



LANDPOWER
REAL ESTATE LTD. BROKERAGE

LIVE BY
DESIGN
AT COLLEGE & SPADINA



BROKER PACKAGE

BOUTIQUE BY DESIGN BIG IN STYLE

Design Haus is an artful example of modern design on an intimate scale. Architecturally, the building is an eclectic mix of past and future. Perfectly blending in with the University of Toronto neighbourhood, the residence's lower level pays homage to the adjacent neighbouring landscape. Rising 17 storeys, the building's lower floors incorporate red velour brick cladding with white precast concrete accents. The upper level is highlighted with various shades of spandrel glass.

Design Haus is comprised of 116 residences and has been thoughtfully designed to capture the stunning city views to the south and The University of Toronto views to the north. Exceptionally designed and steps to everything Toronto has to offer!



DISTINCTIVELY DESIGNED

Like a boutique hotel, the lobby at Design Haus is an intimate and stylish reflection of the people that live there. Predominately white backgrounds have a clean modern vibe that is complemented by light wood tones, oiled to accentuate their natural beauty and visual texture. Copper accents have been added throughout in sculptural forms which create an upscale feel and random pops of red add interest and sense of whimsy.

The soaring double height lobby lounge features a pallet of neutral colour tones and stunning irregular geometric floor inlays. Here visitors and guests will enjoy the contemporary, avant garde sculptural furniture in the seating area. The elevator lobby area is entered through a secure fob accessed doorway allowing residents additional privacy and security.



A high-angle, nighttime photograph of a modern rooftop terrace. The terrace is furnished with contemporary outdoor seating, including a long wooden sofa with white cushions and several armchairs. A central landscaped area features various green plants and trees, some of which are illuminated from below. In the background, a city skyline is visible under a dark sky, with the CN Tower prominent on the left. The terrace is enclosed by a glass railing, and the interior of the building's upper floors is visible through the glass walls.

DESIGNED FOR YOU

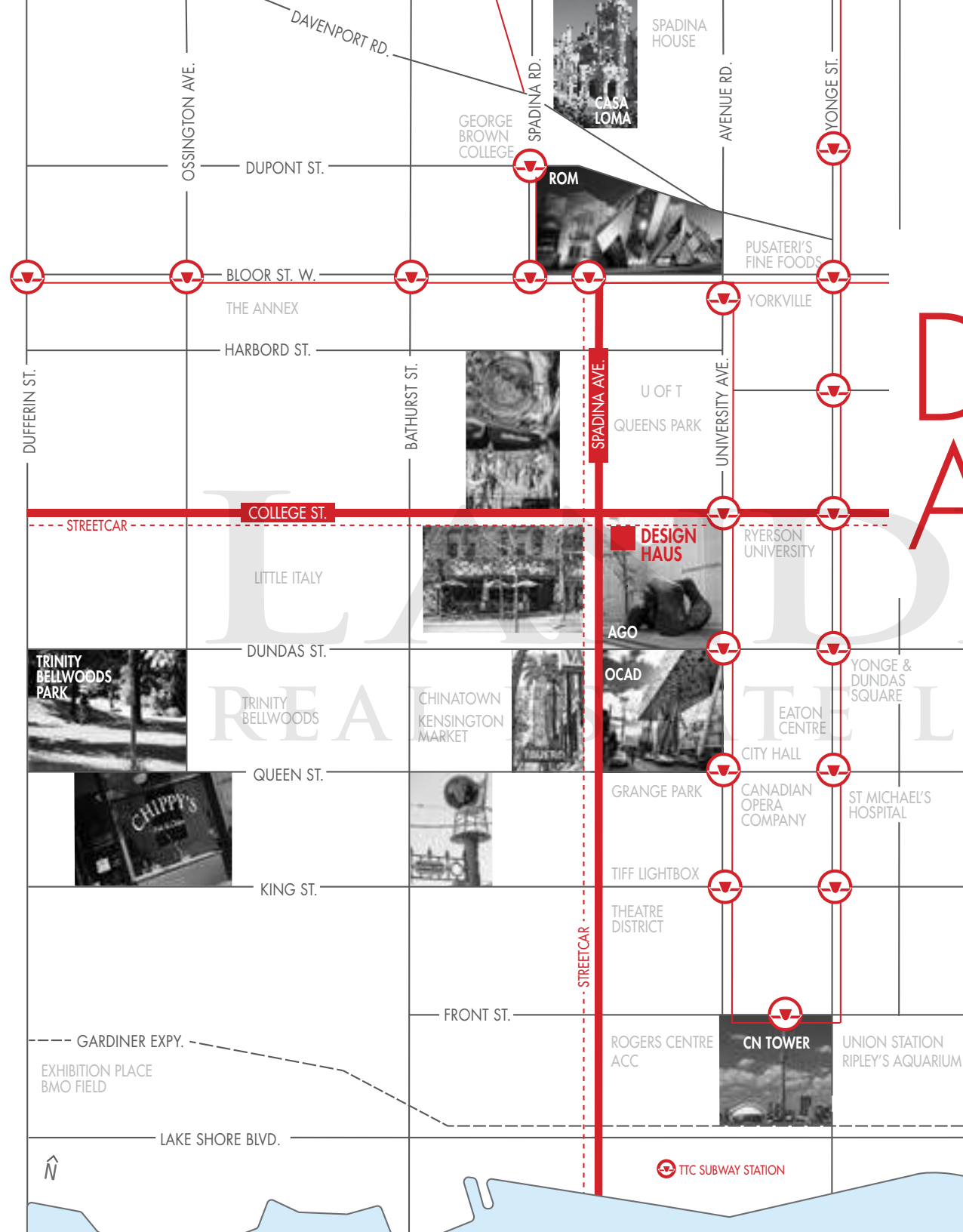
For a little fresh air, Design Haus offers an exquisite rooftop entertaining area, beautifully landscaped, complete with convenient BBQ areas and comfortable outdoor seating arrangements. Welcome to the outdoors.



DESIGNED
FOR ENTERTAINING

DESIGNED FOR ACCESSIBILITY

Design Haus is connected to some of Toronto's greatest neighbourhoods – Chinatown, Kensington Market and Little Italy. With the streetcar at your front door, getting around town is a breeze. Bike or walk to Harbourfront. Proximity to the Gardiner Expressway, via Spadina Avenue, is quick and convenient.



DESIGN HAUS

FEATURES

BUILDING FEATURES

Boutique 17-storey building overlooking city skyline

TTC at your doorstep minutes to University Subway

Suite finishes, lobby and amenity spaces designed by award winning UNION31

Artfully designed building by Kirkor Architects

Designer party room with kitchen facilities

Fitness centre with yoga and aerobics area

Outdoor podium terrace with barbeque

Offsite security monitoring 24/7

All suites have direct security connection and access monitoring

PRINCIPAL LIVING AREAS

Architectural finishes including modern 4" high flat profile baseboards and complementary trim

Laminate flooring throughout

Interior walls and all trim to receive designer white quality latex paint with low VOC's

Solid core 7' suite entry doors with architectural hardware, contemporary lock set, deadbolt and privacy viewer

Flat panel interior doors with satin chrome lever handles

Stacking, white washer and dryer

Pre-wired for technology and communications

Ceiling height: 8' on 2nd to 8th floor, 9' on 9th and above*

Smooth ceiling in kitchen and bathroom

Textured ceiling in living/dining/bedroom/den

KITCHENS

Custom designed kitchen cabinetry in a variety of finishes with accent feature, as per vendor standard

Polished quartz, square-edged slab countertop with tile backsplash

Polished chrome faucet with integrated pull-out spray

Standard single basin under mount, stainless steel sink

Under cabinet lighting combined with ceiling mounted track lights

Contemporary appliances include:

- Built-in counter-depth, 24" refrigerator with bottom freezer with full panel overlay to match surrounding cabinetry
- Slide in 24" range, stainless steel
- Integrated pull out hood fan
- Built-in 18" dishwasher with full panel overlay to match surrounding cabinetry
- Freestanding microwave
- Laminate flooring throughout

BATHROOMS

Contemporary vanity with flat panel cabinetry in a variety of finishes, as per vendor standard

Frameless vanity mirror with chrome accent wall light

Custom designed solid surface countertop with integrated contemporary sink and single lever faucet

Contemporary porcelain tile flooring

Full-height porcelain or ceramic tile tub and/or shower surrounds, as per plan

High efficiency low flow toilet

Walk-in showers with glass doors and polished chrome hardware, as per plan

Square edge, 5' bathtub, as per plan

Polished chrome accessories including towel bar and toilet tissue holder

MECHANICAL / ELECTRICAL / WASTE MANAGEMENT

Two-pipe fan coil unit(s) for heating and cooling as per plan with a dedicated thermostat

Individual metering (or sub-meter) of in-suite electrical and water consumption

Pre-wired for personal encoded stand-alone intrusion alarm system with emergency voice communication system

Switch controlled split outlets in living room and bedroom as per plan

Electrical copper wiring with circuit breaker service panel

HOMEOWNER LEVELS OF PROTECTION

One year warranty on the workmanship and materials

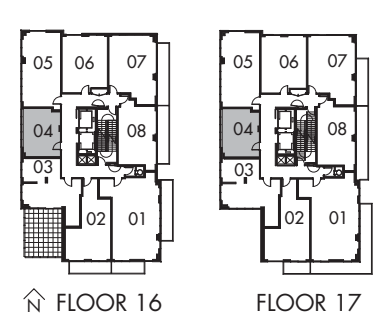
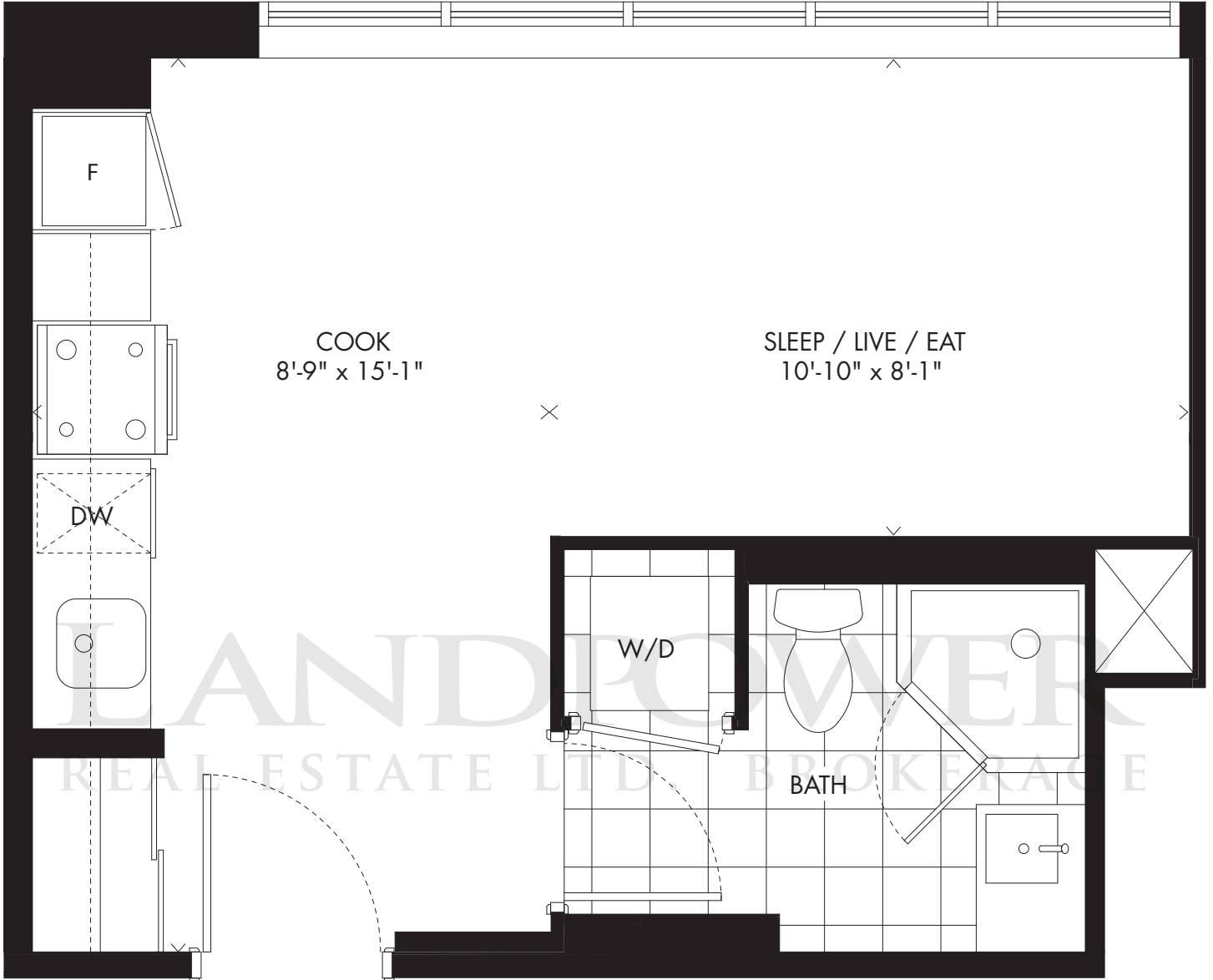
Tarion Warranty Corporation New Home Warranty Protection, as per Tarion Guidelines

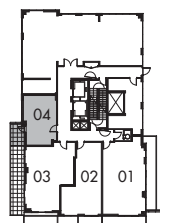
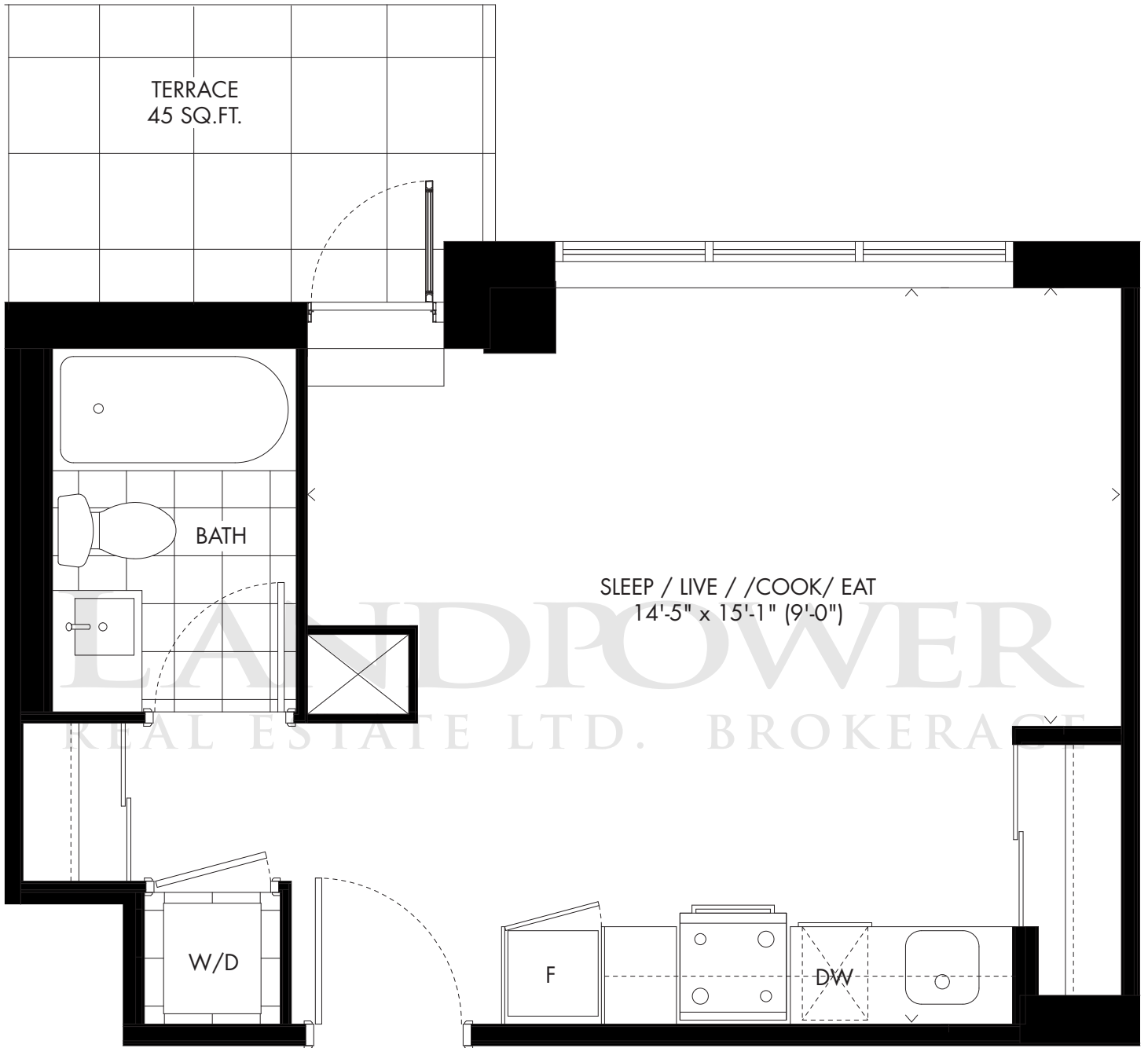
Manufacturer's warranty on appliances

Specifications are subject to change without notice. All room measurements and sizes are approximate. Vendor may substitute materials for those provided in the plans and specifications. Decorative and upgraded items displayed in the sales office are for display purposes only and are not included in the purchase price. E. & O.E. 2015

*Approximately 8 ft floor to ceiling heights in principal rooms (with the exception of hallways, closets, bathrooms and foyers and other areas in which mechanical, electrical or structural elements are located resulting in lower ceiling heights) on Levels 2 to 8 inclusive.

Approximately 9 ft floor to ceiling heights in principal rooms (with the exception of hallways, closets, bathrooms and foyers and other areas in which mechanical, electrical or structural elements are located resulting in lower ceiling heights) on Levels 9 and above.





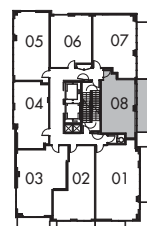
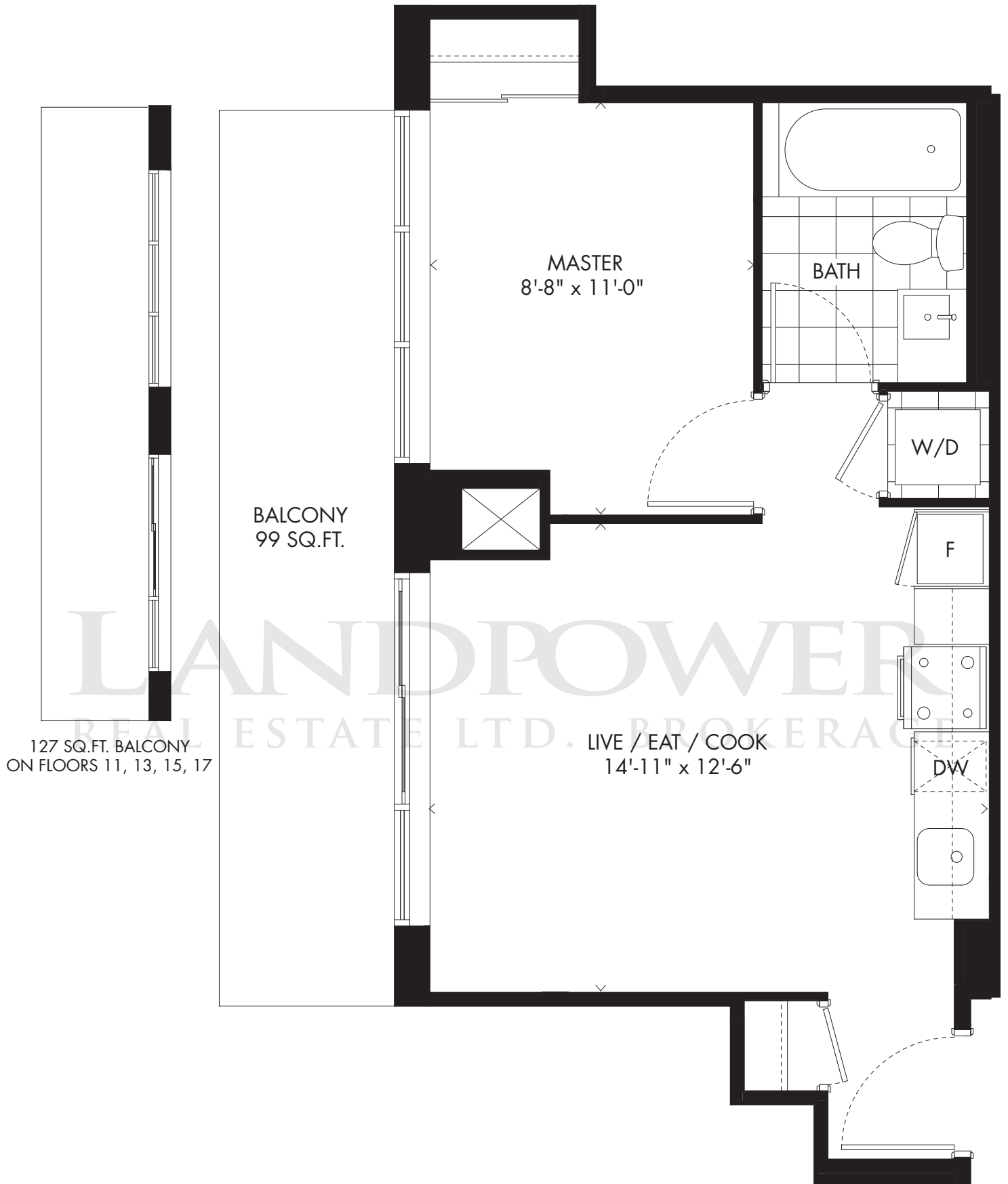
↑ FLOOR 9



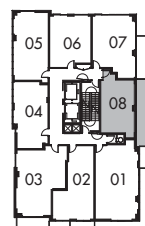
1 BEDROOM

443 SQ.FT. INTERIOR
+ 99 SQ.FT. BALCONY

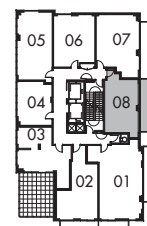
1A



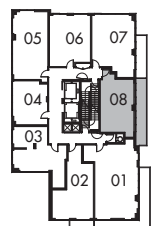
FLOORS
10, 12, 14



FLOORS
11, 13, 15



FLOOR 16



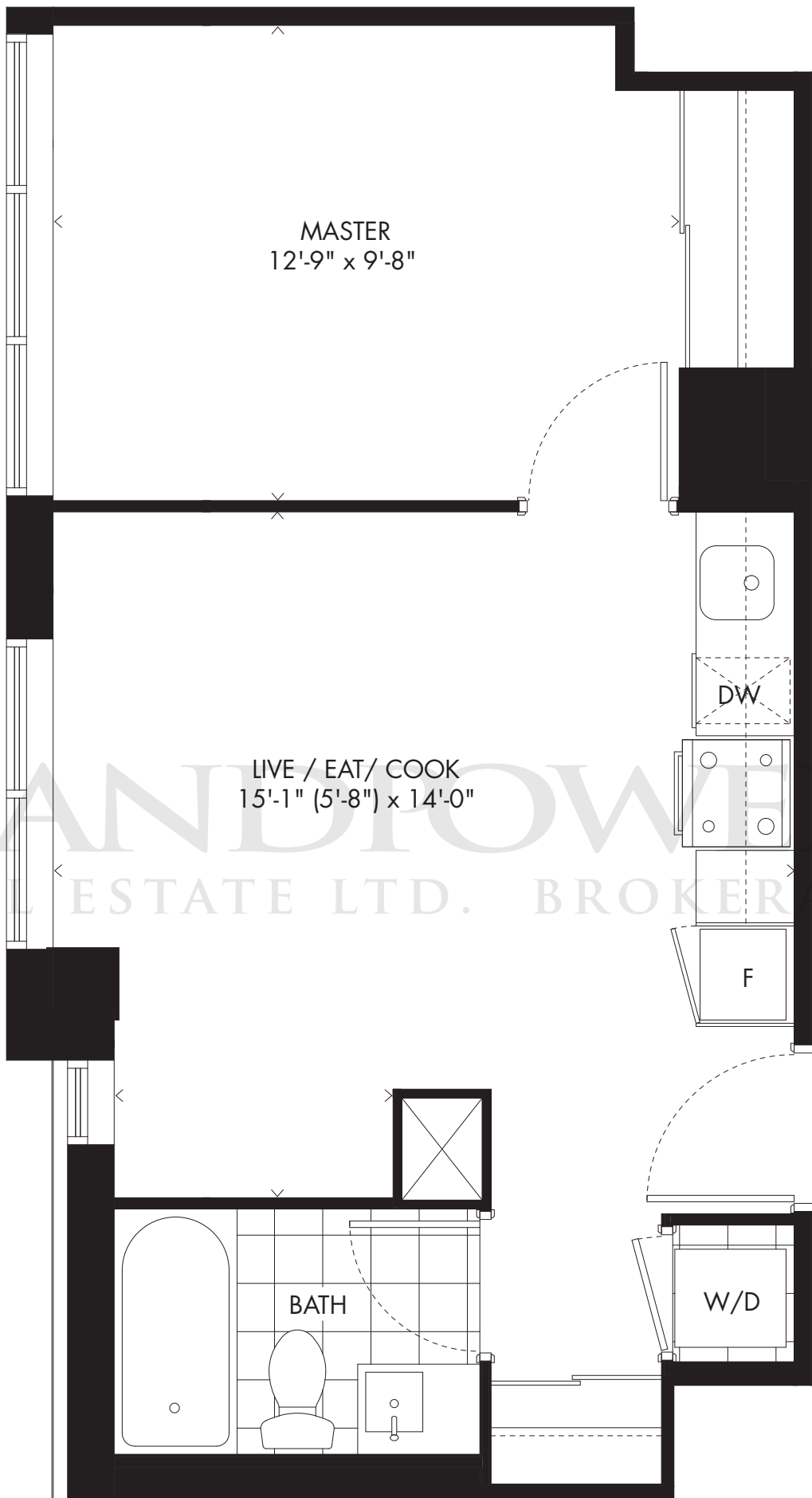
FLOOR 17

shuipong

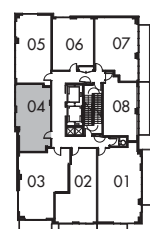
1 BEDROOM

478 SQ.FT. INTERIOR

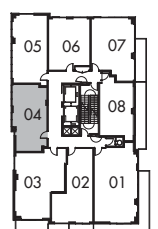
1B



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FLOORS
10, 12, 14

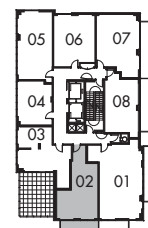
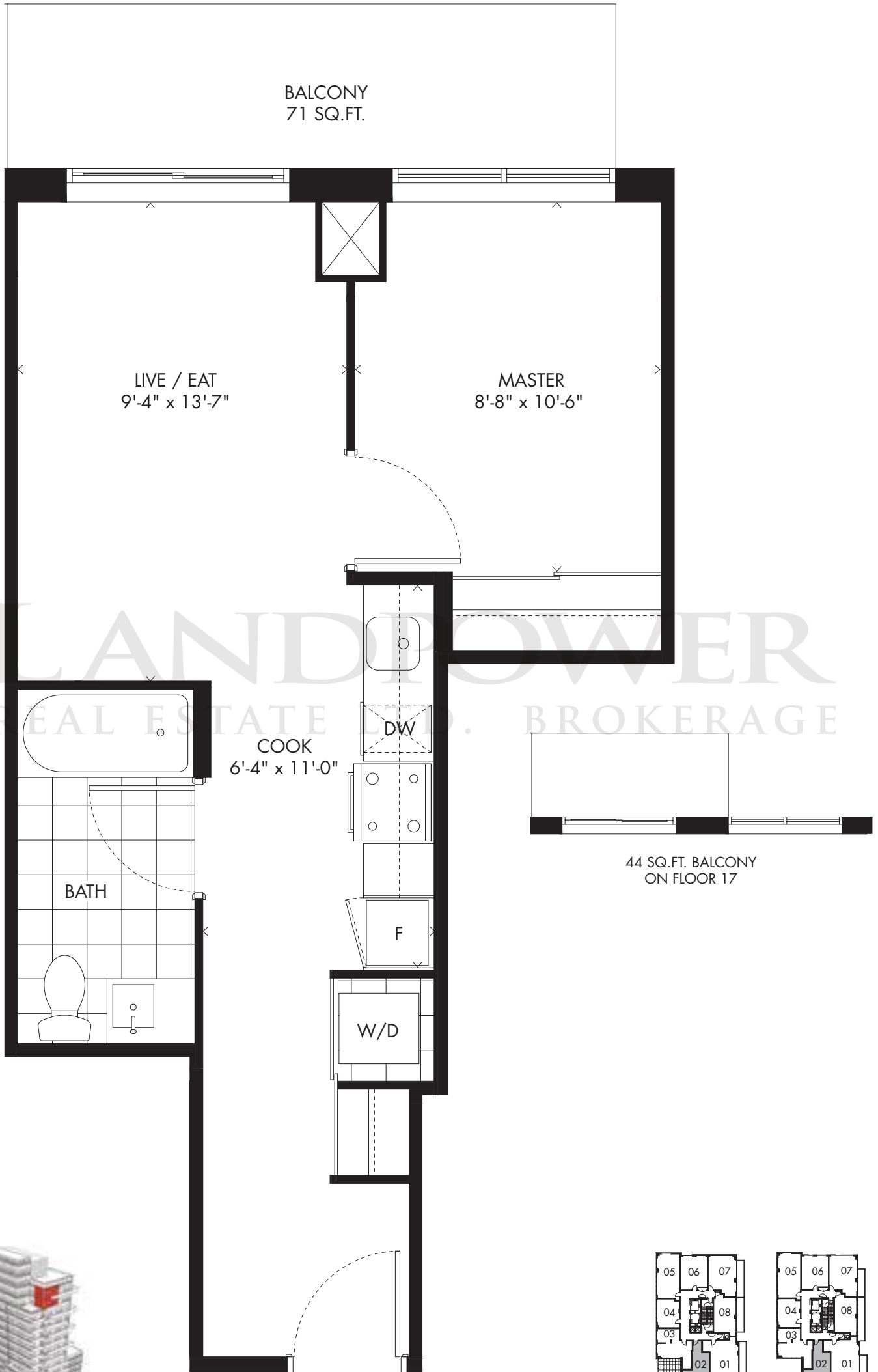


FLOORS
11, 13, 15

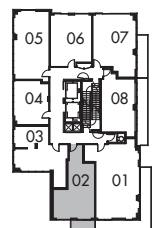
1 BEDROOM

483 SQ.FT. INTERIOR
+ 71 SQ.FT. BALCONY

1C



FLOOR 16

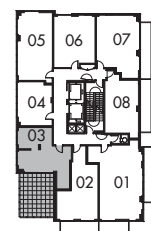
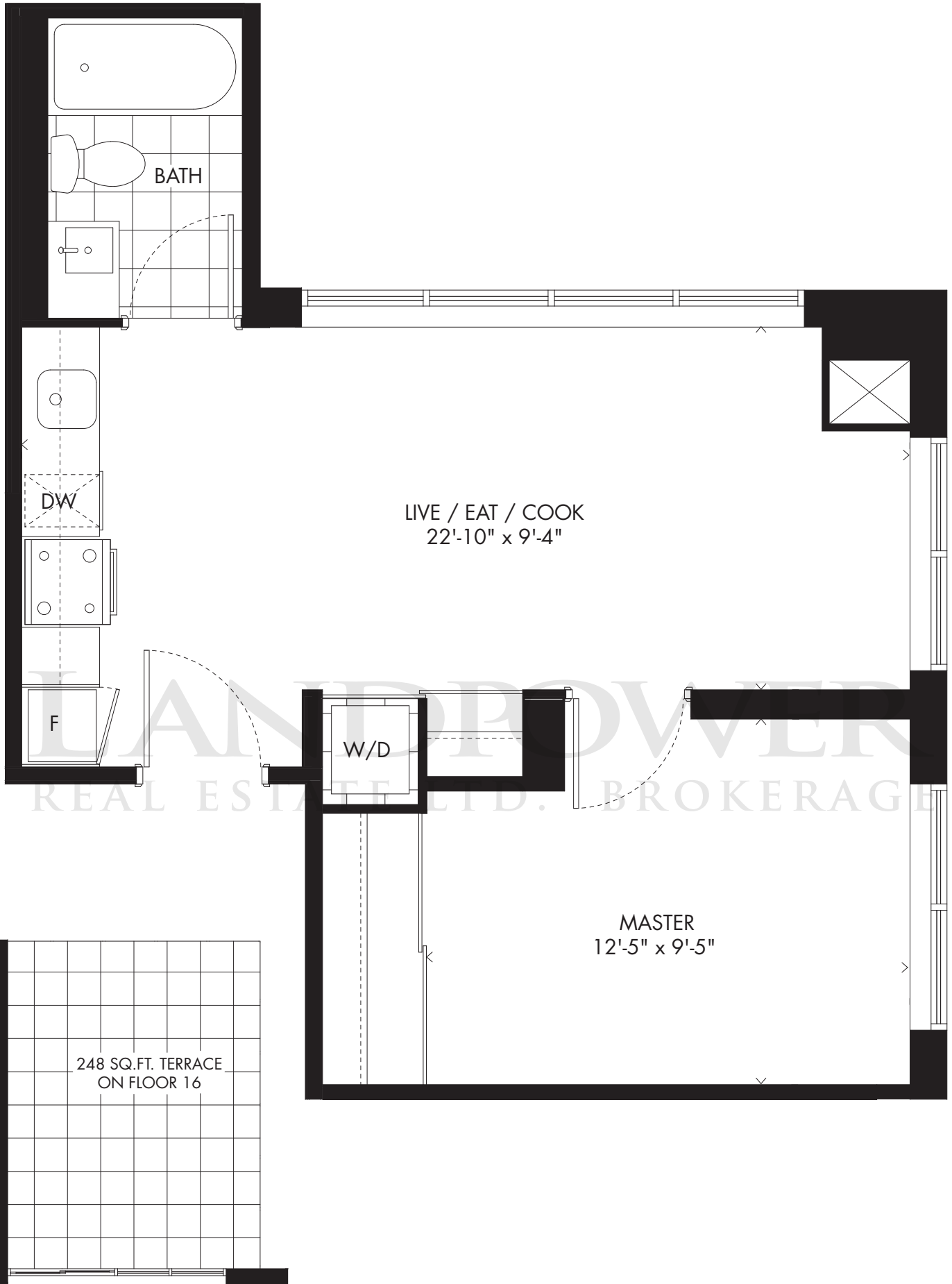


FLOOR 17

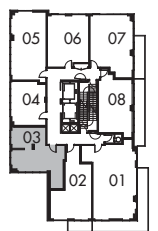
1 BEDROOM

498 SQ.FT. INTERIOR
+ 248 SQ.FT. TERRACE

1D



FLOOR 16

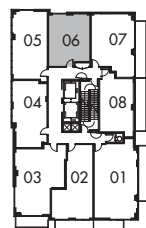
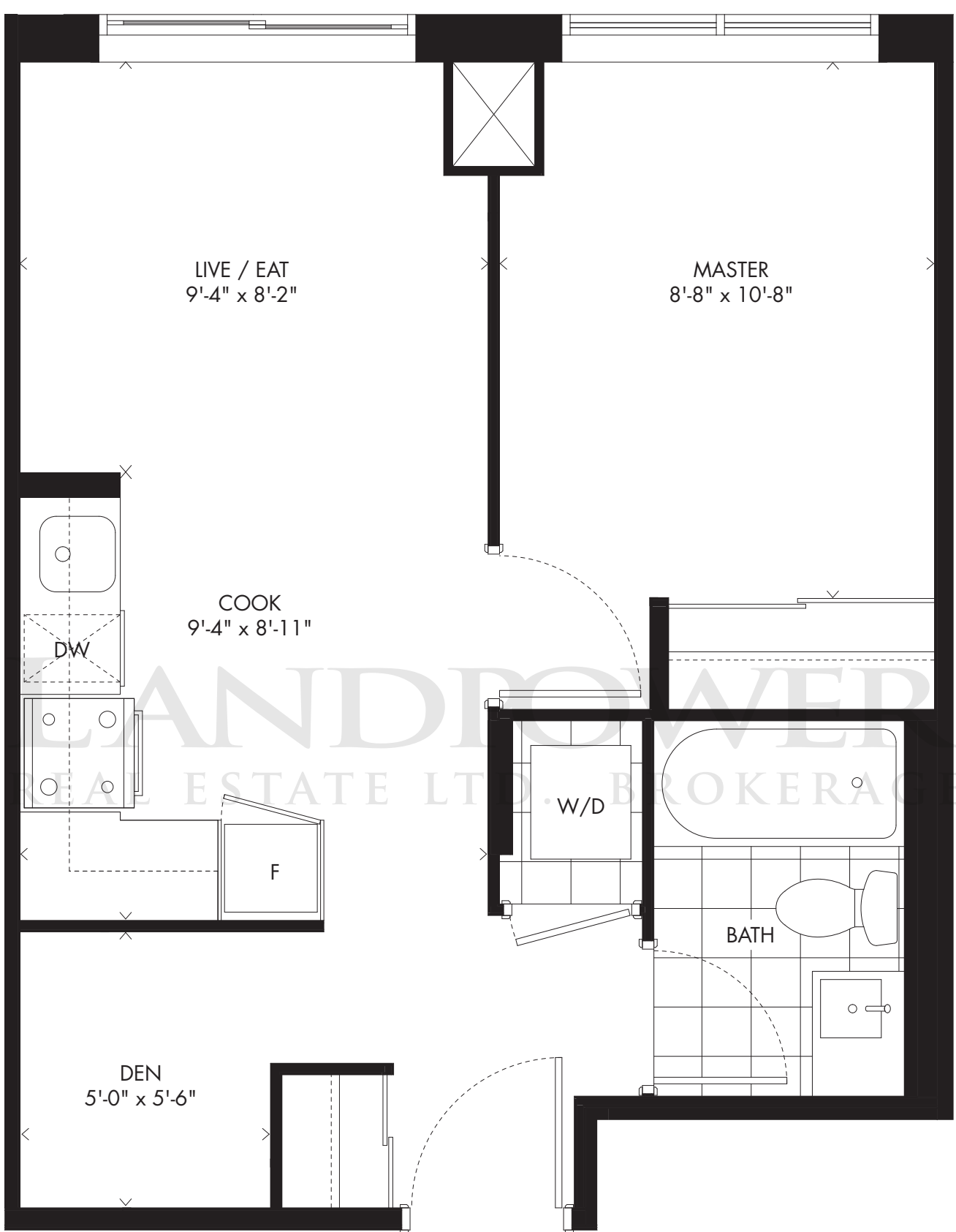


FLOOR 17

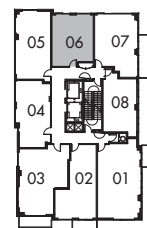
1 BEDROOM+DEN

446 SQ.FT. INTERIOR

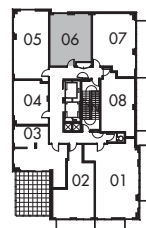
1A+D



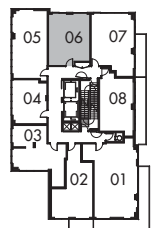
FLOORS 10, 12, 14



FLOORS 11, 13, 15



FLOOR 16

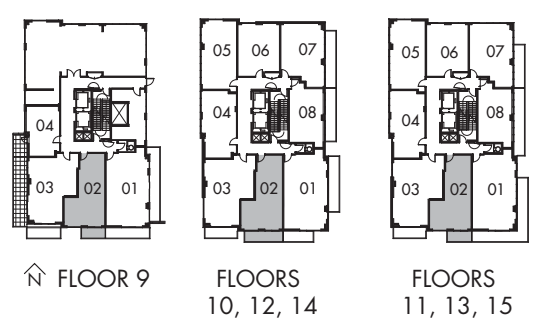
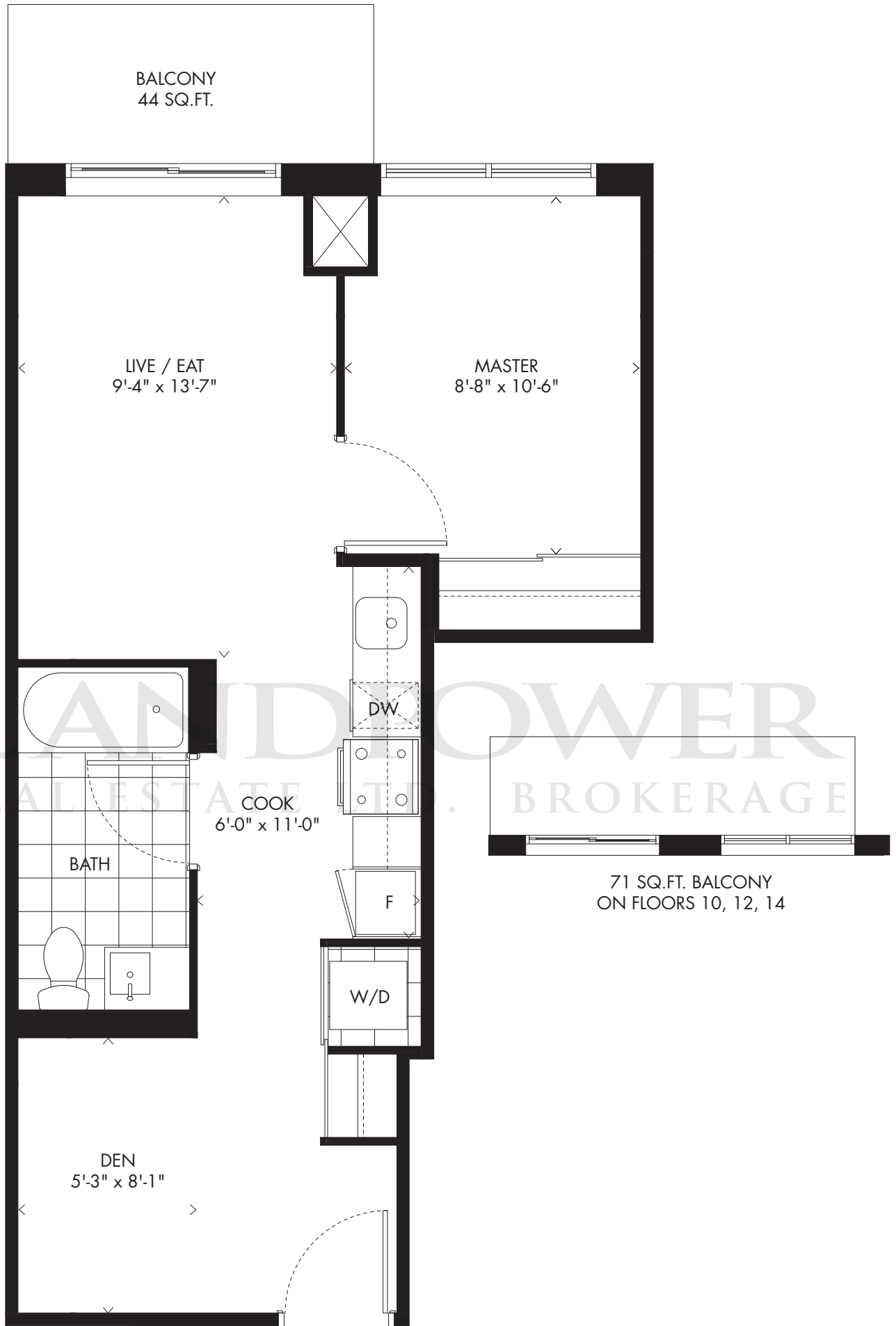


FLOOR 17

1 BEDROOM+DEN

511 SQ.FT. INTERIOR
+ 44 SQ.FT. BALCONY

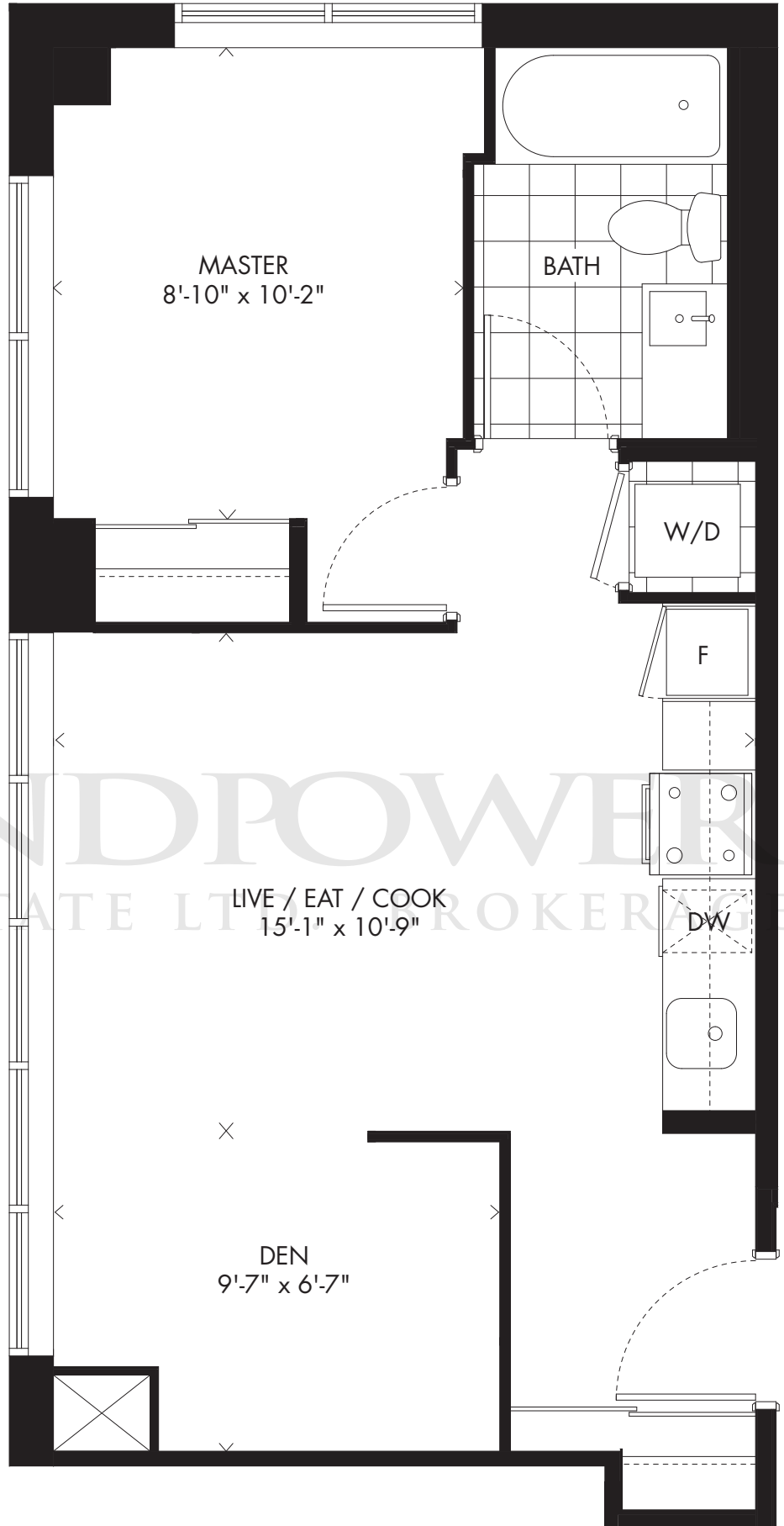
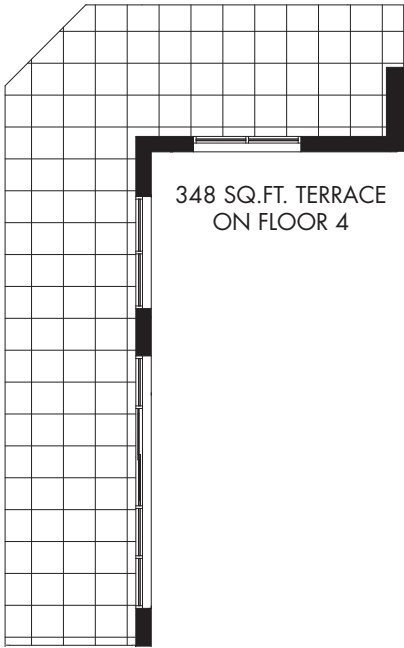
1B+D



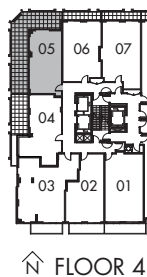
1 BEDROOM+DEN

518 SQ.FT. INTERIOR

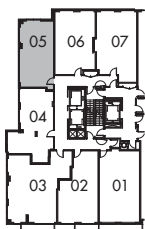
1C+D



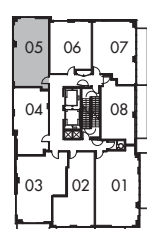
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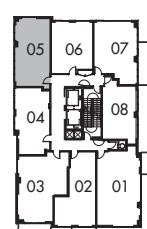
FLOOR 4



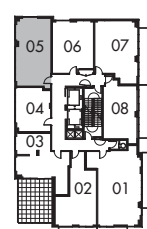
FLOORS 5-8



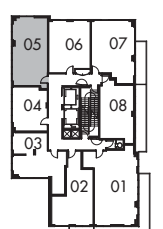
FLOORS 10, 12, 14



FLOORS 11, 13, 15



FLOOR 16



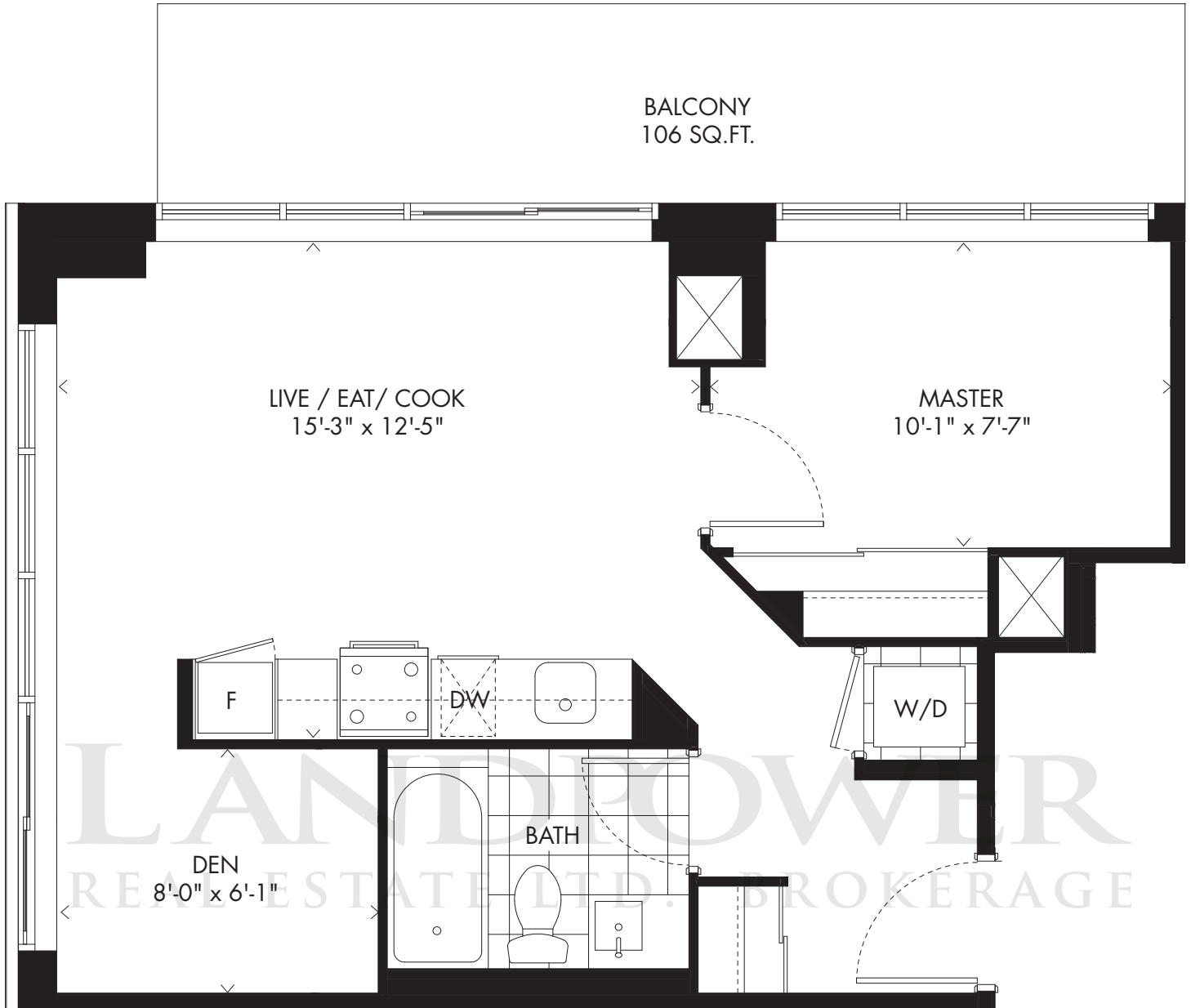
FLOOR 17

shuipong

1 BEDROOM+DEN

528 SQ.FT. INTERIOR
+ 106 SQ.FT. BALCONY

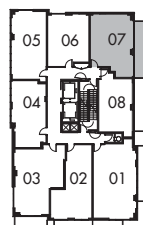
1D+D



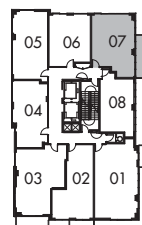
80 SQ. FT. BALCONY ON FLOOR 17

106 SQ. FT. BALCONY ON FLOOR 16

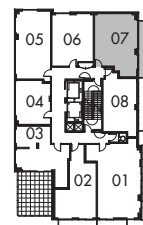
80 SQ. FT. BALCONY
ON FLOORS 11, 13, 15



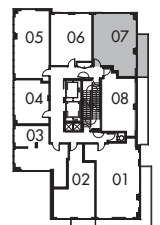
FLOORS
10, 12, 14



FLOORS
11, 13, 15



FLOOR 16

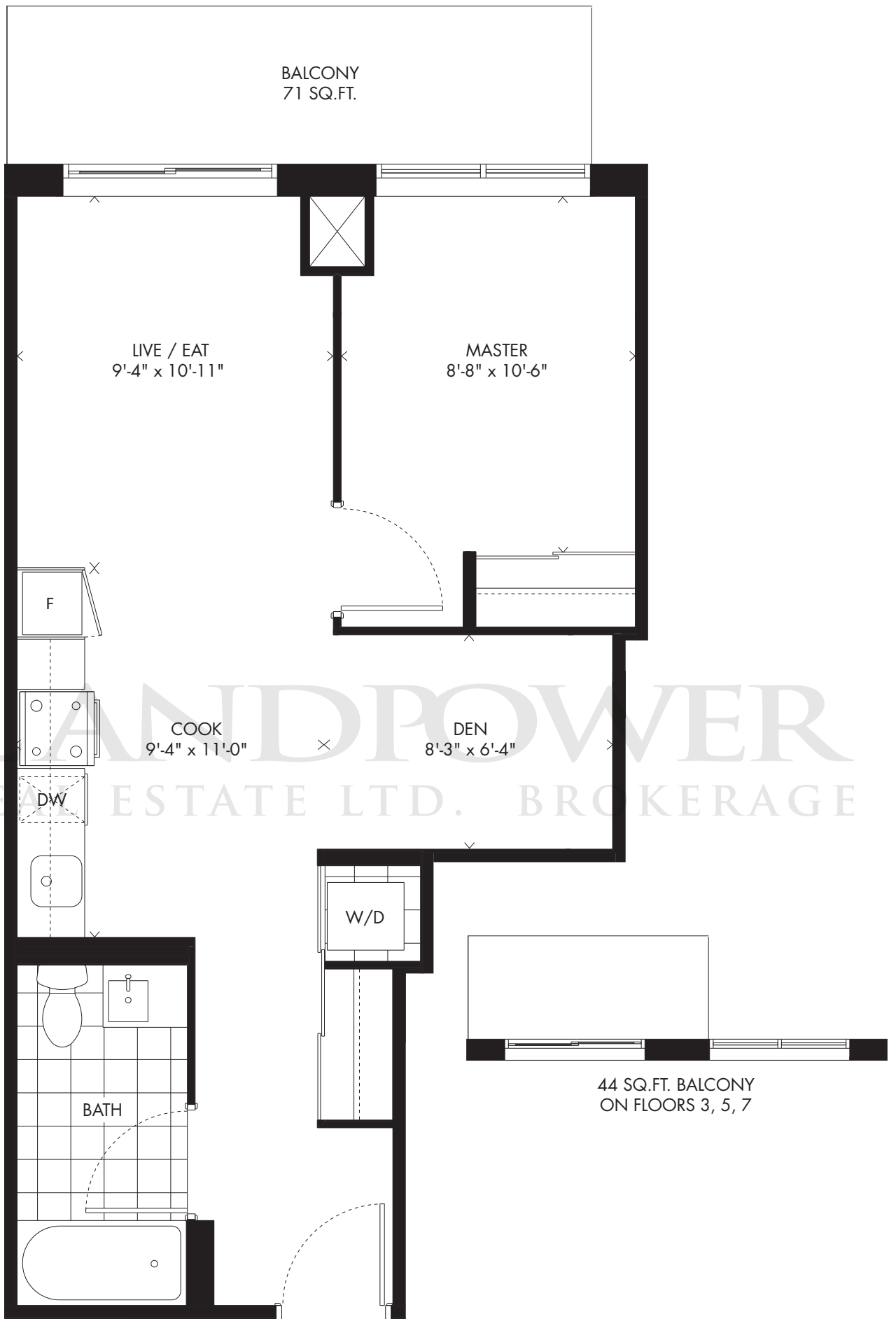


FLOOR 17

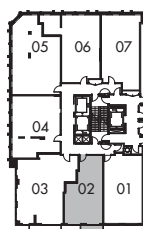
1 BEDROOM+DEN

550 SQ.FT. INTERIOR
+ 71 SQ.FT. BALCONY

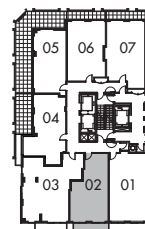
1E+D



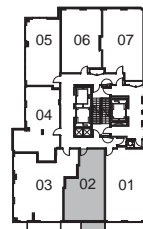
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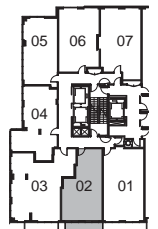
FLOOR 3



FLOOR 4



FLOORS 5, 7

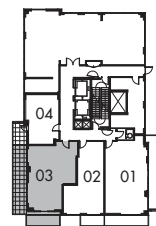
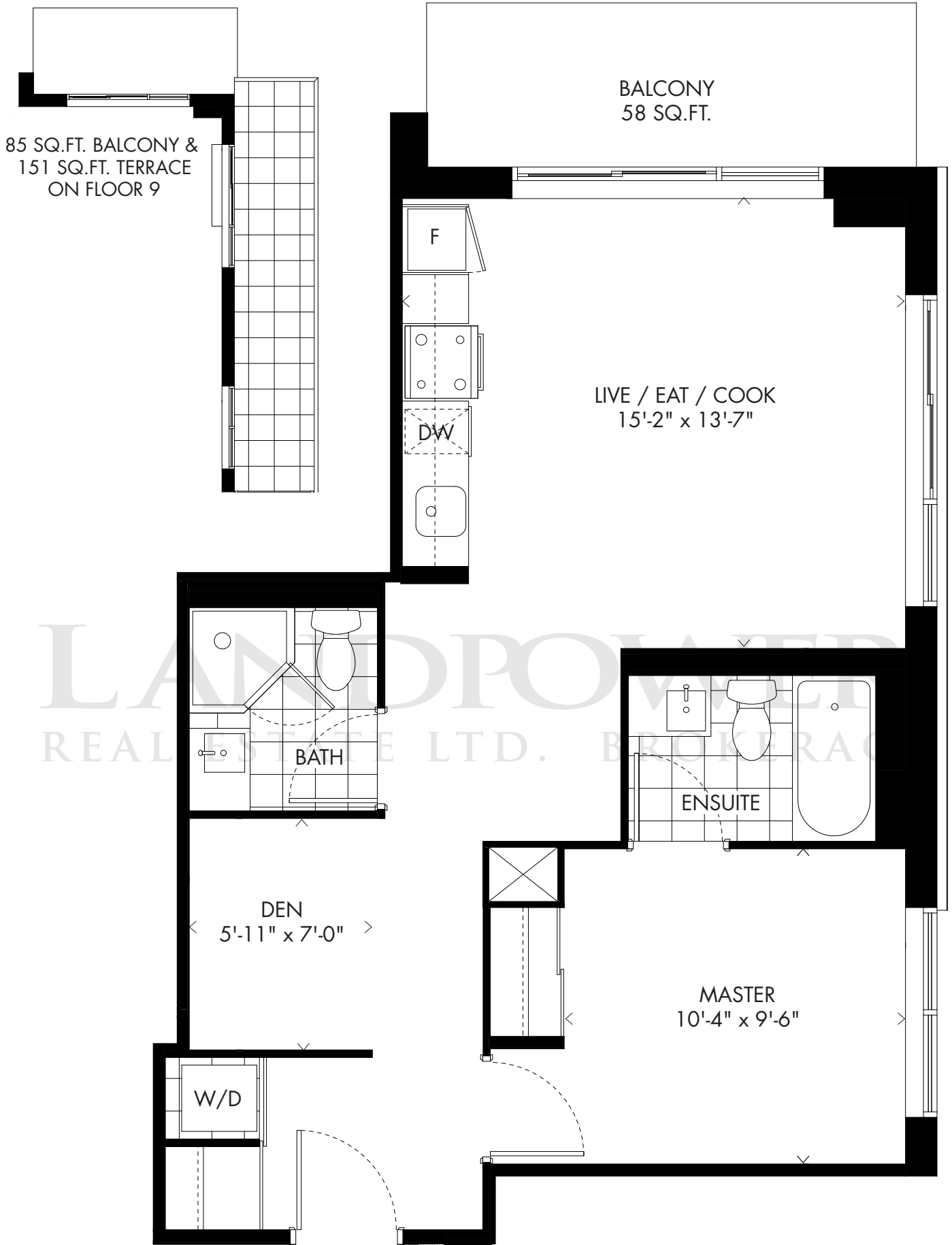


FLOORS 6, 8

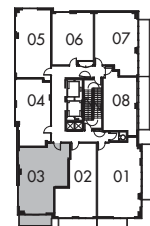
1 BEDROOM+DEN

641 SQ.FT. INTERIOR
+ 58 SQ.FT. BALCONY

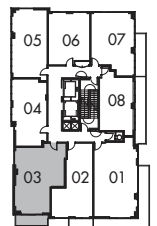
1F+D



FLOOR 9



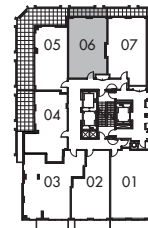
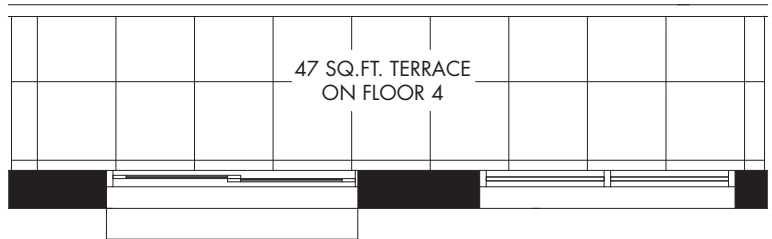
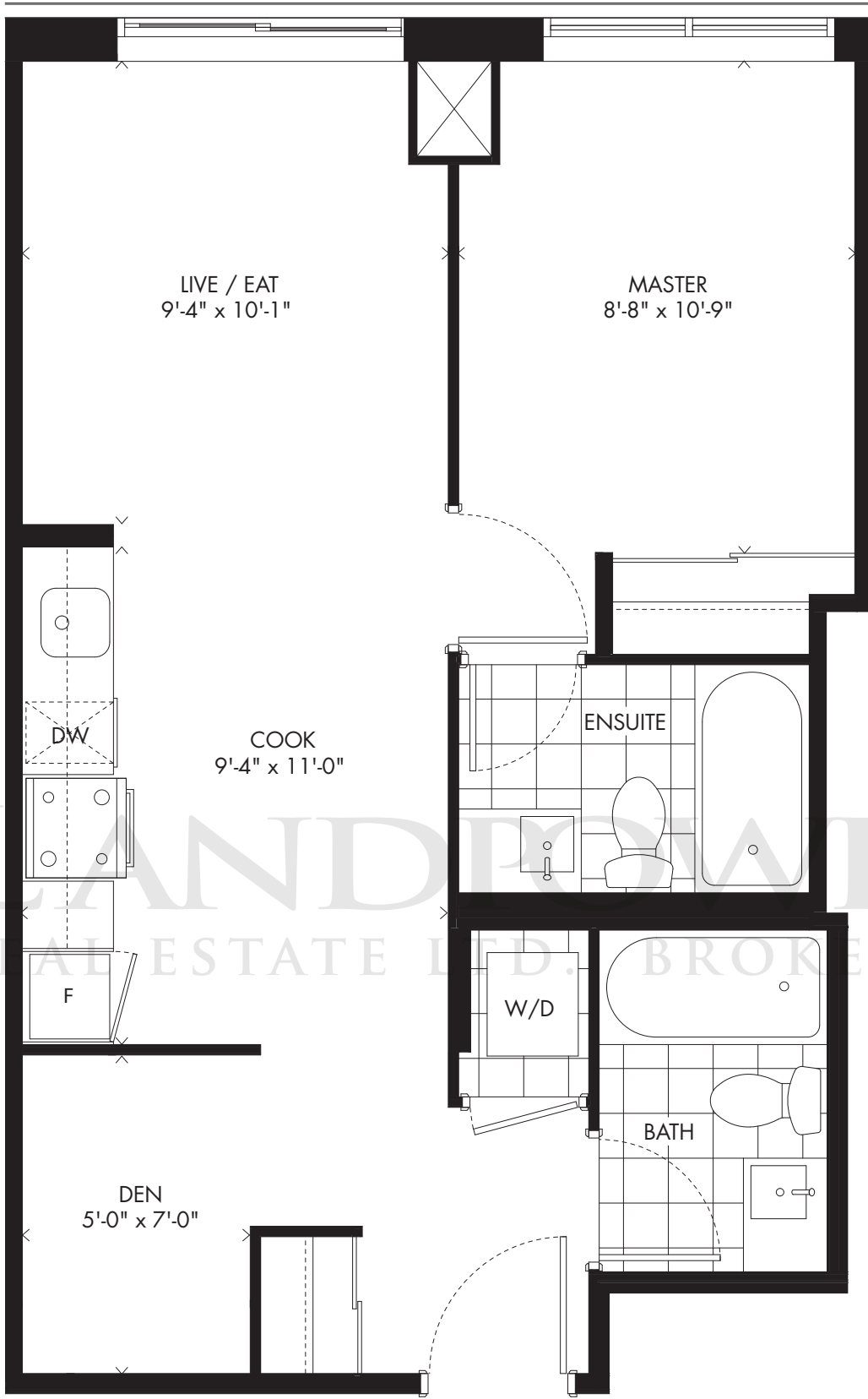
FLOORS
10, 12, 14



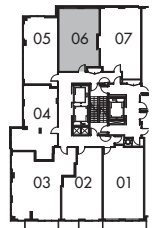
FLOORS
11, 13, 15

1 BEDROOM+DEN

555 SQ.FT. INTERIOR 1G+D2



FLOOR 4



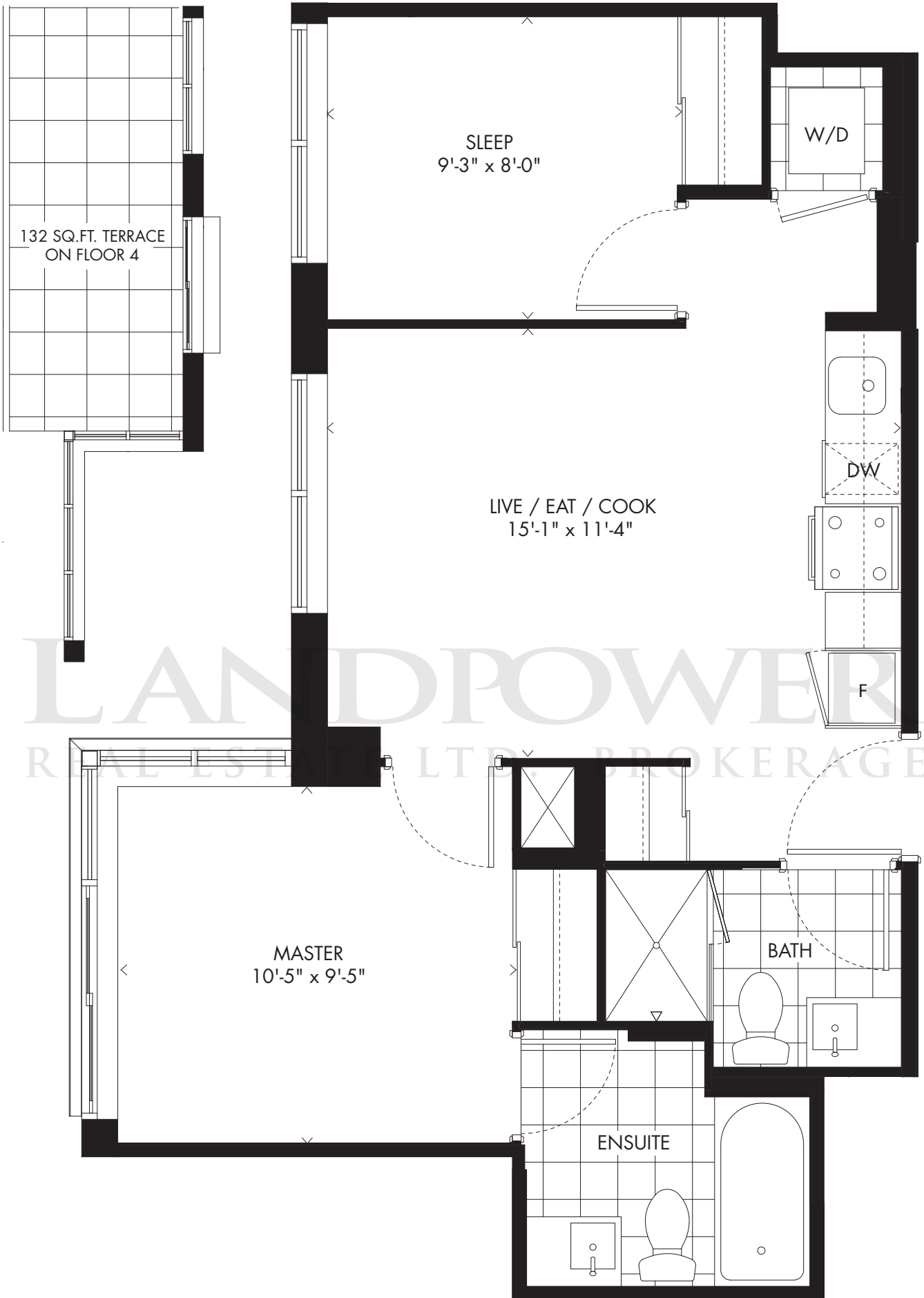
FLOORS 5-8



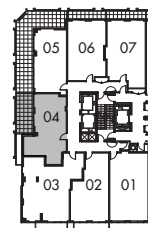
2 BEDROOM

583 SQ.FT. INTERIOR

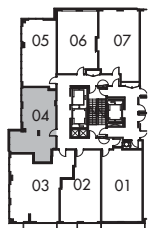
2A



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↑ FLOOR 4

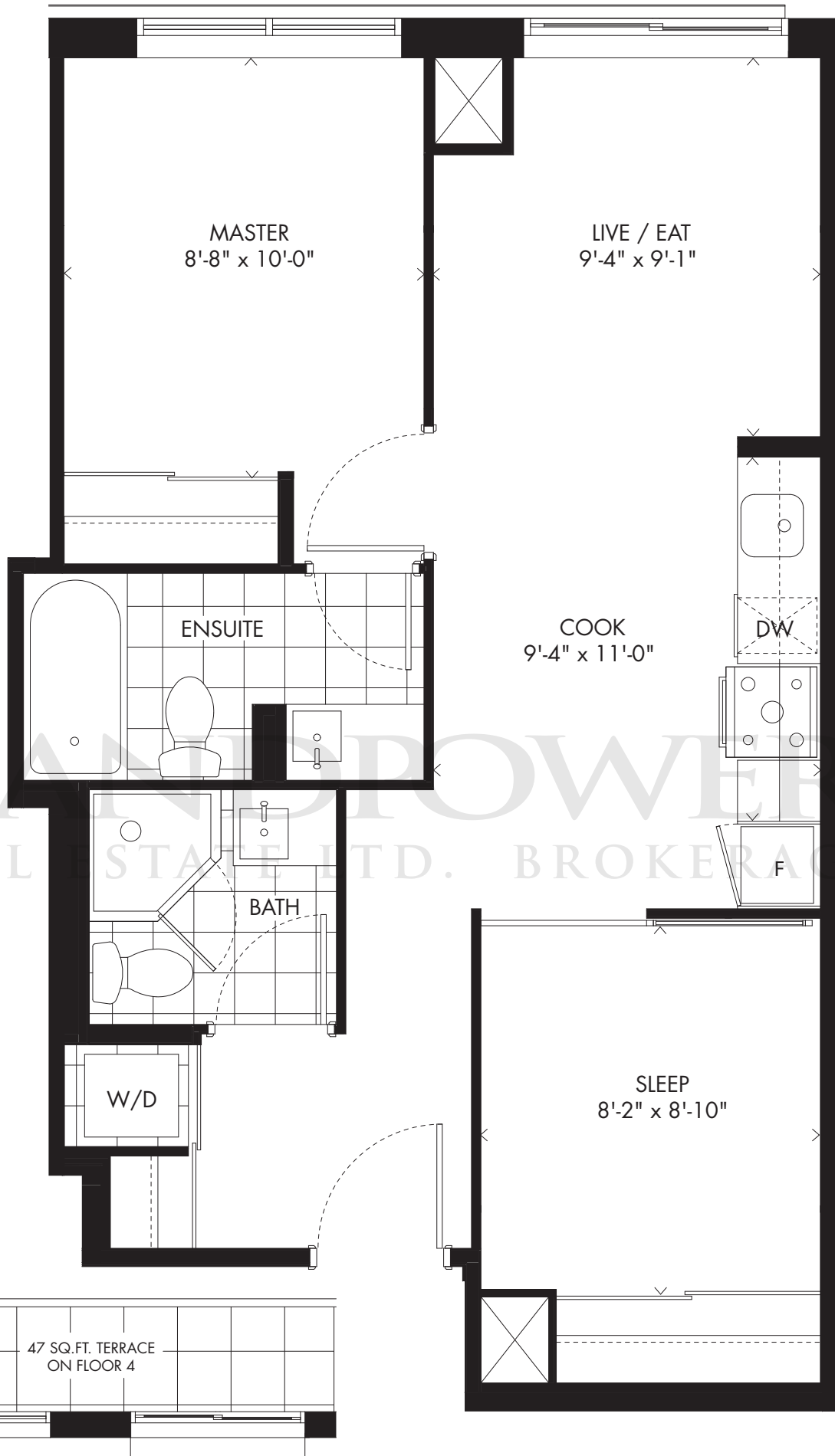


FLOORS 5-8

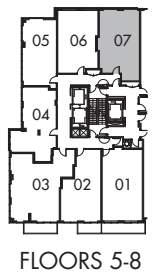
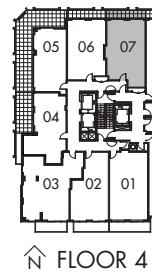
2 BEDROOM

605 SQ.FT. INTERIOR

2B



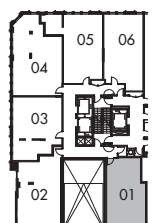
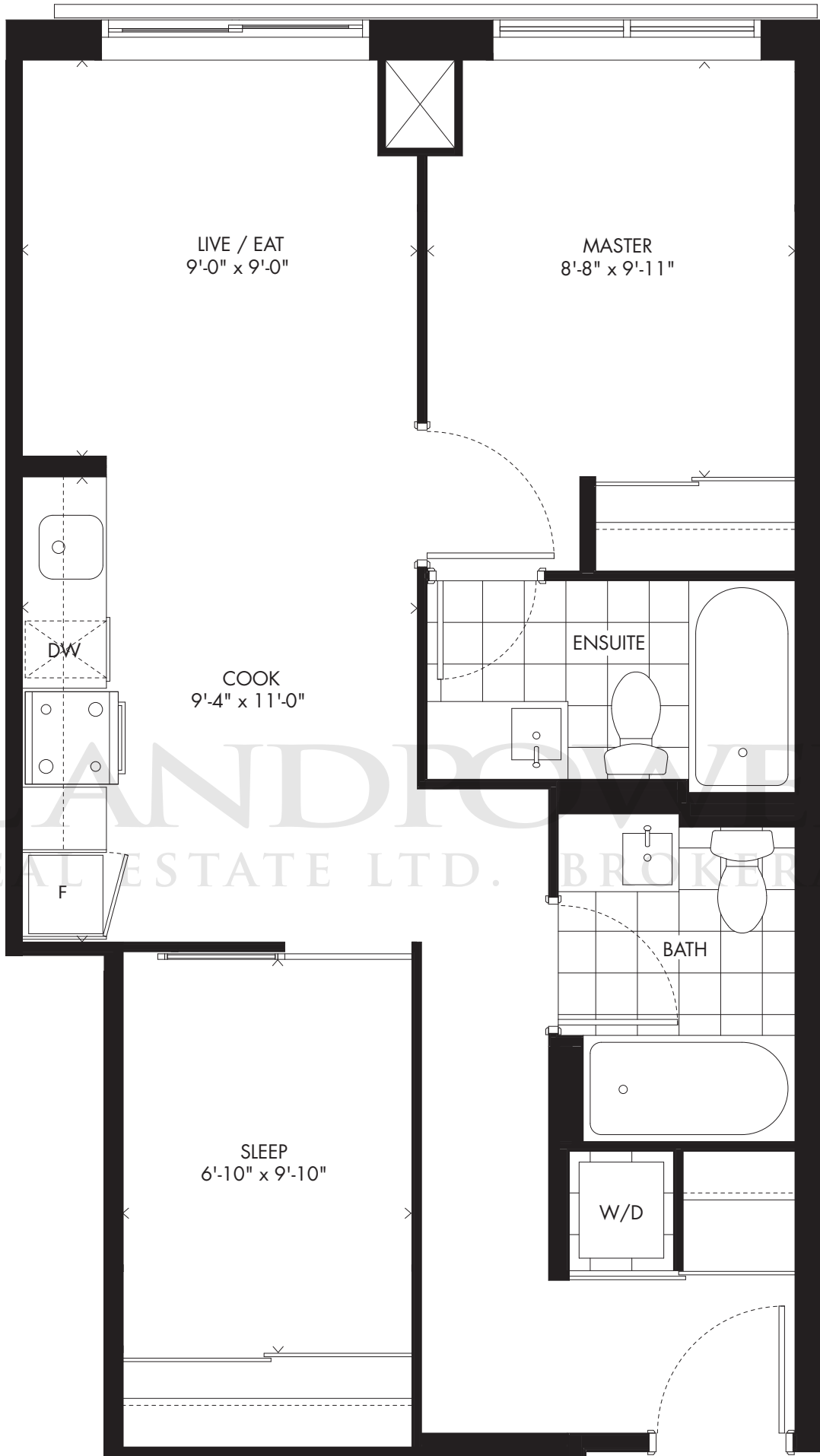
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2 BEDROOM

652 SQ.FT. INTERIOR

2C



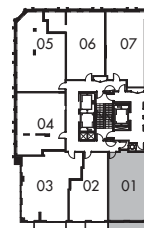
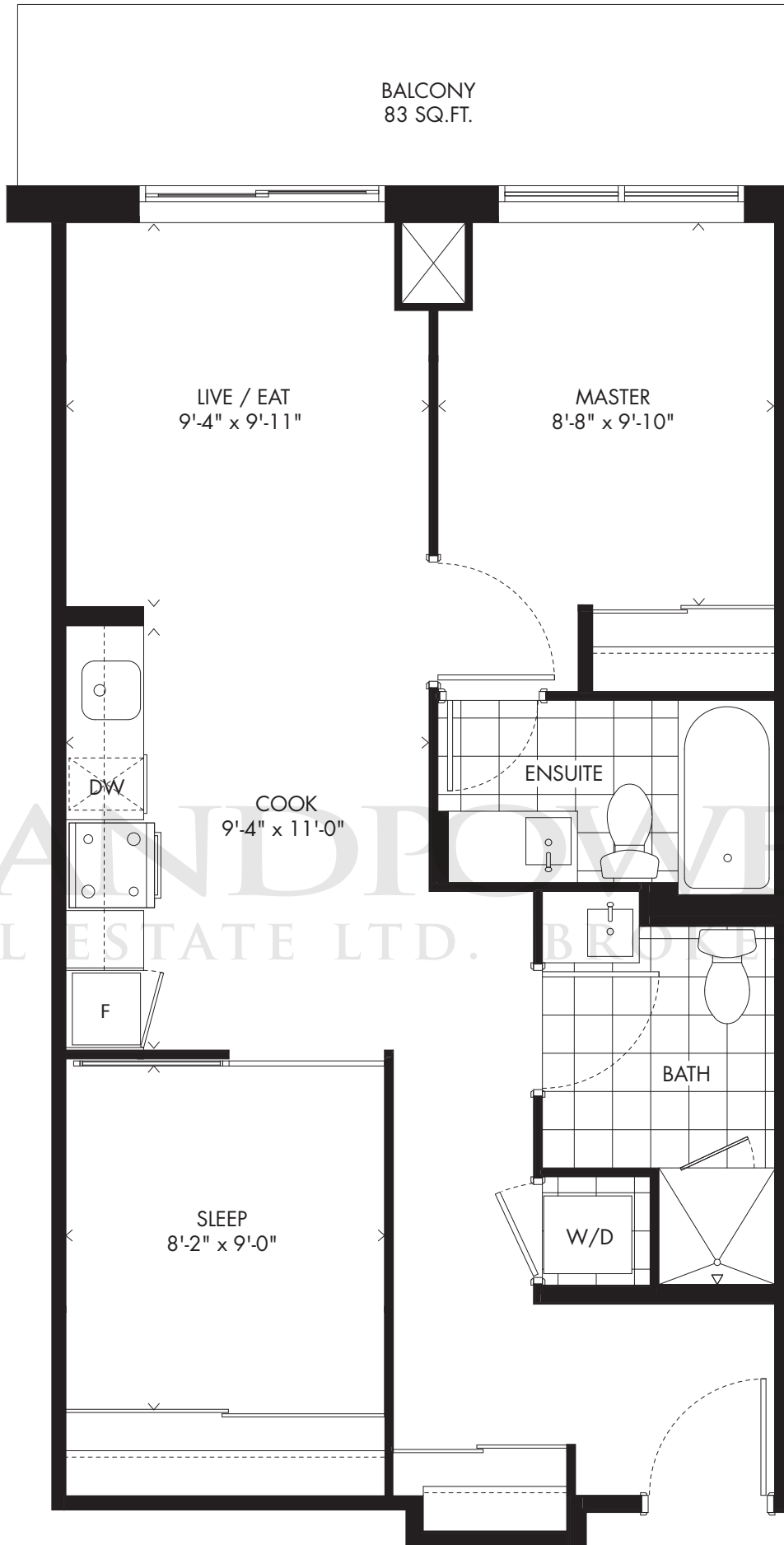
FLOOR 2

shuipong

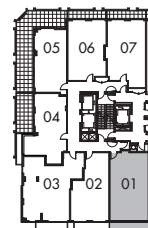
2 BEDROOM

652 SQ.FT. INTERIOR
+ 83 SQ.FT. BALCONY

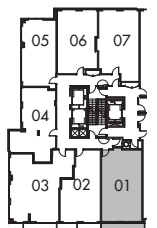
2D



FLOOR 3



FLOOR 4

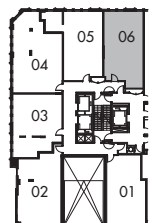
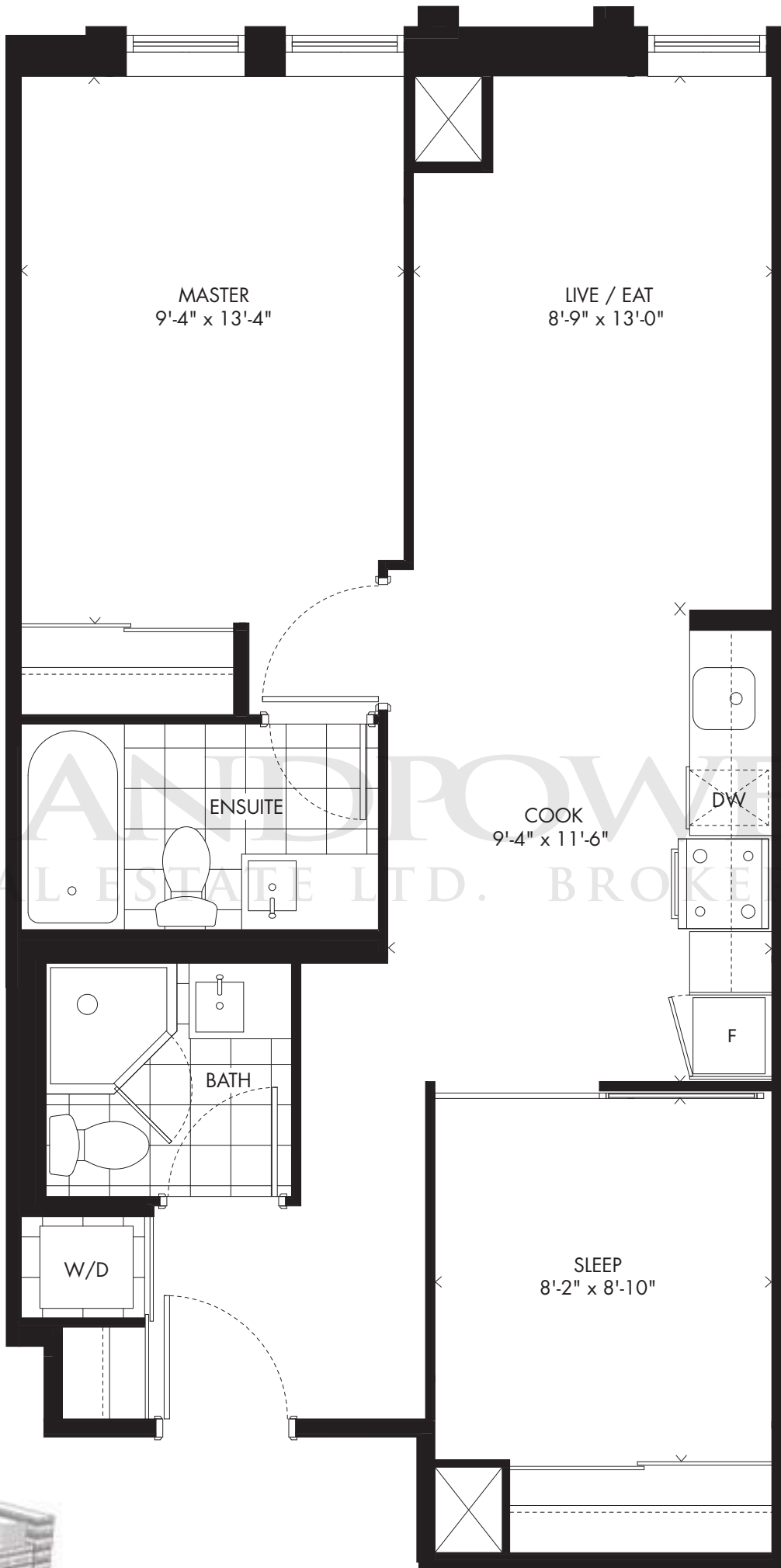


FLOORS 5-8

2 BEDROOM

674 SQ.FT. INTERIOR

2E



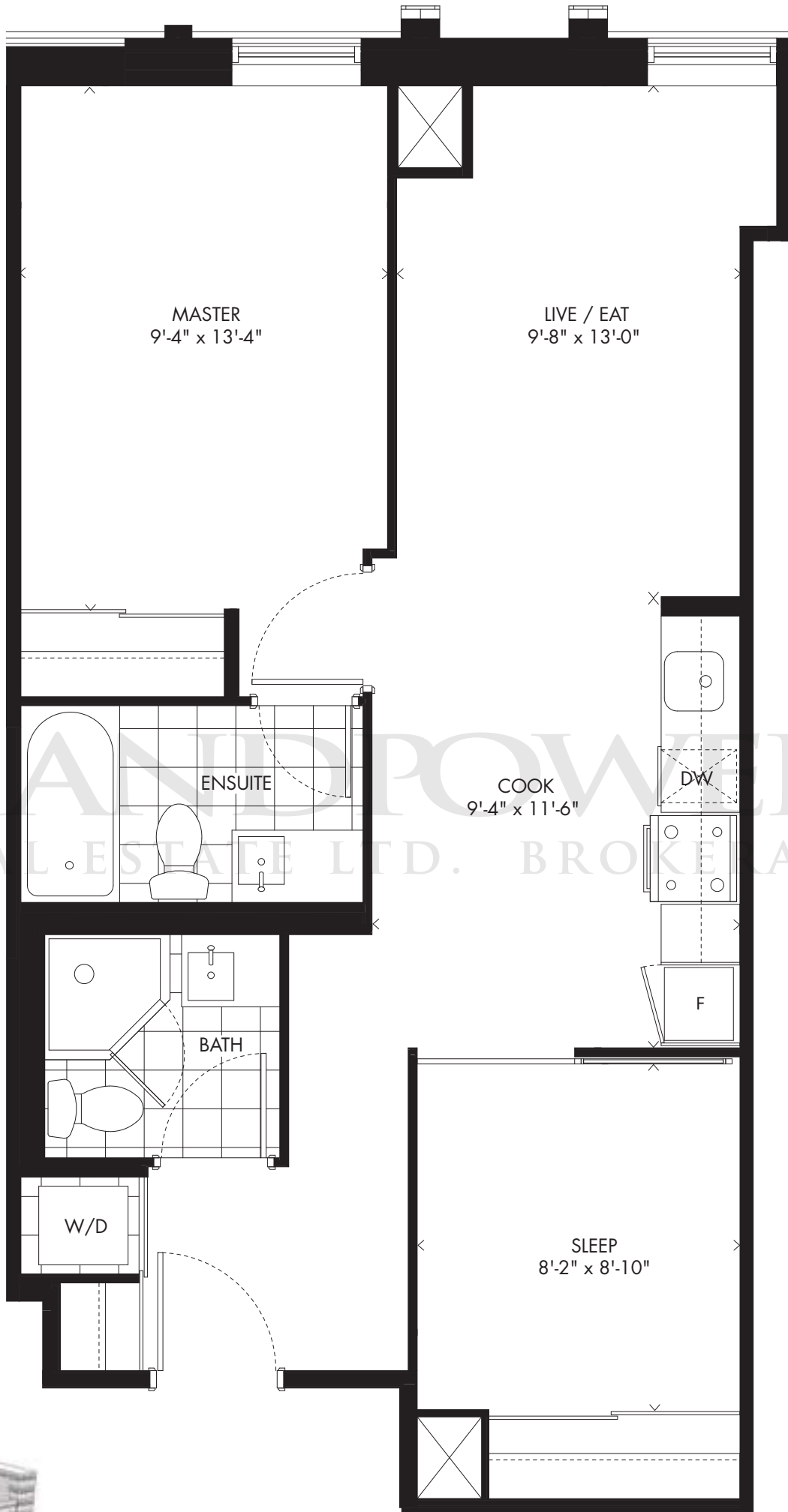
FLOOR 2

shuipong

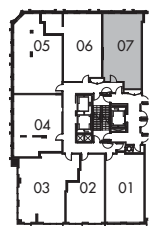
2 BEDROOM

679 SQ.FT. INTERIOR

2F



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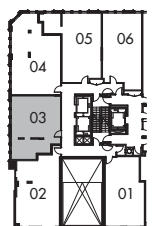
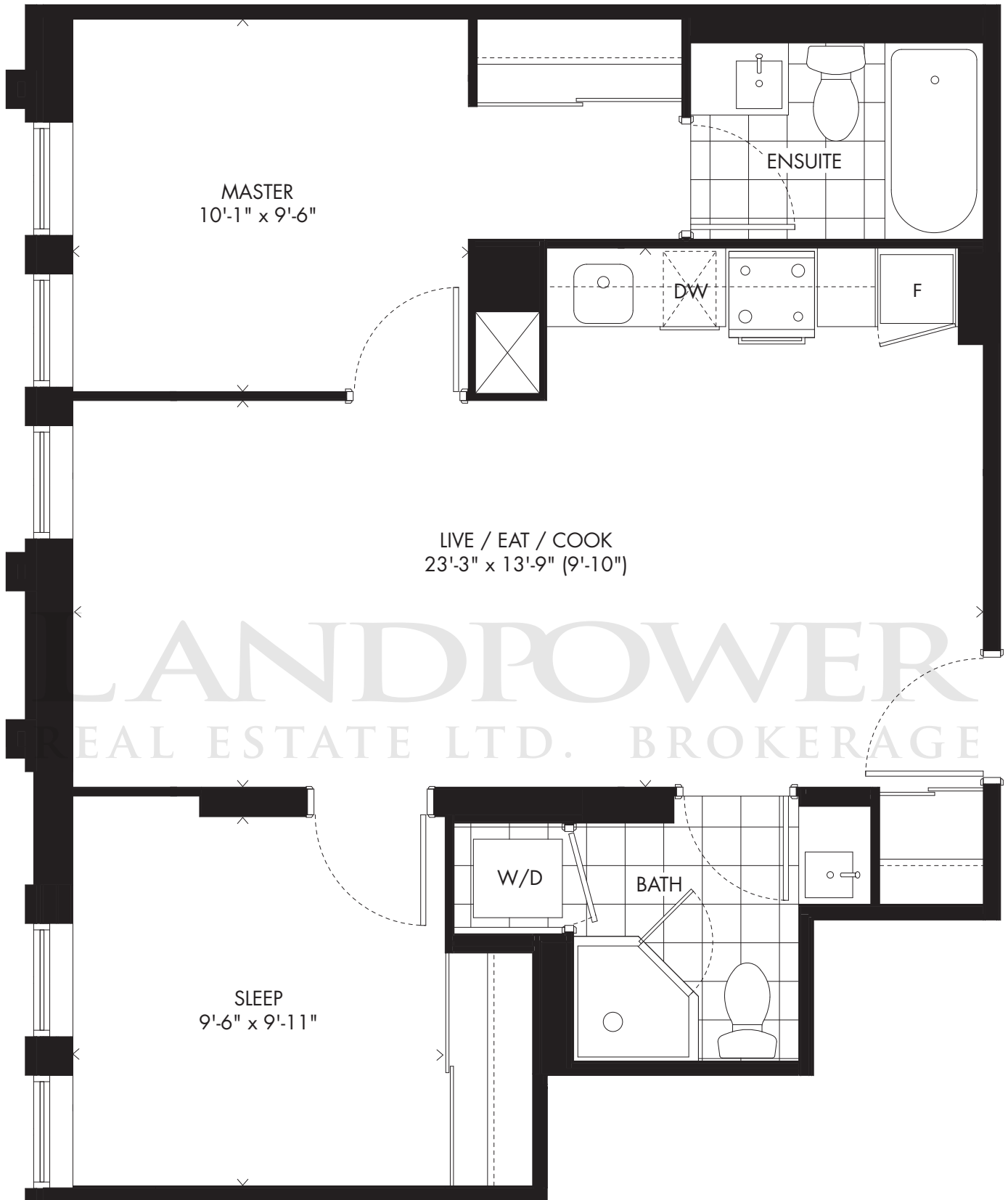
↑ FLOOR 3



2 BEDROOM

695 SQ.FT. INTERIOR

2G



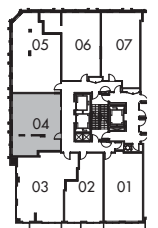
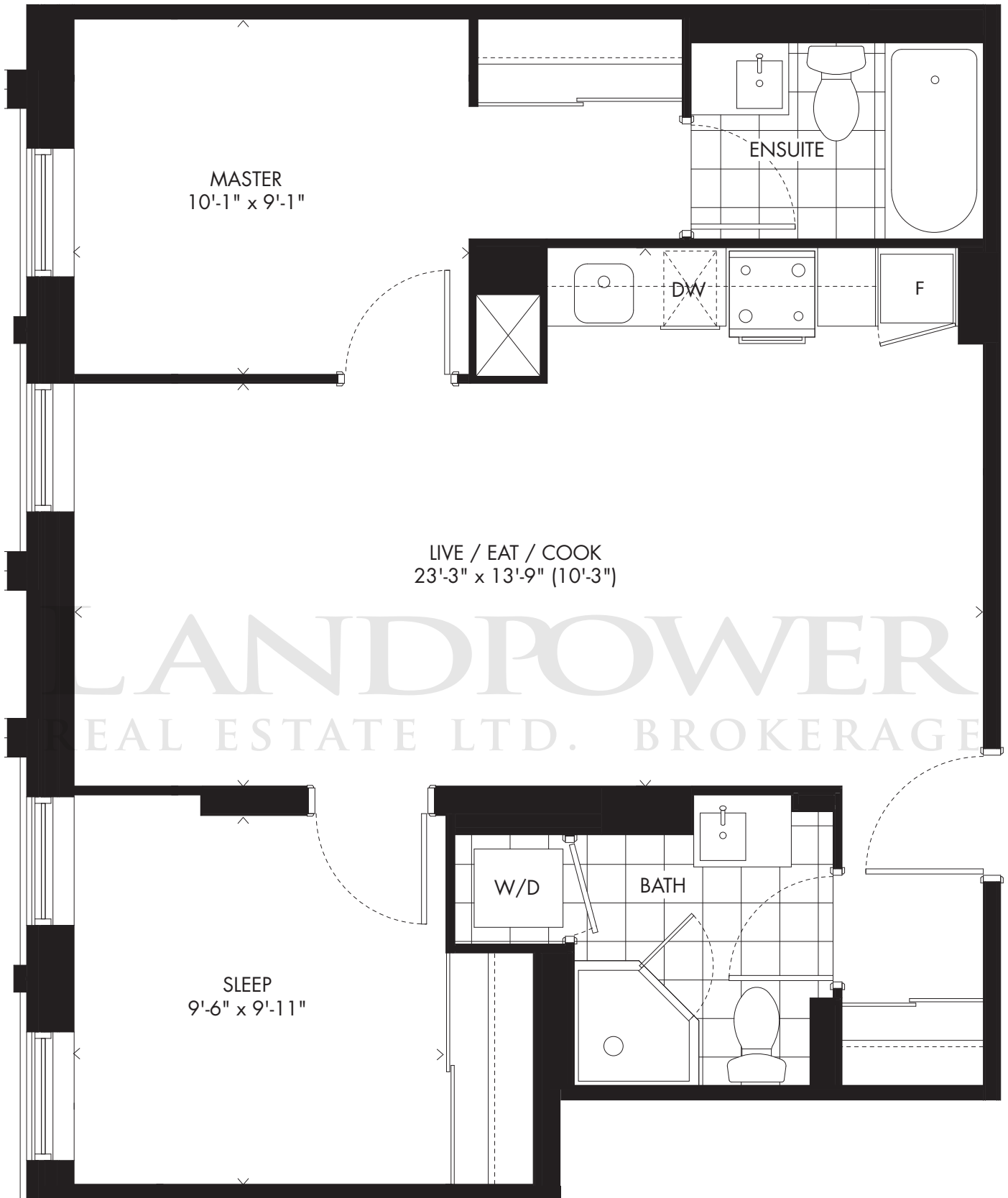
FLOOR 2



2 BEDROOM

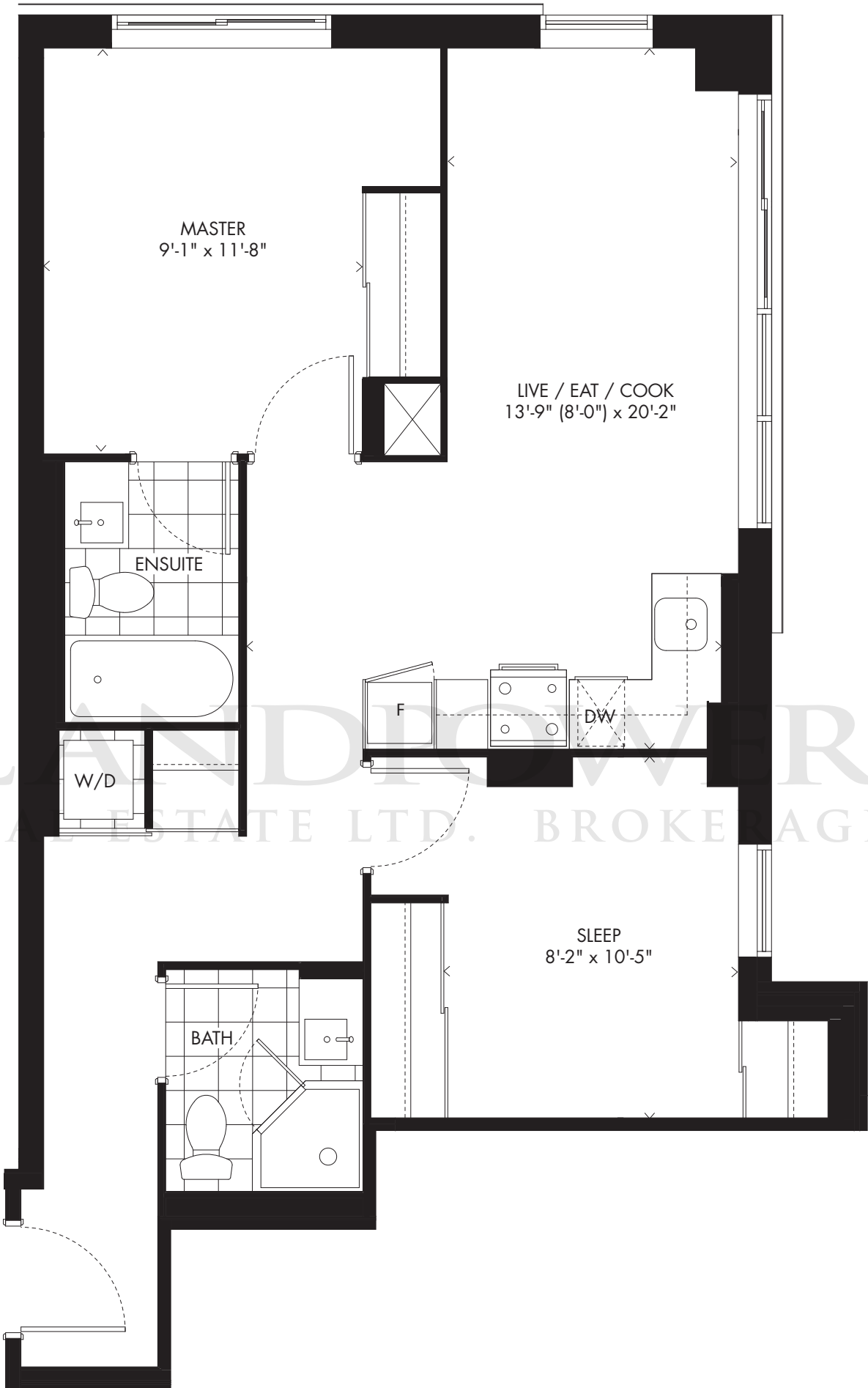
721 SQ.FT. INTERIOR

2H

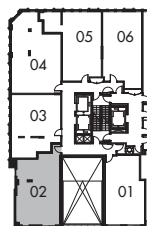


FLOOR 3

shuipong



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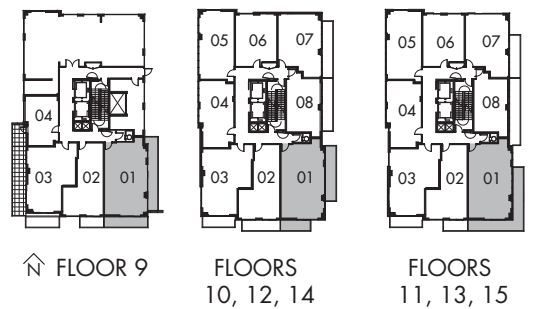
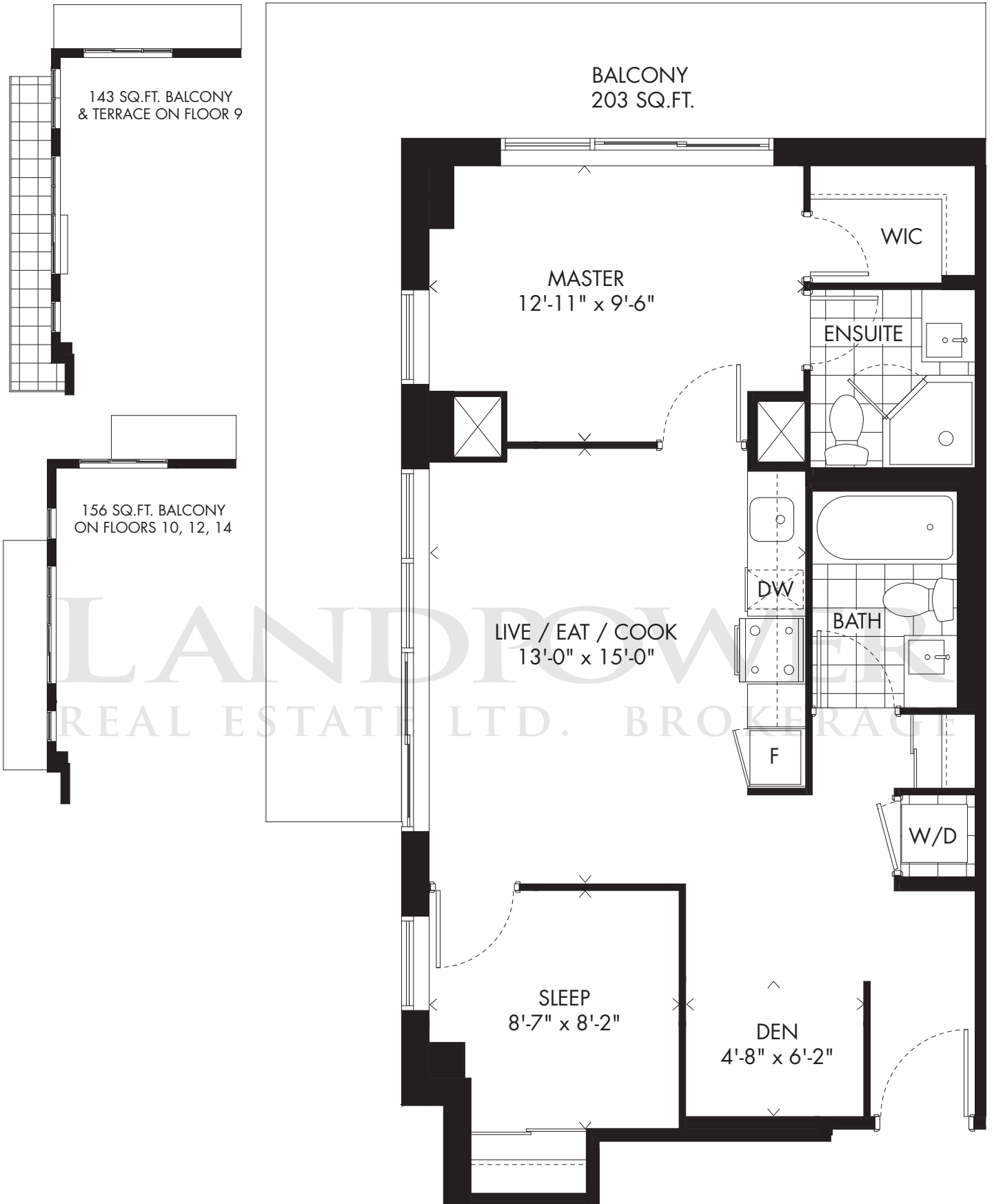


FLOOR 2



2 BEDROOM+DEN

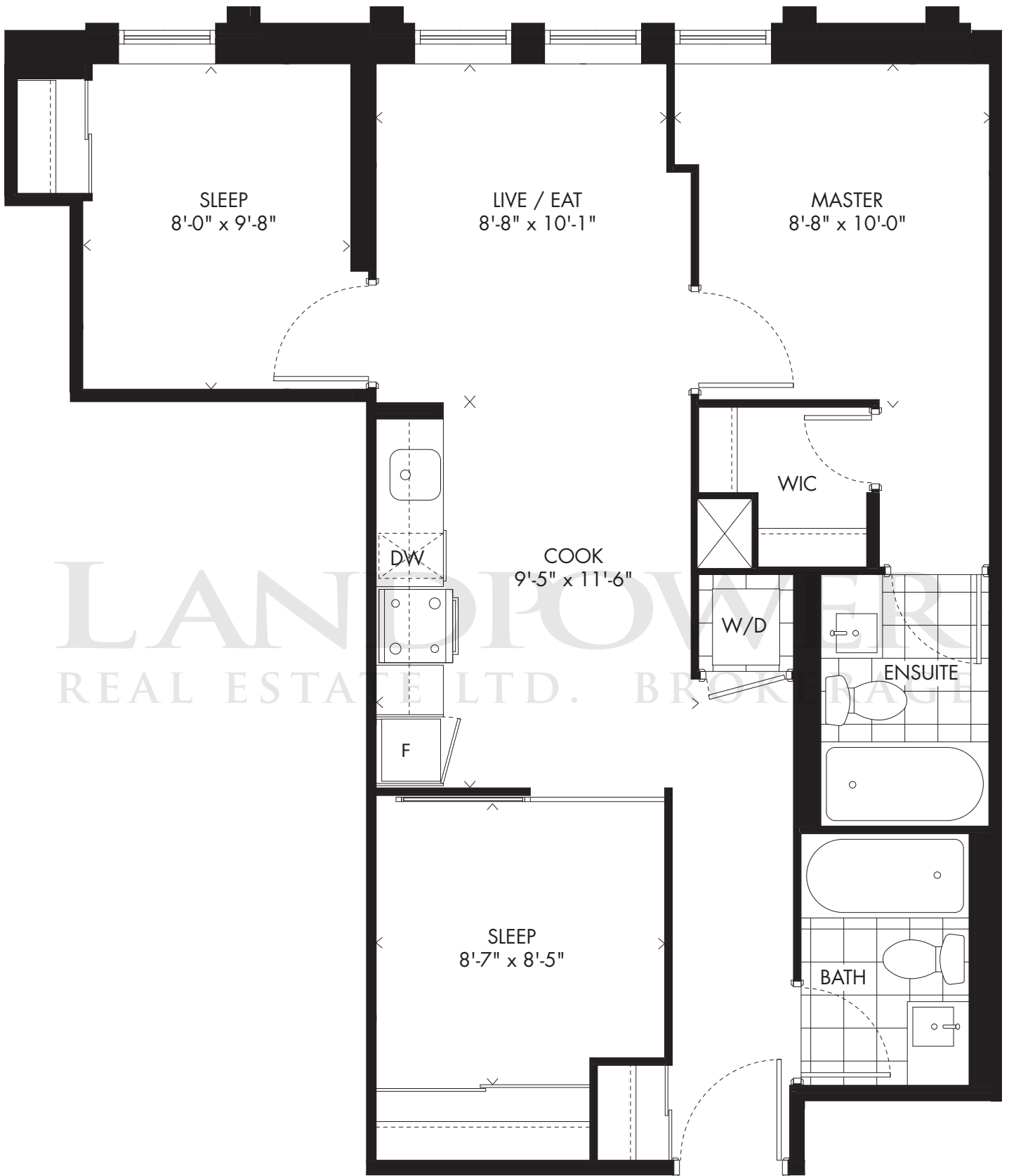
700 SQ.FT. INTERIOR
+ 203 SQ.FT. BALCONY 2J+D2



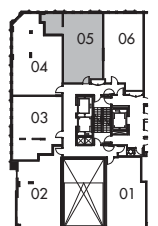
3 BEDROOM

742 SQ.FT. INTERIOR

3A



LANDPOWER REAL ESTATE LTD. BROKERAGE



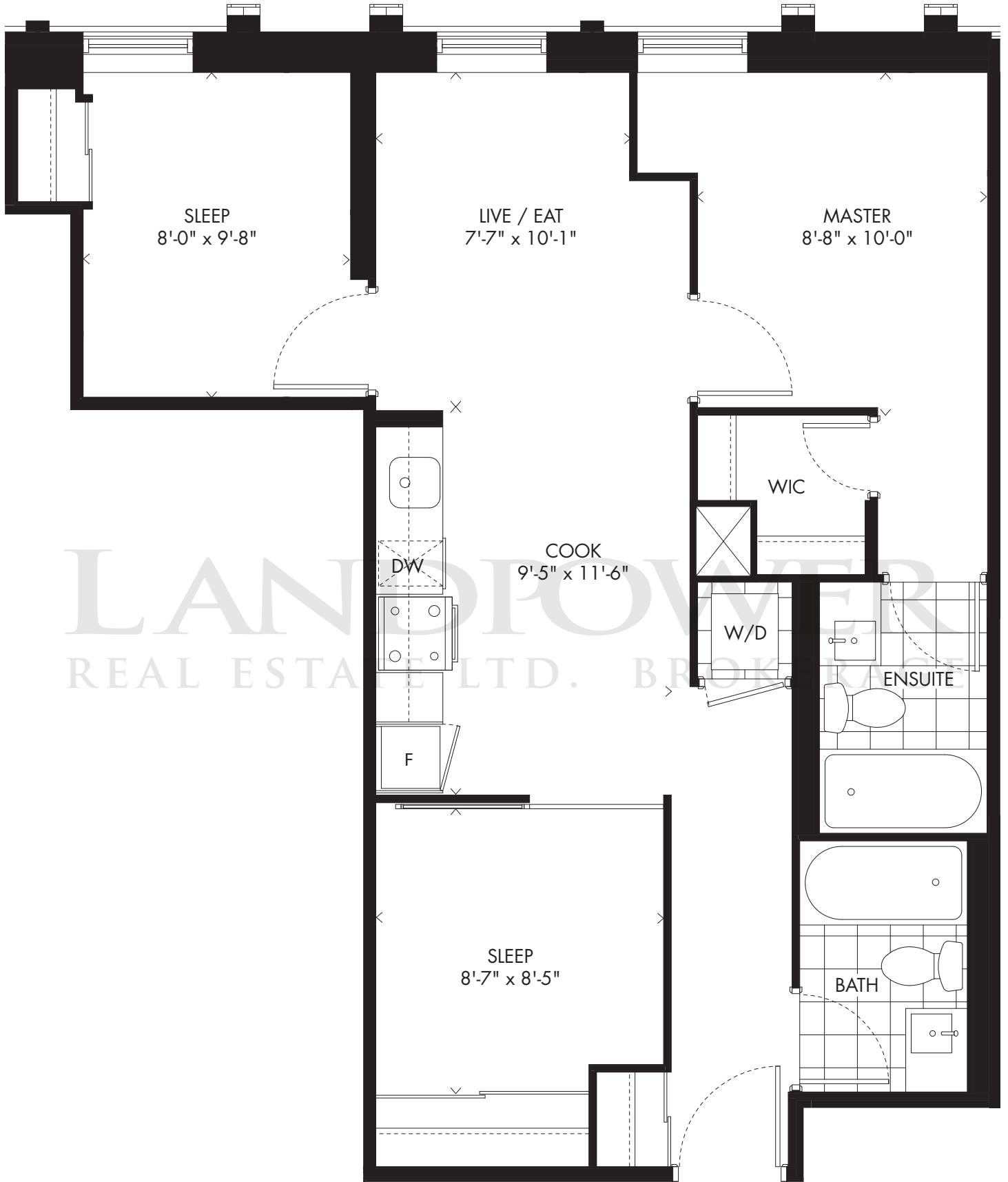
FLOOR 2

shuipong

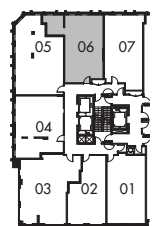
3 BEDROOM

742 SQ.FT. INTERIOR

3B



LAND O' PLOWERS REAL ESTATE LTD. BROKER/AGENT



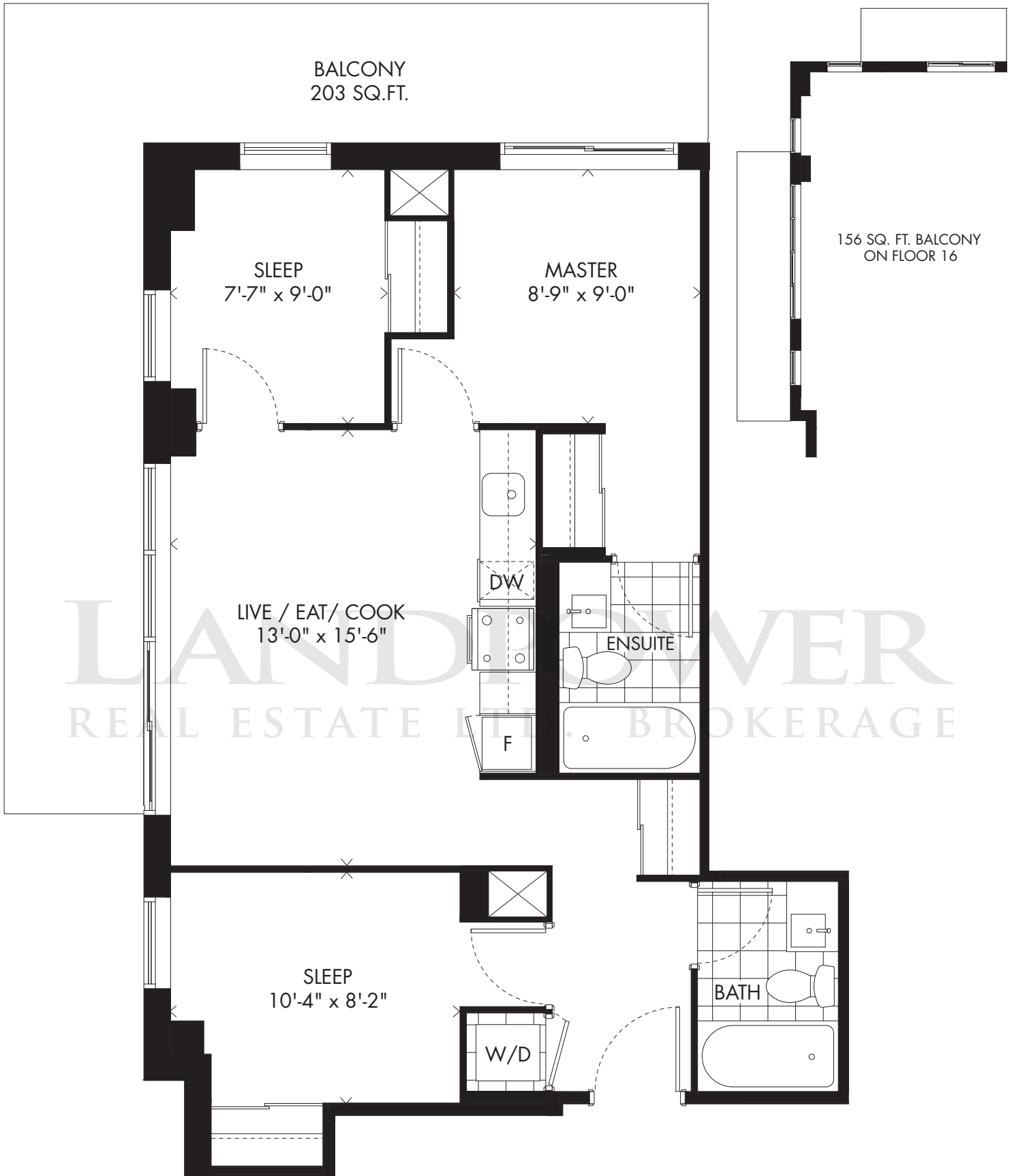
FLOOR 3

shuipong

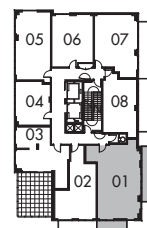
3 BEDROOM

744 SQ.FT. INTERIOR
+ 203 SQ.FT. BALCONY

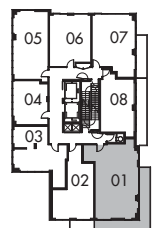
3C



LAND OVER
REAL ESTATE LTD. BROKERAGE



FLOOR 16

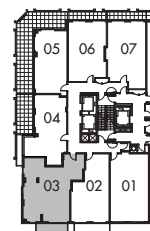
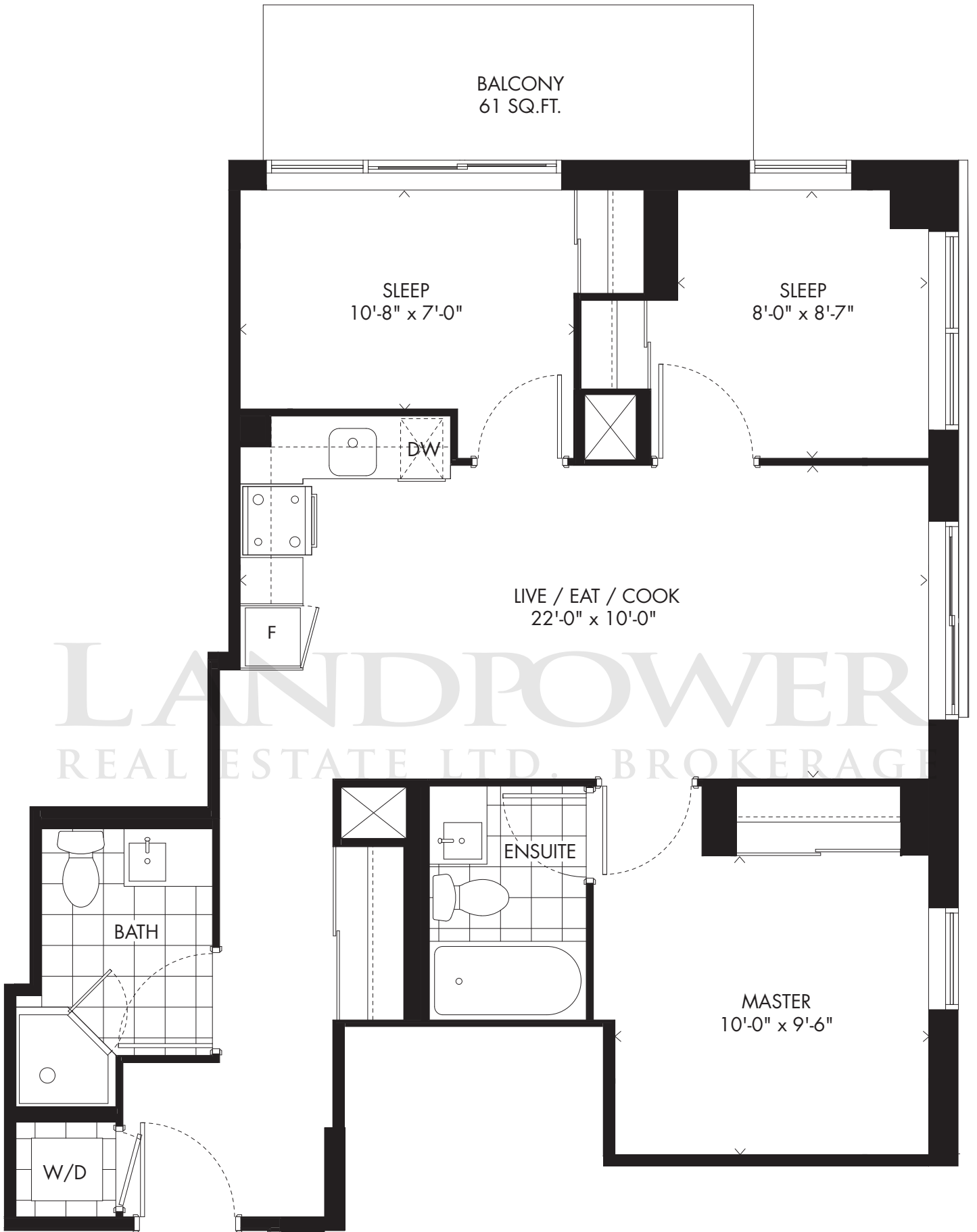


FLOOR 17

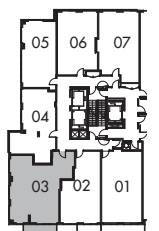
3 BEDROOM

808 SQ.FT. INTERIOR
+ 61 SQ.FT. BALCONY

3D



FLOOR 4

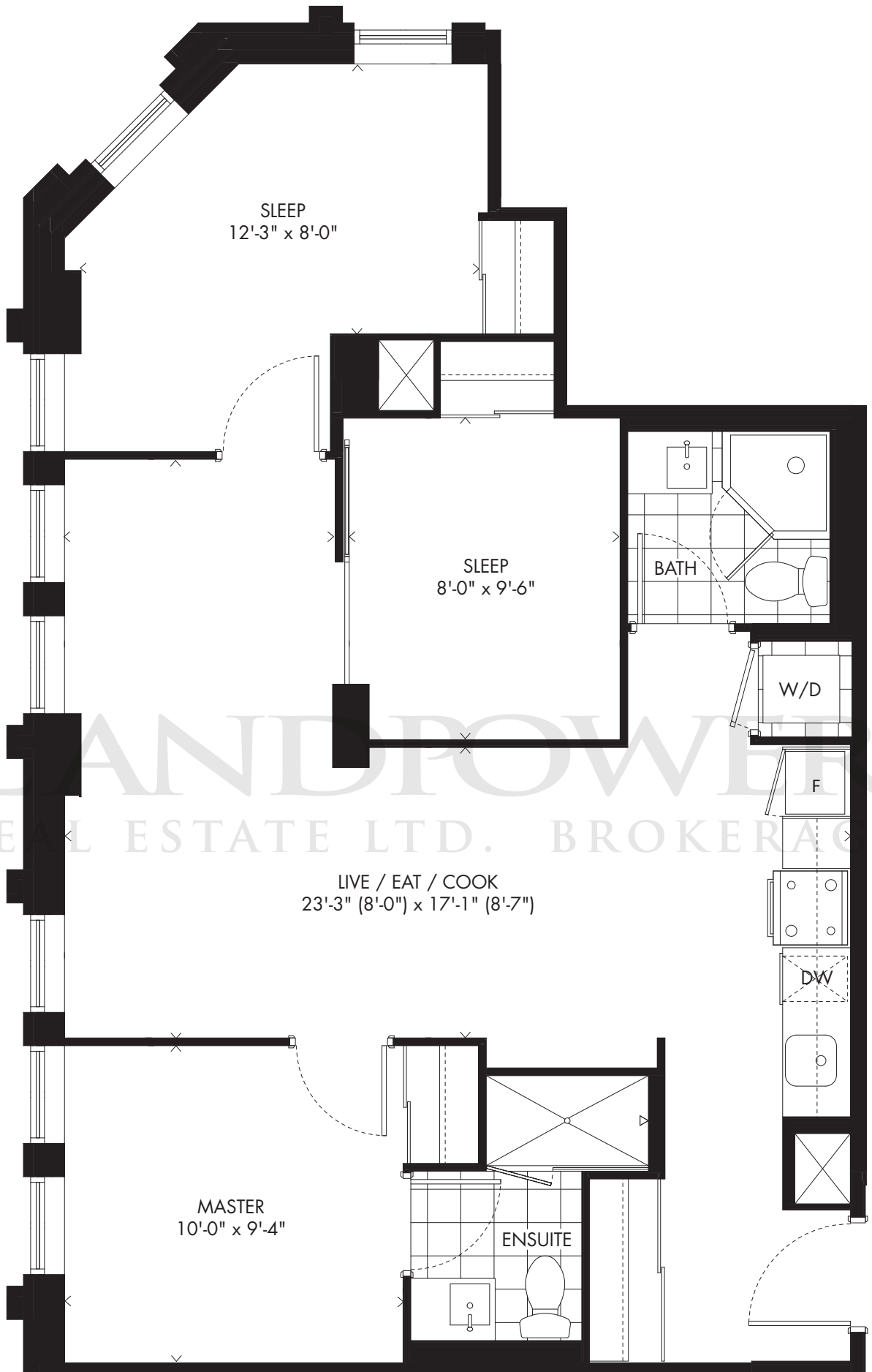


FLOORS 5-8

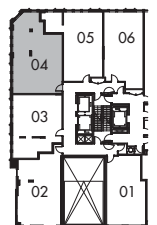
3 BEDROOM

852 SQ.FT. INTERIOR

3E



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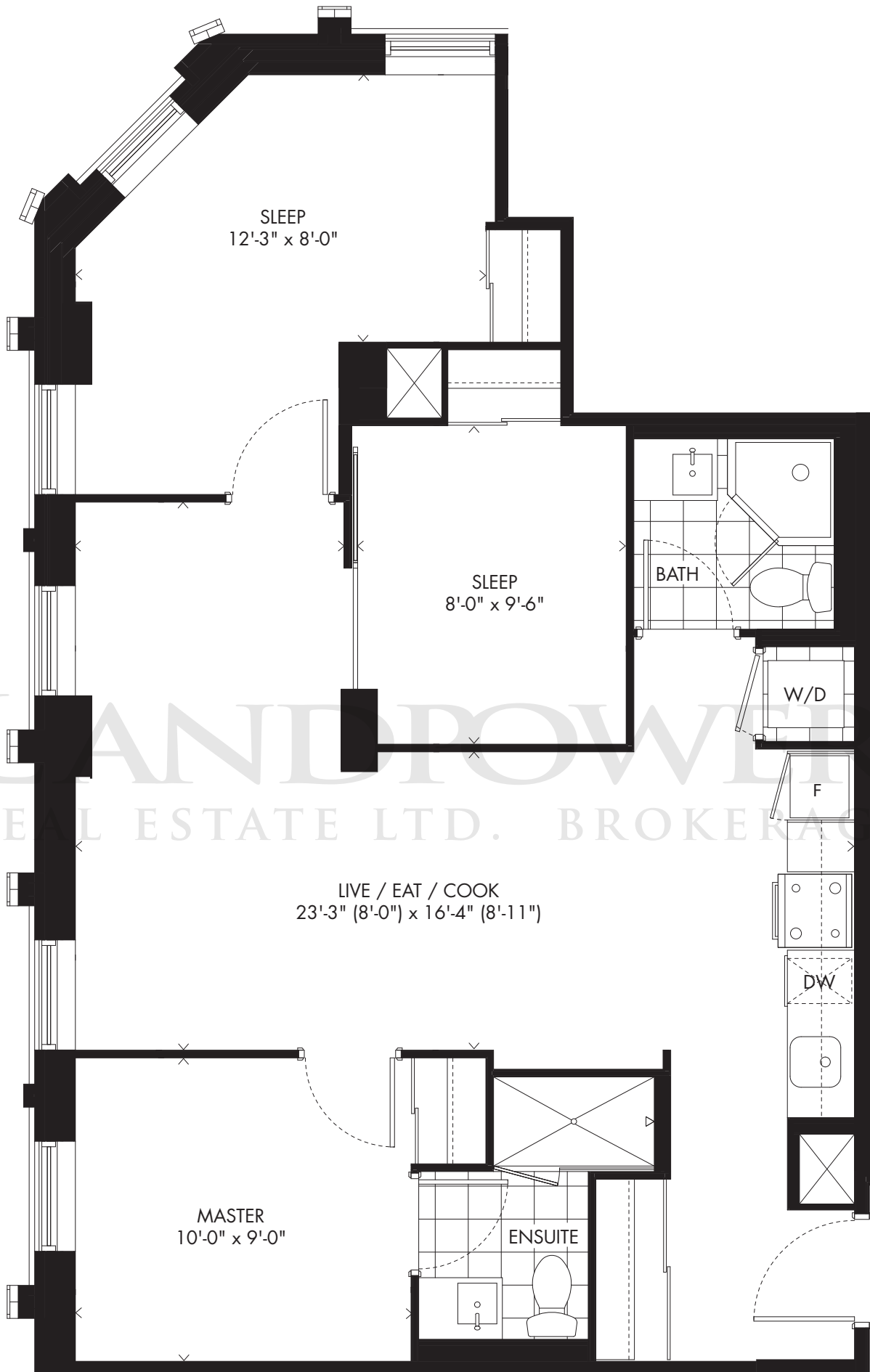
FLOOR 2



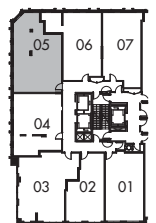
3 BEDROOM

853 SQ.FT. INTERIOR

3F



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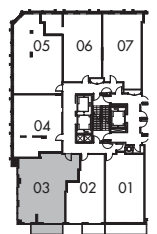
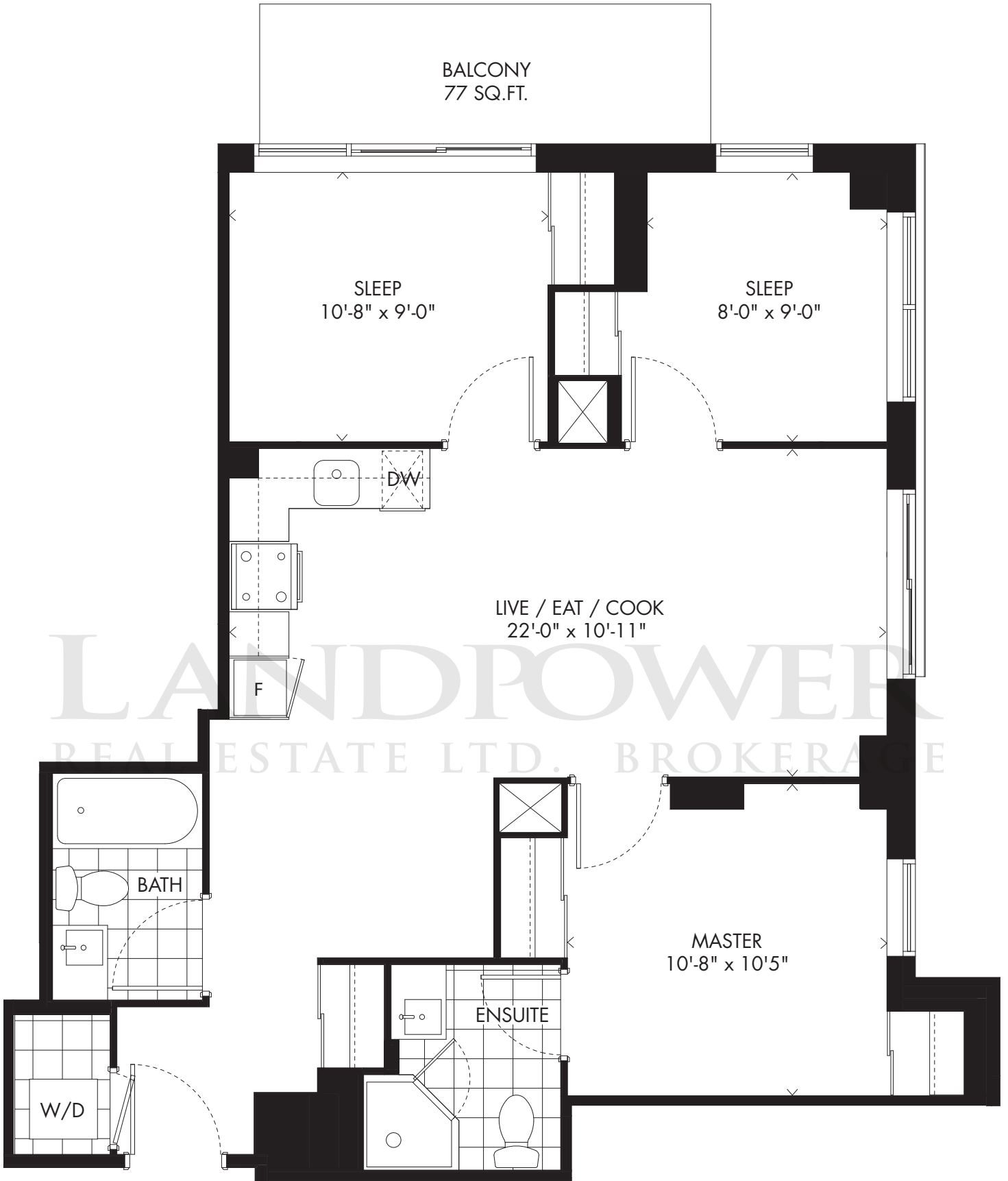
FLOOR 3

shuipong

3 BEDROOM

878 SQ.FT. INTERIOR
+ 77 SQ.FT. BALCONY

3G

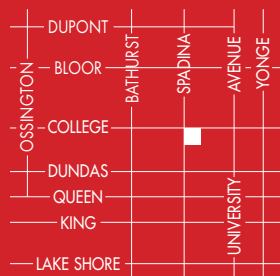


FLOOR 3



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