

# LOTUS

A YORKVILLE CONDOMINIUM

## LANDPOWER

REAL ESTATE LTD. BROKERAGE



shiupong

DEVELOPMENTS LTD.

EVERYTHING ELSE IS JUST A CONDO!



[WWW.LOTUSCONDO.COM](http://WWW.LOTUSCONDO.COM)



## LUXURY FEATURES

### DISCOVER WHY OUR STANDARDS ARE OTHERS UPGRADES!

#### ARCHITECTURAL INTEGRITY AND SENSITIVE URBAN PLANNING

*A great deal of thought and consideration has gone into the architecture and landscape plan of The Lotus Condominium. The Lotus's design has modern architectural elements, a distinctive glass entrance canopy and sophisticated colour palette. The Lotus Condominium is destined to be a residential landmark in Yorkville.*

- A 16 storey tower building with 161 suites.
- Large windows with clear glazing. Balconies have tinted glass balustrades, allowing maximum exposure to panoramic views.
- All new construction secured by the Ontario New Home Warranty Program (TARION)

#### THE BUILDING'S COMMON AREA FEATURES - STYLE AND SOPHISTICATION

*Style, comfort and your personal enjoyment of the building's facilities have been carefully considered with each design element of Lotus. From the overall layout and interior design of the sophisticated lobby, elegant party room, entertainment and spa/fitness areas, to the choice of corridor carpet and hardware, no detail has gone unnoticed.*

- Award-winning Interior Design firm, Chapman Design Group, have created a richly appointed lobby complete with furnished visitor seating area, concierge desk, distinctive and spacious elevator lobby and beautifully detailed corridors.
- The Lotus lobby will feature a contemporary ambience and cosmopolitan palette of blue and silver with jewel-toned mosaic tile accents, sophisticated floating ceiling, designer lighting and classic furnishings
- A fully furnished guest suite affords hotel-like comforts for your visitors.
- Two state-of-the-art high speed elevators with brushed stainless steel finishes

#### THE LOTUS CLUB AND SPA -

##### A COMPLETE MIND, BODY & SPIRIT OASIS

*The Lotus Club and Spa is an exclusive amenity area for residents and their guests. Enjoy the privileges and services of a private spa within the comfort of your own condominium building offered within a stylish and serene environment.*

- The Lotus spa will feature two treatment rooms, manicure/pedicure room, juice bar/lounge, yoga/relaxation room, aerobic studio, male and female locker, steam and change rooms all in a refreshing and renewing Zen-like setting.
- The Fitness Facility will sport a state-of-the-art treadmill, stationary bicycle, elliptical trainer, universal gym, step

machine and plenty of natural light.

- The Relaxation Room is ideal for yoga, pilates or stretching.
- The Party Room features a caterer's kitchen and designer island/bar counter, ideal for cocktails, buffet and casual dining, card room, lounge or multi-purpose room with fireplace.

#### PEACE-OF-MIND FEATURES

*Your personal comfort and safety has been considered in every design decision.*

- A 24/7 concierge will greet you and your guests and provide over-all security for the building.
- State-of-the-art security system with suite enterphone.
- An optional in-suite, "TV Channel" on your own television will enable viewing of visitors in main lobby prior to entry.
- Each owner is provided with a personally encoded swipe card.
- Each suite is equipped with a monitored suite intrusion alarm system, suite door contact and keypad; fire alarm and speaker; smoke, heat and carbon monoxide detectors (where applicable).
- Closed-circuit monitored cameras will be provided in the underground parking garage and lobbies.
- Handy key fob remote transmitter for parking access with a personal "alert" feature.

#### SUITE FEATURES AND FINISHES -

##### ATTENTION TO DETAIL THROUGHOUT

*From suite layout to special touches such as hotel-inspired designer baths and contemporary kitchens, Lotus has stylish features and finishes.*

- Arrive home in style - the glass covered portico will greet you and your guests.
- Custom designed solid core suite entry door with privacy viewer and contemporary brushed chrome hardware.
- Operable, double-glazed windows providing uninterrupted views.
- Double-glazed doors open onto private balconies or terraces, as per plan.
- 5 1/2" high wood baseboards and complimentary trim.
- Vinyl coated wire shelving, installed in all closets.
- White textured ceiling in living/dining/den/bedrooms.
- White semi-gloss in kitchen, laundry area and bathroom ceilings.
- Interior walls and all woodwork to be painted off-white with quality latex paint.



## QUALITY FLOOR COVERINGS

A wide selection of designer choices are available for floor coverings to create your own distinctive residence.

- Porcelain tiles in foyer.
- High quality engineered laminate flooring in living room, dining room and den.
- For bedrooms your choice of quality commercial grade or sisal carpet with superior upgraded underpad.
- Choice of porcelain or ceramic tiles in main bathroom and powder room.
- Choice of marble, porcelain or ceramic tiles in master bath room.
- Choice of granite, marble, porcelain or ceramic tiles in kitchen.
- Quality ceramic tile in laundry area.

## CONTEMPORARY GOURMET KITCHENS

Cooking and entertaining are a pleasure in an open-concept kitchen loaded with halogen track lighting, full appliances and designer features.

- Custom crafted cabinetry featuring high quality contemporary cabinets.
- Sophisticated granite countertops and breakfast bars as per plan.
- Imported porcelain, ceramic or mirrored backsplash.
- 1 1/2" bowl stainless steel sink with integrated single lever pull out spray faucet.
- Halogen track lighting
- Electrical outlet provided in breakfast bar
- Stainless steel appliance package consisting of: 18 cubic foot frost-free refrigerator, electric self cleaning range with ceramic smooth top, built-in microwave with exhaust fan vented to exterior and multi-cycle dishwasher.

## LUXURIOUS BATHROOMS

Each Lotus suite offers luxurious master bathroom ensuites, secondary guest bathrooms and powder rooms, as per plan. With so many options and choices available, you can create your own private retreat.

### MASTER BATHROOM:

- 4 piece master bedroom ensuite features soaker tub and distinctive designer vanity, as per plan.
- Wall tiles include: marble, porcelain or ceramic tiles.
- Counter top in choice of granite with white undermount sink or glass counter top with raised designer glass basin.
- Brand name chrome designer faucets.
- Designer vanity mirror.
- Exhaust fan vented to exterior.
- Privacy locks on all bathroom doors.

### MAIN BATHROOM

Personalize your main bath with an array of options:

- Your choice of ceramic or porcelain tiled tub or shower walls to ceiling, as per plan.
- Choice of imported ceramic or porcelain floor tiles.
- Glass back countertop with white drop-in sink.
- Framed glass shower enclosure, as per plan.

### POWDER ROOM:

- Wall mounted designer glass basin.

## HOME COMFORT SYSTEM

Unlike most condominium residences, at Lotus you will not have to rely on an arbitrary seasonal switch over of the buildings heating/cooling system. You will have access to your own climate control in your suite throughout the year. Individually controlled home comfort systems are ideal for you and your lifestyle.

- Individually controlled heat pump system permitting full control of heat and air conditioning year round.

## ELECTRICAL FEATURES

Your home - smart wired for your every convenience.

- 100 amp electrical service with circuit breakers and copper wiring.
- Integrated home technology features roughed-in CAD-5 system for your future hook-up of high speed wiring and networking of telephone, cable and internet in living room, master bedroom and den
- Capped ceiling outlet in dining area, as per plan.
- White designer series receptacles and switches throughout.
- Switch controlled split outlets in living room, bedroom(s), and dens (as per plan).
- Exterior electrical outlet on balconies and terraces.
- Ground fault outlets in each bathroom.
- Heavy duty wiring receptacle for dryer and stove.

## ENVIRONMENTALLY FRIENDLY FEATURES

Always mindful of the environment and how we can contribute, Lotus incorporates the following:

- Exclusive to Shiu Pong Group, a central water purification system for the building, providing clean filtered water.
- Environmentally-friendly central recycling area located on ground floor level.
- All taps have low flow aerators.

## LAUNDRY FEATURES

Ensuite laundry is conveniently and discreetly located.

- Front loaded, full capacity brand name white stacked clothes washer and dryer, vented to exterior.
- Heavy-duty wiring and receptacle.
- Ceramic tile flooring.

Please note: All materials, finishes and paint colours to be selected from builder's standard samples and designer selected palette. The option to upgrade carpet, flooring, countertops and cabinetry to be completed at time of colour selection.

Prices and specifications are subject to change without notice E. & D. E. Please note: All stone, marble, granite and wood are natural materials and therefore, vary in colour, shading, texture and grain.



	<u>Model</u>	<u>Type</u>	<u>Size</u>	<u>View</u>	<u>Preview Price from</u>
<u>The Yonge Collection</u>	Yonge 1 ✓	Studio	415	S Corner	\$178,900
	Yonge 2 ✓	Studio	413	N	\$168,900
	Yonge 3 ✓	Studio	457	S Corner	\$172,900
	Yonge 4 ✓	Studio	470	N Corner	\$193,900
	Yonge 5 ✓	Studio	480	S Corner	\$175,900
	Yonge 6 ✓	Studio	485	W	\$177,900
	Yonge 7 ✓	Studio	497	N Corner	\$169,900
<u>The Bay Collection</u>	Bay 1 ✓	1 Bedroom	530	N	\$193,900
	Bay 2 ✓	1 Bedroom	532	N	\$202,900
	Bay 3 ✓	1 Bedroom	564	N	\$192,900
<u>The Scollard Collection</u>	Scollard 1 ✓	1 Bedroom + Den	581	S	\$221,900
	Scollard 2 ✓	1 Bedroom + Den	583 / 593	S	\$228,900
	Scollard 3 ✓	1 Bedroom + Den	630	N	\$226,900
	Scollard 4 ✓	1 Bedroom + Den	637	S	\$256,900
	Scollard 5 ✓	1 Bedroom + Den	637	S	\$256,900
	Scollard 6 ✓	1 Bedroom + Den	640	S	\$250,900
	Scollard 7 ✓	1 Bedroom + Den	660	N	\$236,900
	Scollard 8 ✓	1 Bedroom + Den	700	S	\$270,900
	Scollard 9 ✓	1 Bedroom + Den	723	NE Corner	\$284,900
	Scollard 10 ✓	1 Bedroom + Den	734	SE Corner	\$293,900
<u>The Yorkville Collection</u>	Yorkville 1 ✓	2 Bedrooms	780	S	\$348,900
	Yorkville 2 ✓	2 Bedrooms	795	S	\$348,900
	Yorkville 3 ✓	2 Bedrooms	863	NE Corner	\$347,900
	Yorkville 4 ✓	2 Bedrooms	925	SE Corner	\$370,900
	Yorkville 5 ✓	2 Bedrooms	940	SE Corner	\$408,900
	Yorkville 6 ✓	2 Bedrooms + Den	800	N	\$308,900
	Yorkville 7 ✓	2 Bedrooms + Den	1,080	NE	\$428,900

Price Include: G.S.T.  
Prices increase \$1,000 per floor, Penthouse prices increase \$10,000 per floor.  
Premiums apply to Yorkville 3 and Yorkville 4 on 6<sup>th</sup> floor.

Deposit: \$3,000 on signing, balance to 5% of the Purchase Price in 30 days, balance to 10% in 90 days, balance to 15% in 180 days, balance to 20% in 360 days, balance to 25% on Occupancy.

Locker: One Included in Purchase Price

Indoor Parking: Optional at \$23,000 per spot (Plus Monthly Maintenance Fee)  
Units 637 sq.ft. or larger can purchase one parking space

Occupancy: November 30, 2006

Maintenance Fees: Based upon 42 cents/sq.ft. per month, plus Locker Fees  
(Fees include all Utilities except Insuite electricity, Telephone & TV cable)

Annual Property Taxes: Estimated to be 1.25% of the Purchase Price

For Information Call: The Lotus Sales Representatives at  
Tel: 416.968.1717 Fax: 416.968.7612 Web: www.lotuscondos.com

Office Hours: Monday to Thursday - 12 noon to 7 p.m.  
Saturday, Sunday & Holidays - 12 p.m. to 5 p.m., Fridays closed.

Exclusive Marketing Consultant: International Home Marketing Group Limited, Brokers protected.

Prices, terms, specifications and plans subject to change without notice and area square footings are approximate. E. & O. T. June 20, 2006. (1)

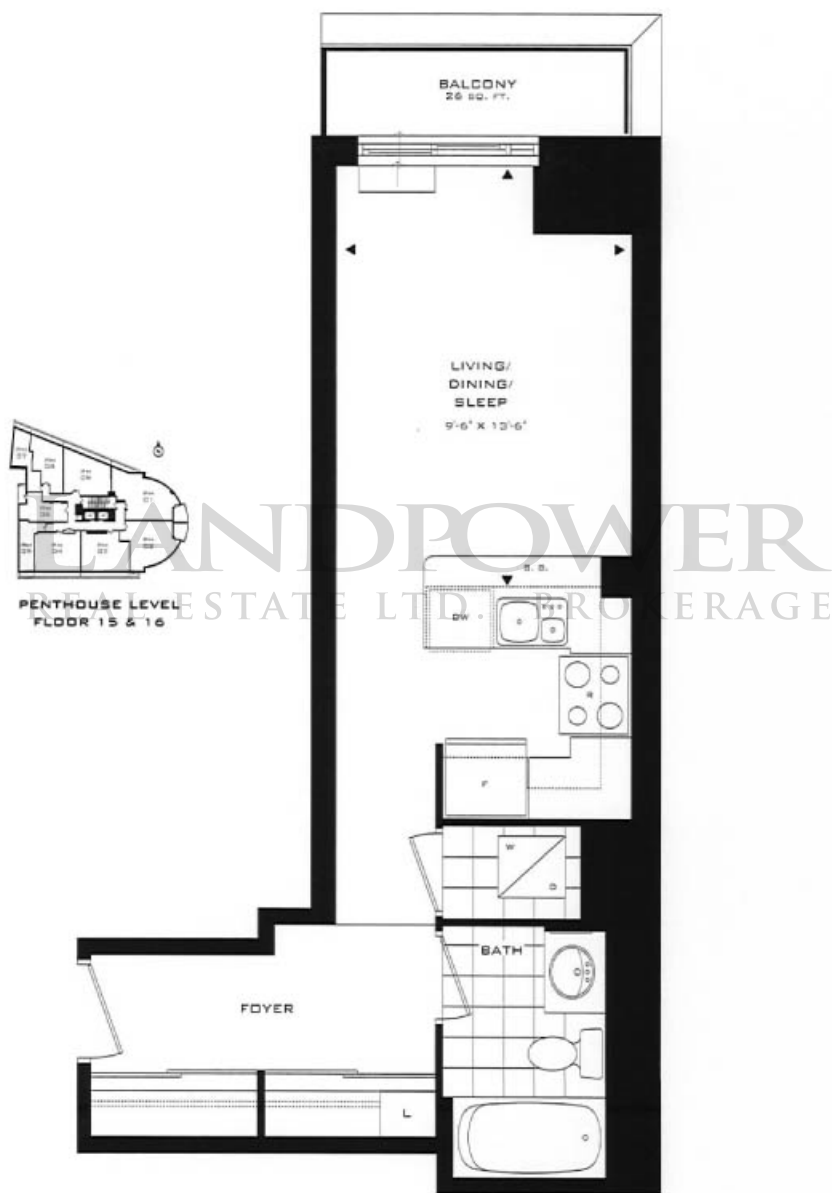


THE YONGE SERIES - STUDIOS

# YONGE 1

415 SQUARE FEET

( PLUS 26 SQ. FT. BALCONY ) \*



\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 16TH FLOOR

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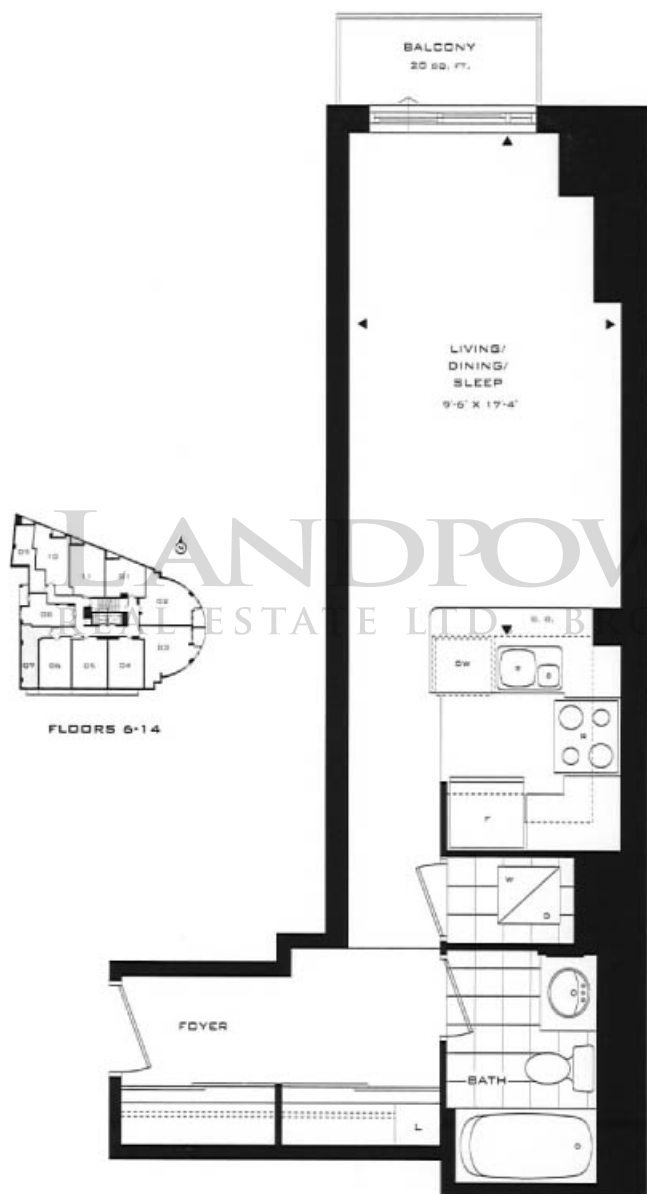
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THE YONGE SERIES - STUDIOS

# YONGE 3

457 SQUARE FEET

( PLUS 20 SQ. FT. BALCONY ) \*



\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 6TH FLOOR

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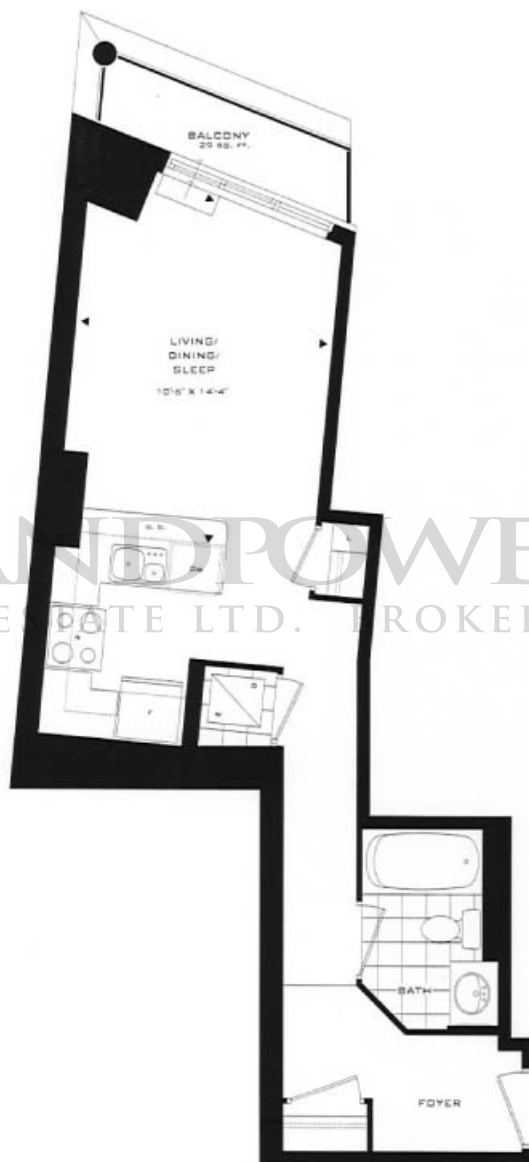
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THE YONGE SERIES · STUDIOS

# YONGE 4

470 SQUARE FEET  
( PLUS 29 SQ. FT. BALCONY ) \*



LANDPOWER  
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PENTHOUSE LEVEL  
FLOOR 15 & 16

\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 16TH FLOOR

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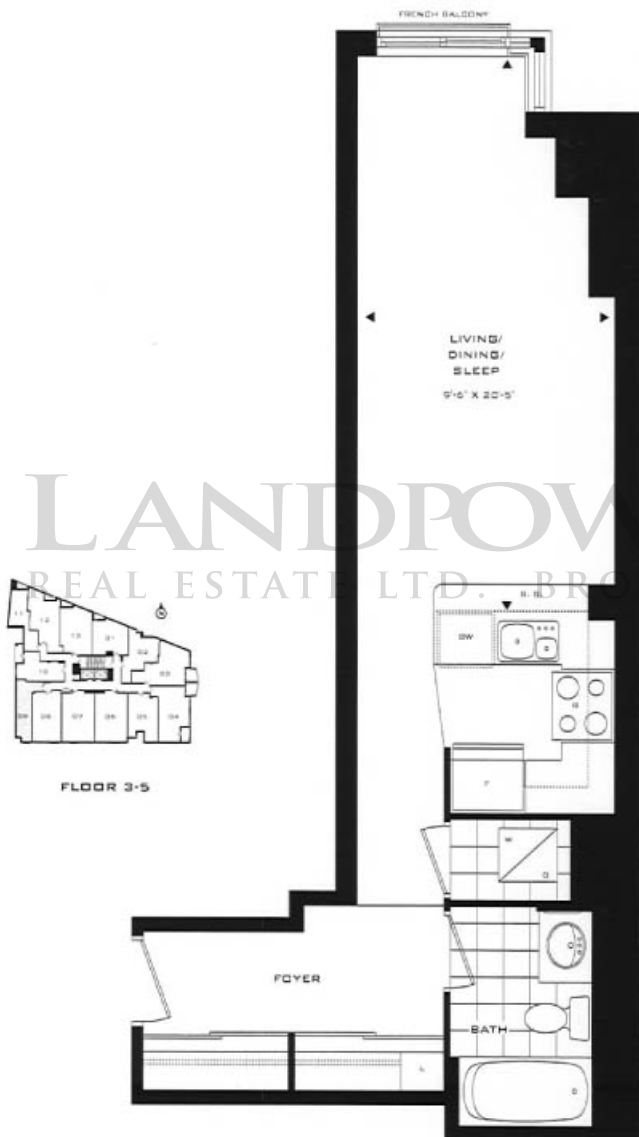
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THE YONGE SERIES - STUDIOS

# YONGE 5

480 SQUARE FEET



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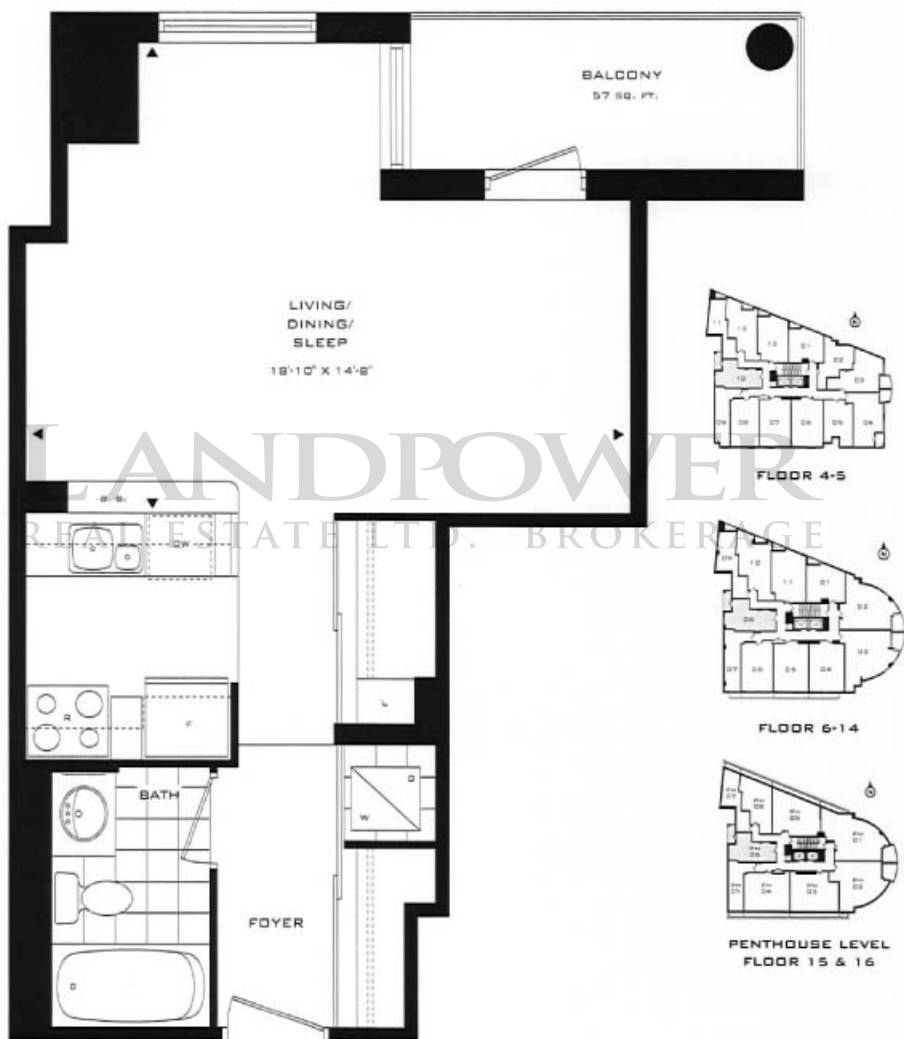
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THE YONGE SERIES - STUDIOS

# YONGE 6

485 SQUARE FEET

( PLUS 57 SQ. FT. BALCONY ) \*



\*SEE SALES REPRESENTATIVE FOR SPECIAL DETAILS  
ON 6TH FLOOR & 16TH FLOOR

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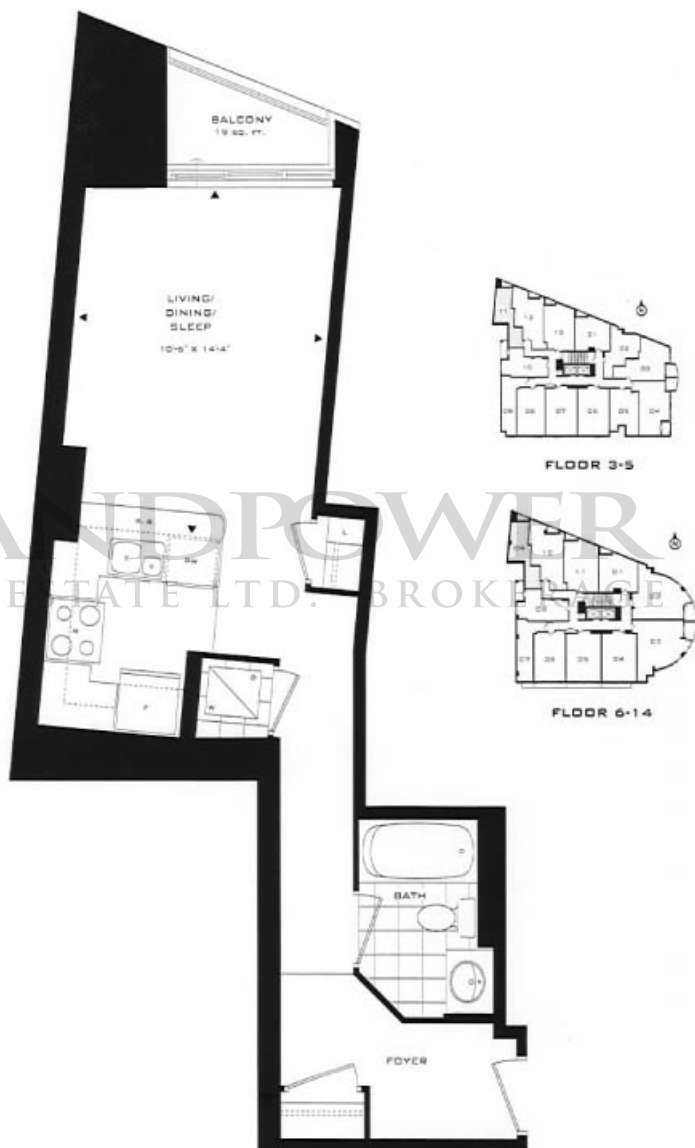
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THE YONGE SERIES - STUDIOS

# YONGE 7

497 SQUARE FEET

( PLUS 19 SQ. FT. BALCONY ) \*



\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 6TH FLOOR

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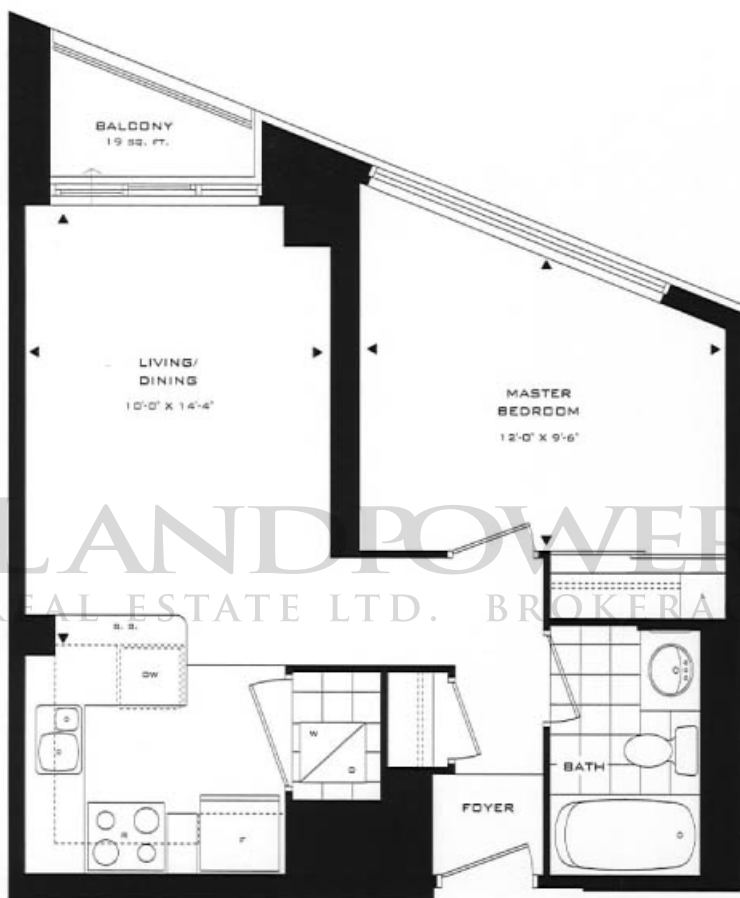
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THE BAY SERIES - 1 BEDROOM

# BAY 1

530 SQUARE FEET

( PLUS 19 SQ. FT. BALCONY ) \*



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FLOOR 3-5



FLOOR 6-14

\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 6TH FLOOR

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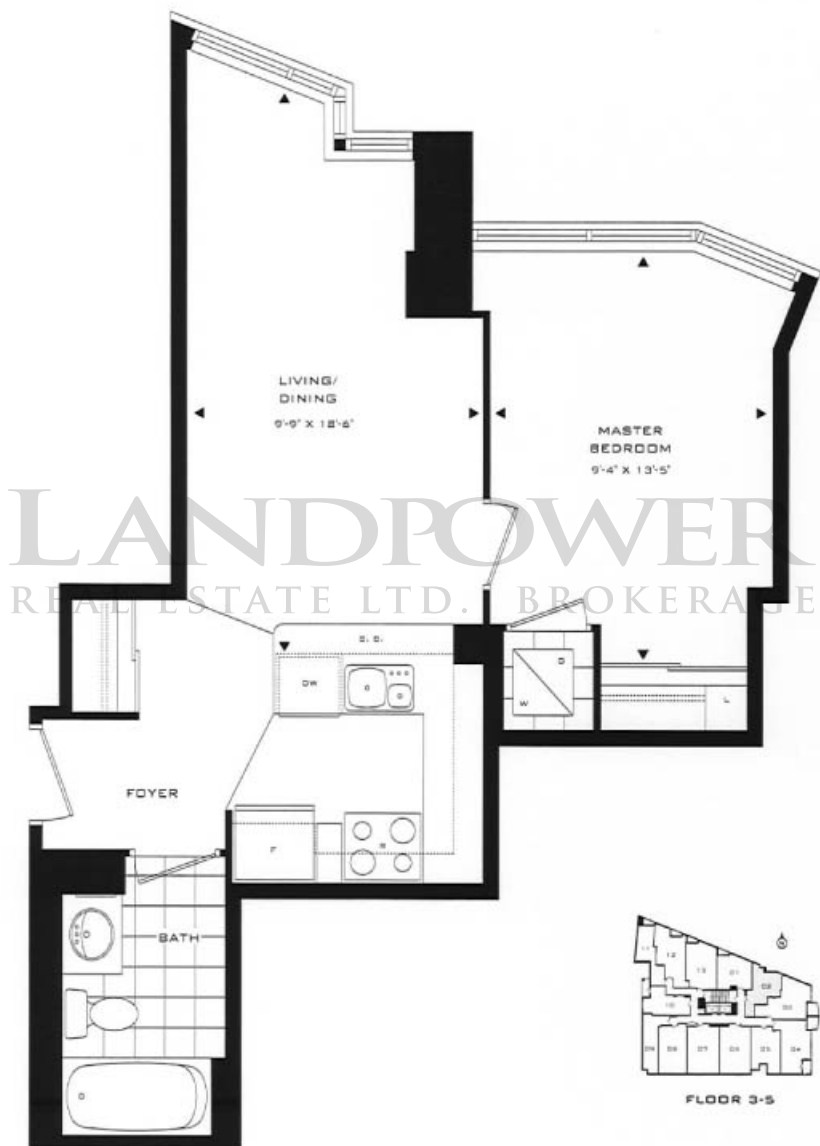
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THE BAY SERIES - 1 BEDROOM

# BAY 2

532 SQUARE FEET



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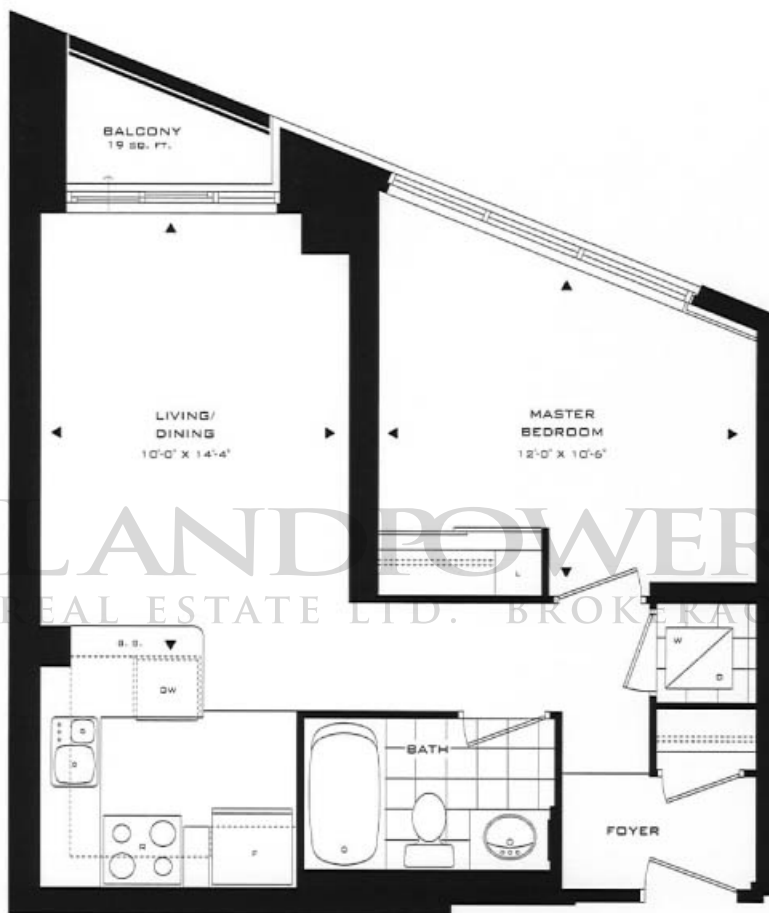


THE BAY SERIES - 1 BEDROOM

# BAY 3

564 SQUARE FEET

( PLUS 19 SQ. FT. BALCONY )



FLOOR 2

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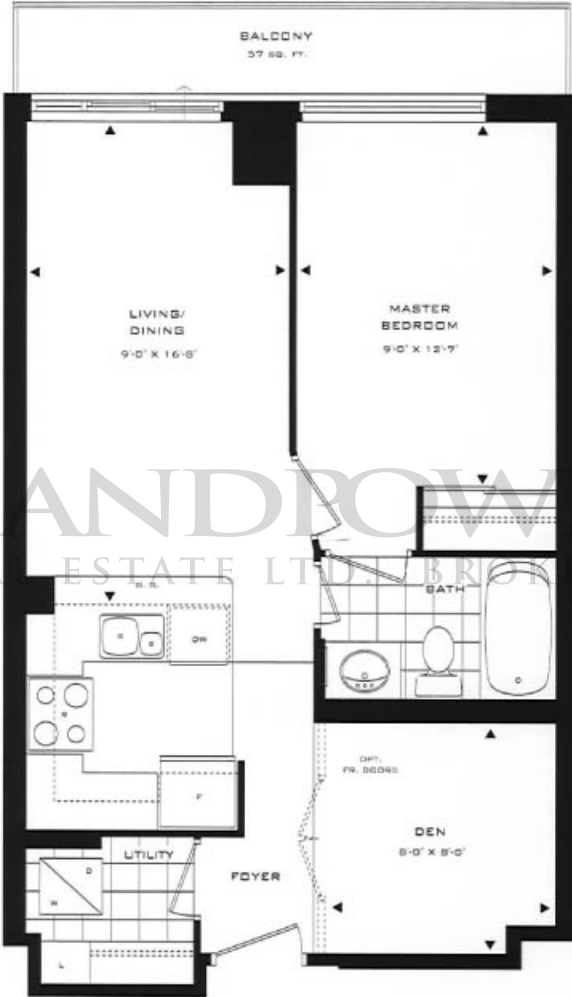
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THE SCOLLARD SERIES - 1 BEDROOM + DEN

# SCOLLARD 1

581 SQUARE FEET

( PLUS 57 SQ. FT. BALCONY ) \*



FLOOR 6-14

\*SEE SALES REPRESENTATIVE FOR SPECIAL DETAILS ON 6TH FLOOR

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THE SCOLLARD SERIES - 1 BEDROOM + DEN

# SCOLLARD 2

583 SQUARE FEET



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THE SCOLLARD SERIES - 1 BEDROOM + DEN

# SCOLLARD 3

630 SQUARE FEET

( PLUS 19 SQ. FT. BALCONY )



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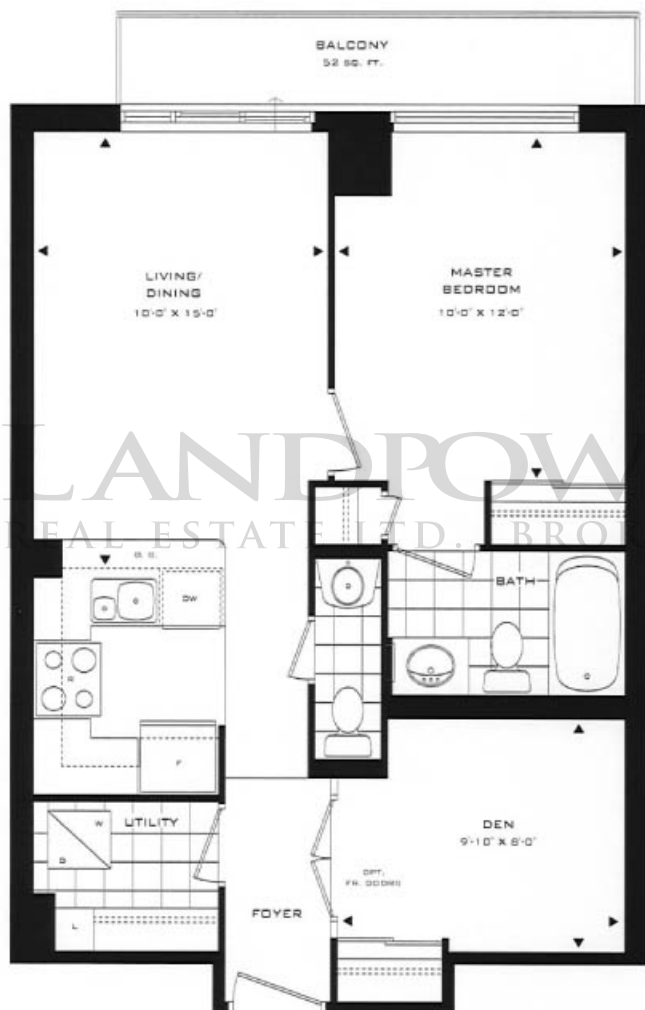
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THE SCOLLARD SERIES - 1 BEDROOM + DEN

# SCOLLARD 4

637 SQUARE FEET

( PLUS 52 SQ. FT. BALCONY ) \*



FLOOR 6-14

\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 6TH FLOOR

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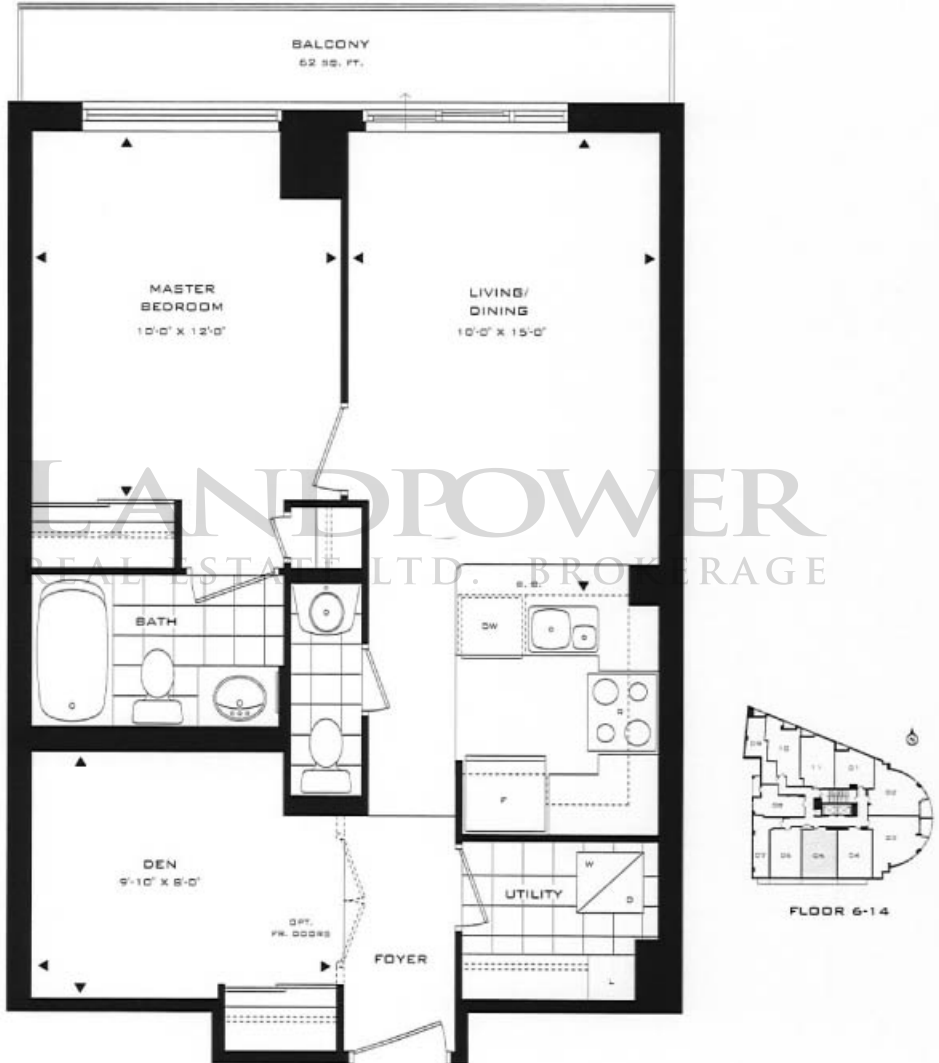


THE SCOLLARD SERIES - 1 BEDROOM + DEN

# SCOLLARD 5

637(R) SQUARE FEET

( PLUS 62 SQ. FT. BALCONY ) \*



\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 6TH FLOOR

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THE SCOLLARD SERIES - 1 BEDROOM + DEN

# SCOLLARD 6

640 SQUARE FEET



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THE SCOLLARD SERIES - 1 BEDROOM + DEN

# SCOLLARD 7

660 SQUARE FEET

( PLUS 19 SQ. FT. BALCONY )



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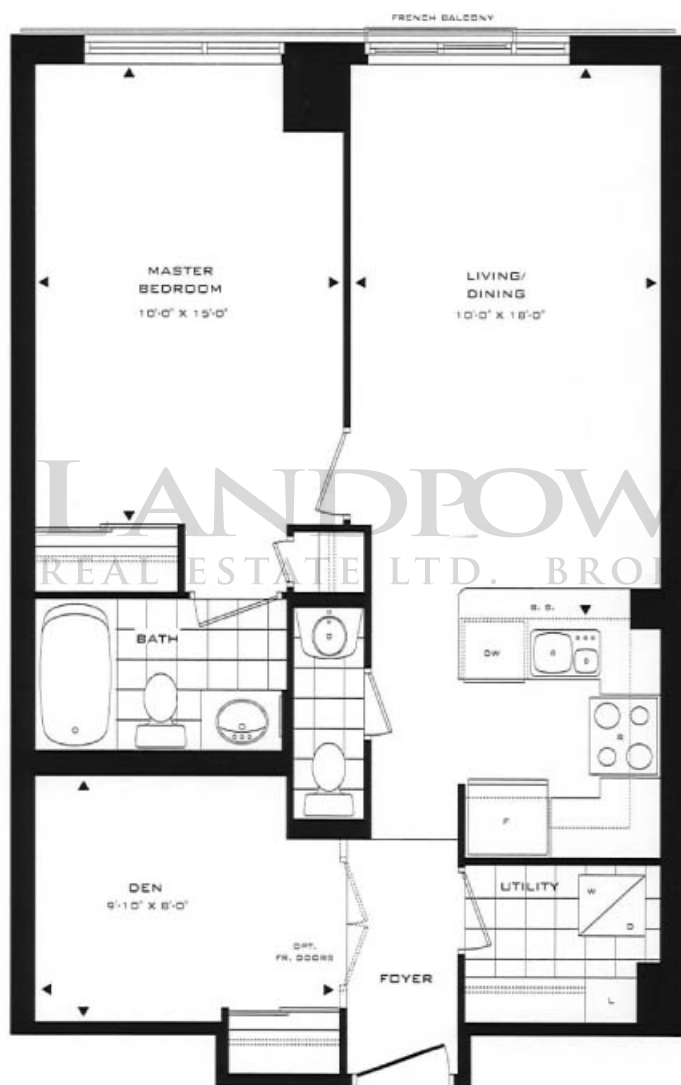
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THE SCOLLARD SERIES · 1 BEDROOM + DEN

# SCOLLARD 8

700 SQUARE FEET



FLOOR 3-5



FLOOR 3-5 (R)

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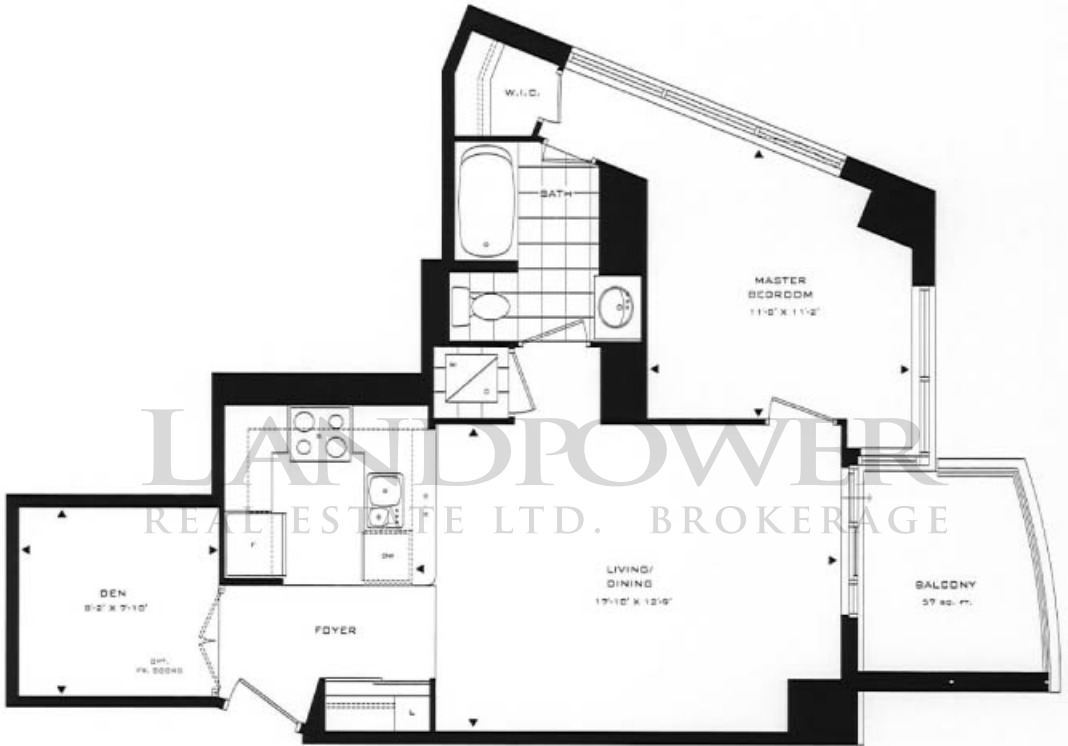
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THE SCOLLARD SERIES - 1 BEDROOM + DEN

# SCOLLARD 9

723 SQUARE FEET

( PLUS 57 SQ. FT. BALCONY )



FLOOR 2-5

\*SEE SALES REPRESENTATIVE FOR SPECIAL DETAILS ON SUITE 203

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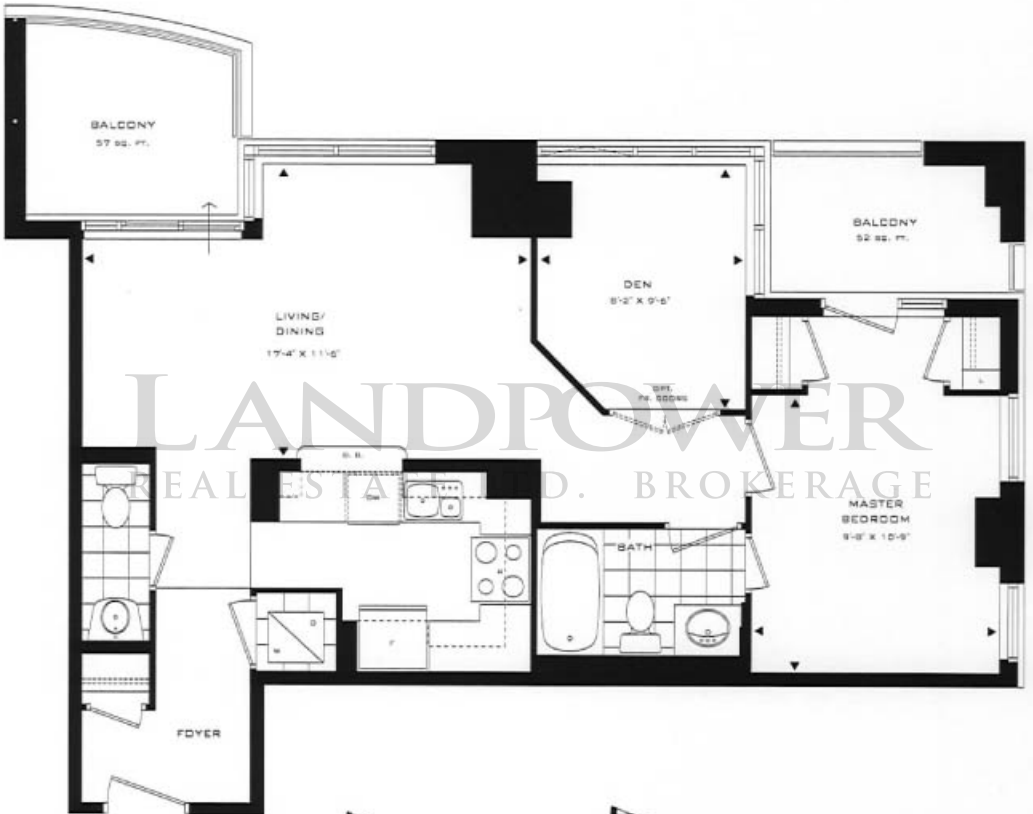


THE SCOLLARD SERIES - 1 BEDROOM + DEN

# SCOLLARD 10

734 SQUARE FEET

( PLUS 57 SQ. FT. BALCONY 1 & 52 SQ. FT. BALCONY 2 )



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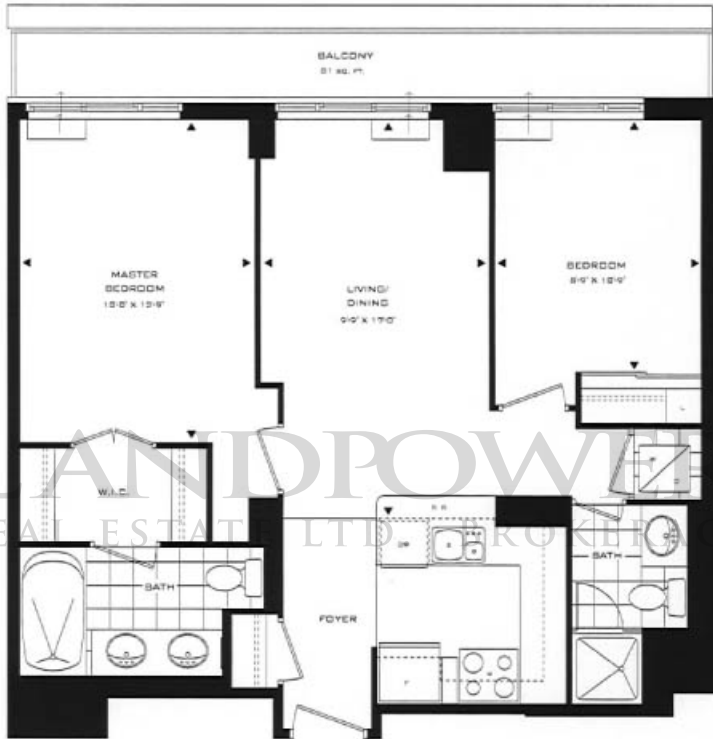
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THE YORKVILLE SERIES - 2 BEDROOM

# YORKVILLE 1

780 SQUARE FEET

( PLUS 81 SQ. FT. BALCONY ) \*



LANDPOWER  
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PENTHOUSE LEVEL  
FLOOR 15 & 16

\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 16TH FLOOR TERRACE

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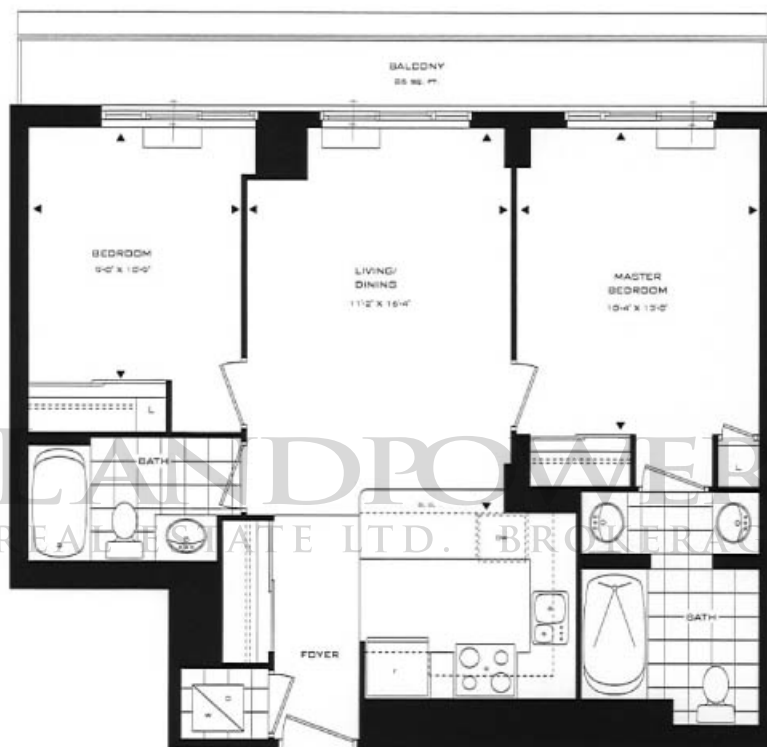
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THE YORKVILLE SERIES - 2 BEDROOM

# YORKVILLE 2

795 SQUARE FEET

( PLUS 86 SQ. FT. BALCONY ) \*



PENTHOUSE LEVEL  
FLOOR 15 & 16

\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 16TH FLOOR TERRACE

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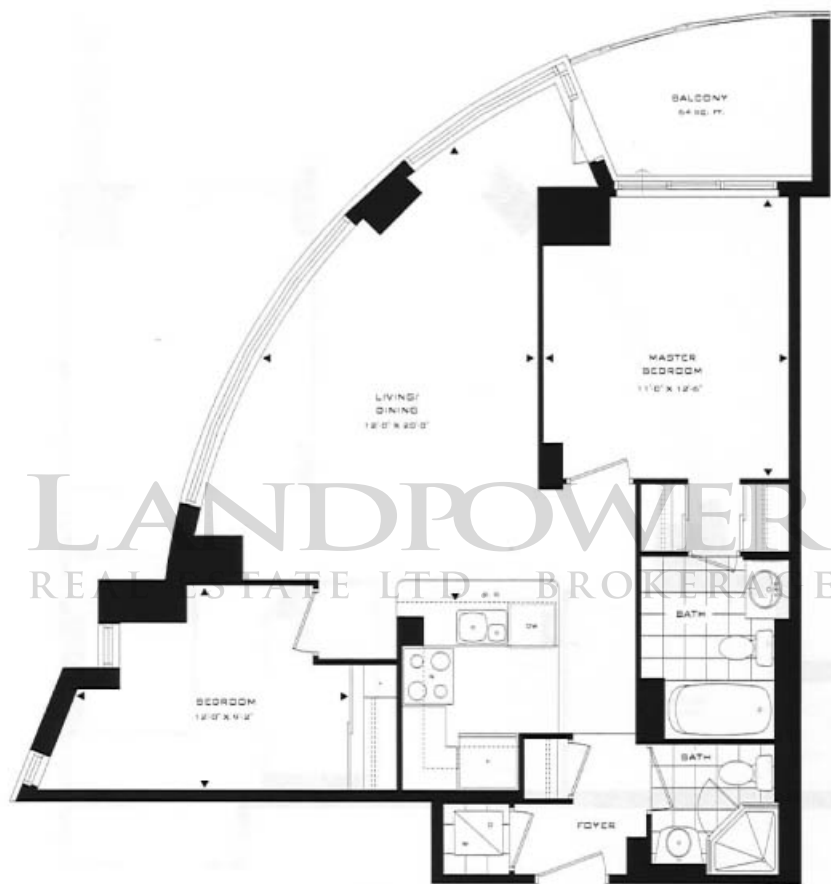
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THE YORKVILLE SERIES - 2 BEDROOM

# YORKVILLE 3

863 SQUARE FEET

( PLUS 64 SQ. FT. BALCONY ) \*



FLOOR 7-14

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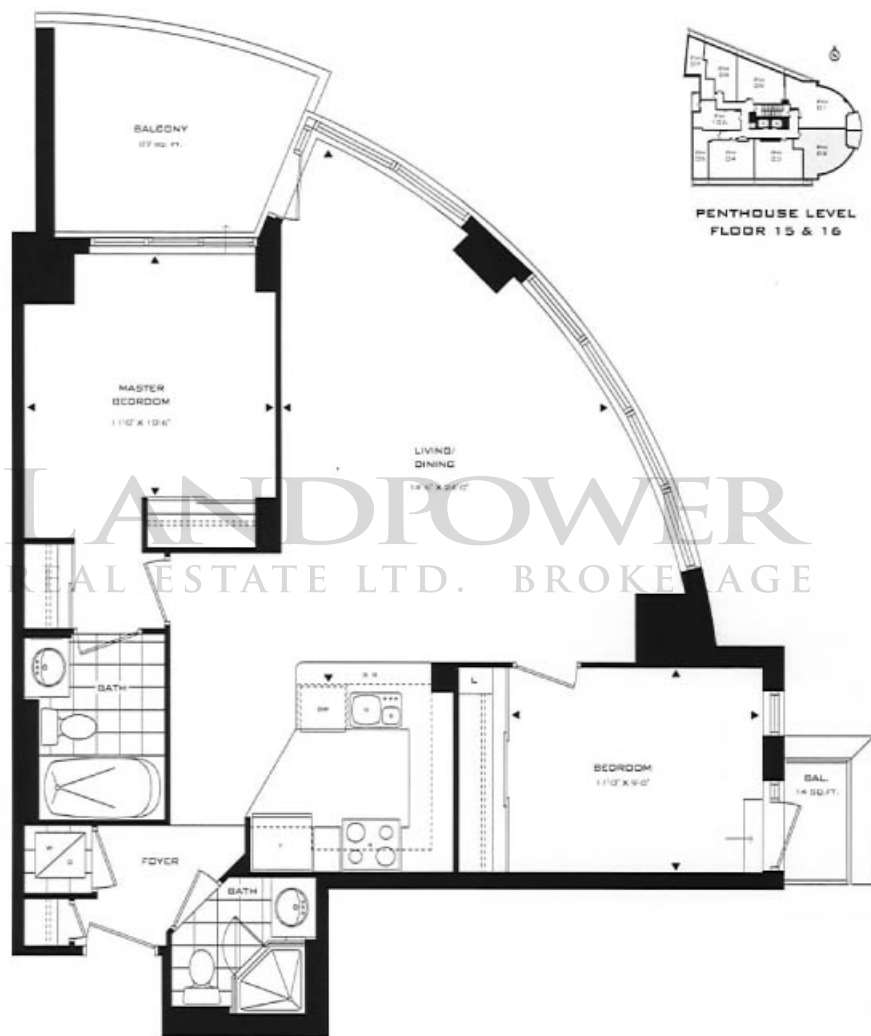
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THE YORKVILLE SERIES - 2 BEDROOM

# YORKVILLE 5

940 SQUARE FEET

( PLUS 87 SQ. FT. BALCONY 1 & 14 SQ. FT. BALCONY 2 ) \*



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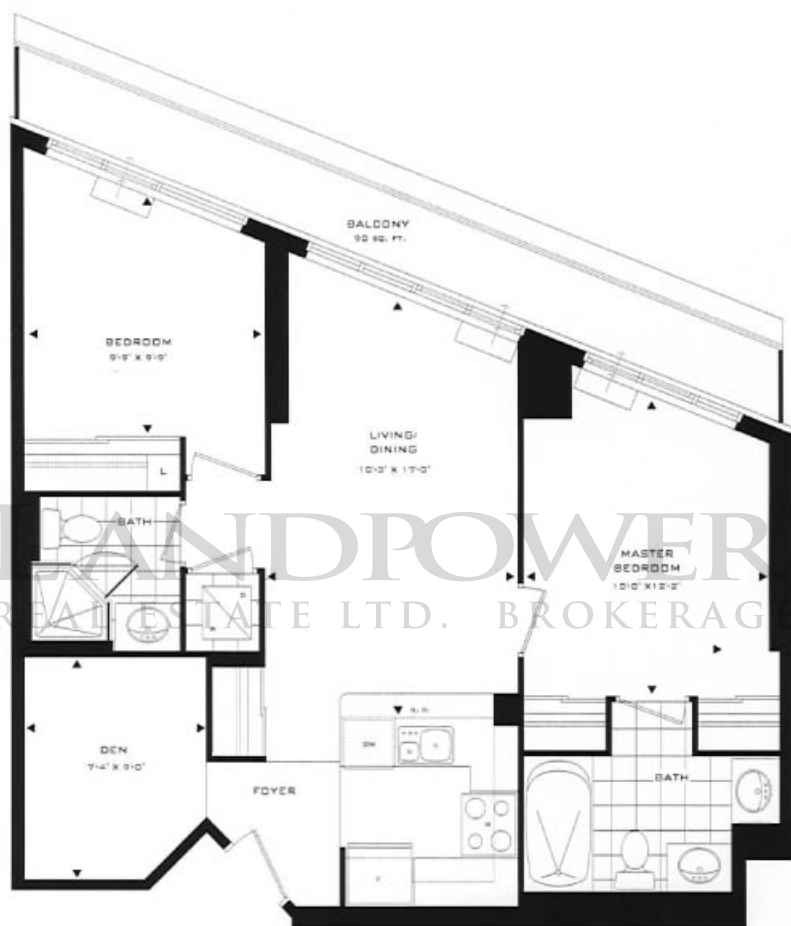
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THE YORKVILLE SERIES - 2 BEDROOM + DEN

# YORKVILLE 6

800 SQUARE FEET

( PLUS 90 SQ. FT. BALCONY ) \*



LANDPOWER  
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PENTHOUSE LEVEL  
FLOOR 15 & 16

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# YORKVILLE 7

1080 SQUARE FEET

( PLUS 87 SQ. FT. BALCONY 1 & 44 SQ. FT. BALCONY 2 ) \*



PENTHOUSE LEVEL  
FLOOR 15 & 16

\*SEE SALES REPRESENTATIVE FOR SPECIAL  
DETAILS ON 16TH FLOOR TERRACE

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