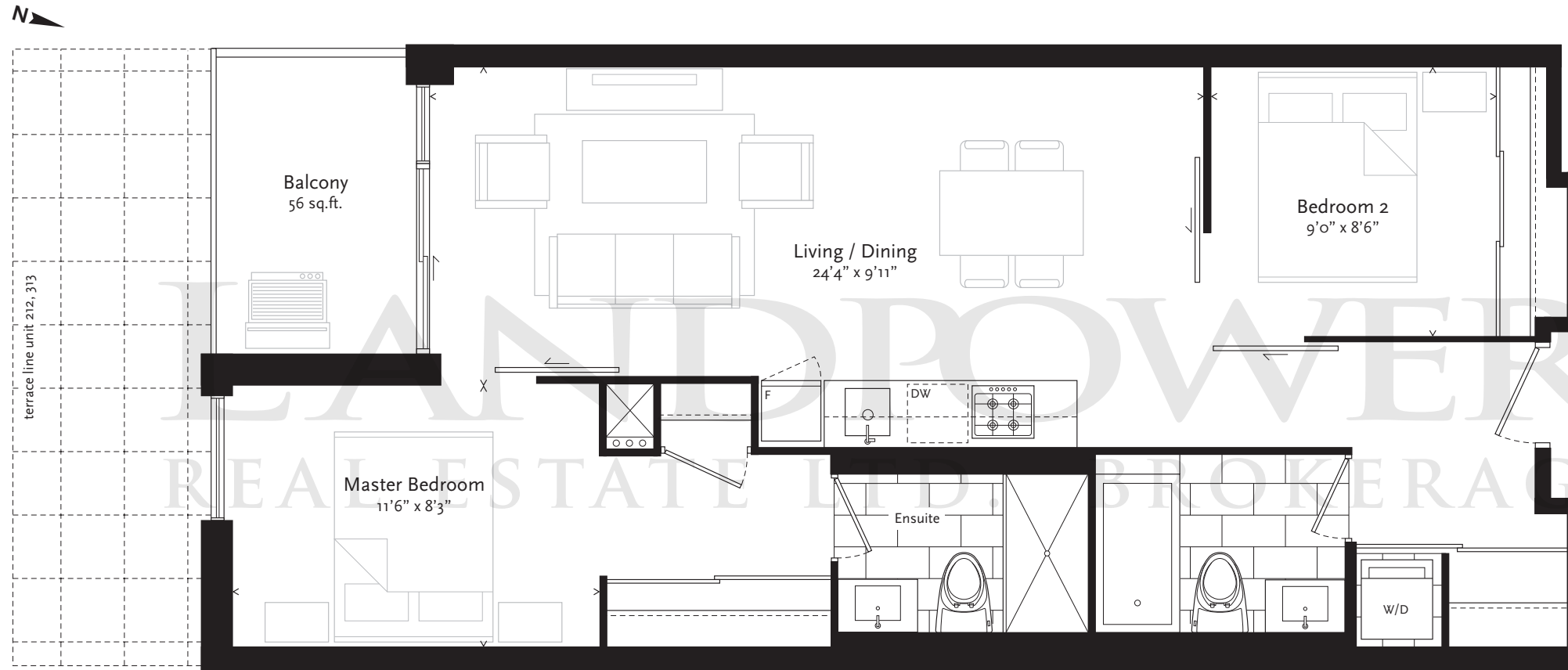
704



Level 7

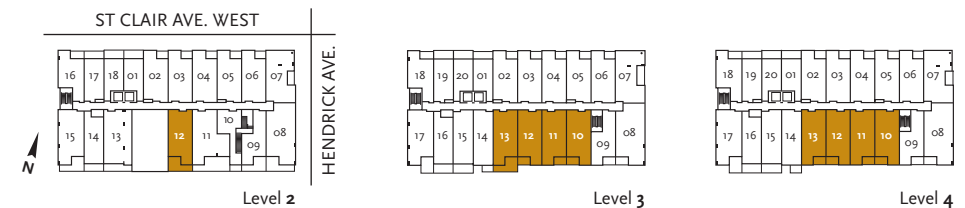
Two Bedroom
754 sq.ft.
plus 56 sq.ft. balcony

212 - 142 sq.ft. terrace
313 - 157 sq.ft. terrace

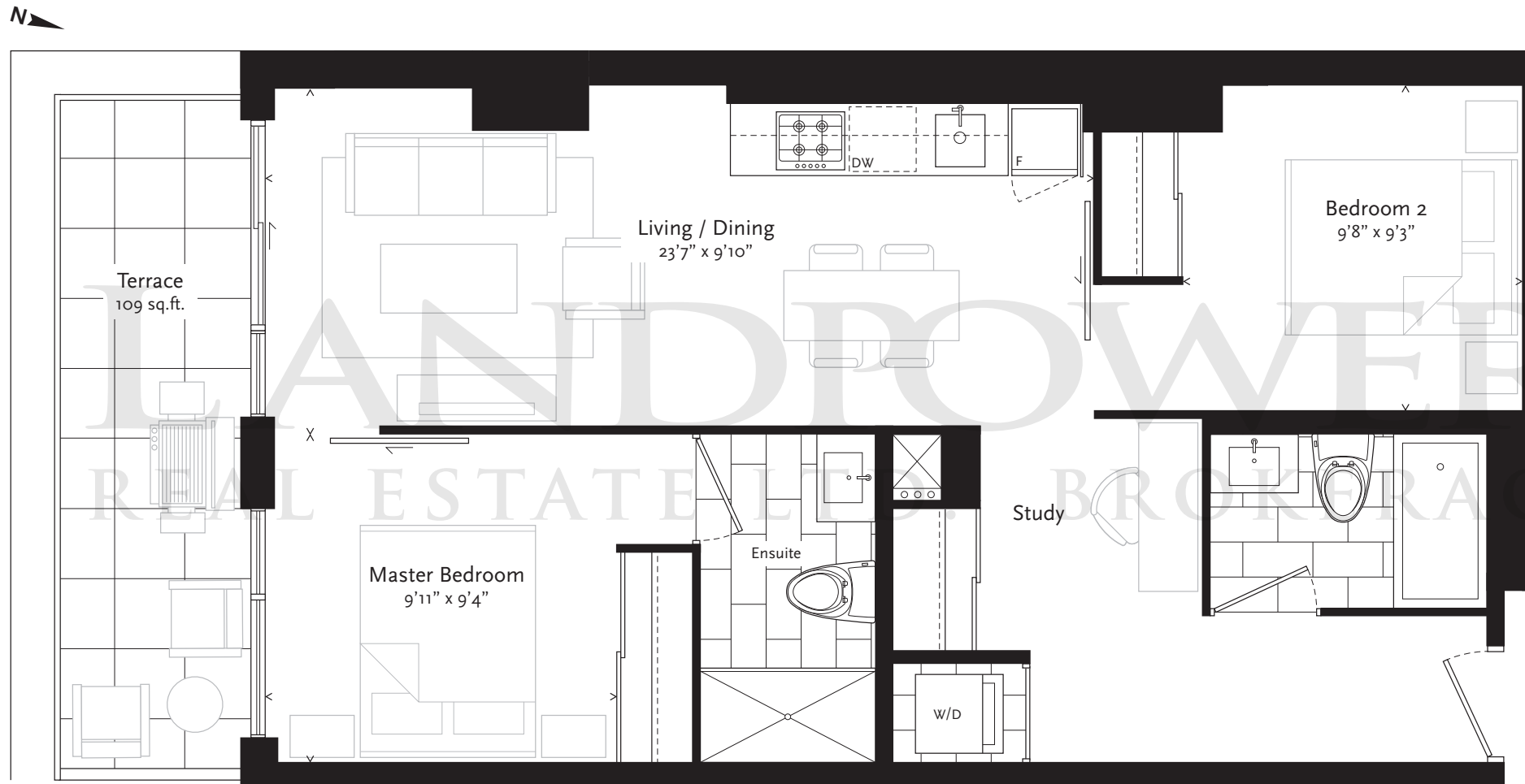


312, 412 Shown
311, 313, 411, 413 Mirrored

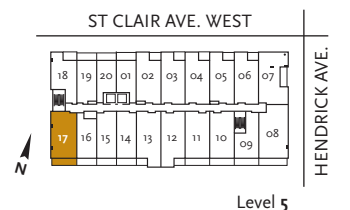
212 | 310 | 311 | 312 | 313 | 410 | 411 | 412 | 413



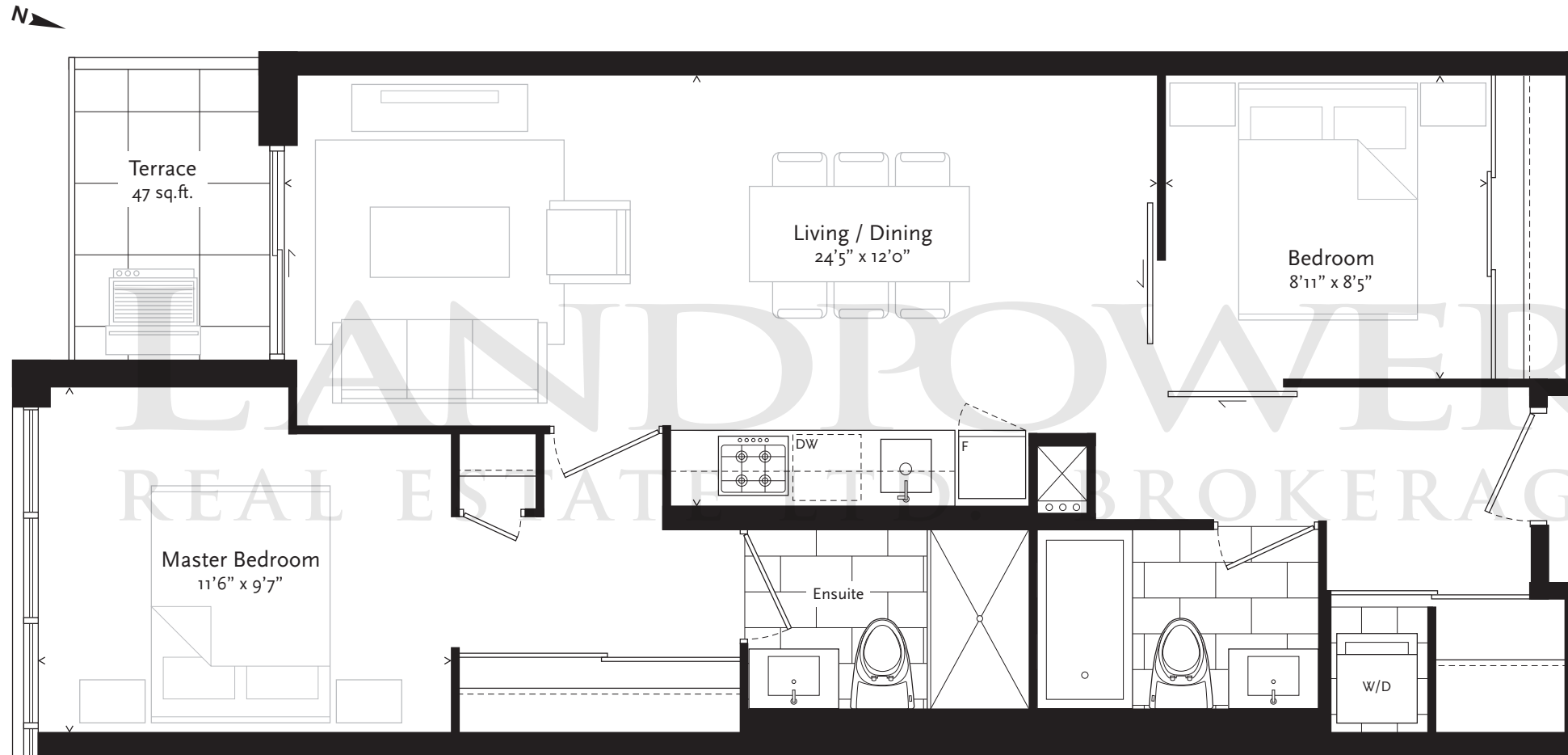
Two Bedroom + Study
761 sq.ft.
 plus 109 sq.ft. terrace



517



Two Bedroom
768 sq.ft.
plus 47 sq.ft. terrace

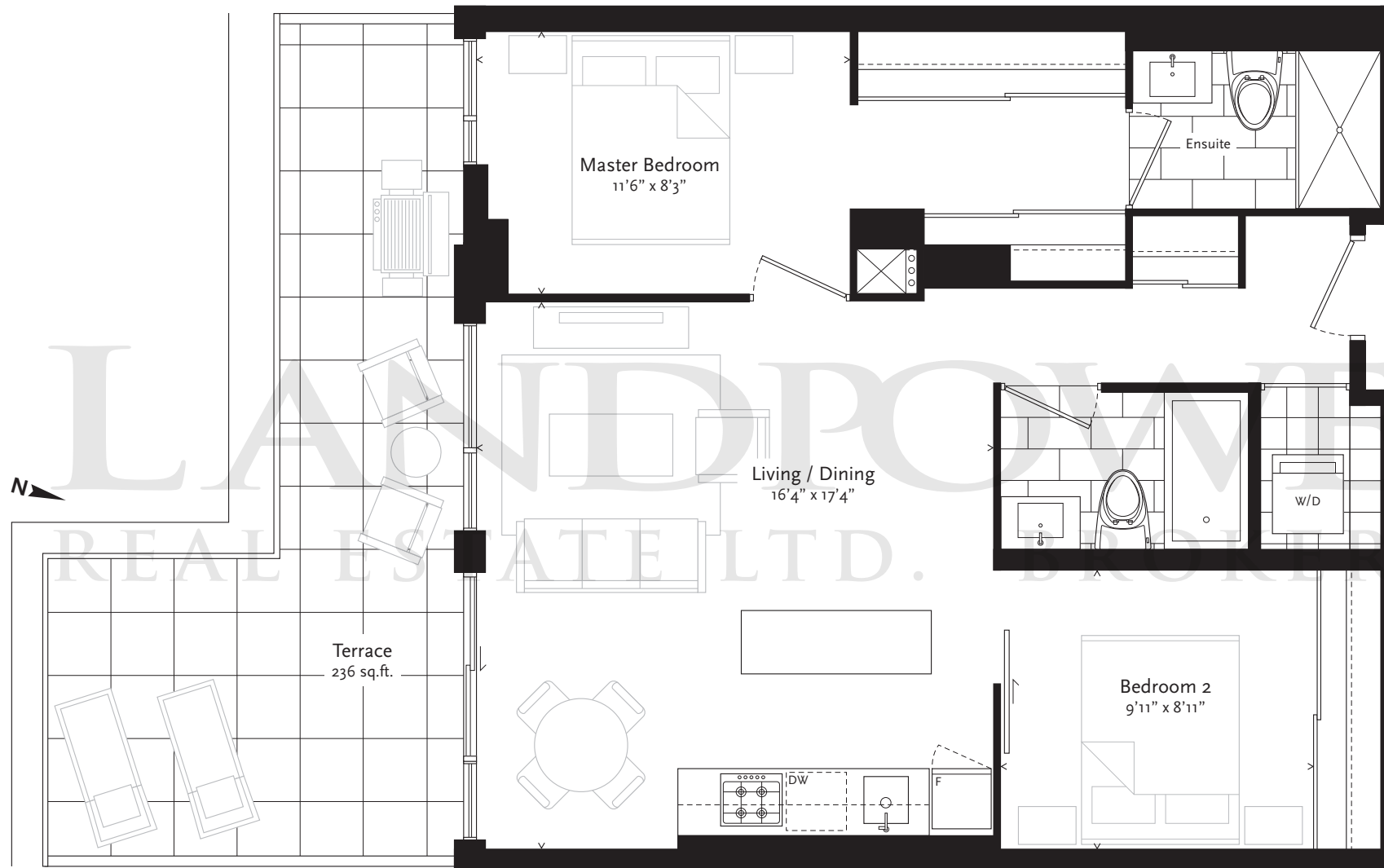


513 Shown
512 Mirrored

512 | 513

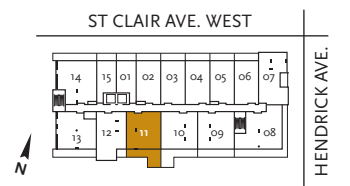


Two Bedroom
 786 sq.ft.
 plus 236 sq.ft. terrace



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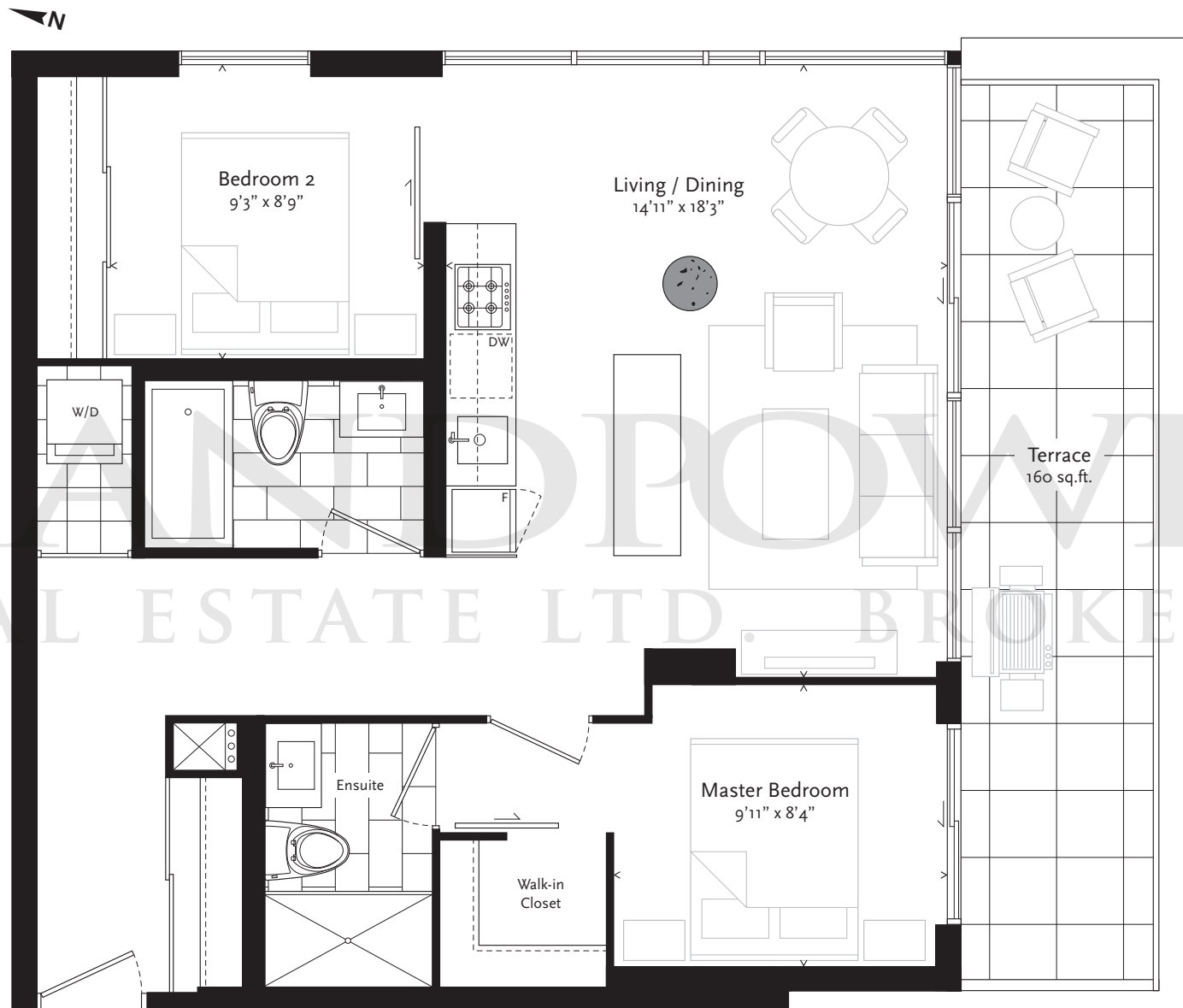
611



Level 6

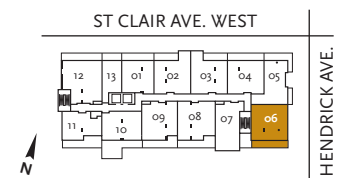


Two Bedroom
 805 sq.ft.
 plus 160 sq.ft. terrace



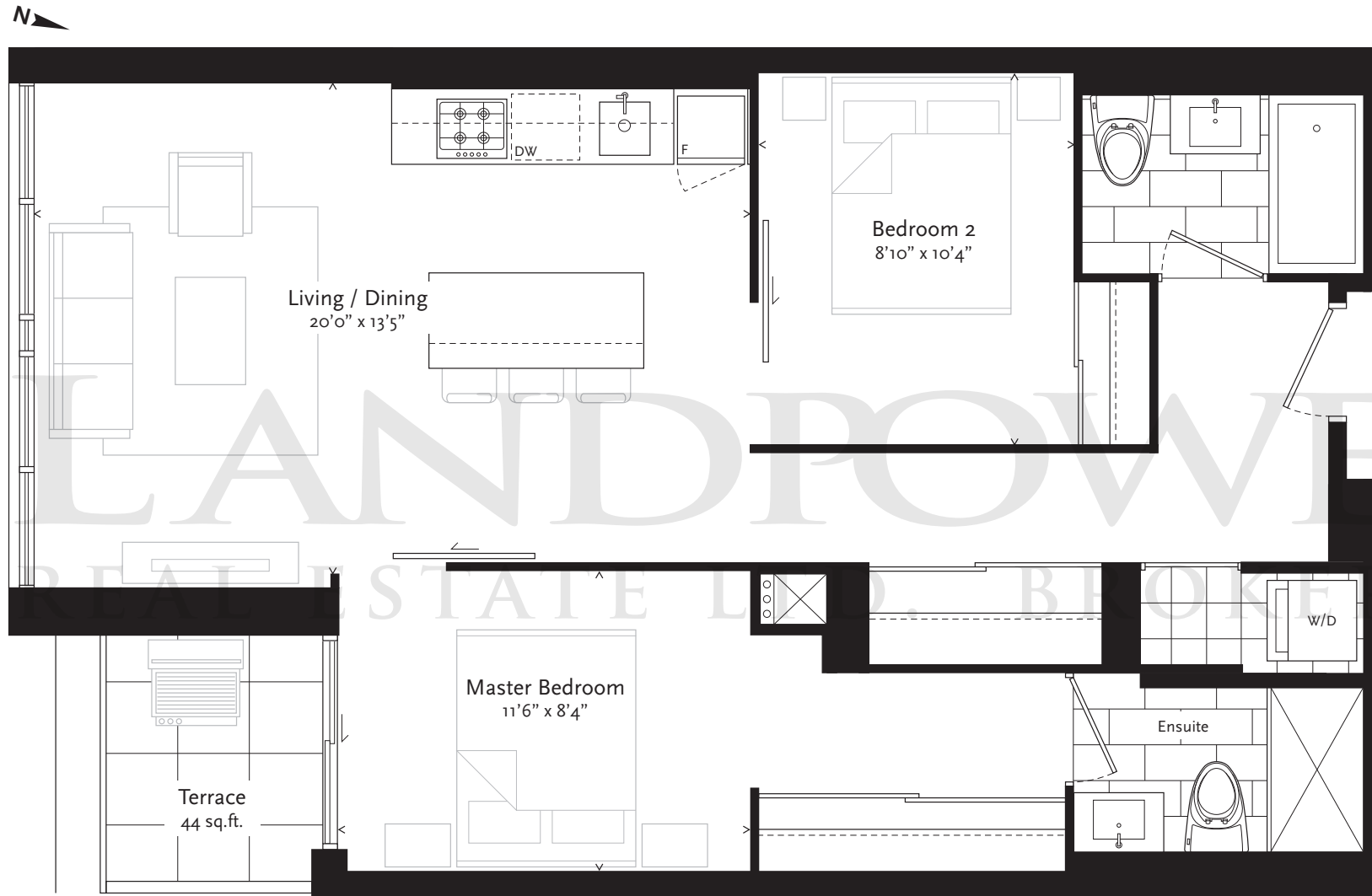
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706



Level 7

Two Bedroom
 822 sq.ft.
 plus 44 sq.ft. terrace

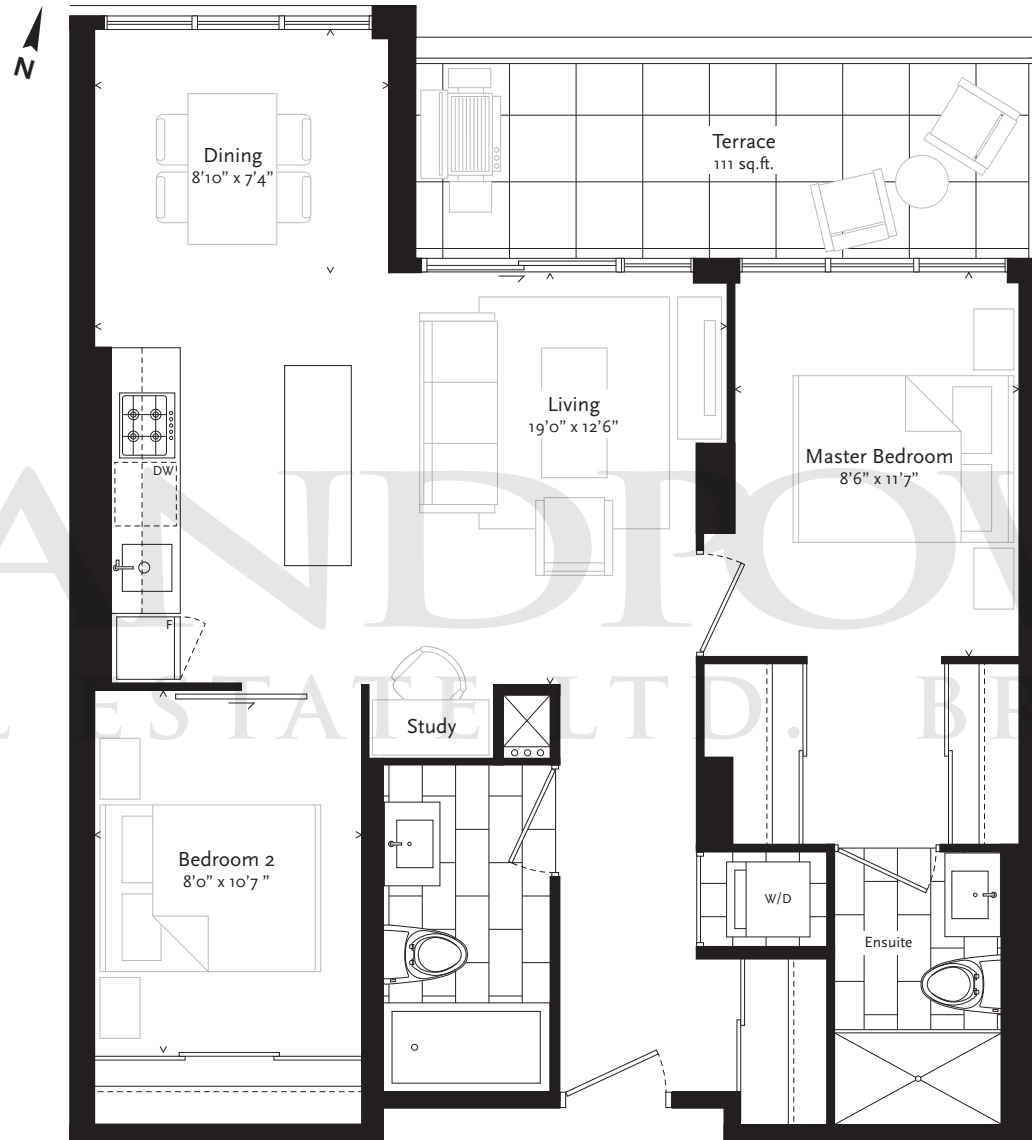


612



Level 6

Two Bedroom + Study
824 sq.ft.
 plus 111 sq.ft. terrace



703 Shown
 702 Mirrored

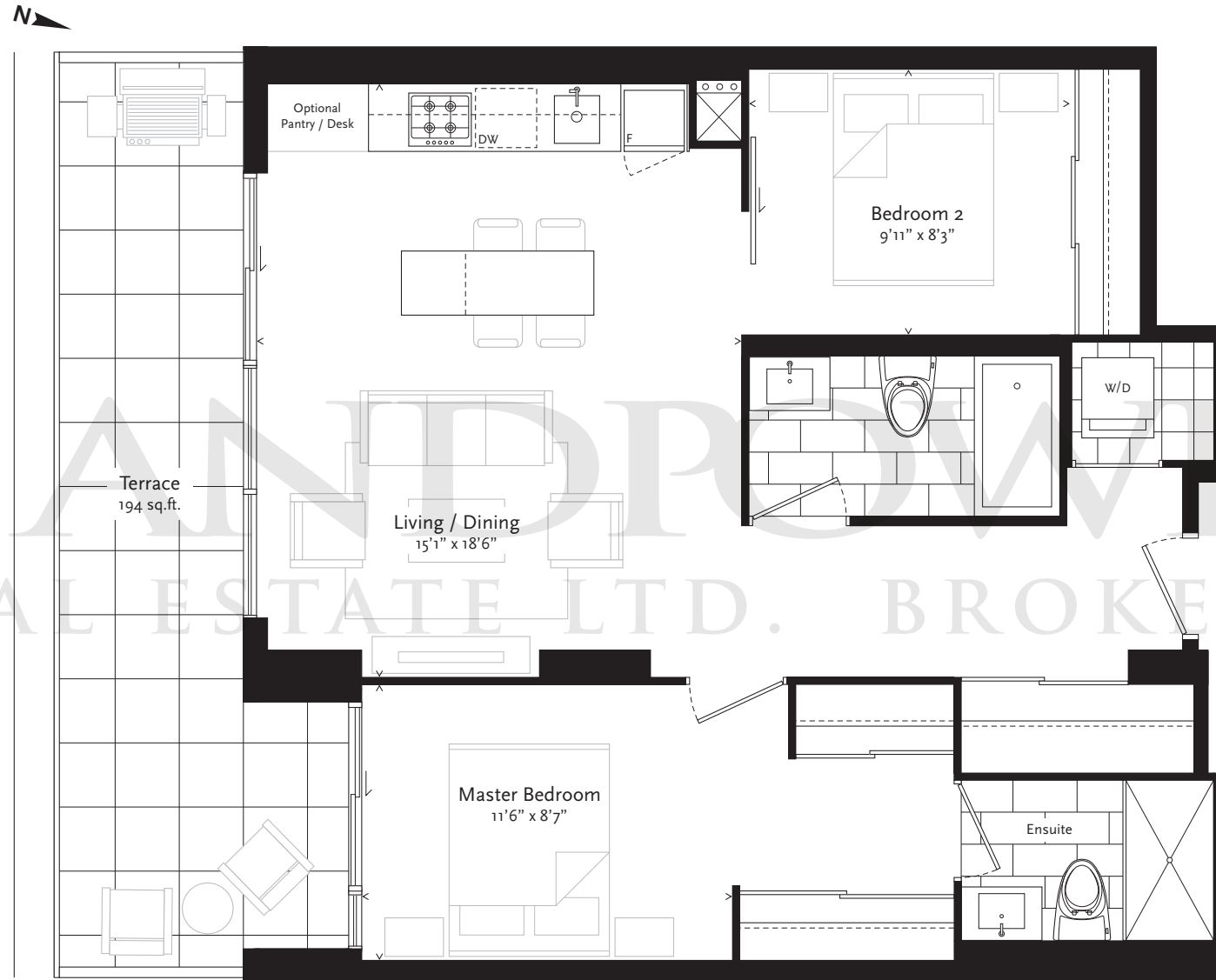
LANDFLOWER
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702 | 703



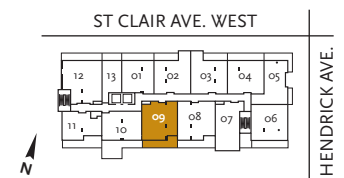
Level 7

Two Bedroom
826 sq.ft.
plus 194 sq.ft. terrace



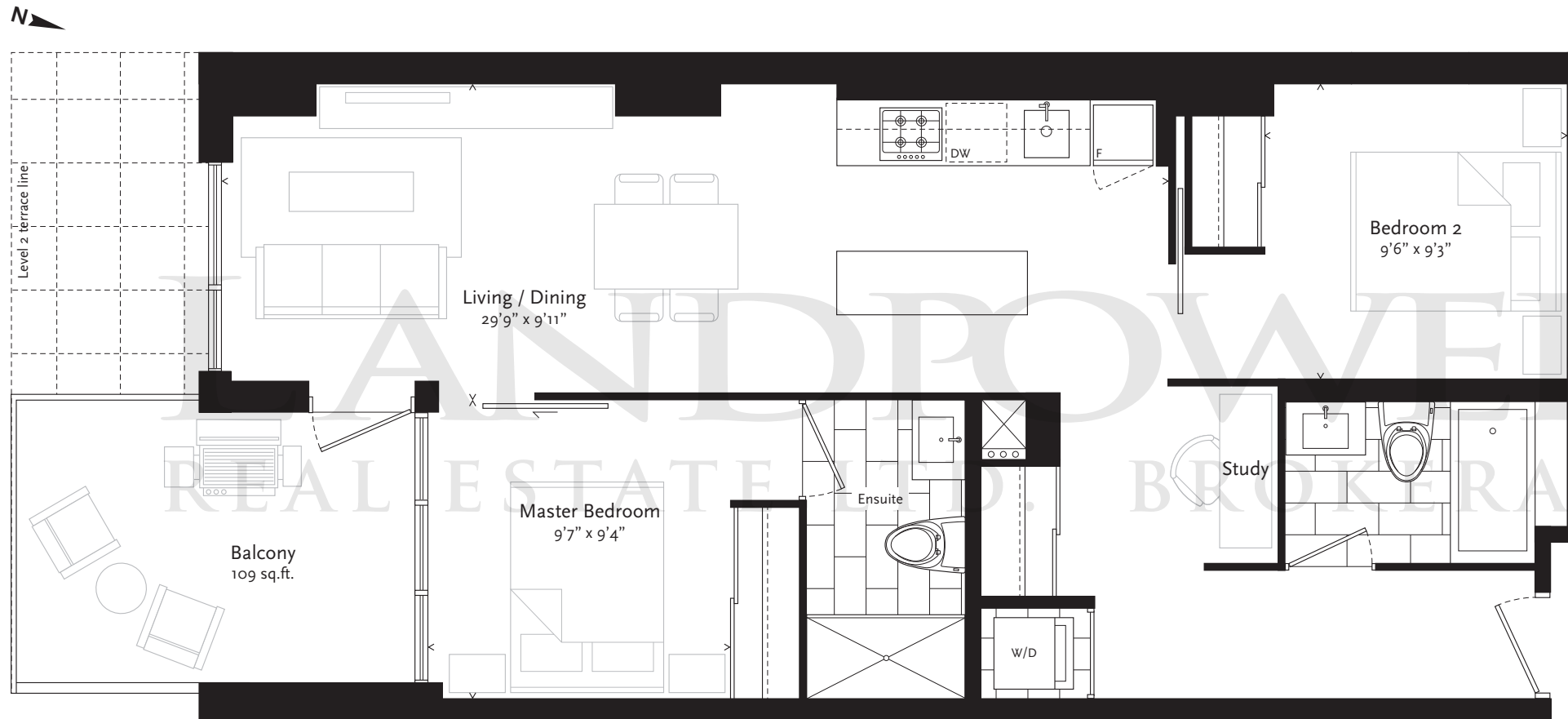
LAND PROWLER
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709



Two Bedroom + Study
836 sq.ft.
 plus 109 sq.ft. balcony

215 - 145 sq.ft. terrace

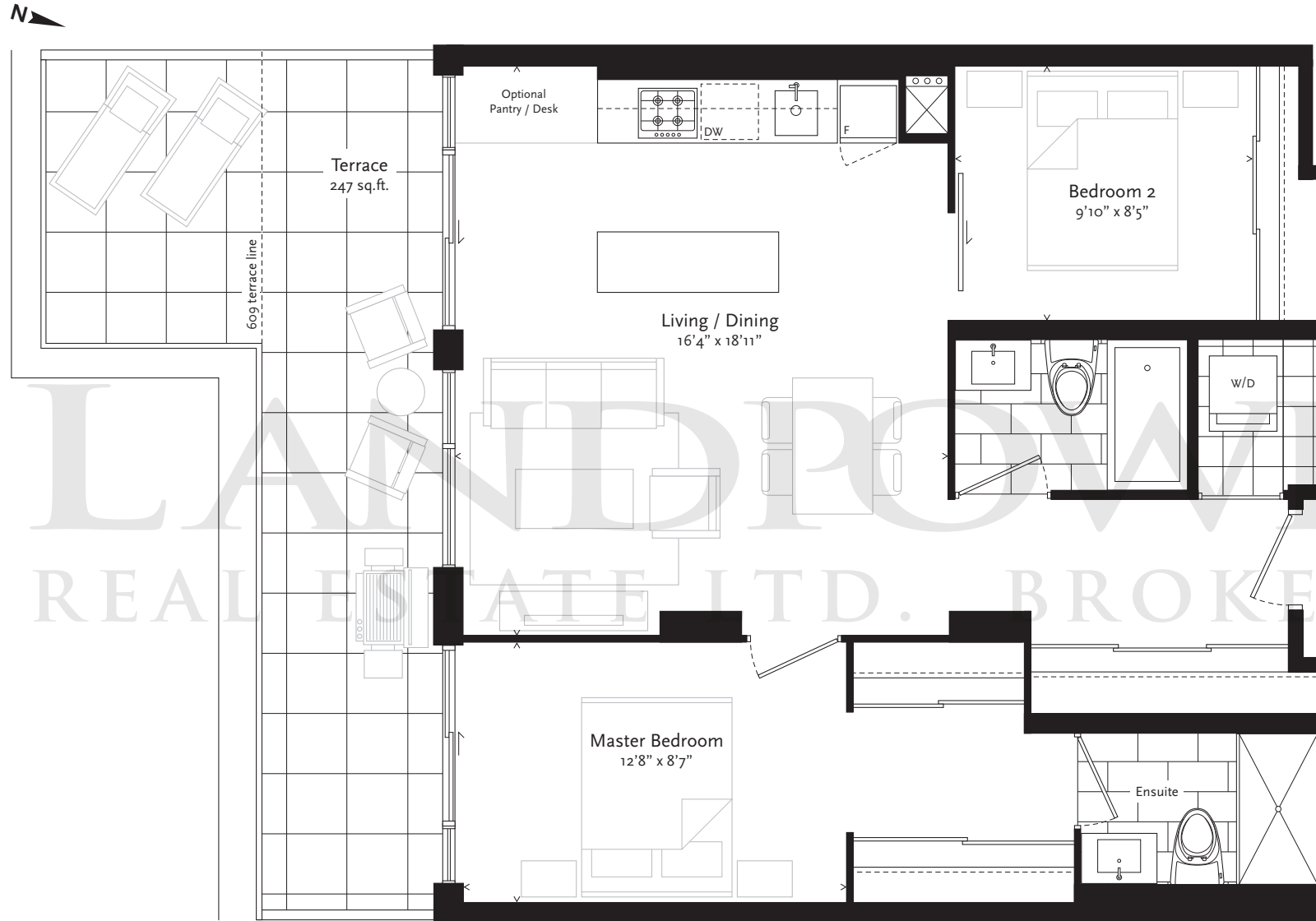


215 | 317 | 417



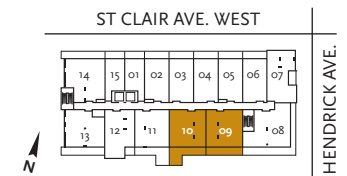
Two Bedroom
836 sq.ft.
plus 247 sq.ft. terrace

609 - 177 sq.ft. terrace



610 Shown
609 Mirrored

609 | 610

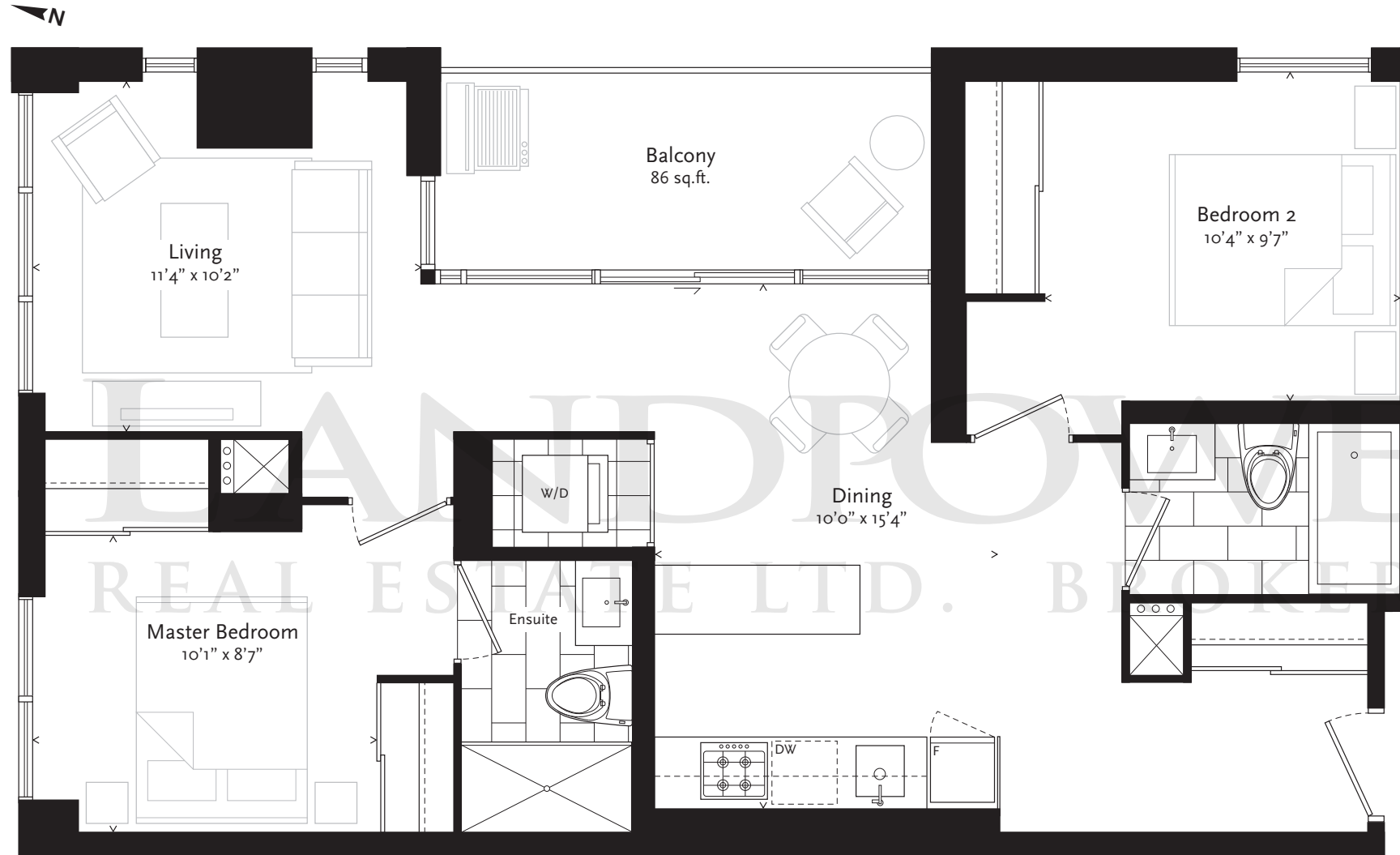


Level 6

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Two Bedroom
 852 sq.ft.
 plus 86 sq.ft. balcony



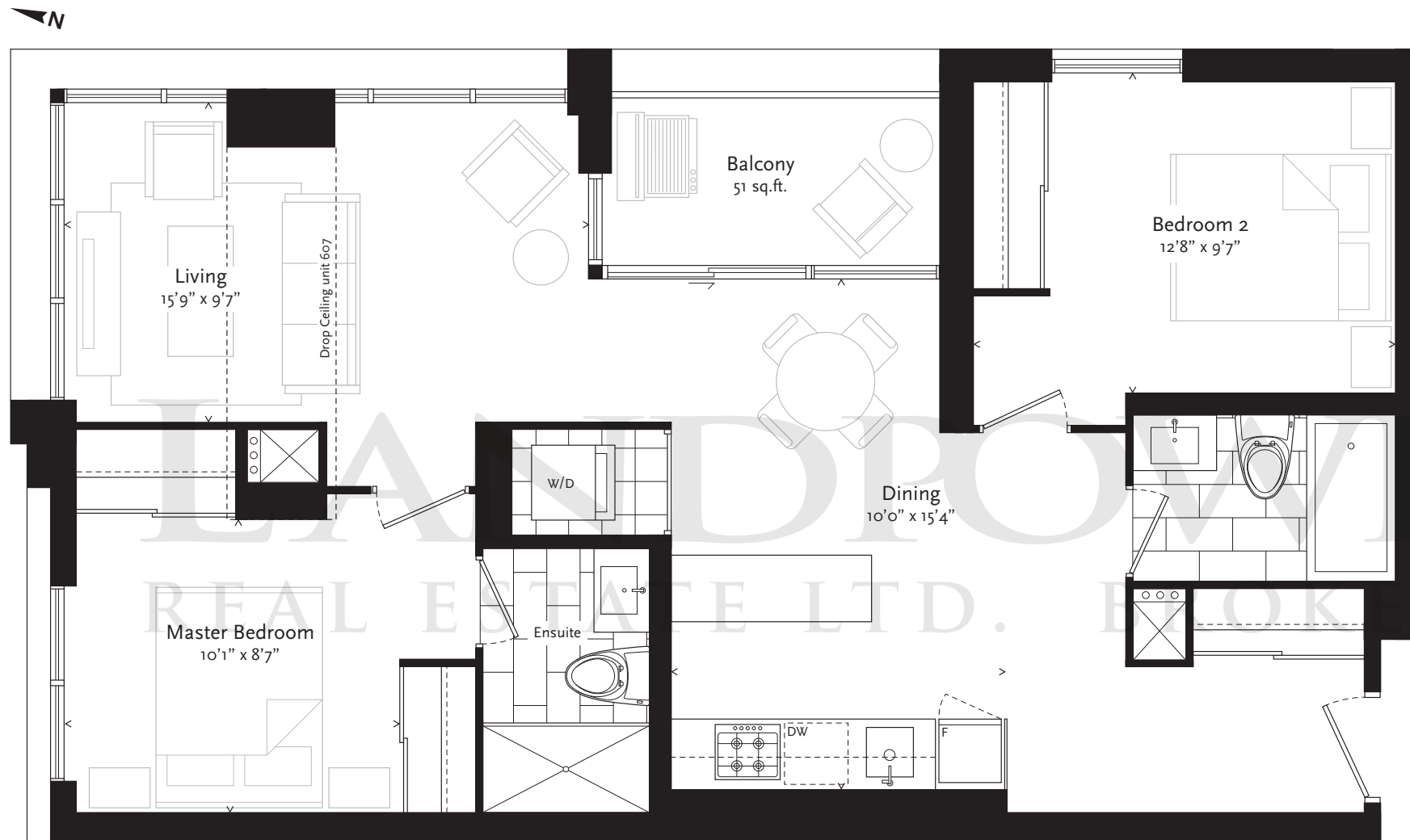
LANDPRO REAL ESTATE LTD. BROKERAGE

307 | 507

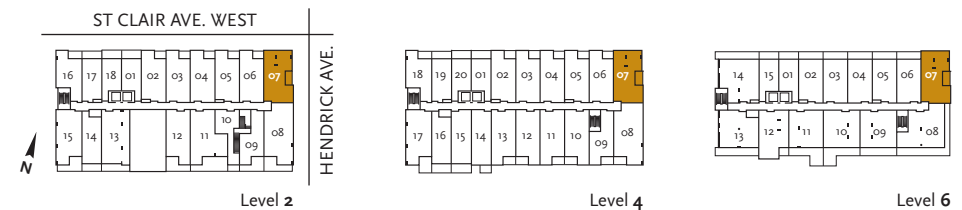


Two Bedroom
866 sq.ft.
plus 51 sq.ft. balcony

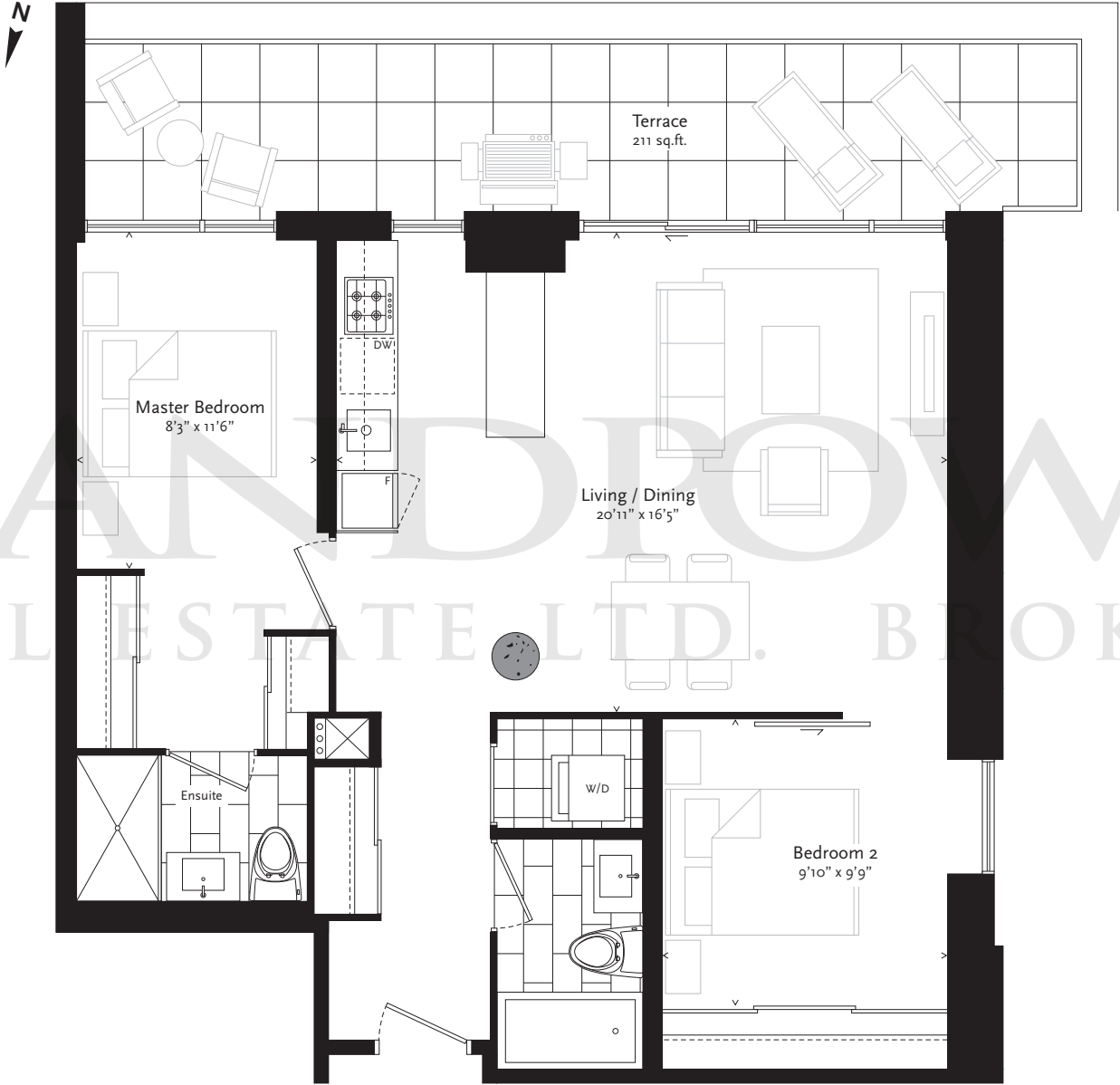
607 - 55 sq.ft. terrace



207 | 407 | 607

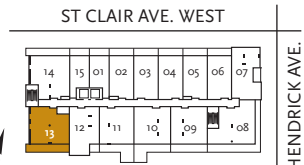


Two Bedroom
910 sq.ft.
plus 211 sq.ft. terrace



LAND PROVER
REAL ESTATE LTD. BROKERAGE

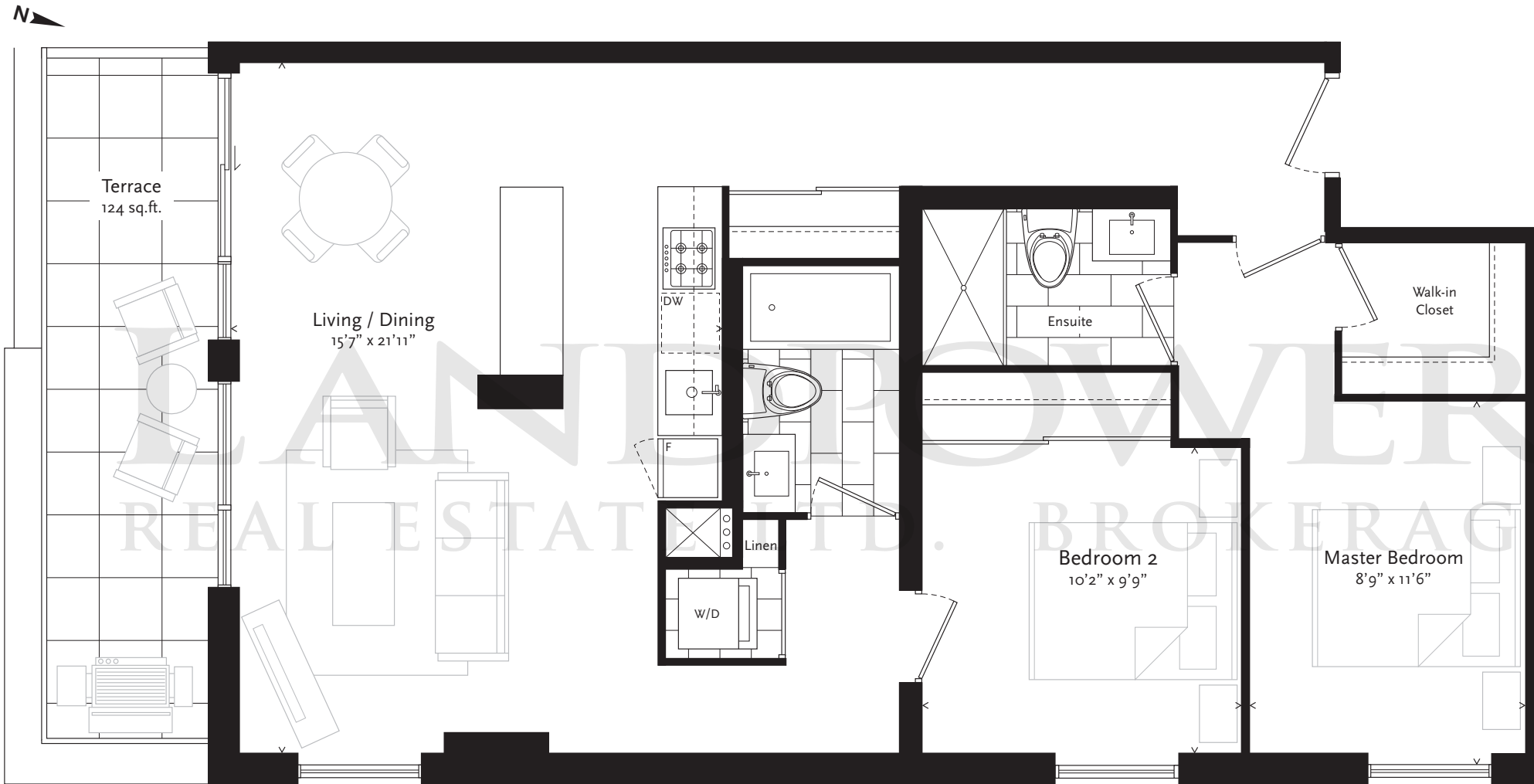
613



Level 6



Two Bedroom
 931 sq.ft.
 plus 124 sq.ft. terrace

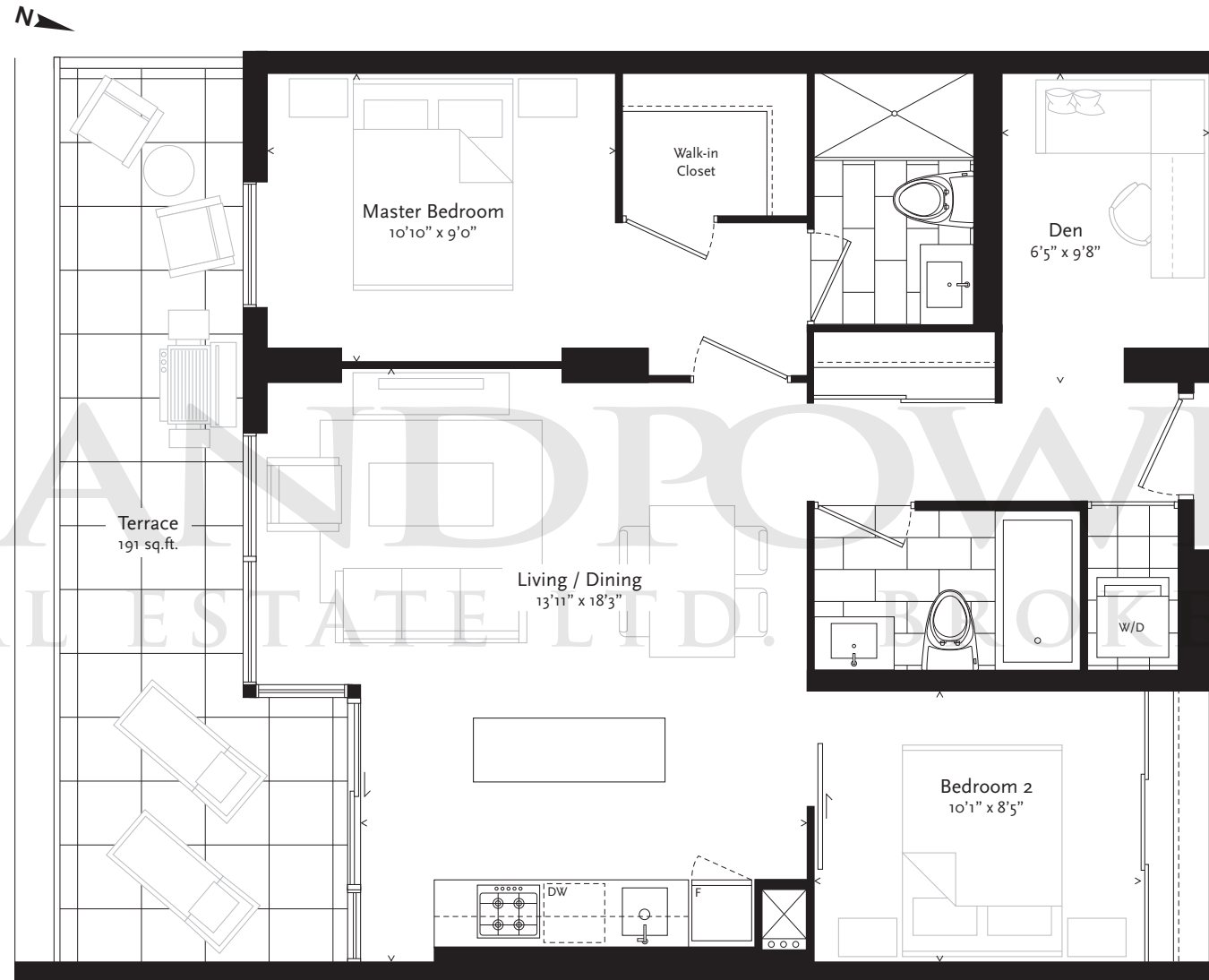


508





Two Bedroom + Den
 848 sq.ft.
 plus 191 sq.ft. terrace



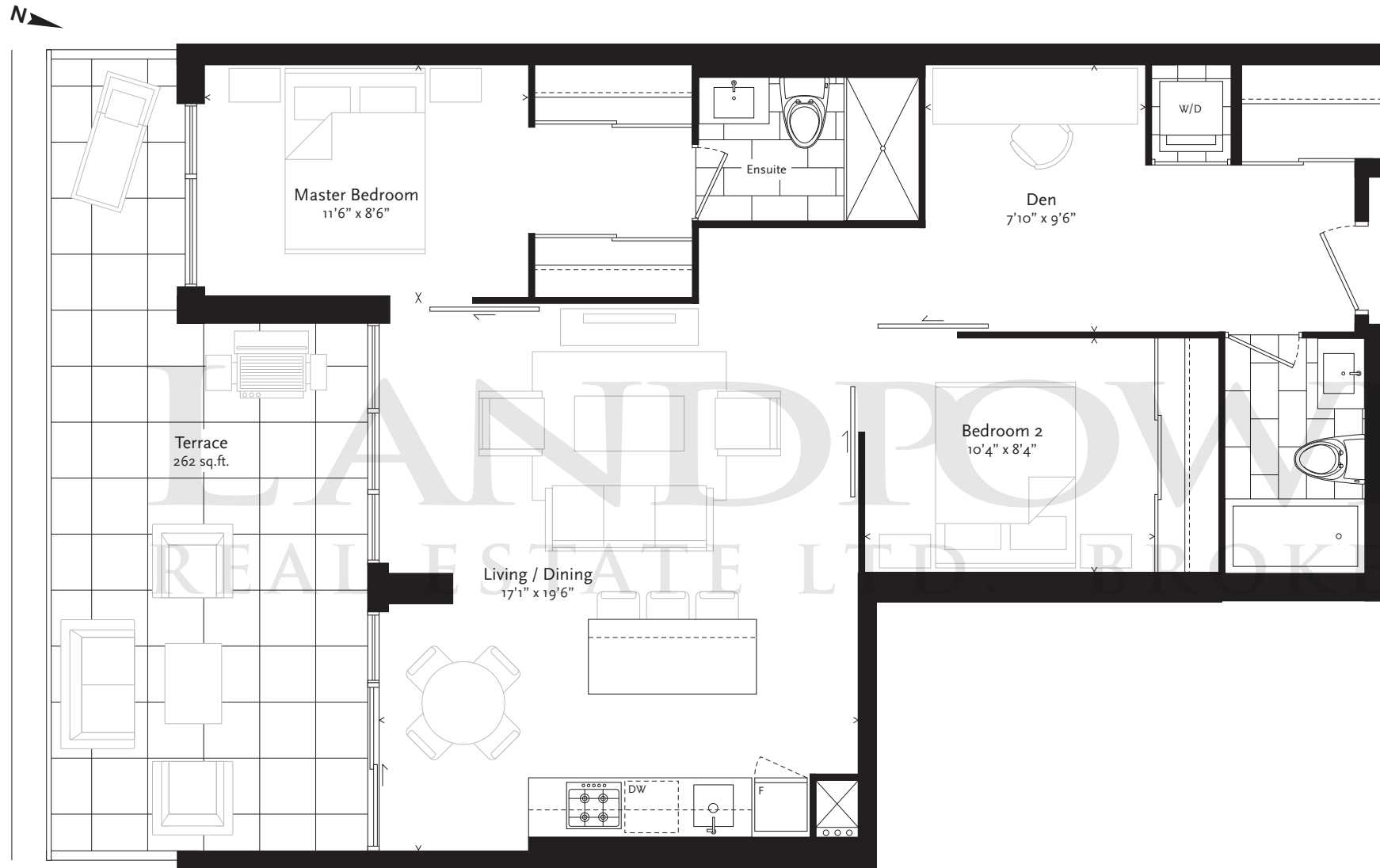
LANDPOWER
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708



Level 7

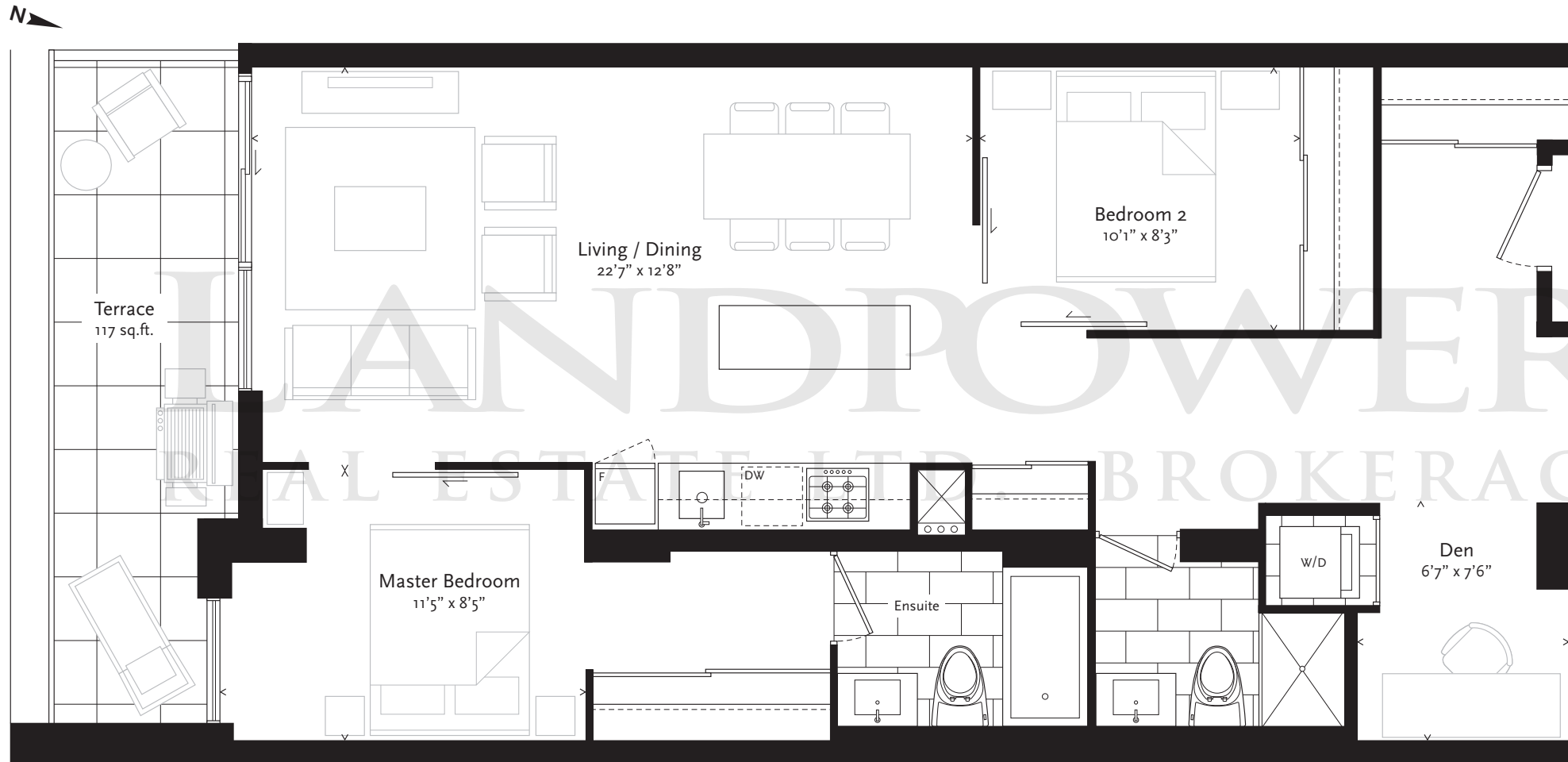
Two Bedroom + Den
930 sq.ft.
 plus 262 sq.ft. terrace



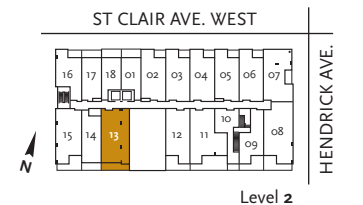
211



Two Bedroom + Den
953 sq.ft.
 plus 117 sq.ft. terrace



213



Two Bedroom + Den

1,005 sq.ft.

plus 195 sq.ft. terrace

712 - 188 sq.ft. terrace



LANDPOWER REAL ESTATE LTD. BROKERAGE

614 | 712



Level 6



Level 7

the nest

Residences of Hillcrest Village

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



Two Bedroom + Den
 1,015 sq.ft.
 plus 395 sq.ft. terrace



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608



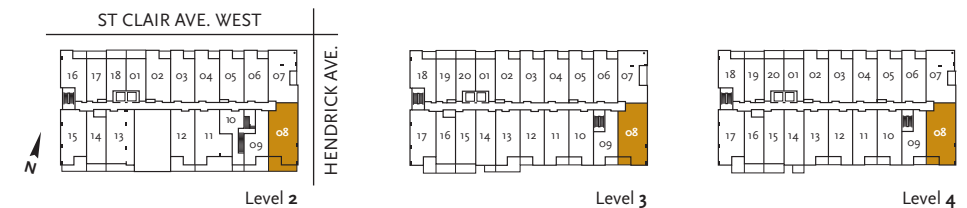
Level 6

Two Bedroom + Den
1,019 sq.ft.
 plus 59 sq.ft. balcony

208 - 167 sq.ft. terrace



208 | 308 | 408



Features & Finishes

The Nest Features

- Innovative nine-storey modern architecture
- Welcoming designer lobby clad with warm woods and two passenger elevators
- Eight hour executive concierge and security service
- Stunning rooftop indoor and outdoor amenity space
- Main level fitness room and entertaining flex space, complete with full kitchen, library and fireplace, opening onto an outdoor lounge
- Pet spa room on the main level
- Designer decorated guest suite
- Secured underground parking with controlled access
- Gas line for BBQ on balconies and terraces*
- Car Share Facility

Suite Features

- Approximately 9 ft ceiling height in living areas (bulkheads and ceiling drops excepted)
- 8 ft ceiling heights in bathrooms
- Smooth ceilings throughout
- Floor to ceiling windows*
- Engineered hardwood flooring throughout* with acoustical features, except bathrooms†
- Individually controlled heat pump for year round heating/cooling
- Glass or barn bedroom doors on sliding track*
- Private terrace and/or balcony*
- Hinged or sliding patio doors to terraces or balconies*
- Slab style bathroom, closet, and washer/dryer room doors with designer selected hardware
- Bedroom closet(s) with frameless mirror or slab sliding doors†*
- Coated wire shelving in closets*
- 4" baseboards and 2" casings (approximately)†
- 2nd and 3rd level suites will include window coverings

Gourmet Kitchen

- Extended 8 ft height upper kitchen cabinets
- Integrated appliances with choice of Euro-style cabinetry†
- Choice of quartz or granite countertop†
- Euro design counter depth appliance package including dishwasher, 24" refrigerator/freezer, 24" oven, gas cooktop and microwave oven
- Undermount single bowl stainless sink with single lever faucet with pullout vegetable spray
- Designer selected ceiling mounted track fixture
- Under valance cabinet lighting
- Designer selected backsplash†

Main Bathroom

- Custom designed cabinetry†*
- Quartz countertop with white undermount porcelain sink†*
- Backlit vanity mirror
- 5 ft acrylic deep soaker white bathtub*
- Water efficient shower head and faucets*
- Choice of porcelain tile flooring†
- Choice of porcelain and/or glass tile on tub/shower enclosure walls†*
- Water efficient white plumbing fixtures and designer selected faucets
- Pressure balanced faucet for tub and/or shower

Master Ensuite

- Choice of Euro-style cabinetry†
- Quartz countertop with white undermount porcelain sink†
- Backlit Vanity mirror
- Frameless glass shower enclosure with water efficient rain shower head*
- Porcelain tile flooring†
- Water efficient white plumbing fixtures and choice of chrome finish
- Pressure balanced faucet for tub and shower

Powder Room*

- Custom designed cabinetry†*
- Quartz countertop with white undermount porcelain sink†*
- Choice of porcelain tile floor†
- Water efficient white plumbing fixtures
- Water efficient chrome faucet

Laundry

- Stacked front load white washer/dryer*
- Porcelain flooring in laundry closets†

Electrial Details

- Pre-wired for television outlets in bedroom(s), living room and den
- Pre-wired for telephone outlets in living room, bedroom(s), den and kitchen
- Capped ceiling outlet in dining room
- Designer selected ceiling fixtures in den and bedroom(s)
- Smoke and carbon monoxide detectors as per code
- Pre-wired for access to high speed internet and digital television
- Individual suite electric sub meters
- Decora style light switches and plates
- Electrical receptacle on balcony and terraces

Security

- Remote access to underground parking & controlled access from parking to elevator lobby
- CCTV surveillance cameras at building entrances and underground garage
- Enterphone system at main entrance(s)
- In-suite keypad alarm system (monitoring optional)
- Proximity card readers at fitness room, amenity areas, entrance doors and underground elevator lobbies

Outdoor Space

- Gas BBQ outlets on terraces and balconies*
- Electrical receptacle on all terraces and balconies

Rooftop Amenities

- Landscape planters*
- Two outdoor gas BBQs with serving area
- Indoor lounge with fully equipped kitchen and dining facilities
- Outdoor firepit for entertaining

Living Green

- Energy efficient water source heat pump system
- Low VOC paints throughout
- Energy efficient lighting in garage and corridors
- Carbon monoxide detector controlled garage fans
- Low E thermopane windows with aluminum frames
- Tri-sorter single chute recycling
- Water conserving kitchen & bathroom fixtures
- Individual suite water metering for hydro, gas, water and geothermal consumption
- Bicycle storage areas

† from Vendor's standard designer selected colour and finish package * as per plan All features are from Vendor's standard samples

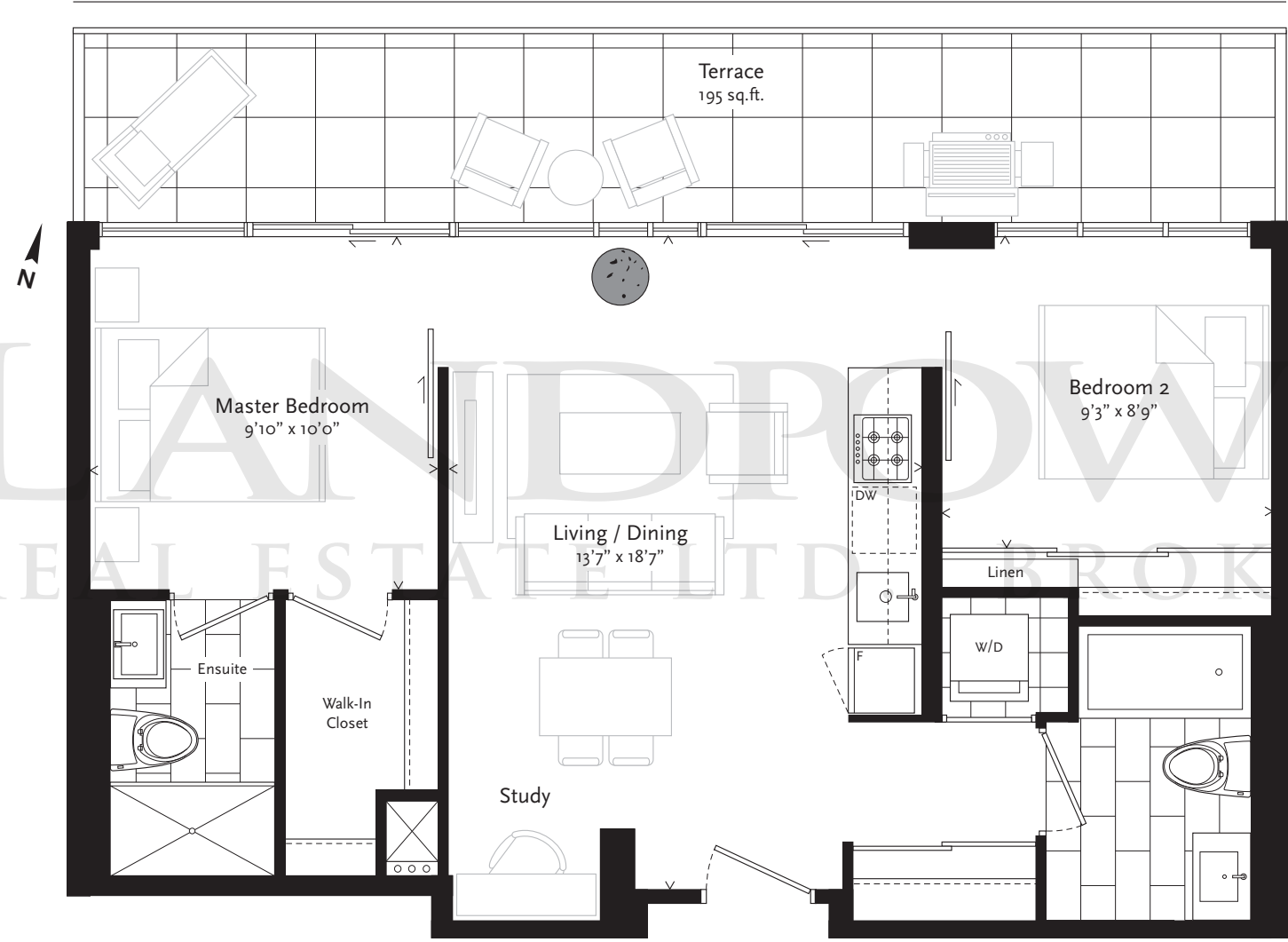
Subject to the terms of the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided. 1. Marble and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations. 2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials set out herein. 3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. 4. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change the Vendor shall provide an equivalent model. 5. All dimensions, if any, are approximate. 6. All specifications are subject to change without notice. 7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement of purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only a fireplace) if, as result of building, construction, or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra without interest and in all other respects this Agreement shall continue in full force and effect. 8. Floor and specific features will depend on the Vendor's package as selected. E.&O.E.

The Penthouse Collection

Sky Penthouses (SPH) + Upper Penthouses (UPH)			Interior	Exterior
SPH 901	Two Bedroom	Two-Storey	934 sq.ft.	471 sq.ft.
SPH 902	Two Bedroom + Den	Two-Storey	1,103 sq.ft.	540 sq.ft.
UPH 903	Two Bedroom	One-Storey	767 sq.ft.	216 sq.ft.
UPH 904	Two Bedroom	One-Storey	933 sq.ft.	236 sq.ft.
UPH 905	Two Bedroom + Den	One-Storey	894 sq.ft.	238 sq.ft.
SPH 906	Two Bedroom + Study	Two-Storey	923 sq.ft.	567 sq.ft.

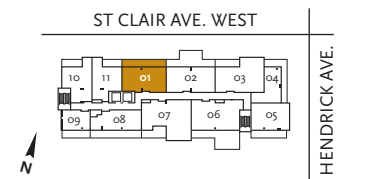
Lower Penthouses (LPH)			Interior	Exterior
LPH 801	Two Bedroom + Study	One-Storey	695 sq.ft.	195 sq.ft.
LPH 802	Two Bedroom	One-Storey	774 sq.ft.	340 sq.ft.
LPH 803	Two Bedroom	One-Storey	921 sq.ft.	104 sq.ft.
LPH 804	Two Bedroom + Den	Two-Storey	1,035 sq.ft.	306 sq.ft.
LPH 805	Two Bedroom + Den	Two-Storey	1,182 sq.ft.	299 sq.ft.
LPH 806	Two Bedroom	One-Storey	933 sq.ft.	374 sq.ft.
LPH 807	Two Bedroom + Den	One-Storey	1,025 sq.ft.	145 sq.ft.
LPH 808	Two Bedroom + Den	Two-Storey	1,099 sq.ft.	341 sq.ft.
LPH 809	Two Bedroom + Den	Two-Storey	996 sq.ft.	235 sq.ft.
LPH 810	One Bedroom + Den	One-Storey	672 sq.ft.	83 sq.ft.
LPH 811	One Bedroom + Den	One-Storey	615 sq.ft.	83 sq.ft.

Two Bedroom + Study
695 sq.ft.
 plus 195 sq.ft. terrace



LAND PROVIEW
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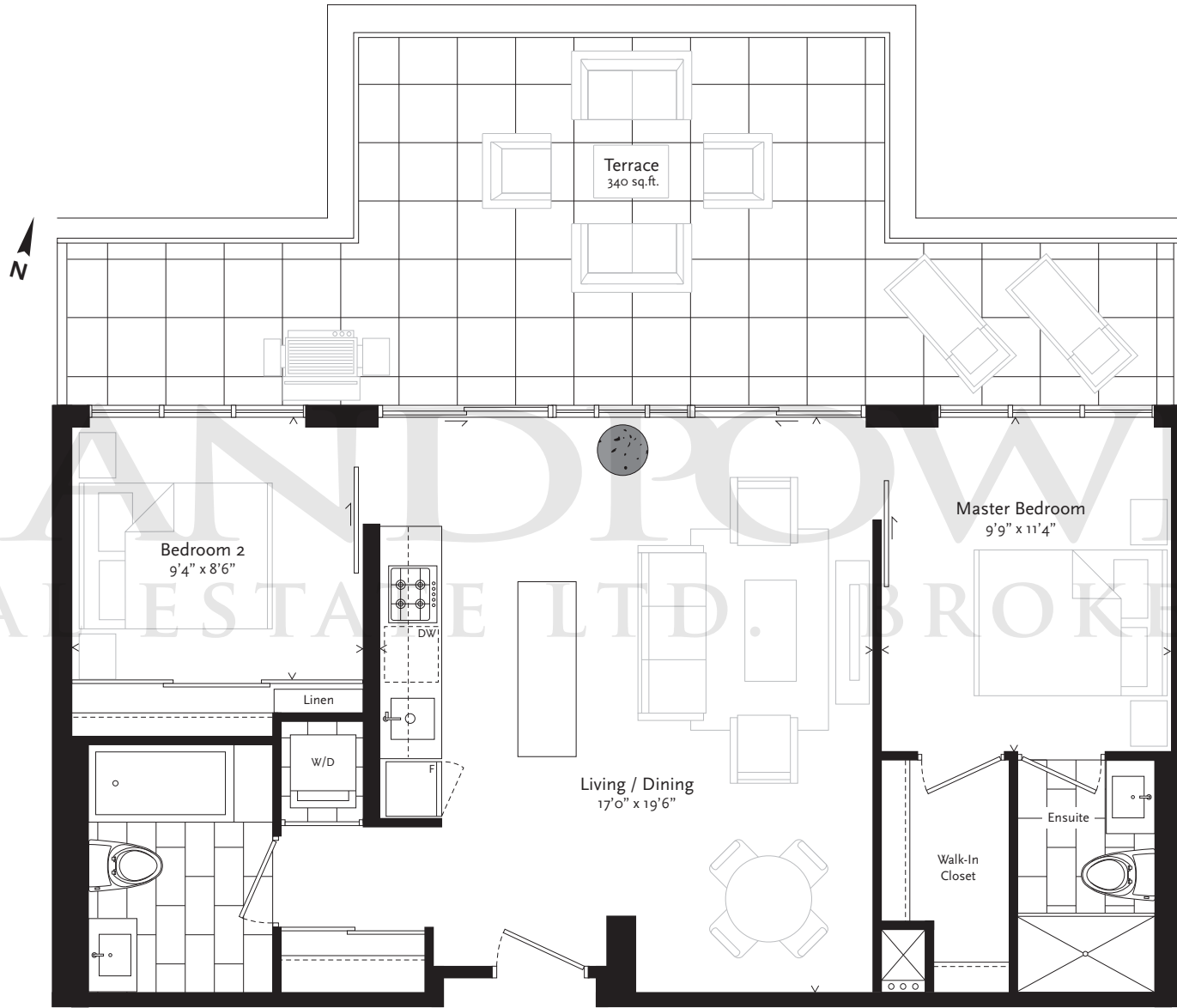
Lower Penthouse 801



Level 8

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

Two Bedroom
774 sq.ft.
plus 340 sq.ft. terrace



Lower Penthouse 802



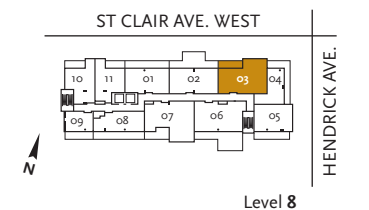
Level 8

Two Bedroom
 921 sq.ft.
 plus 104 sq.ft. terrace



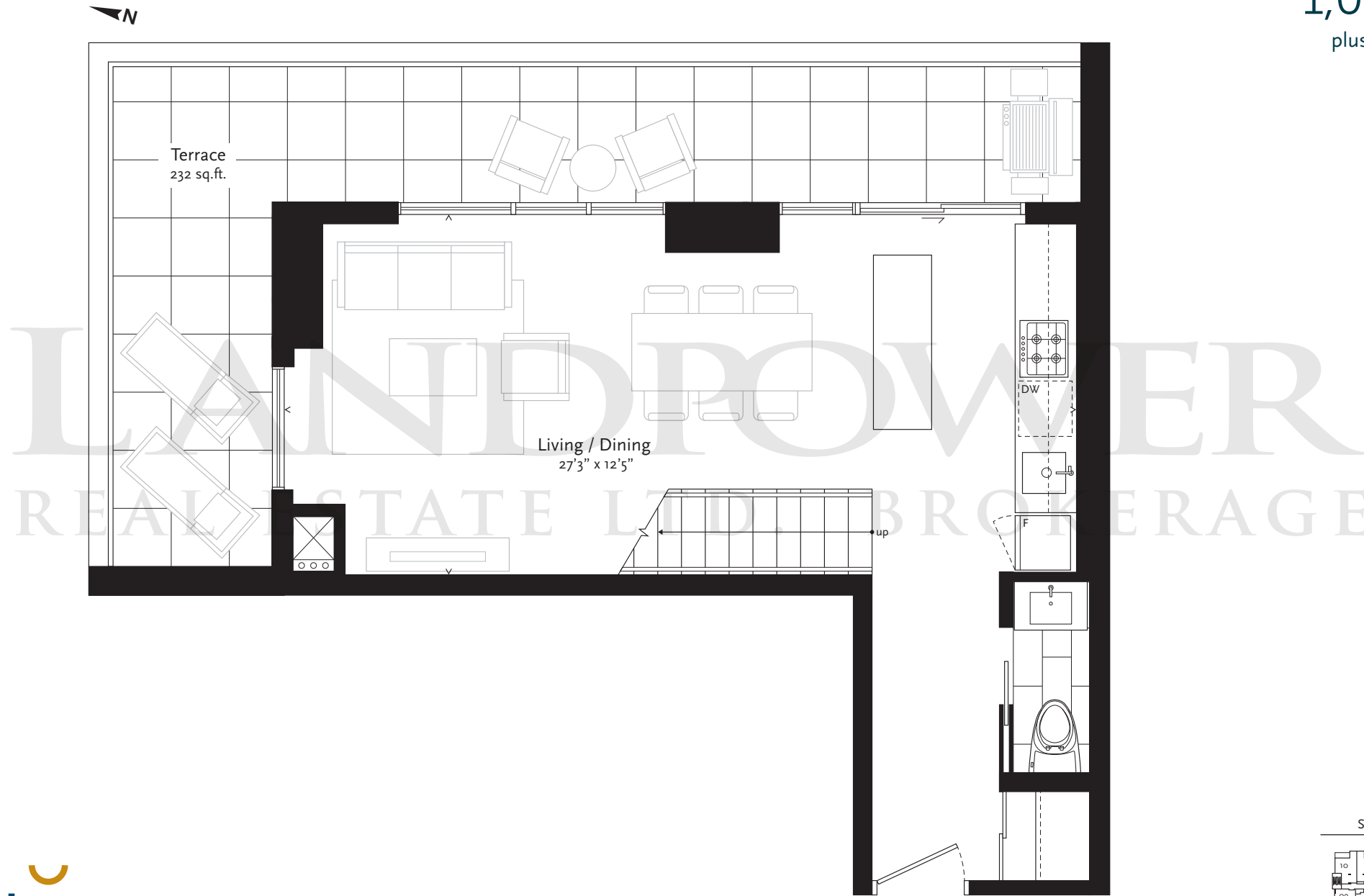
LANDPOWER
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Lower Penthouse 803

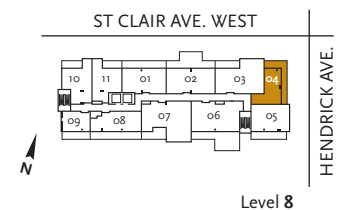


Two-Storey Lower Penthouse 804

Two Bedroom + Den
1,035 sq.ft.
plus 306 sq.ft. terraces

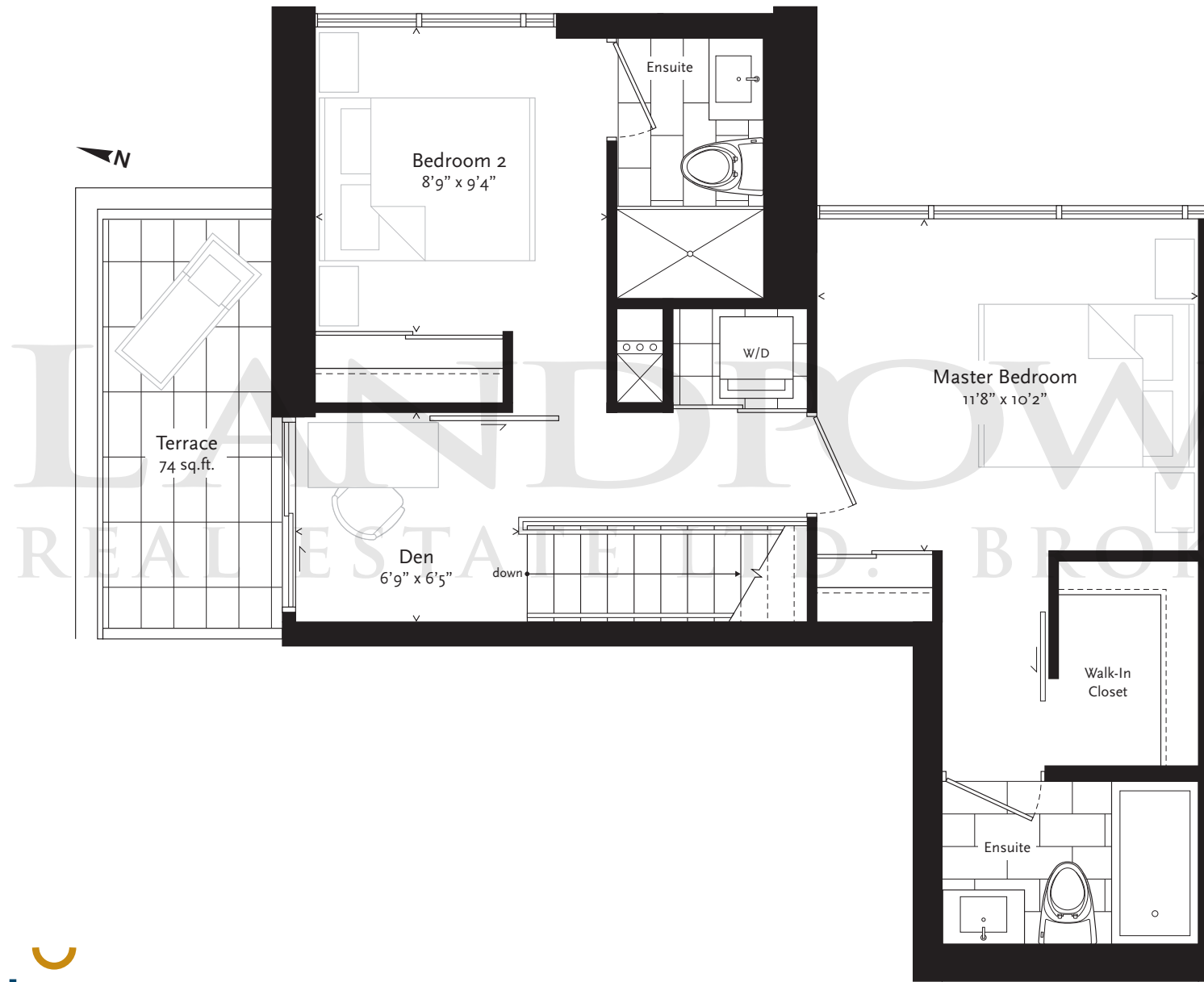


Main Level

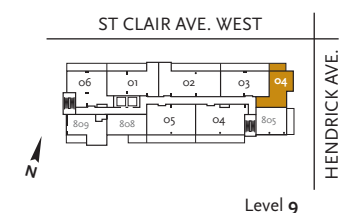


Two-Storey Lower Penthouse 804

Two Bedroom + Den
1,035 sq.ft.
plus 306 sq.ft. terraces

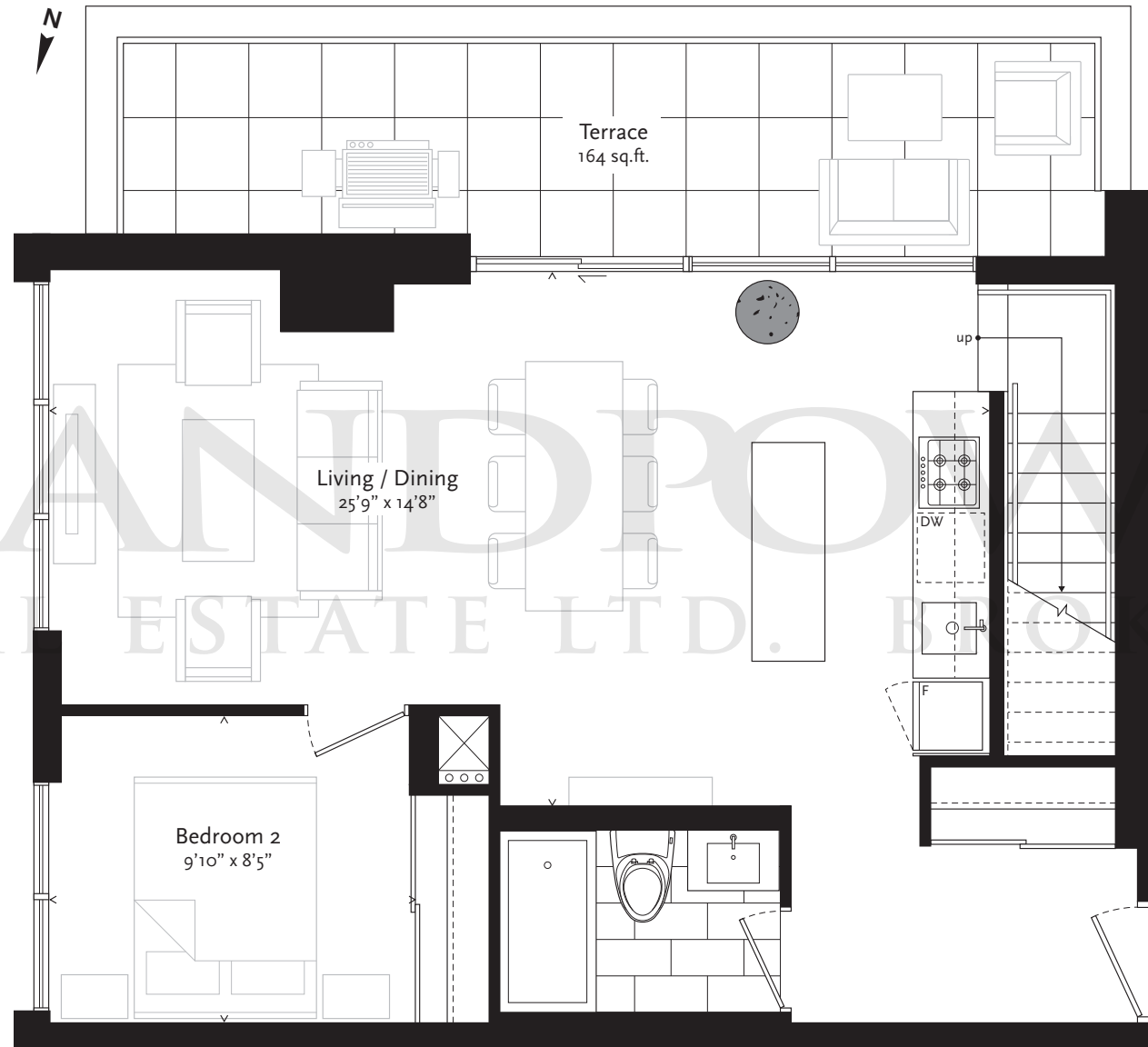


Upper Level

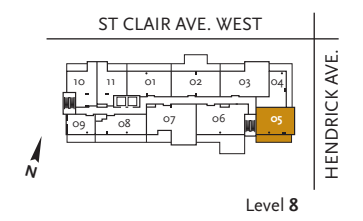


Two-Storey Lower Penthouse 805

Two Bedroom + Den
1,182 sq.ft.
plus 299 sq.ft. terraces



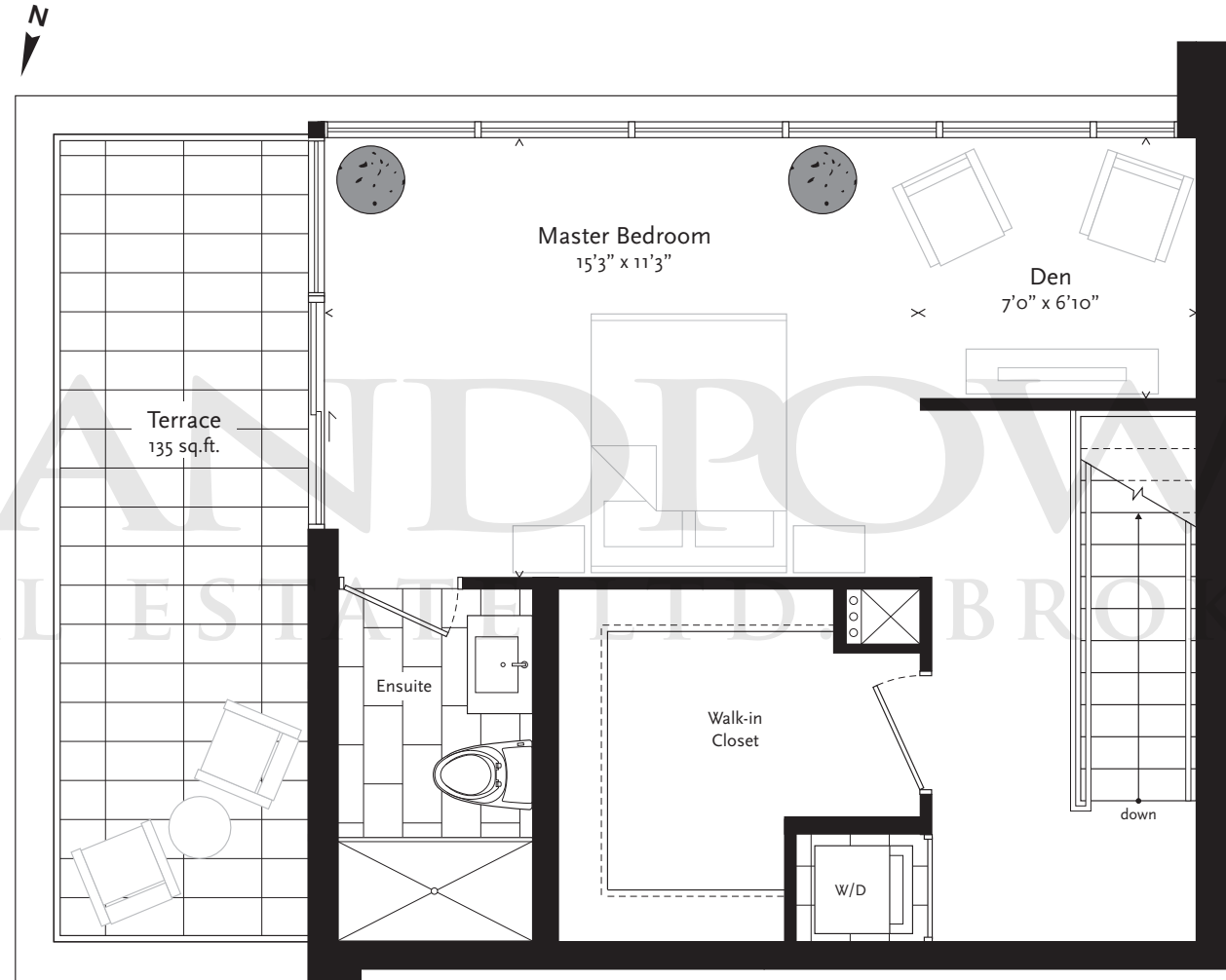
Main Level



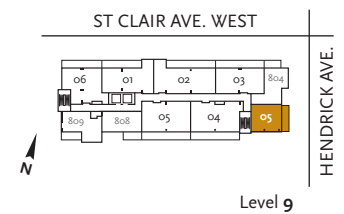
All sizes and specifications are subject to change without notice. E.&O.E.

Two-Storey Lower Penthouse 805

Two Bedroom + Den
1,182 sq.ft.
plus 299 sq.ft. terraces



Upper Level



Two Bedroom
 933 sq.ft.
 plus 374 sq.ft. terrace



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 REAL ESTATE LTD. BROKERAGE

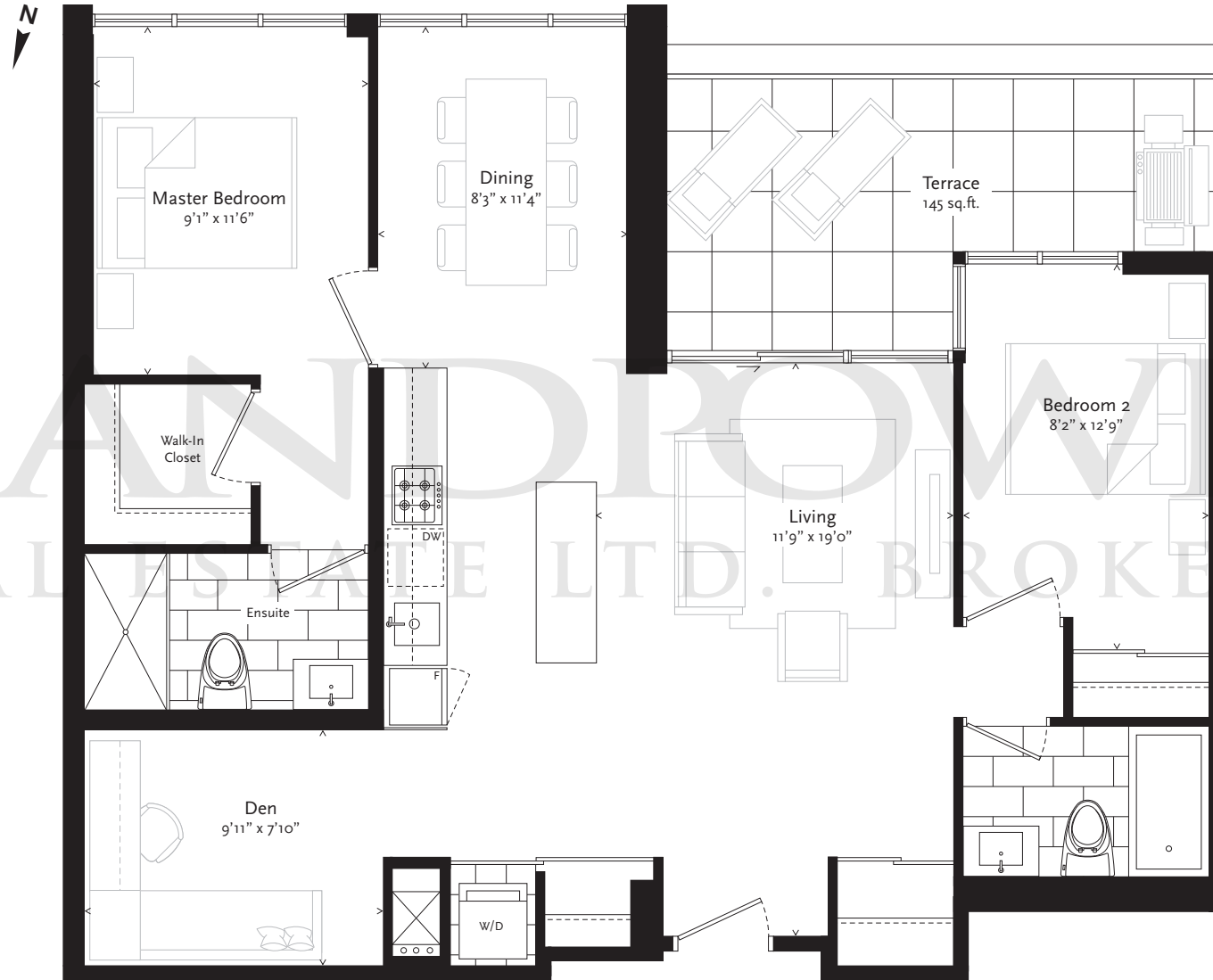
Lower Penthouse 806



Level 8

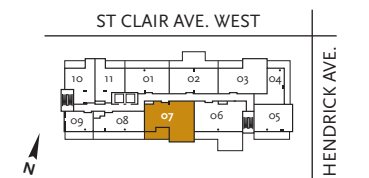


Two Bedroom + Den
1,025 sq.ft.
 plus 145 sq.ft. terrace



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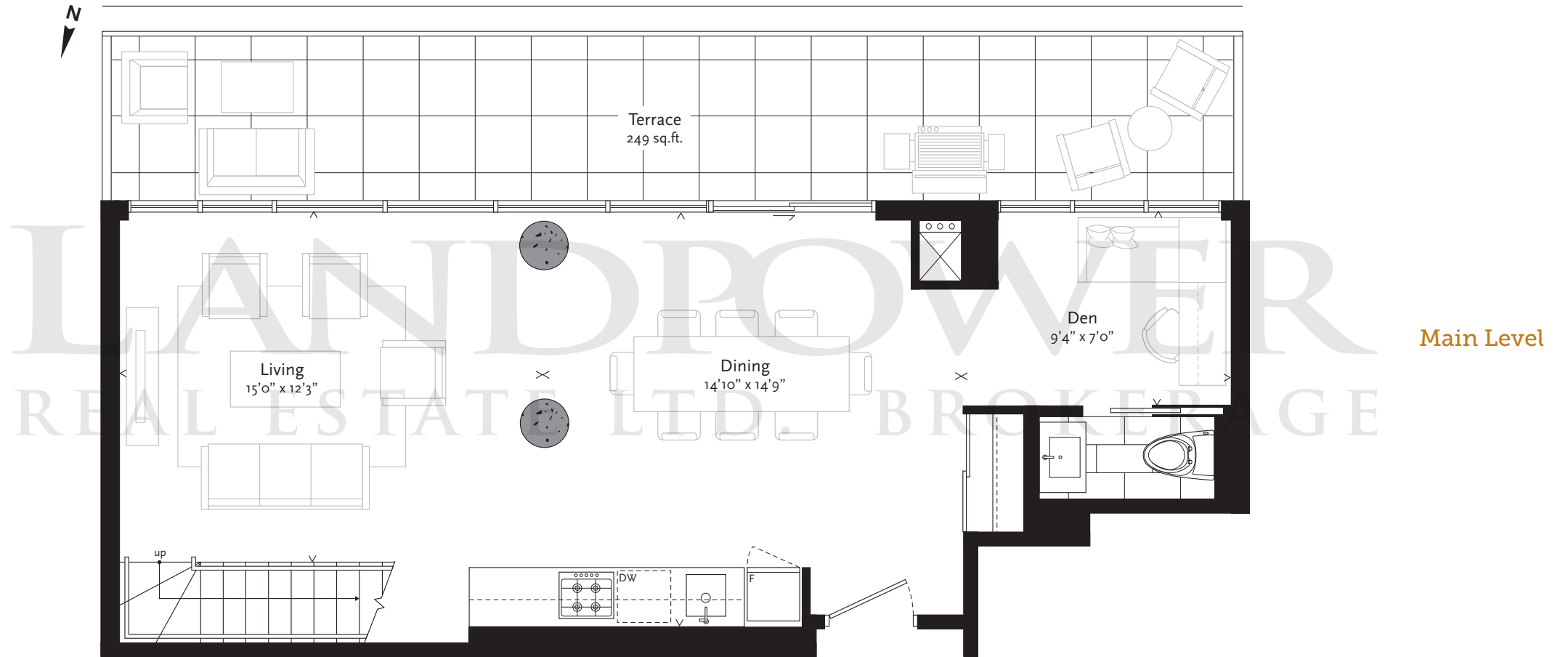
Lower Penthouse 807



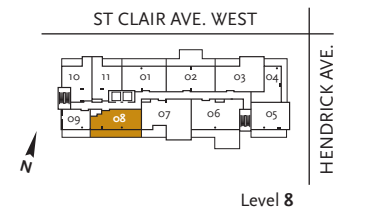
Level 8

Two-Storey Lower Penthouse 808

Two Bedroom + Den
1,099 sq.ft.
plus 341 sq.ft. terraces

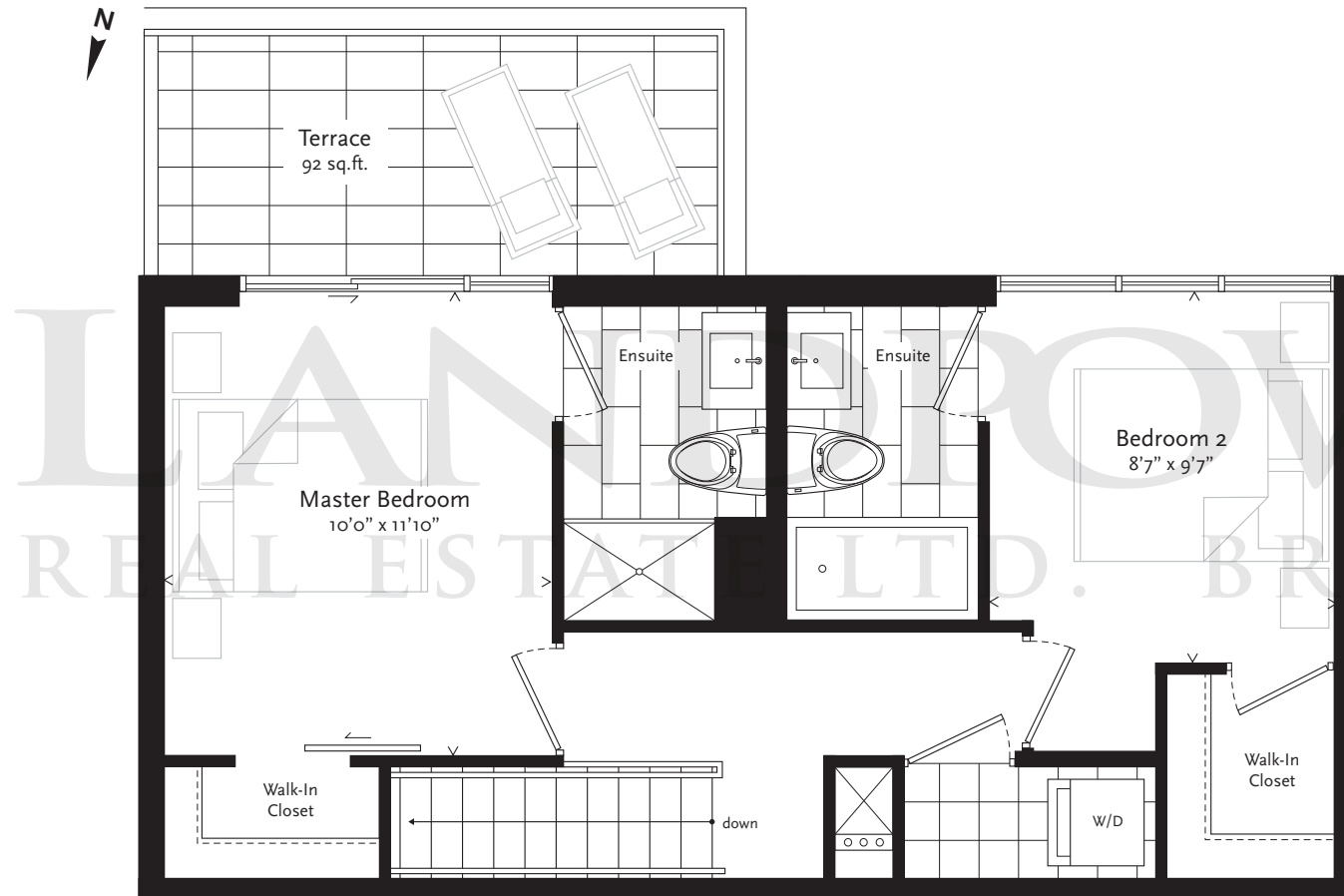


Main Level

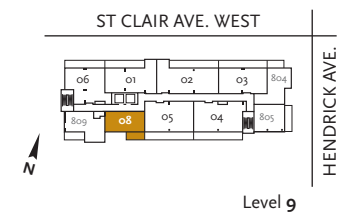


Two-Storey Lower Penthouse 808

Two Bedroom + Den
1,099 sq.ft.
plus 341 sq.ft. terraces

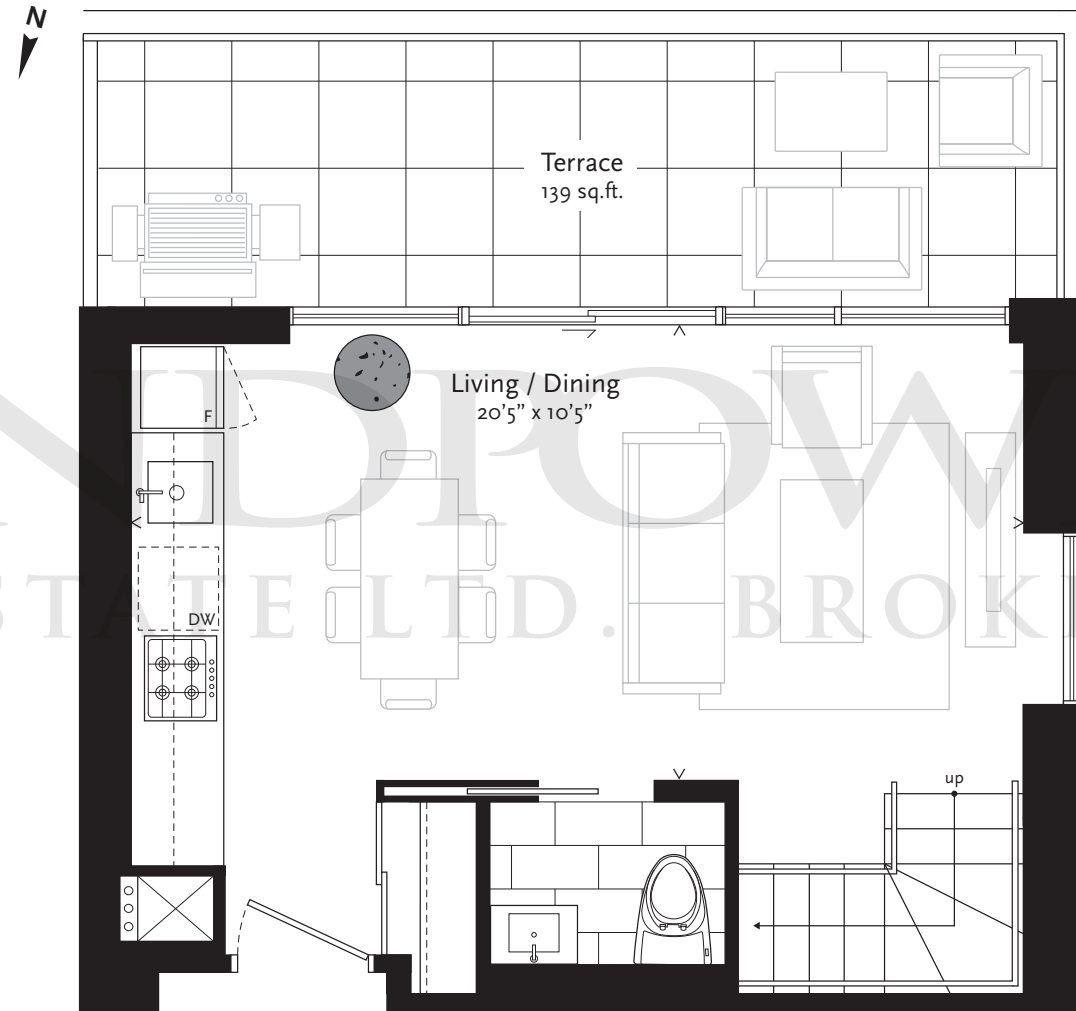


Upper Level

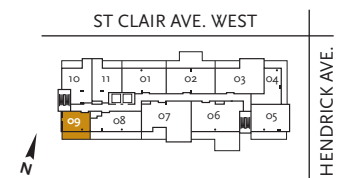


Two-Storey Lower Penthouse 809

Two Bedroom + Den
996 sq.ft.
plus 235 sq.ft. terraces



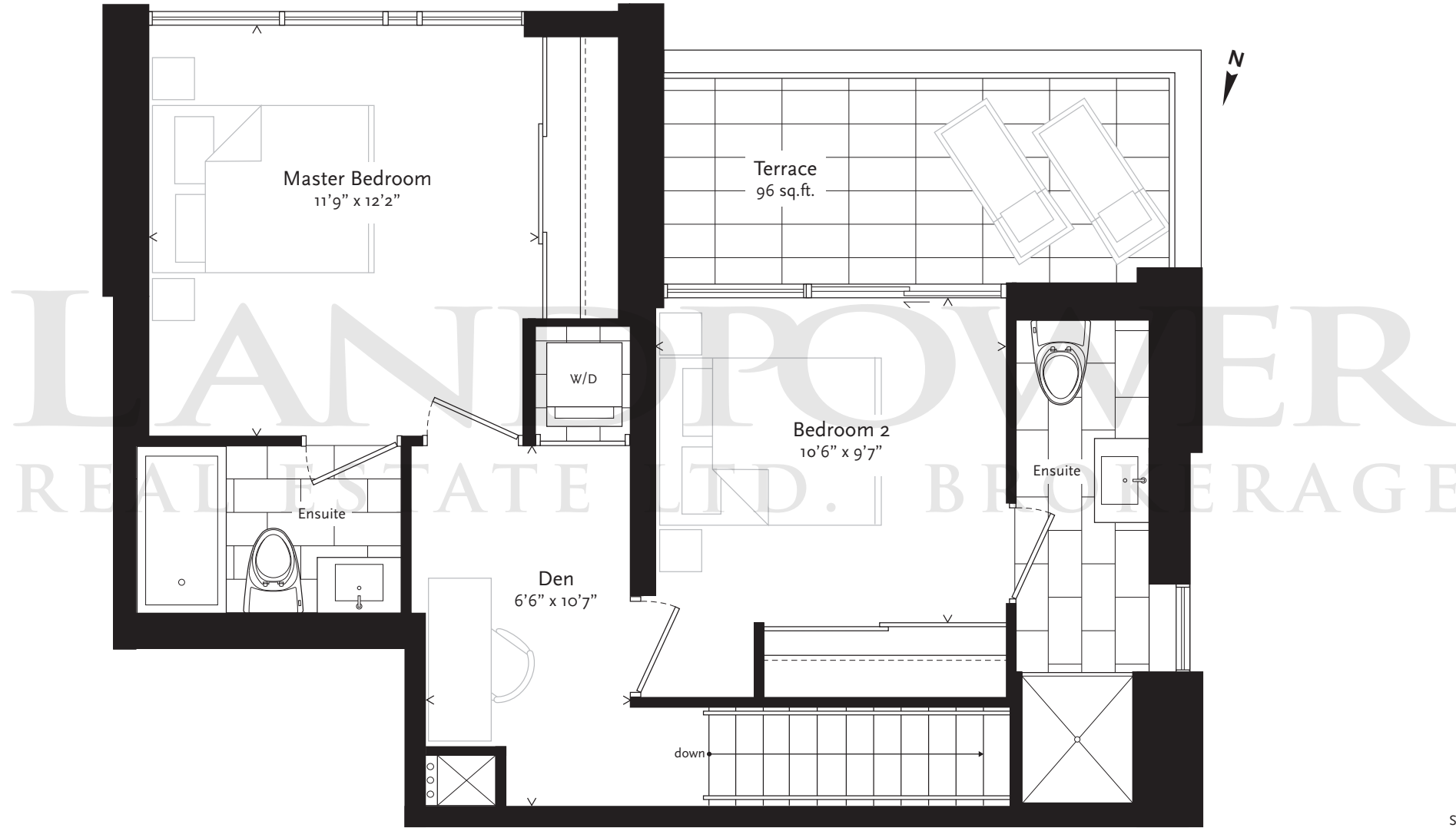
Main Level



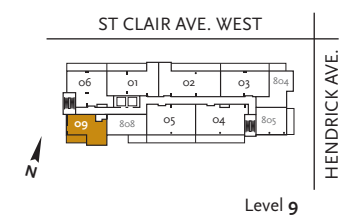
Level 8

Two-Storey Lower Penthouse 809

Two Bedroom + Den
996 sq.ft.
plus 235 sq.ft. terraces



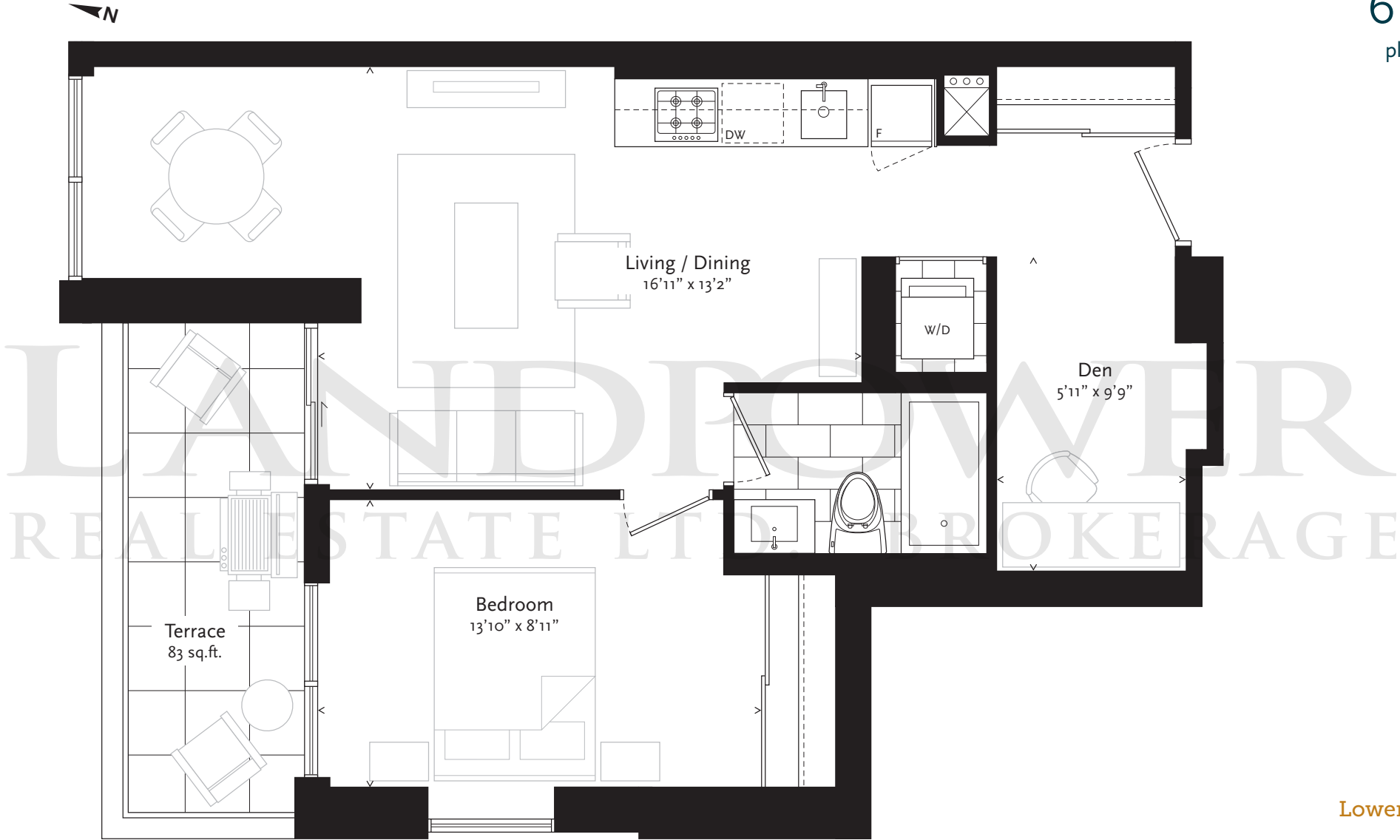
Upper Level



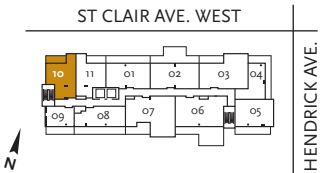
One Bedroom + Den

672 sq.ft.

plus 83 sq.ft. terrace



Lower Penthouse 810

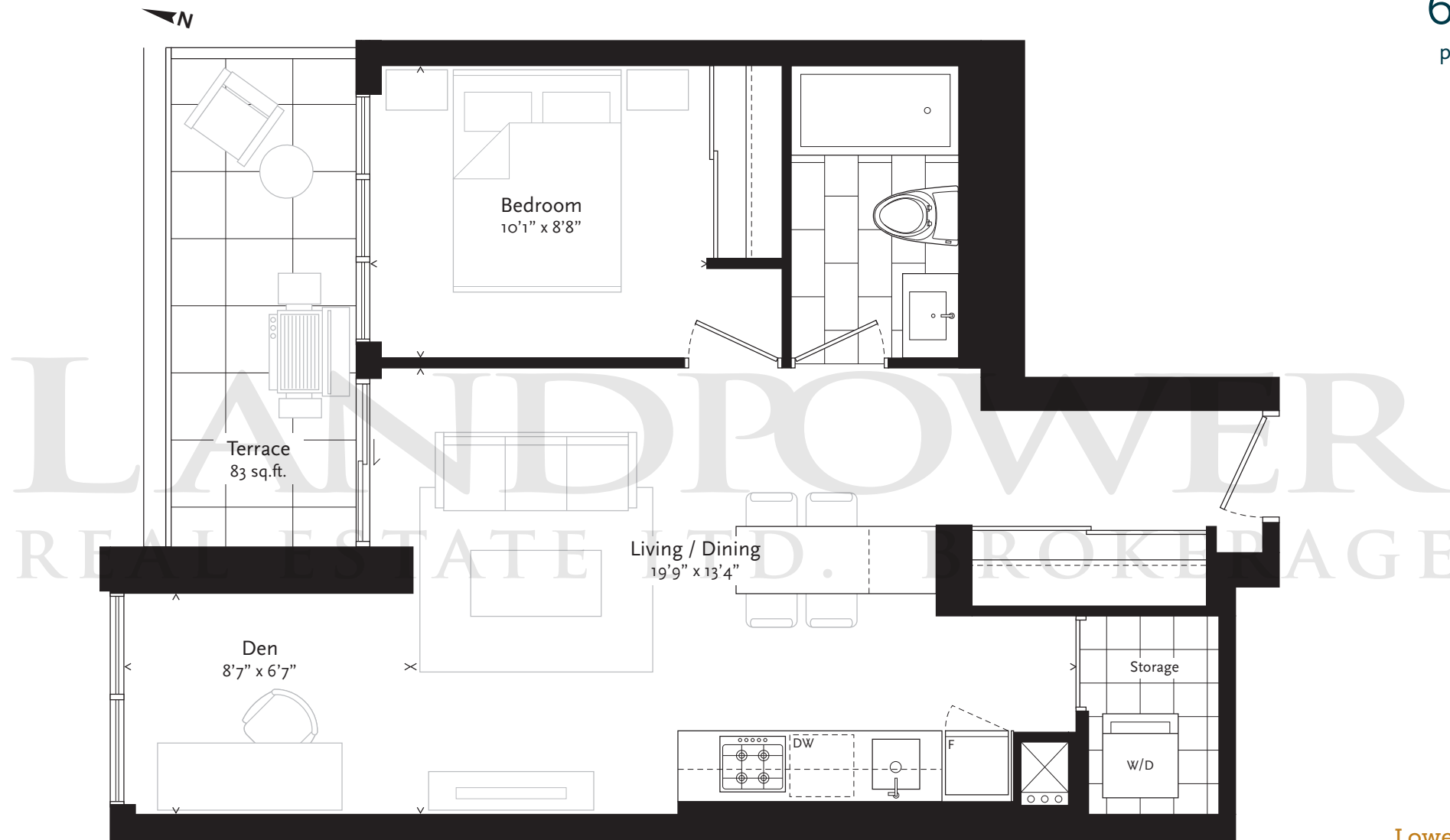


Level 8

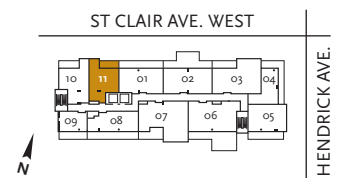
One Bedroom + Den

615 sq.ft.

plus 83 sq.ft. terrace



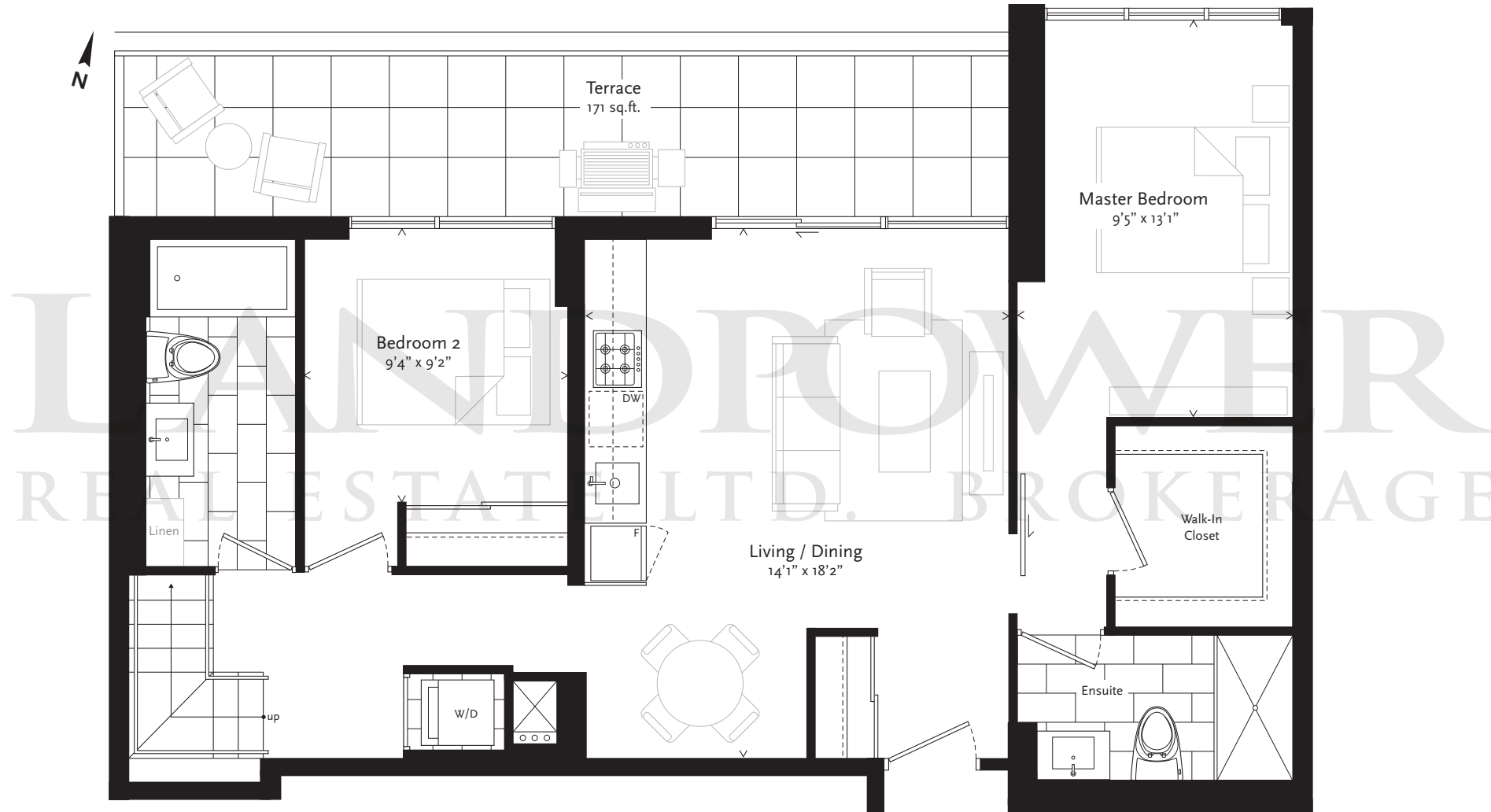
Lower Penthouse 811



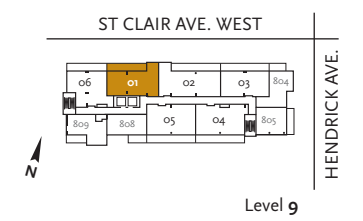
Level 8

Two-Storey Sky Penthouse 901

Two Bedroom
934 sq.ft.
plus 471 sq.ft. terraces

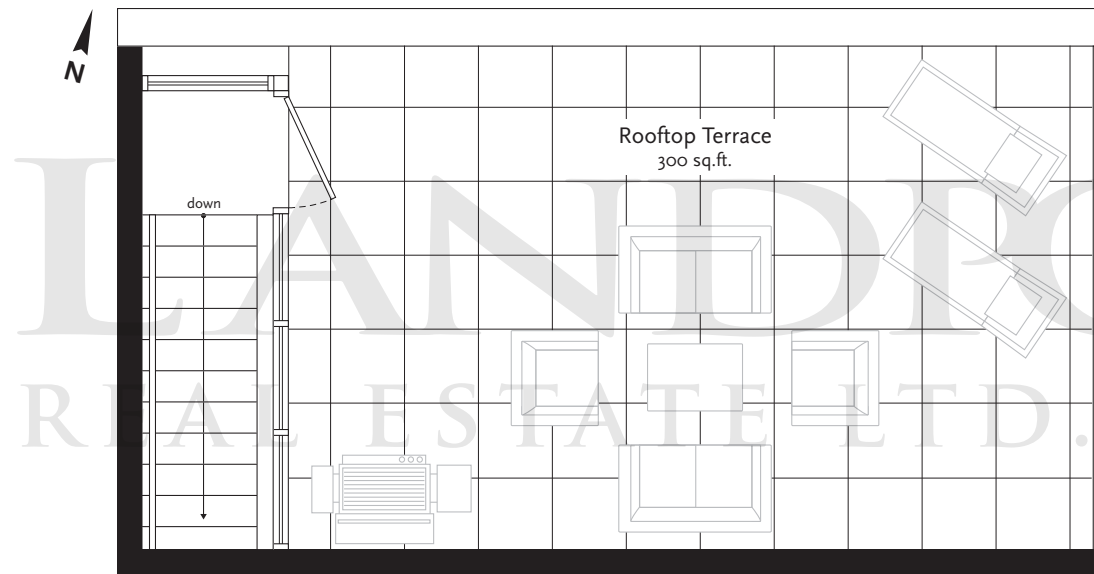


Main Level

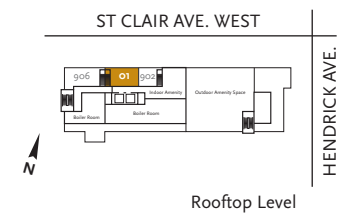


Two-Storey Sky Penthouse 901

Two Bedroom
934 sq.ft.
plus 471 sq.ft. terraces

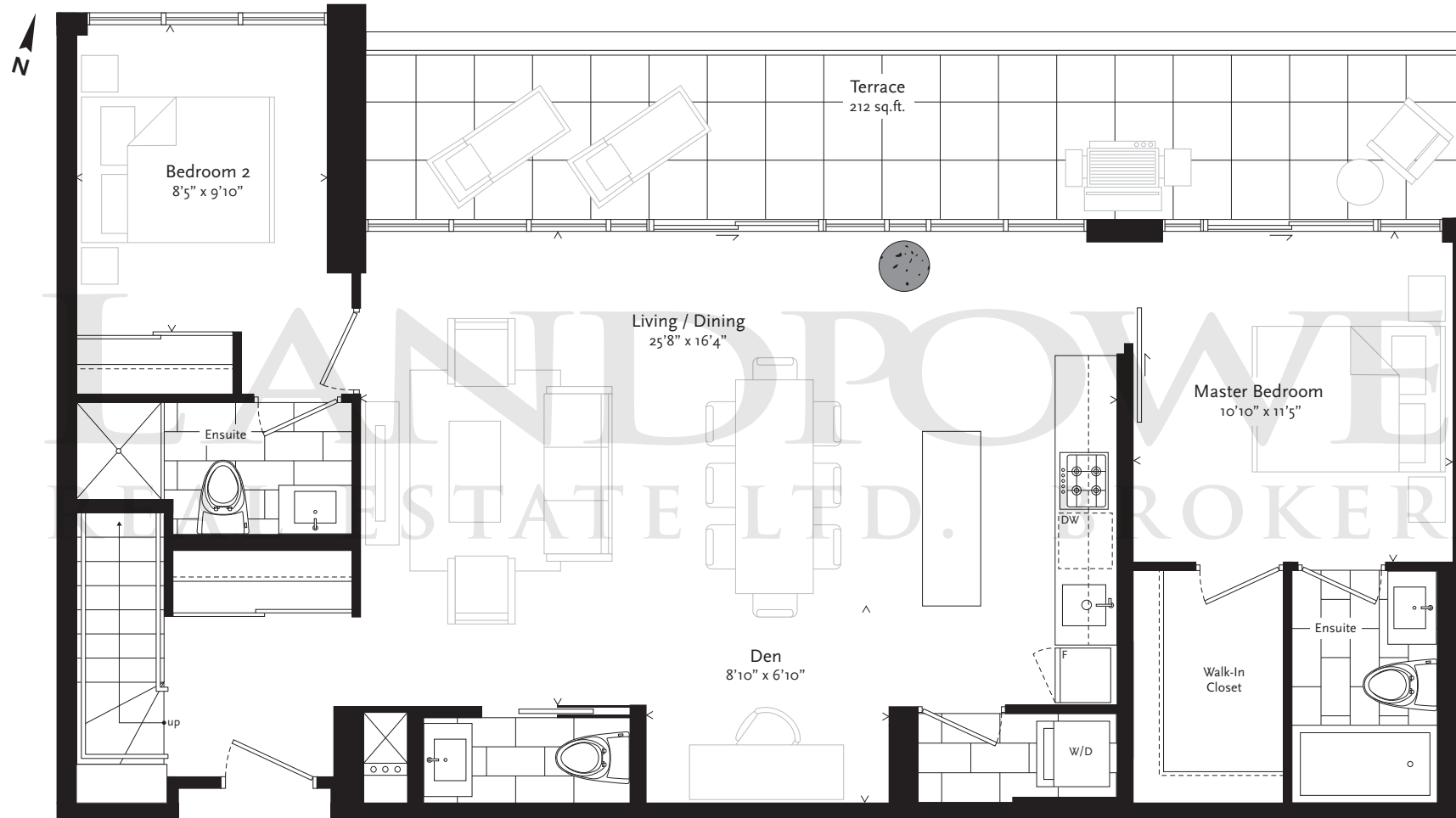


Rooftop Terrace

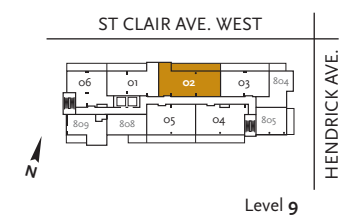


Two-Storey Sky Penthouse 902

Two Bedroom + Den
1,103 sq.ft.
plus 540 sq.ft. terraces



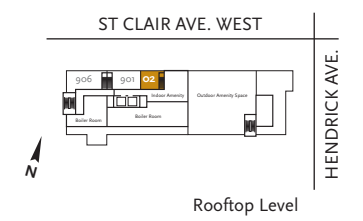
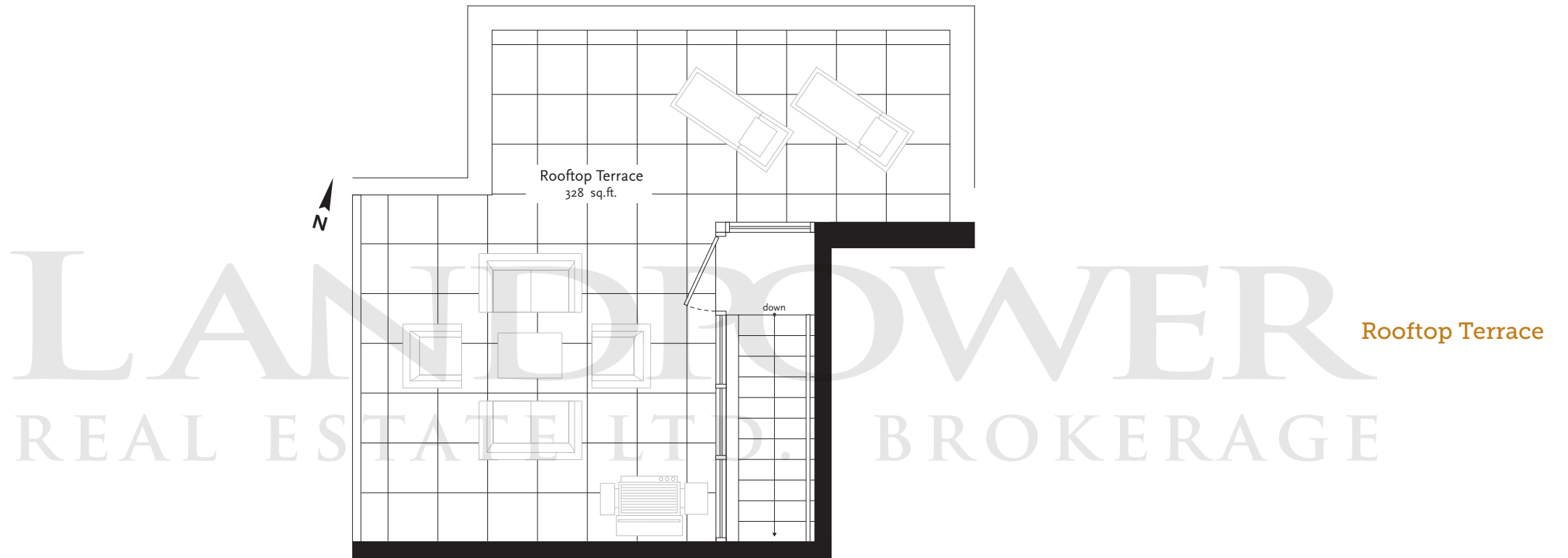
Main Level



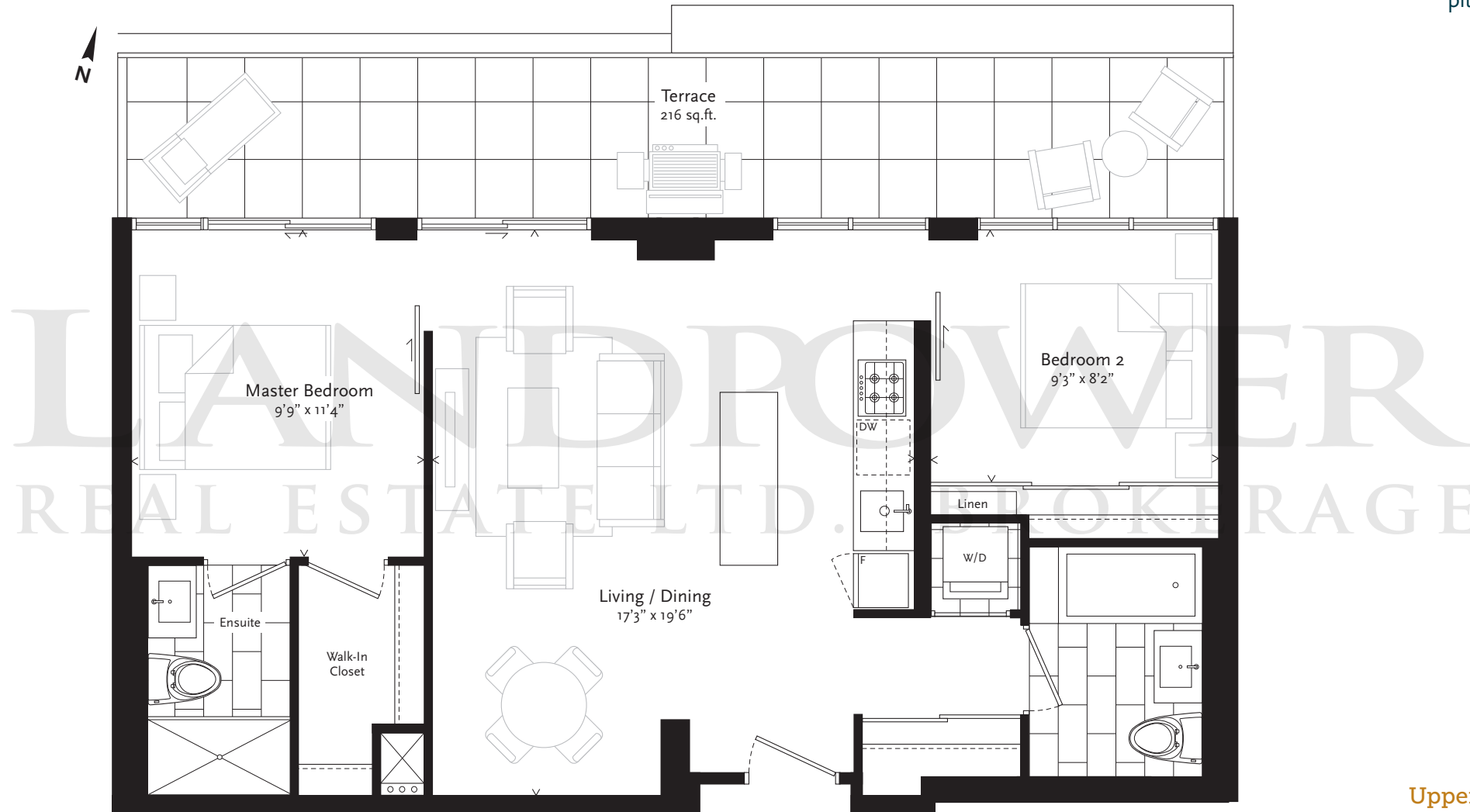
All sizes and specifications are subject to change without notice. E.&O.E.

Two-Storey Sky Penthouse 902

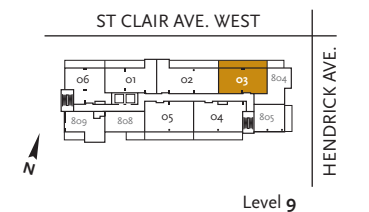
Two Bedroom + Den
1,103 sq.ft.
plus 540 sq.ft. terraces



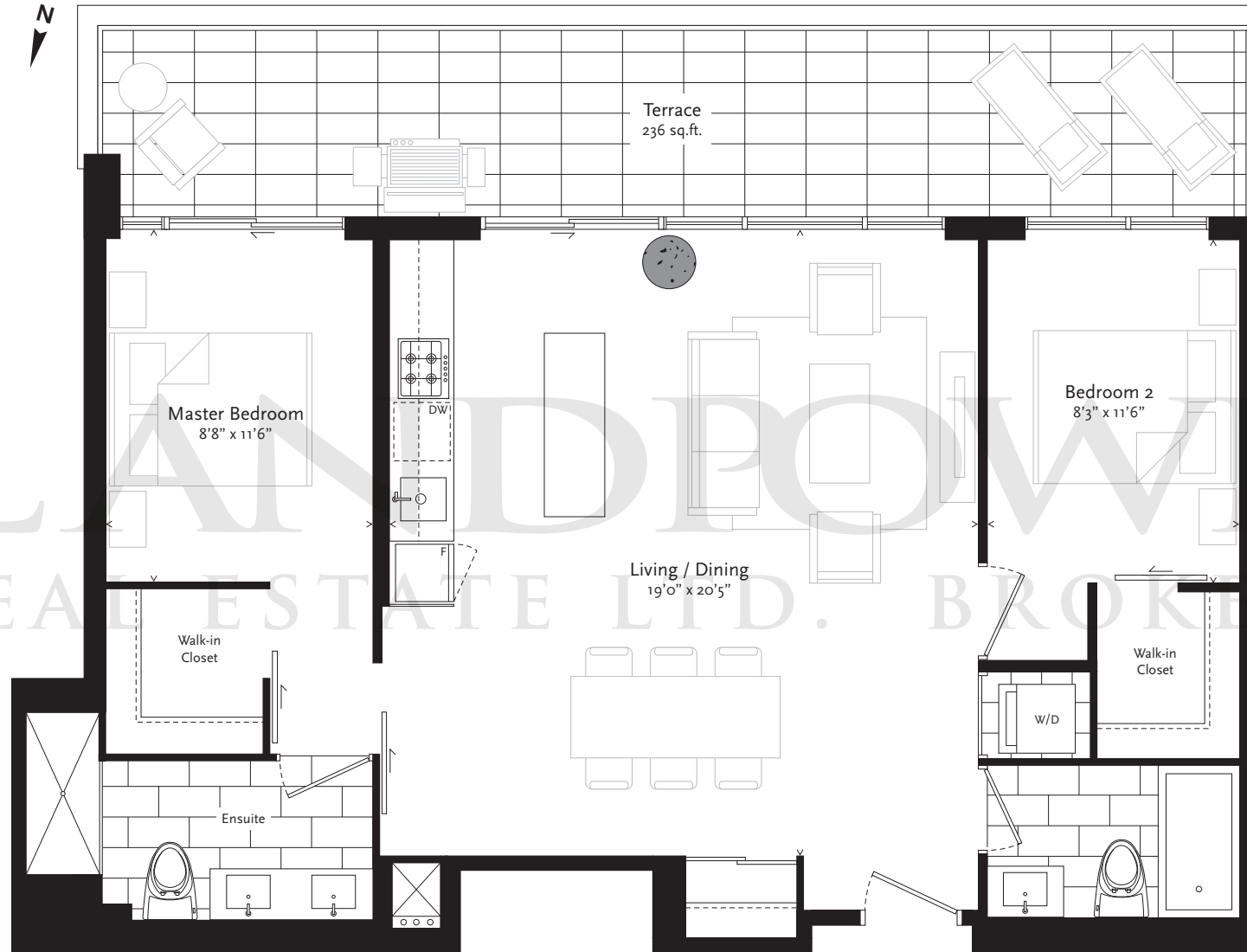
Two Bedroom
767 sq.ft.
plus 216 sq.ft. terrace



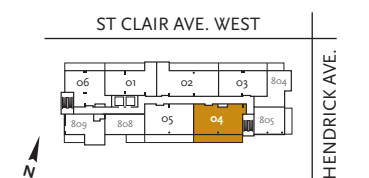
Upper Penthouse 903



Two Bedroom
933 sq.ft.
 plus 236 sq.ft. terrace



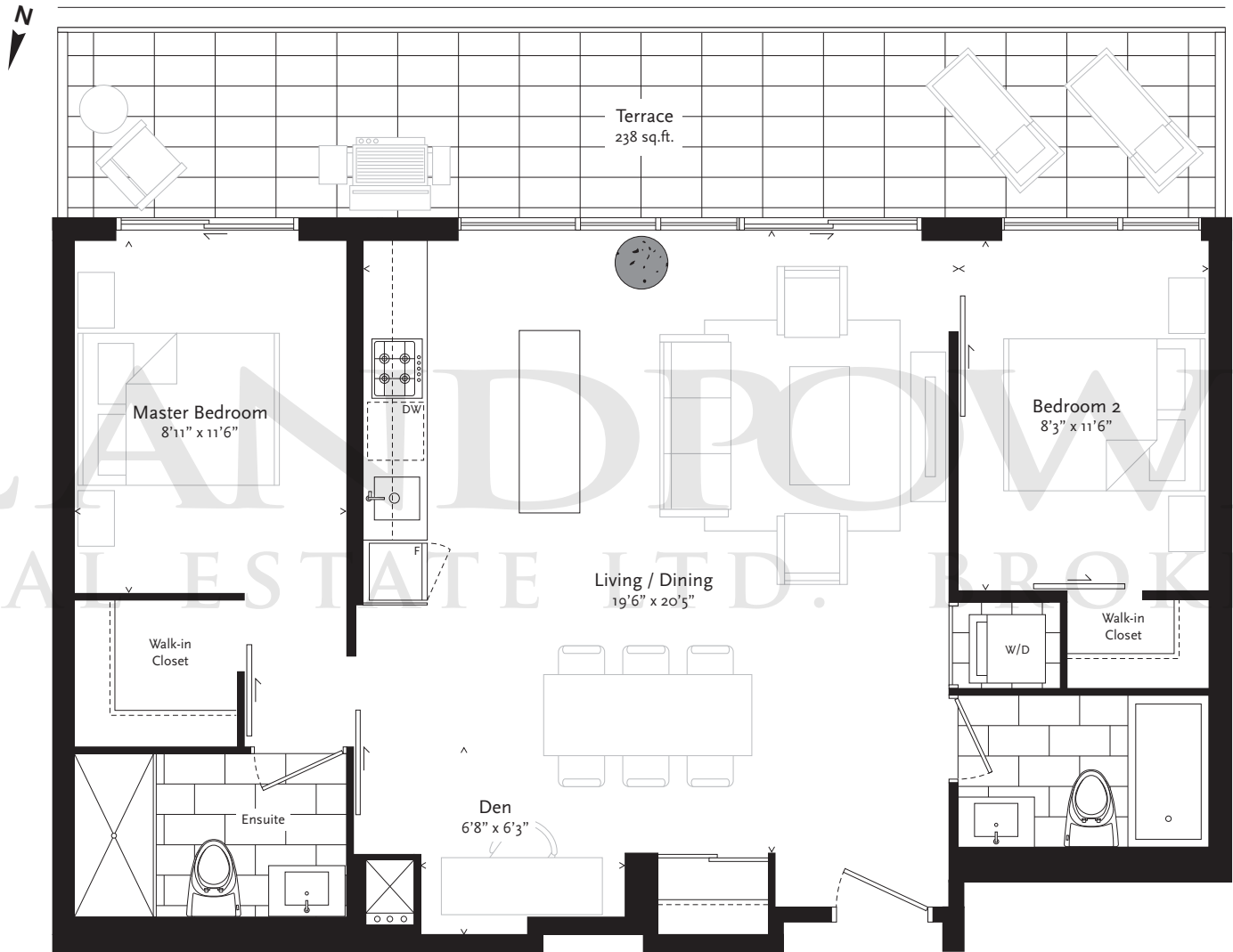
Upper Penthouse 904



Level 9

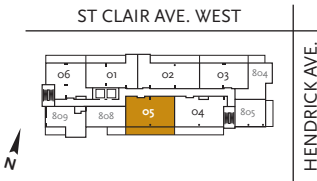
All sizes and specifications are subject to change without notice. E.&O.E.

Two Bedroom + Den
894 sq.ft.
 plus 238 sq.ft. terrace



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Upper Penthouse 905

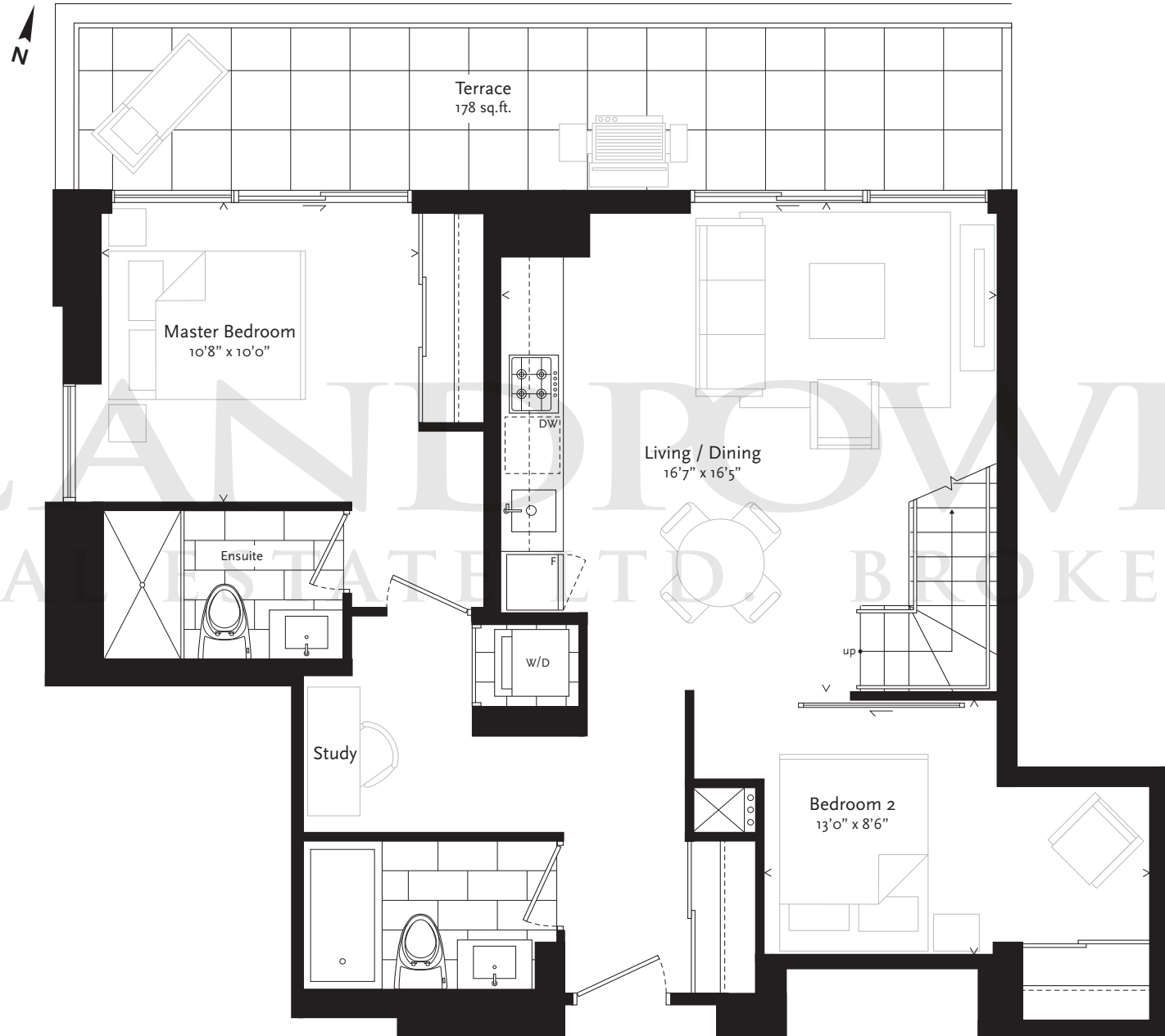


Two-Storey Sky Penthouse 906

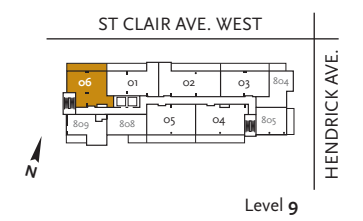
Two Bedroom + Study

923 sq.ft.

plus 567 sq.ft. terraces

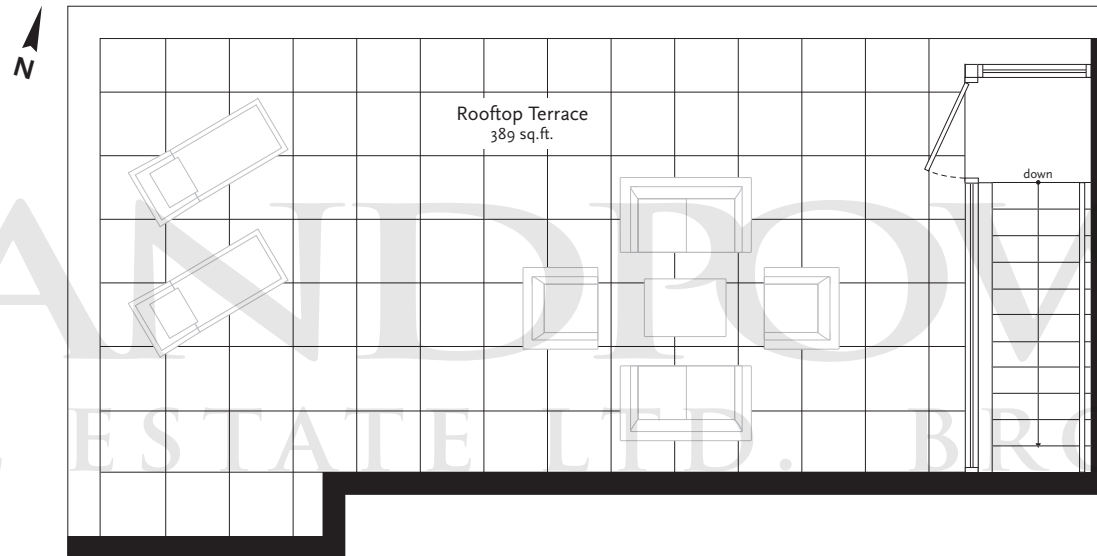


Main Level

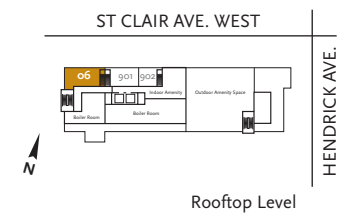


Two-Storey Sky Penthouse 906

Two Bedroom + Study
923 sq.ft.
plus 567 sq.ft. terraces



Rooftop Terrace



The Penthouse Collection Features & Finishes

The Nest Features

- Innovative nine-storey modern architecture
- Welcoming designer lobby clad with warm woods and two passenger elevators
- Eight hour executive concierge and security service
- Stunning rooftop indoor and outdoor amenity space
- Main level fitness room and entertaining flex space, complete with full kitchen, library and fireplace, opening onto an outdoor lounge
- Pet spa room on the main level
- Designer decorated guest suite
- Secured underground parking with controlled access
- Gas line for BBQ on balconies and terraces*
- Car Share Facility

Suite Features

- Approximately 10 ft high ceilings in living areas (bulkheads and ceiling drops excepted)
- 9 ft high ceilings in bathrooms
- Smooth ceilings throughout
- Floor to ceiling windows*
- Engineered hardwood flooring throughout* with acoustical features, except bathrooms†
- Individually controlled heat pump for year round heating/cooling
- Glass or barn bedroom doors on sliding track*
- Private terrace and/or balcony*
- Hinged or sliding patio doors to terraces or balconies*
- Slab style bathroom, and washer/dryer room doors with designer selected hardware
- Bedroom closet(s) with frameless mirror or slab sliding doors*
- 8 ft solid core interior doors*
- Closet organizers in master bedroom from vendor's selected packages
- 5 1/4" baseboards and 2 1/2" casings (approx.)†

Gourmet Kitchens

- Extended 8 ft height upper kitchen cabinets
- Integrated appliances with choice of Euro-style cabinetry†
- Choice of quartz or granite countertop†
- Euro design counter depth appliance package including dishwasher, 24" refrigerator/freezer, 24" oven, gas cooktop and microwave oven
- Undermount single bowl stainless sink with single lever faucet with pullout vegetable spray
- Designer selected ceiling mounted track fixture
- Designer selected backsplash†
- Under valance cabinet lighting

Main Bathroom

- Custom designed cabinetry†*
- Quartz countertop with white undermount porcelain sink†*
- Backlit vanity mirror
- 5 ft acrylic deep soaker bathtub*
- Water efficient shower head and faucets*
- Choice of porcelain tile flooring†
- Choice of porcelain and/or glass tile on tub/shower enclosure walls†*
- Water efficient white plumbing fixtures and designer selected faucets
- Pressure balanced faucet for tub and/or shower

Master Ensuite

- Choice of Euro-style cabinetry†
- Quartz countertop with white undermount porcelain sink†
- Backlit vanity mirror
- Frameless glass shower enclosure with water efficient rain shower head*
- Porcelain tile flooring†
- Water efficient white plumbing fixtures
- Water efficient faucets
- Upgraded handheld shower
- Pressure balanced faucet for tub and shower

Powder Room*

- Custom designed cabinetry†*
- Quartz countertop with white undermount porcelain sink†*
- Choice of porcelain tile floor†
- Water efficient white plumbing fixtures
- Water efficient chrome faucet

Laundry

- Stacked front load white washer/dryer*
- Porcelain flooring in laundry closets†

Electrical Details

- Pre-wired for television outlets in bedroom(s), living room and den
- Pre-wired for telephone outlets in living room, bedroom(s), den and kitchen
- Capped ceiling outlet in dining room
- Designer selected ceiling fixture in den and bedroom(s)*
- Smoke and carbon monoxide detectors as per code
- Pre-wired for access to high speed internet and digital television
- Individual suite electric sub meters
- Decora style light switches and plates
- Electrical receptacle on balcony and terraces

Security

- Remote access to underground parking with controlled access from parking to elevator lobby
- CCTV surveillance cameras at building entrances and underground garage
- Enterphone system at main entrance(s)
- In-suite keypad alarm system (monitoring optional)
- Proximity card readers at fitness room, amenity areas, entrance doors and underground elevator lobbies

Outdoor Space

- Gas BBQ bib on terraces and balconies*
- Electrical receptacle on all terraces and balconies
- Water hose bib*

Rooftop Amenities

- Landscape planters*
- Two outdoor gas BBQs with serving area
- Indoor lounge with fully equipped kitchen and dining facilities
- Outdoor firepit for entertaining

Living Green

- Energy efficient water source heat pump system
- Low VOC paints throughout
- Energy efficient lighting in garage and corridors
- Carbon monoxide detector controlled garage fans
- Low E thermopane windows with aluminum frames
- Tri-sorter single chute recycling
- Water conserving kitchen & bathroom fixtures
- Individual suite water metering for hydro, gas, water and geothermal consumption
- Bicycle storage areas

† from Vendor's standard designer selected colour and finish package * as per plan All features are from Vendor's standard samples

Subject to the terms of the Agreement of Purchase and Sale, 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 so listed or so provided. 1. Marble and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations. 2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials set out herein. 3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. 4. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change the Vendor shall provide an equivalent model. 5. All dimensions, if any, are approximate. 6. All specifications are subject to change without notice. 7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement of purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only a fireplace) if, as result of building, construction, or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra without interest and in all other respects this Agreement shall continue in full force and effect. 8. Floor and specific features will depend on the Vendor's package as selected. E.&O.E.