



LANDFLOWER
REAL ESTATE LTD. BROKERAGE

THE MADISON

AT YONGE & EGLINTON

EAST TOWER

WEST TOWER

EAST TOWER



WEST TOWER

EAST TOWER



WEST TOWER

EAST TOWER





THE GROUND FLOOR PLAN

TWO UNIQUE TOWERS TWO DISTINCTIVE LOBBIES

SEPARATE BUT EQUAL, THE RESIDENTIAL TOWERS AND PODIUM HAVE THEIR OWN ENTRANCES AND COMPLEMENTARY LOBBIES OFF TREE-LINED RESIDENTIAL STREETS. THIS CONCEPT CREATES A RELAXED, PERSONAL WAY FOR YOUR GUESTS TO ARRIVE AND WITH UNOBSTRUCTED SIGHTLINES TO THE STREET, YOU CAN EASILY SEE YOUR TAXI OR VISITORS PULLING UP TO THE DOOR.

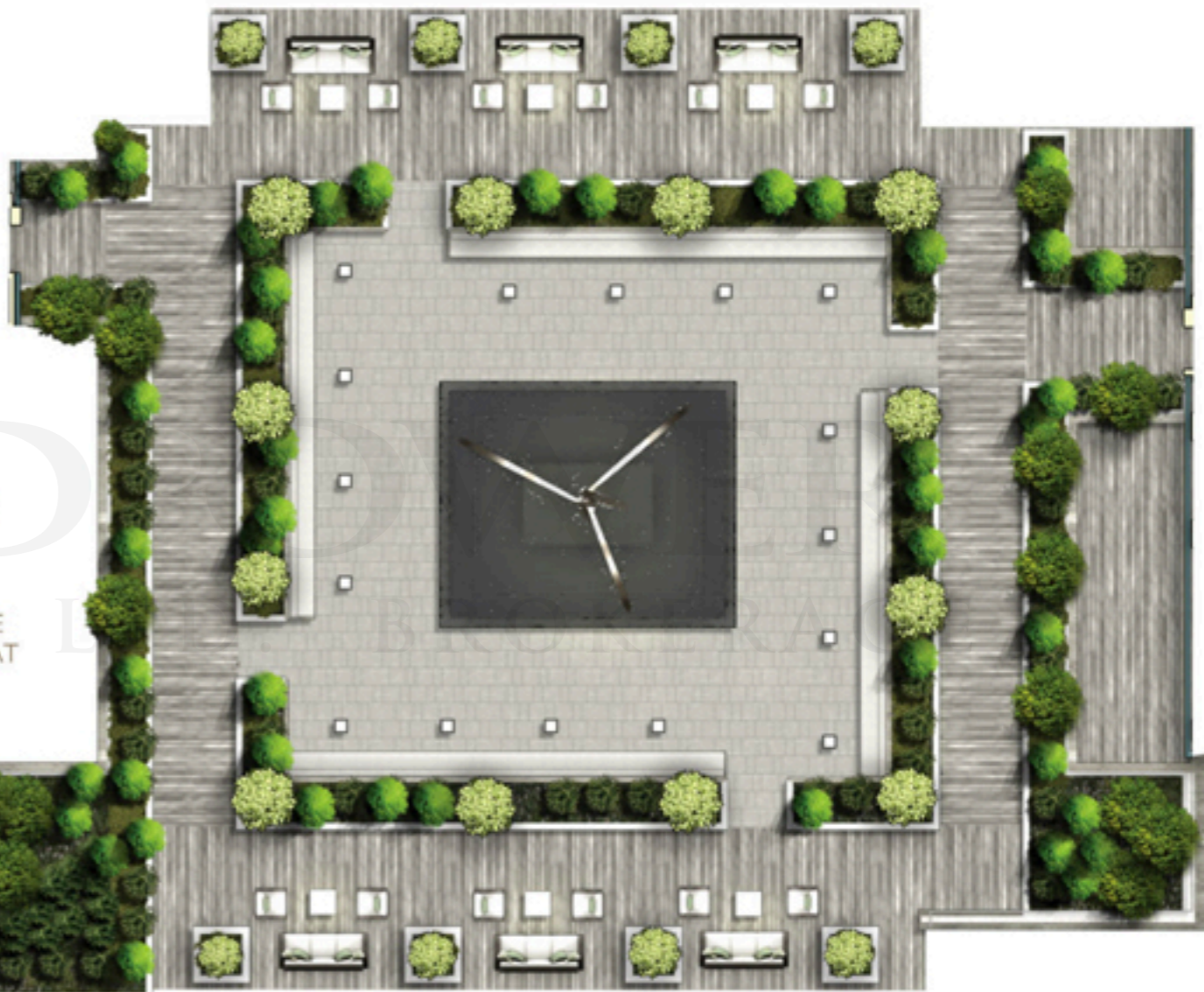
YOUR PRIVATE ZEN GARDEN IN THE HEART OF MIDTOWN

ABOVE THE HUM OF THE CITY YOU HAVE YOUR OWN PLACE TO RELAX. HERE, LARGE TREES AND MANICURED SHRUBBERY SURROUND YOU ON THE WOODEN WALKWAYS AND IN THE COMFORTABLE SEATING AREAS.

ANCHORED BY A STRIKING METAL SCULPTURE AND WATER FEATURE, THIS TRANQUIL REFUGE IS QUIET ENOUGH TO HEAR WATER FLOWING OVER THE TIERS OF THE REFLECTING POOL. IT'S THE PERFECT PLACE TO DISCOVER THAT SOMETIMES THE JOURNEY INWARD BEGINS WITH A JOURNEY UPWARD.



ARTIST'S CONCEPT



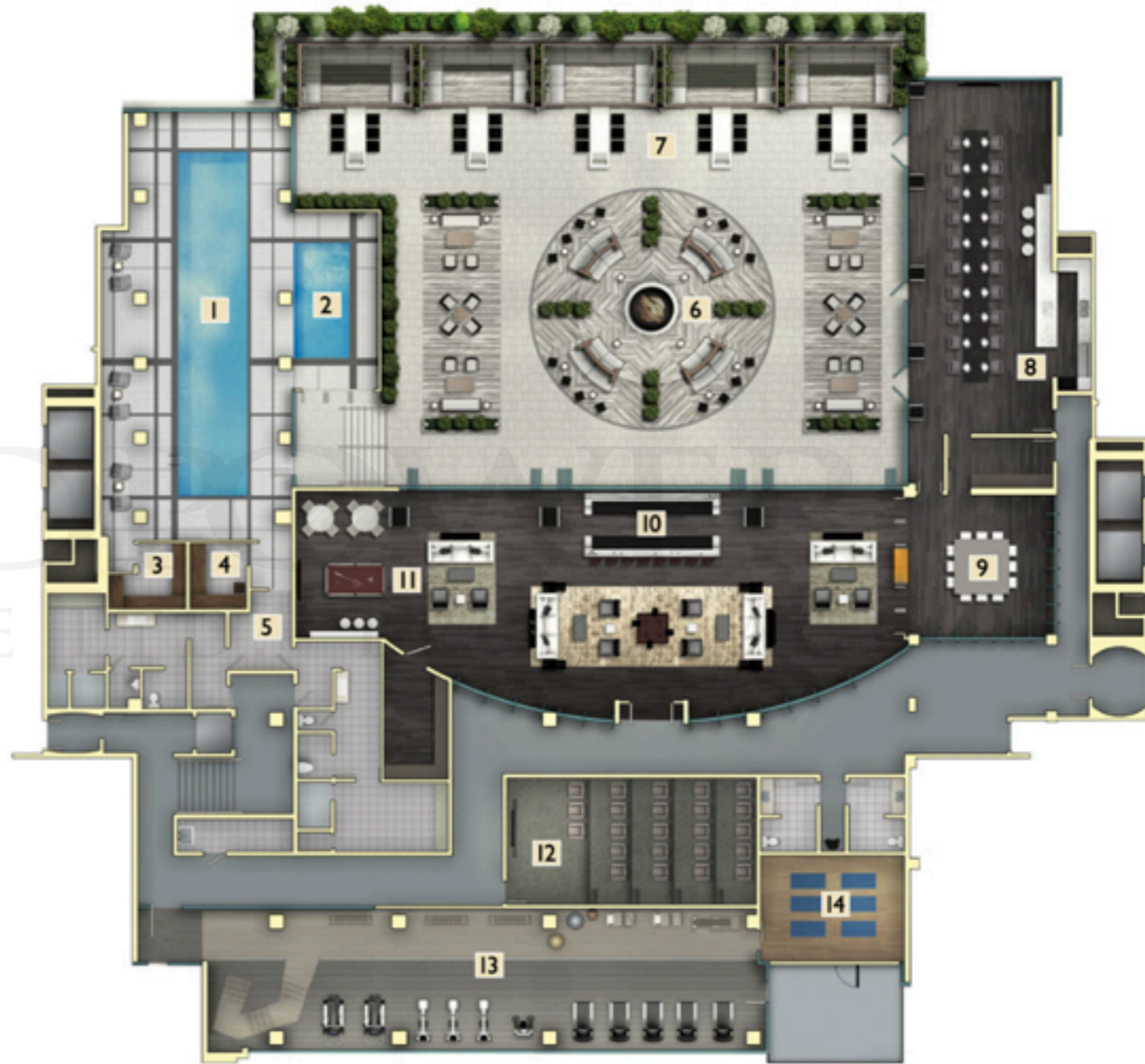
THE 8TH FLOOR ROOFTOP TERRACE

- 1 INDOOR LAP POOL
- 2 HOT TUB
- 3 WET STEAM
- 4 DRY SAUNA
- 5 CHANGE ROOMS
- 6 OPEN TERRACE WITH FIRE PIT
- 7 CABANAS WITH BBQS
- 8 DEMONSTRATION KITCHEN
- 9 PRIVATE DINING ROOM
- 10 BAR LOUNGE
- 11 BILLIARD AND GAMES LOUNGE
- 12 THEATRE
- 13 TWO-STOREY FITNESS GALLERY
- 14 YOGA STUDIO

EAST MEETS WEST IN THIS INCREDIBLE AMENITY SPACE

THE EAST AND WEST TOWERS CONNECT ON THE 4TH FLOOR TO SHARE OVER 22,000 SQUARE FEET OF STATE-OF-THE-ART AMENITIES. THE MADISON ANTICIPATES YOUR LIFESTYLE BY PROVIDING OPPORTUNITIES TO ENTERTAIN, SOCIALIZE AND WORKOUT. EVERY ASPECT OF THIS EXPANSIVE AREA HAS BEEN CAREFULLY DESIGNED TO BE AS BEAUTIFUL AS IT IS FUNCTIONAL.

INTERIOR SPACES WITH FULL GLASS WALLS BRING THE OUTSIDE IN. THE SOUTH OUTDOOR AREA FEATURES A SPECTACULAR FIRE PIT SURROUNDED BY FURNISHED LOUNGE AREAS, PLUS CABANAS EACH WITH THEIR OWN BARBEQUE AND DINING TABLE FOR INTIMATE GATHERINGS.



ARTIST'S CONCEPT

THE 4TH FLOOR AMENITY PLAN



LAND REAL ESTATE BROKERAGE

AVENUE RD.

ORIOLE PKWY

CHAPLIN CRES.

KWY

YONGE ST.

BLYTHWOOD RD.

EGLINTON

MILLWOOD RD.

DAVISVILLE AVE.

REDPATH AVE.

MOUNT PLEASANT

- Roots
- Club Monaco
- Sporting Life
- GAP
- The Running Room
- Lululemon
- Centro
- Footlocker
- North 44
- MEXX
- Starbucks
- Sporting Life
- Pistachio
- Amore
- Bikes & Boards
- Gourmet Burger Co.
- Cupcake Shoppe
- Beddington's Bed & Bath
- Restoration Hardware
- Dolce Ristorante
- Caffè Latte
- La vecchia
- Green Papaya
- Rogers
- Noah's
- David's Tea
- South St. Burger Co.
- Tim Hortons

- Fedex Kinkos
- Future Shop
- Health Station
- Post Office
- Mai Thai
- Indigo
- Silver City
- Metro
- Rexall
- Pickle Barrel
- Yonge Eglinton Centre
- TD Bank
- Dunfield Club
- Village Spa
- Sketchy Cleaners
- Best Western
- Demetré

- Canada Square
- Famous Players
- Druxy's Deli
- Bank of Nova Scotia
- Mandarin Restaurant
- Zucca
- Firestone
- Art Shoppe
- CIBC
- Tim Hortons
- The Keg
- Starbucks

- Quince
- Cyclepath
- Timothy's
- Five Doors North
- Mariachi's
- Watersports
- Gelato
- LCBO
- Coquine
- Trek Bicycle Store
- Au Lit Fine Linens

- St. Louis
- Wings & Ribs
- Grano Restaurant
- Lucca
- Balsamico
- Global Ryan's Pet Foods
- Tabùle
- Mystery Dinner Theatre
- Board Sports
- The Chesterfield Shop
- TD Bank
- Twisted Kilt
- Davisville Centre
- Rogers Plus
- Starbucks
- Medical Centre

- Unikam Irish Pub
- Public School
- Northern Secondary School
- St. Peters Estonian Lutheran Church

- Chick N'Deli
- Rexall
- Sobey's
- Sweet Gallery
- Mabal's Fables
- Second Cup
- Little Doll House Co.
- Pernrose Fish & Chips
- Debu's

- The Granite Brewery
- Eco Cleaners
- Shoppers Drug/Mart
- Mt. Pleasant Veterinary
- Culinarium
- Bernardi's Antiques
- Green Natural
- Le Feuvres Chocolaterie
- Mount Pleasant Cinema
- Gelatiere
- Phebe's Grill
- Mastermind Toys
- Positano
- Celestine
- Simple Bistro
- lollie cakes
- Regent Theatre

Sherwood Park

Mount Hope Cemetery

Discovery Walk

Eglinton Park

Yonge Eglinton Community Centre

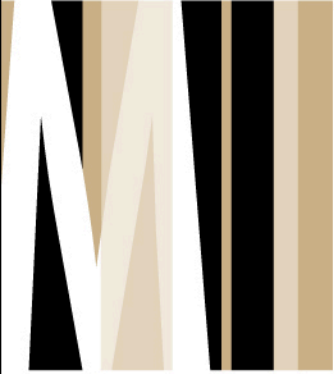
THE MADISON AT YONGE & EGLINTON

Redpath Ave.

Davisville Park

Oriole Park

Belt Line Walking Trail



REAL ESTATE LTD. BROKERAGE



EGLINTON CROSSTOWN LRT: STOPS AND INTERCHANGE STATIONS - LEGEND

- Eglinton Crosstown LRT: Phase One
- Eglinton Crosstown LRT: Underground
- Eglinton Crosstown LRT: Phase Two
- LRT Stops: Surface and Underground
- Phase Two LRT Stops: Surface
- Interchange / Station

- Scarborough RT
- Bloor-Danforth Subway
- Yonge-University Spadina Subway

- GO Transit Stouffville Line

FUTURE PROJECTS

- Don Mills LRT
- Malvern LRT
- Jane LRT
- Interchange / Station

FEATURES & FINISHES

THE BUILDING

- A striking 33 storey west tower including a grand 8 storey podium
- 60,000 square feet of retail at your doorstep
- Conveniently located steps from the Yonge and Eglinton subway
- Most suites are designed with terraces or balconies with glass and rail treatment as per plan
- Privacy screens dividing terraces or balconies, where applicable
- Four elevators in the west tower provide quick service to your floor
- Mailrooms are conveniently located on the ground level near the elevators
- Parking is available for residents and visitors in the underground garage
- Specially designed bicycle storage areas in the underground garage
- Separate indoor storage locker units available

THE SUITES

- Adding an element of spaciousness and light to The Madison's unique suite layouts are ceiling heights of approximately 9ft.* in all principal rooms
- Expansive floor to ceiling windows allow an abundance of natural light and panoramic views and security door viewer
- Select from a fashionable range of easy care high performance plank laminate flooring for the foyer, kitchen, dining, living, den and bedroom(s)**
- Sliding and/or swing door to balconies or terraces, as per plan
- White textured ceilings throughout, except in bathrooms which are smooth finished in white semi-gloss latex
- All drywall and trim primed and painted in an off-white latex paint
- Contemporary flat panel doors with lever handle for bathrooms, bedrooms and laundry rooms, as per plan
- Sliding doors or hinged doors on closets, as per plan
- All closets fitted with wire shelving
- Sliding glass door to master bedroom or second bedroom, as per plan
- Stacked washer/dryer vented to exterior
- Ceramic flooring in laundry area
- Individually controlled heating and cooling system
- In-suite smoke detector

THE AMENITIES

- Extensive lifestyle amenities provided in approximately 28,000 square feet of indoor and outdoor areas located on the 4th and 8th floors
- The integrated design of the indoor and outdoor amenity area on the south side creates a great environment with the following:
 - Fully equipped fitness centre on two levels overlooking Eglinton Avenue with a two-storey high window wall providing extensive natural light and interesting views
 - Naturally lit yoga/pilates studio has direct access to an adjoining outside terrace
 - Indoor salt-water lap pool has full height window walls on two sides bringing the outdoors in
 - Indoor hot tub off the pool deck is surrounded by full height glass walls with views to the outdoor amenity area
 - Co-ed steam room and sauna room
 - Men's and women's change room
 - Private movie theatre features a large screen with seating for up to 20
 - Magnificent two-storey multi-purpose party and games room includes lounge areas, double sided bar, billiard table and card tables, opens to the spectacular outdoor amenity area
 - Inspired private dining room for your catered events
 - Fully equipped demonstration kitchen with dining/sitting areas and a full height glass wall providing views and direct access to the outdoor amenity area
 - Impressive outdoor amenity area featuring a centrally located fire pit surrounded by furnished lounge areas with planter boxes integrated into the overall design
 - Cabanas feature BBQs, sitting/dining areas and planter boxes for added privacy
 - Computer and meeting room provides a separate, quiet space for individual use or group activities
- The landscaped 8th floor outdoor amenity area provides a Zen-style retreat with a water feature, trees and furnished lounge areas

THE KITCHEN

- High performance, plank laminate floor**
- Choose from a selection of designer series kitchen cabinetry**
- Granite countertop with polished double square edge**
- Stainless steel single bowl undermount sink with sleek single lever pull out faucet
- Designer series ceramic subway tile backsplash above counter**
- Under-cabinet task lighting
- Ceiling mounted contemporary track lighting fixture, where applicable
- Upgraded hardware for base and upper cabinetry
- A convenient island or flush breakfast bar, as per plan
- Full size appliance package is stainless steel with black accents and includes:
- Built-in oven
- Built-in ceramic cook-top
- Microwave hood fan vented to exterior
- Refrigerator with top mount freezer
- Built-in dishwasher

THE ELECTRICAL FEATURES

- Individual hydro metering for each suite
- White decora switches and matching electrical outlets
- Light fixtures provided in kitchen, bathrooms, and walk-in closets
- Capped ceiling outlet in bedrooms and dining area, if applicable
- Cable television outlets in living room, den, master bedroom and secondary bedrooms
- Telephone outlets in living room, den, master bedroom and secondary bedrooms.
- Service panel with circuit breaker

THE BUILDER

Madison Homes is a member of BILD (Building Industry and Land Development Association) of Toronto. All suites protected under the Tarion Warranty Corporation. All interior floor, wall finishes and materials are to be chosen with the assistance of the Builder's Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are as per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. Size, specifications, features and finishes are subject to change without notice. E. & O.E.

THE BATHROOMS

- Custom designed bathroom cabinetry integrates the vanity, mirror, medicine cabinet and light fixture**
- Caesarstone countertop with rectangular white undermount porcelain sink and single lever faucet**
- Contemporary selection of designer ceramic tile on floors, tub surround and shower walls as per plan**
- Frameless glass shower enclosure, as per plan
- Mosaic shower floor tile in all separate shower enclosures**
- Waterproof shower ceiling fixture, as per plan
- White acrylic soaker tub
- White plumbing fixtures
- Exterior vented exhaust fan
- Entry privacy lock
- Pressure balanced valve for tub and shower

THE SECURITY FEATURES

- Concierge on duty 24 hours a day 7 days a week
- Surveillance cameras in key areas of underground garage
- Closed circuit camera monitoring at select building entry points
- Electronic communication system in lobby vestibule permitting visitors to communicate with individual suites
- Electronic access control system for amenity areas, parking garage and other common areas

* Ceiling heights are measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however that various areas of the unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings in order to facilitate the installation of structural components, mechanical systems and/or duct work.

** From vendors standard samples.

FLR		W	NW	N	N	NE	E	SE	S	S	SW	
UNIT #	28	2811	2812	2813	2814	2815	2816	2817			2820	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A			E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2			2B+D-2	
SQ.FT.		628	806	628	583	655	630	989			920	
PRICE		\$407,900	\$524,900	\$423,900	\$407,900	\$440,900	\$423,900	\$633,900			\$586,900	
UNIT #	27	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$406,900	\$523,900	\$422,900	\$406,900	\$439,900	\$422,900	\$632,900	\$357,900	\$357,900	\$585,900	
UNIT #	26	2611	2612	2613	2614	2615	2616	2617			2620	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A			E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2			2B+D-2	
SQ.FT.		628	806	628	583	655	630	989			920	
PRICE		\$405,900	\$522,900	\$421,900	\$405,900	\$438,900	\$421,900	\$631,900			\$584,900	
UNIT #	25	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$404,900	\$521,900	\$420,900	\$404,900	\$437,900	\$420,900	\$630,900	\$355,900	\$355,900	\$583,900	
UNIT #	24	2411	2412	2413	2414	2415	2416	2417			2420	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A			E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2			2B+D-2	
SQ.FT.		628	806	628	583	655	630	989			920	
PRICE		\$403,900	\$520,900	\$419,900	\$403,900	\$436,900	\$419,900	\$629,900			\$582,900	
UNIT #	23	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$402,900	\$519,900	\$418,900	\$402,900	\$435,900	\$418,900	\$628,900	\$353,900	\$353,900	\$581,900	
UNIT #	22	2211	2212	2213	2214	2215	2216	2217			2220	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A			E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2			2B+D-2	
SQ.FT.		628	806	628	583	655	630	989			920	
PRICE		\$401,900	\$518,900	\$417,900	\$401,900	\$434,900	\$417,900	\$627,900			\$580,900	
UNIT #	21	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$400,900	\$517,900	\$416,900	\$400,900	\$433,900	\$416,900	\$626,900	\$351,900	\$351,900	\$579,900	
UNIT #	20	2011	2012	2013		2015		2017			2020	
MODEL		E1C	E2C	E1D		E1F		E2A			E2B	
TYPE		1B+D-1	2B-2	1B+D-1		1B+D-1		2B+D-2			2B+D-2	
SQ.FT.		628	806	628		655		989			920	
PRICE		\$399,900	\$516,900	\$415,900		\$432,900		\$625,900			\$578,900	
UNIT #	19	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$398,900	\$515,900	\$414,900	\$398,900	\$431,900	\$414,900	\$624,900	\$349,900	\$349,900	\$577,900	
UNIT #	18	1811	1812		1814	1815	1816	1817			1820	
MODEL		E1C	E2C		E1E	E1F	E1G	E2A			E2B	
TYPE		1B+D-1	2B-2		1B+D-1	1B+D-1	1B+D-1	2B+D-2			2B+D-2	
SQ.FT.		628	806		583	655	630	989			920	
PRICE		\$397,900	\$514,900		\$397,900	\$430,900	\$413,900	\$623,900			\$576,900	
UNIT #	17	1711	1712	1713	1714	1715	1716	1717	1718	1719	1720	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$396,900	\$513,900	\$412,900	\$396,900	\$429,900	\$412,900	\$622,900	\$347,900	\$347,900	\$575,900	
UNIT #	16	1611	1612	1613	1614	1615	1616	1617			1620	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A			E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2			2B+D-2	
SQ.FT.		628	806	628	583	655	630	989			920	
PRICE		\$395,900	\$512,900	\$411,900	\$395,900	\$428,900		\$621,900			\$574,900	
UNIT #	15	1511	1512	1513	1514	1515	1516	1517	1518	1519	1520	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$394,900	\$511,900	\$410,900	\$394,900	\$427,900	\$410,900	\$620,900	\$345,900	\$345,900	\$573,900	
UNIT #	14	1411	1412	1413	1414	1415		1417	1418		1420	
MODEL		E1C	E2C	E1D	E1E	E1F		E2A	E1A		E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1		2B+D-2	1B-1		2B+D-2	
SQ.FT.		628	806	628	583	655		989	510		920	
PRICE		\$393,900	\$510,900	\$409,900	\$393,900	\$426,900		\$619,900	\$344,900		\$572,900	
UNIT #	13	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$392,900	\$509,900	\$408,900	\$392,900	\$425,900	\$408,900	\$618,900	\$343,900	\$343,900	\$571,900	
UNIT #	12		1212			1215		1217		1219	1220	
MODEL			E2C			E1F		E2A		E1B	E2B	
TYPE			2B-2			1B+D-1		2B+D-2		1B-1	2B+D-2	
SQ.FT.			806			655		989		510	920	
PRICE			\$503,900			\$419,900		\$612,900		\$337,900	\$565,900	
UNIT #	11	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$385,900	\$502,900	\$401,900	\$385,900	\$418,900	\$401,900	\$611,900	\$336,900	\$336,900	\$564,900	
UNIT #	10			1013		1015	1016	1017			1020	
MODEL				E1D		E1F	E1G	E2A			E2B	
TYPE				1B+D-1		1B+D-1	1B+D-1	2B+D-2			2B+D-2	
SQ.FT.				628		655	630	989			920	
PRICE				\$400,900		\$417,900	\$400,900	\$610,900			\$563,900	
UNIT #	9	911	912	913	914	915	916	917	918	919	920	
MODEL		E1C	E2C	E1D	E1E	E1F	E1G	E2A	E1A	E1B	E2B	
TYPE		1B+D-1	2B-2	1B+D-1	1B+D-1	1B+D-1	1B+D-1	2B+D-2	1B-1	1B-1	2B+D-2	
SQ.FT.		628	806	628	583	655	630	989	510	510	920	
PRICE		\$383,900	\$500,900	\$399,900	\$383,900	\$416,900	\$399,900	\$609,900	\$334,900	\$334,900	\$562,900	
UNIT #	8	811	812	813	814		816				820	
MODEL		E1										

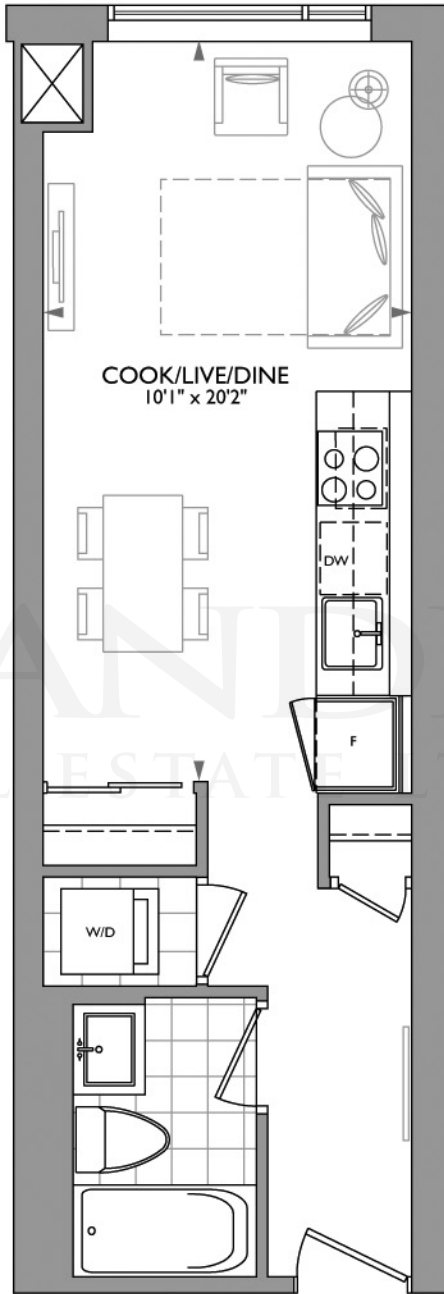


DPOWER
LTD. BROKERAGE



PODIUM SUITES

WITH A STRIKING DESIGN, EXCITING RETAIL,
ELEGANT SUITES AND INSPIRED AMENITIES,
THE PODIUM SUITES AT THE MADISON BRINGS
THE BEST OF MIDTOWN TO YOUR DOORSTEP.



COOK/LIVE/DINE
10'1" x 20'2"

SUITE PB2
395 SQ. FT.
STUDIO



3RD FLOOR

4TH FLOOR

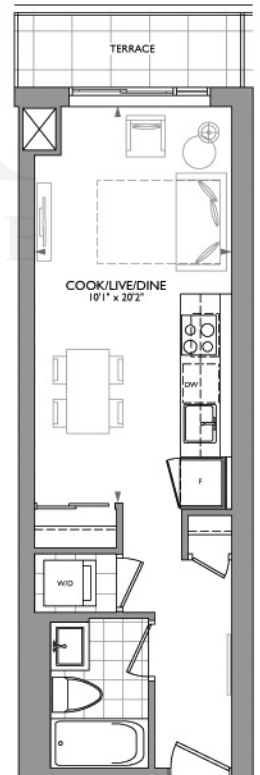
INTERIOR: 395 SQ. FT.
TOTAL: 395 SQ. FT.

LANNIPOWER
REAL ESTATE LTD. BROKERAGE



2ND FLOOR

INTERIOR: 395 SQ. FT.
TERRACE: 43 SQ. FT.
TOTAL: 438 SQ. FT.



COOK/LIVE/DINE
10'1" x 20'2"

SUITE PB2 WITH TERRACE

All area and stated dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. The unit shown may be the reverse of the unit purchased. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are artist's concept only. E. & O. E. May 2011

SUITE PIU

645 SQ. FT.

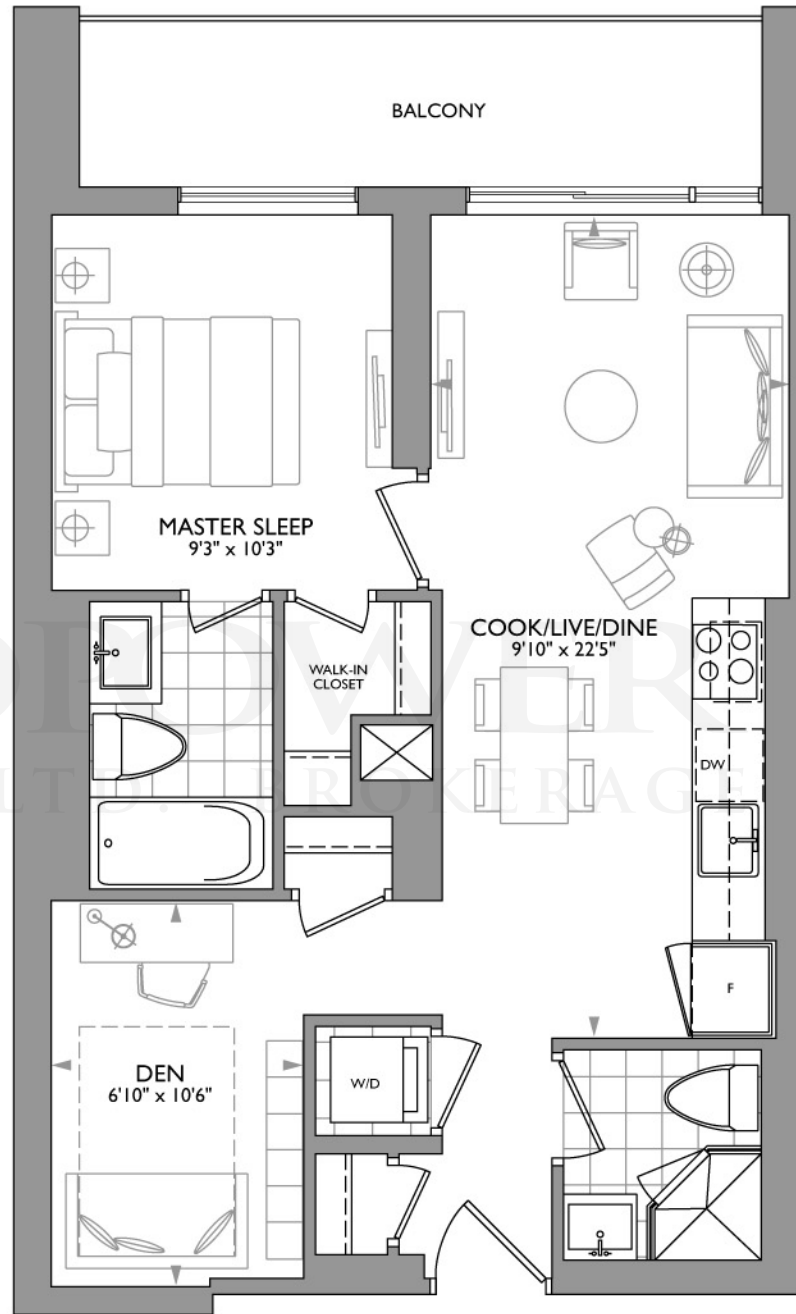
1 BEDROOM + 2 BATH + DEN



INTERIOR: 645 SQ. FT.
BALCONY: 82 SQ. FT.
TOTAL: 727 SQ. FT.

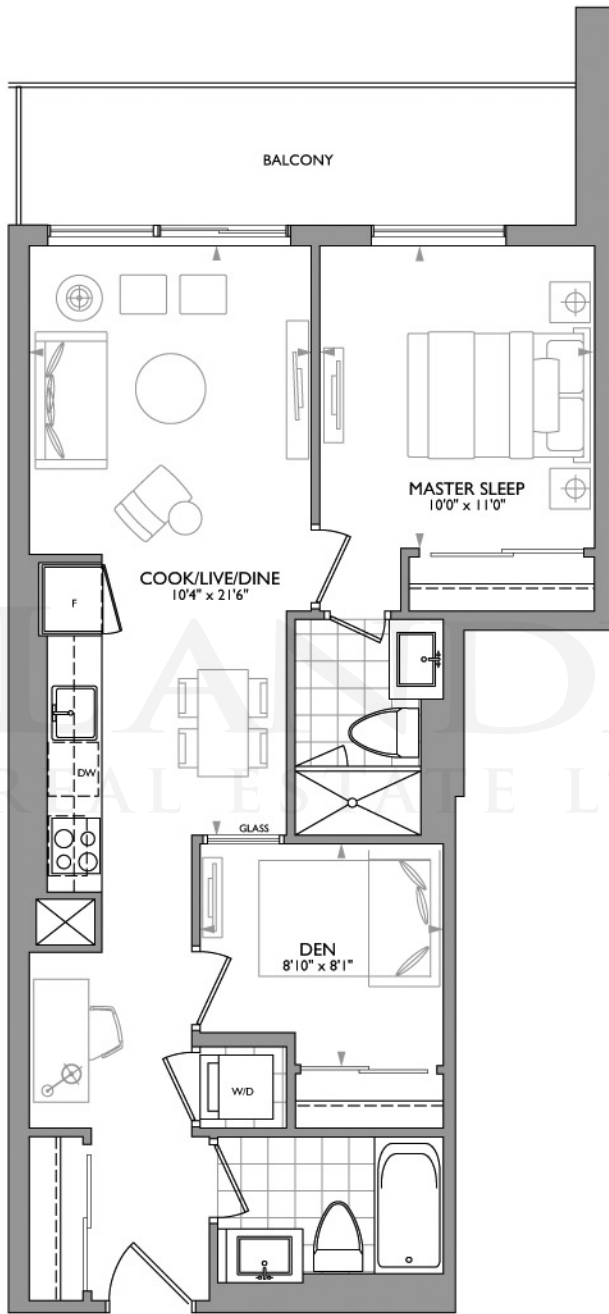


INTERIOR: 645 SQ. FT.
TERRACE: 169 SQ. FT.
TOTAL: 814 SQ. FT.

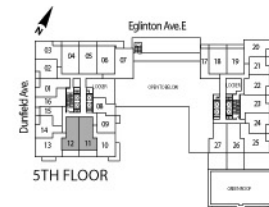


SUITE PIU WITH TERRACE

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SUITE PIM
712 SQ. FT.
1 BEDROOM + 2 BATH + DEN

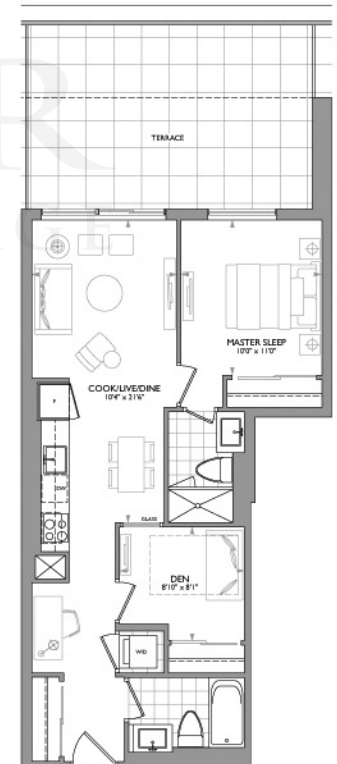


INTERIOR: 712 SQ. FT.
BALCONY: 101 SQ. FT.
TOTAL: 813 SQ. FT.

AND POWER
SALES LTD. BROKERAGE



INTERIOR: 712 SQ. FT.
TERRACE: 265 SQ. FT.
TOTAL: 977 SQ. FT.



SUITE PIM WITH TERRACE

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SUITE P2J

696 SQ. FT.

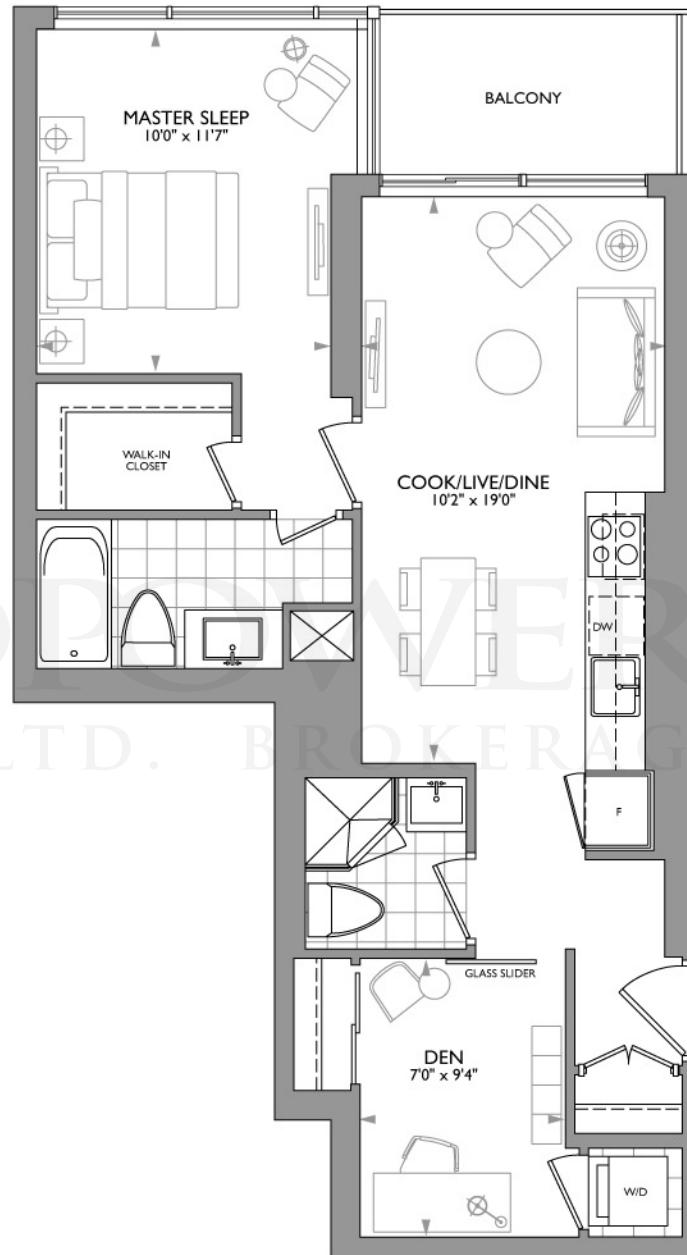
2 BEDROOM + 2 BATH



INTERIOR: 696 SQ. FT.
BALCONY: 54 SQ. FT.
TOTAL: 750 SQ. FT.

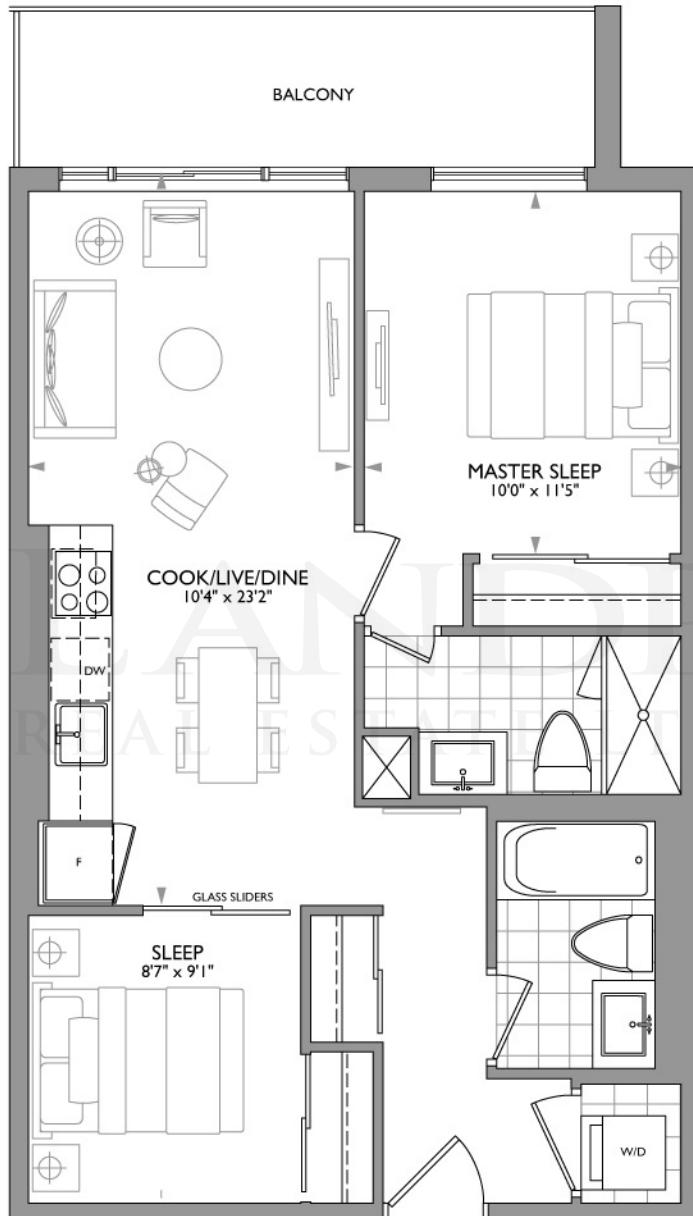


INTERIOR: 696 SQ. FT.
TERRACE: 135 SQ. FT.
TOTAL: 831 SQ. FT.



SUITE P2J WITH TERRACE

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SUITE P2K
708 SQ. FT.
 2 BEDROOM + 2 BATH



INTERIOR: 708 SQ. FT.
 BALCONY: 89 SQ. FT.
 TOTAL: 797 SQ. FT.

AMERICAN POWER REAL ESTATE LTD. BROKERAGE

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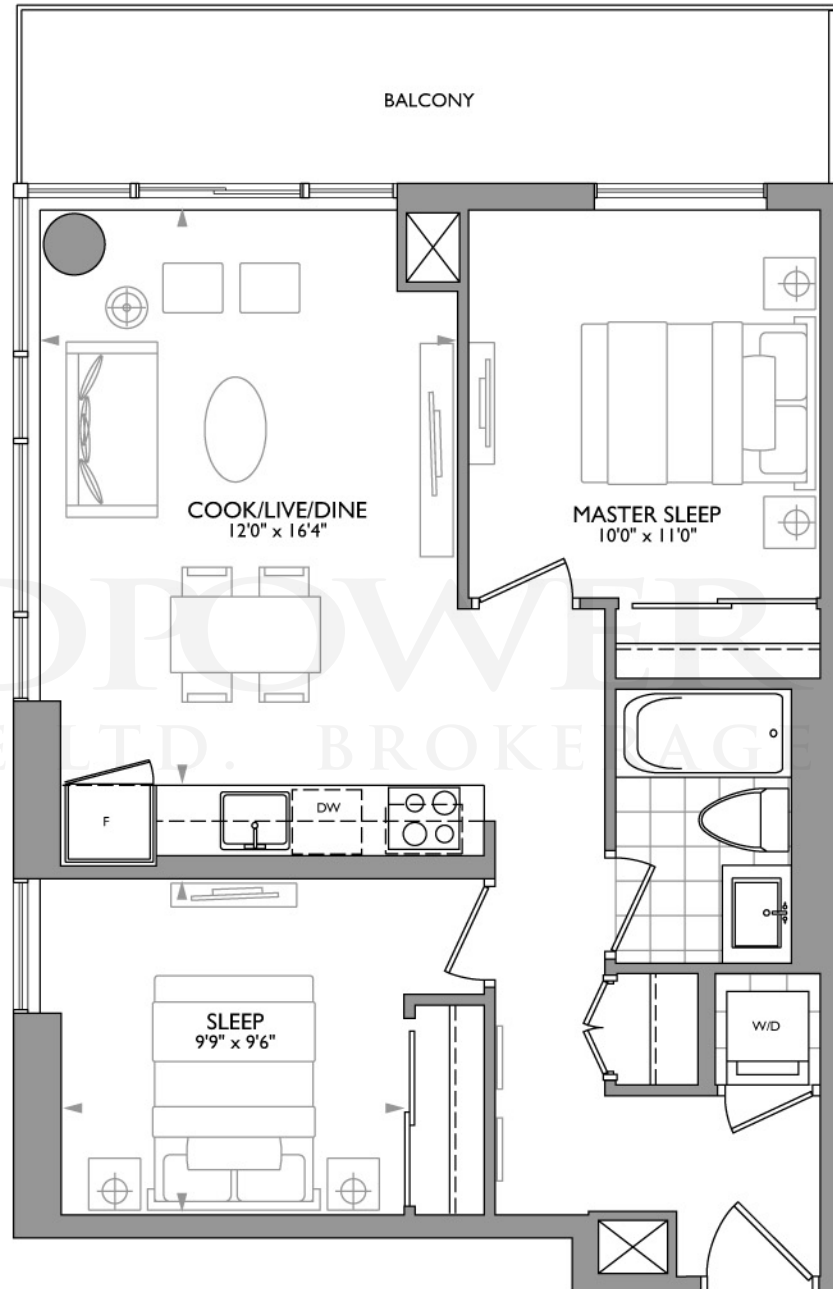
SUITE P2Q

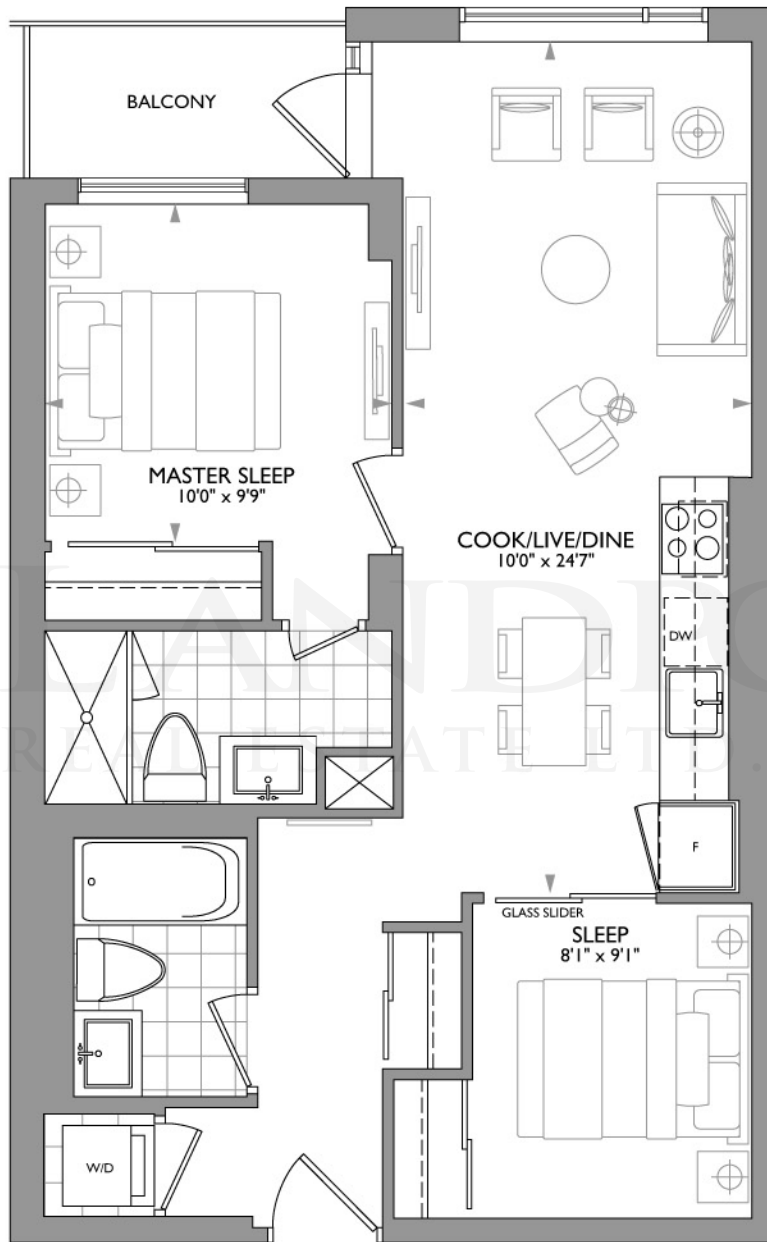
712 SQ. FT.

2 BEDROOM + 1 BATH



INTERIOR: 712 SQ. FT.
BALCONY: 113 SQ. FT.
TOTAL: 825 SQ. FT.





SUITE P2R
714 SQ. FT.
 2 BEDROOM + 2 BATH



INTERIOR: 714 SQ. FT.
 BALCONY: 40 SQ. FT.
 TOTAL: 754 SQ. FT.

ANDERSON
 REALTY
 BROKERAGE

PODIUM

SUITE P2T

721 SQ. FT.

2 BEDROOM + 2 BATH



INTERIOR: 721 SQ. FT.
BALCONY: 113 SQ. FT.
TOTAL: 834 SQ. FT.

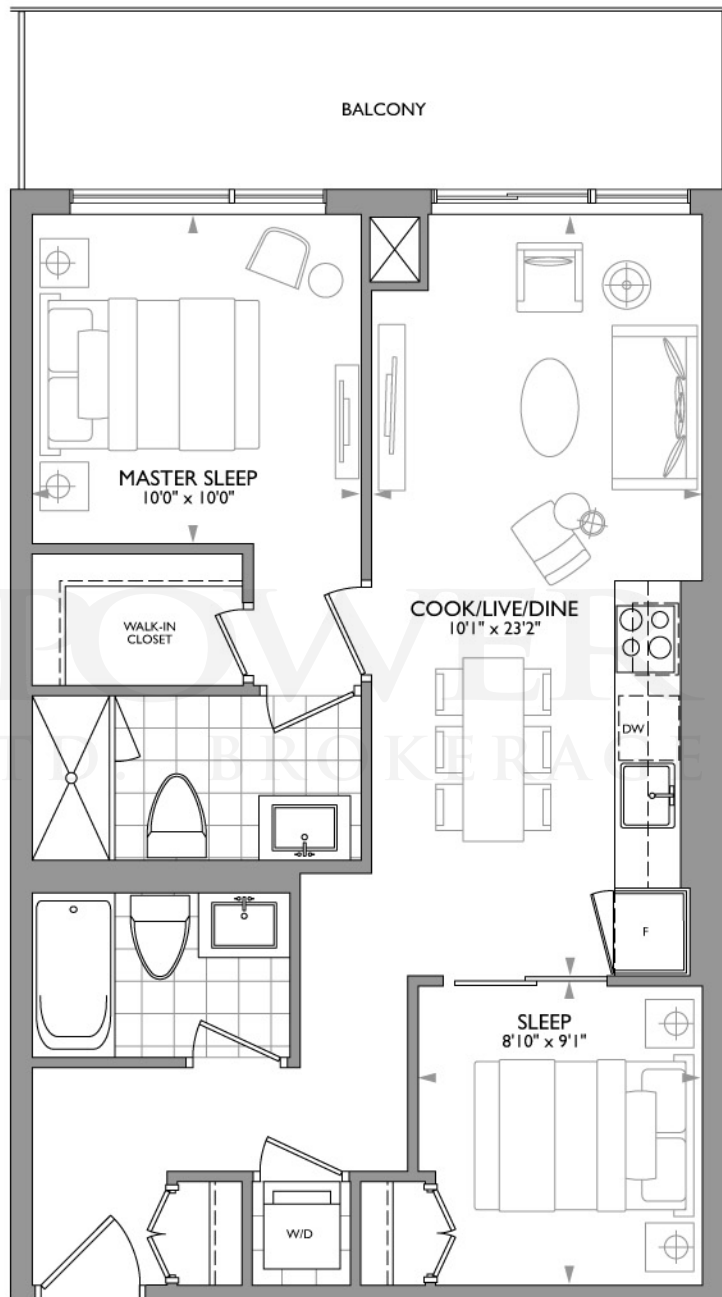


SUITE P2T WITH TERRACE

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INTERIOR: 721 SQ. FT.
TERRACE: 224 SQ. FT.
TOTAL: 945 SQ. FT.



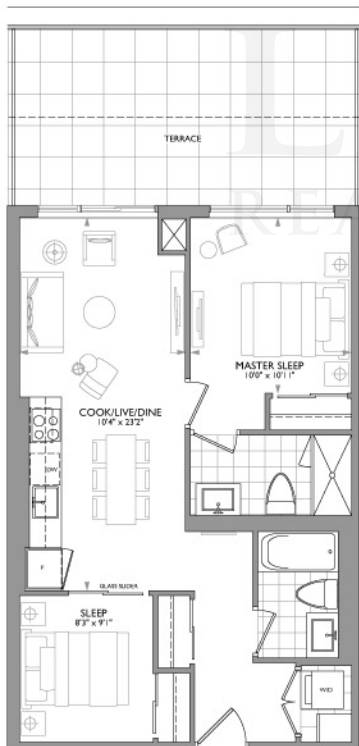
SUITE P2P

721 SQ. FT.

2 BEDROOM + 2 BATH

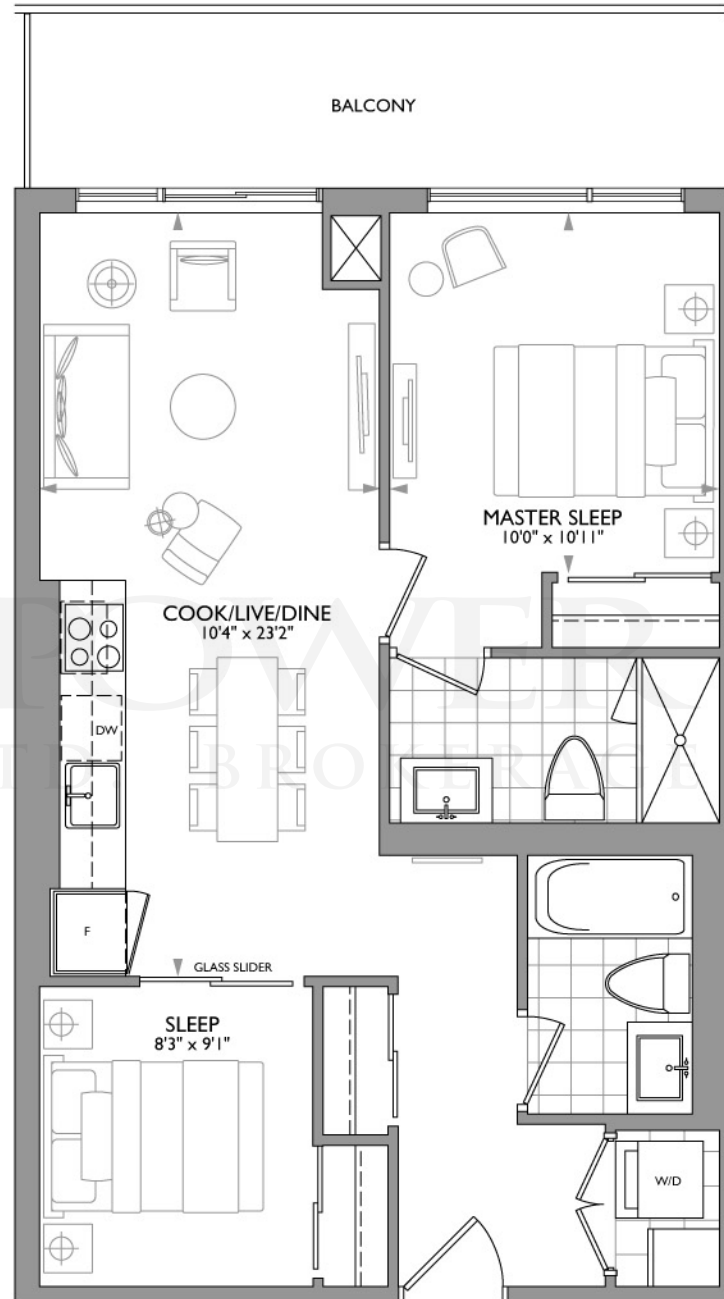


INTERIOR: 721 SQ. FT.
BALCONY: 113 SQ. FT.
TOTAL: 834 SQ. FT.

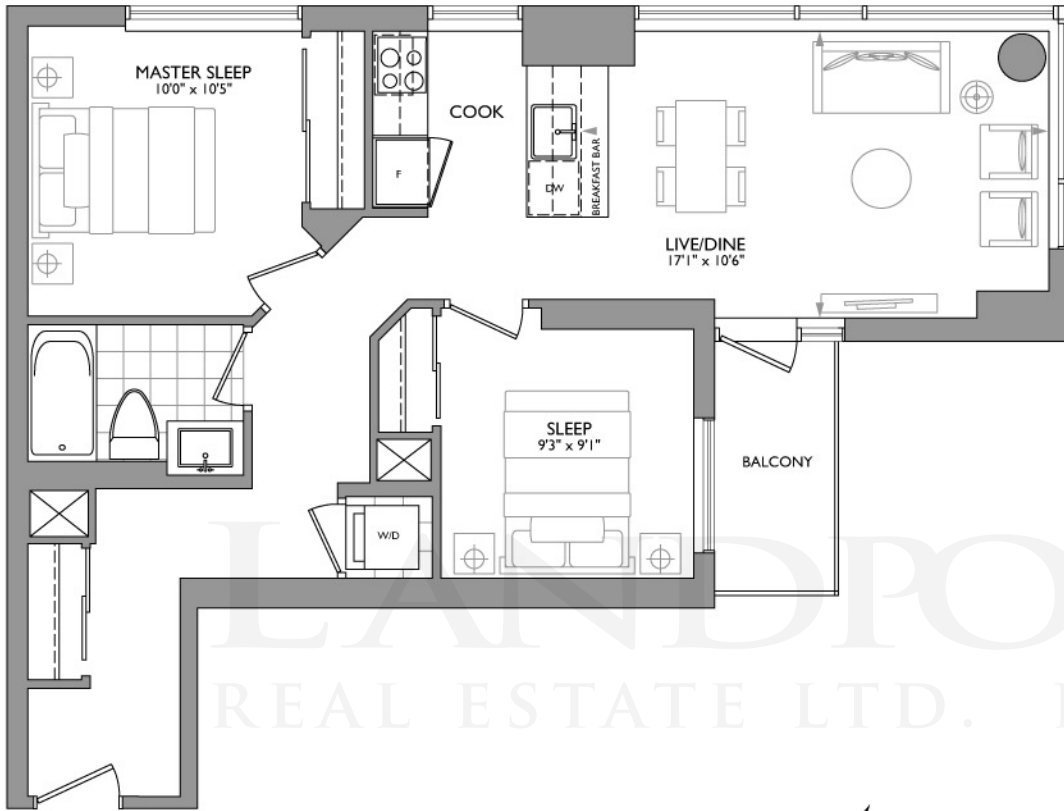


INTERIOR: 721 SQ. FT.
TERRACE: 323 SQ. FT.
TOTAL: 1044 SQ. FT.

SUITE P2P WITH TERRACE



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SUITE P2C
725 SQ. FT.
 2 BEDROOM + 1 BATH



INTERIOR: 725 SQ. FT.
 BALCONY: 40 SQ. FT.
 TOTAL: 765 SQ. FT.

LANDPOWER
 REAL ESTATE LTD. BROKERAGE



INTERIOR: 725 SQ. FT.
 TERRACE: 82 SQ. FT.
 TOTAL: 807 SQ. FT.



SUITE P2C WITH TERRACE

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PODIUM

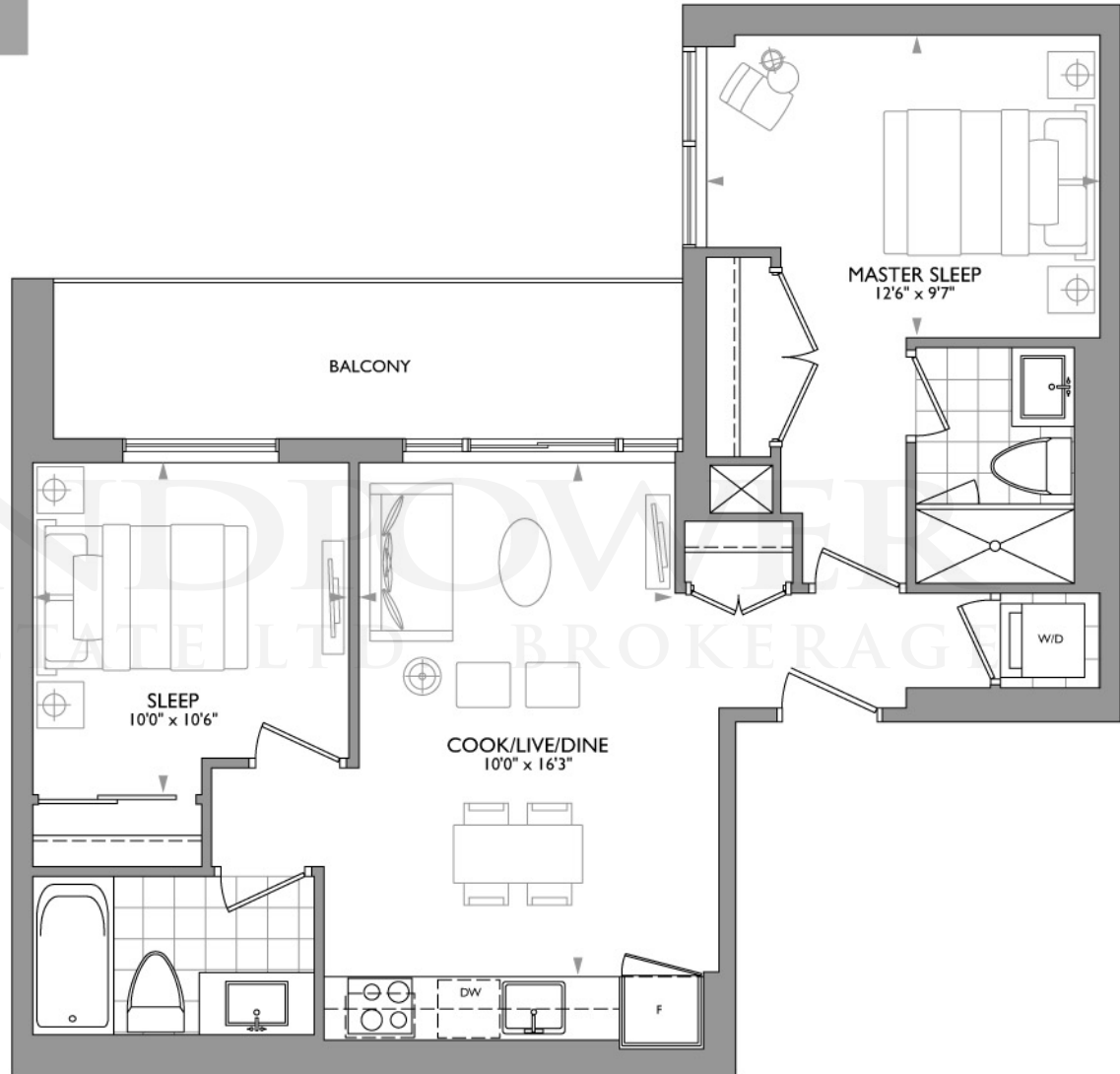
SUITE P2L

746 SQ. FT.

2 BEDROOM + 2 BATH



INTERIOR: 746 SQ. FT.
BALCONY: 98 SQ. FT.
TOTAL: 844 SQ. FT.



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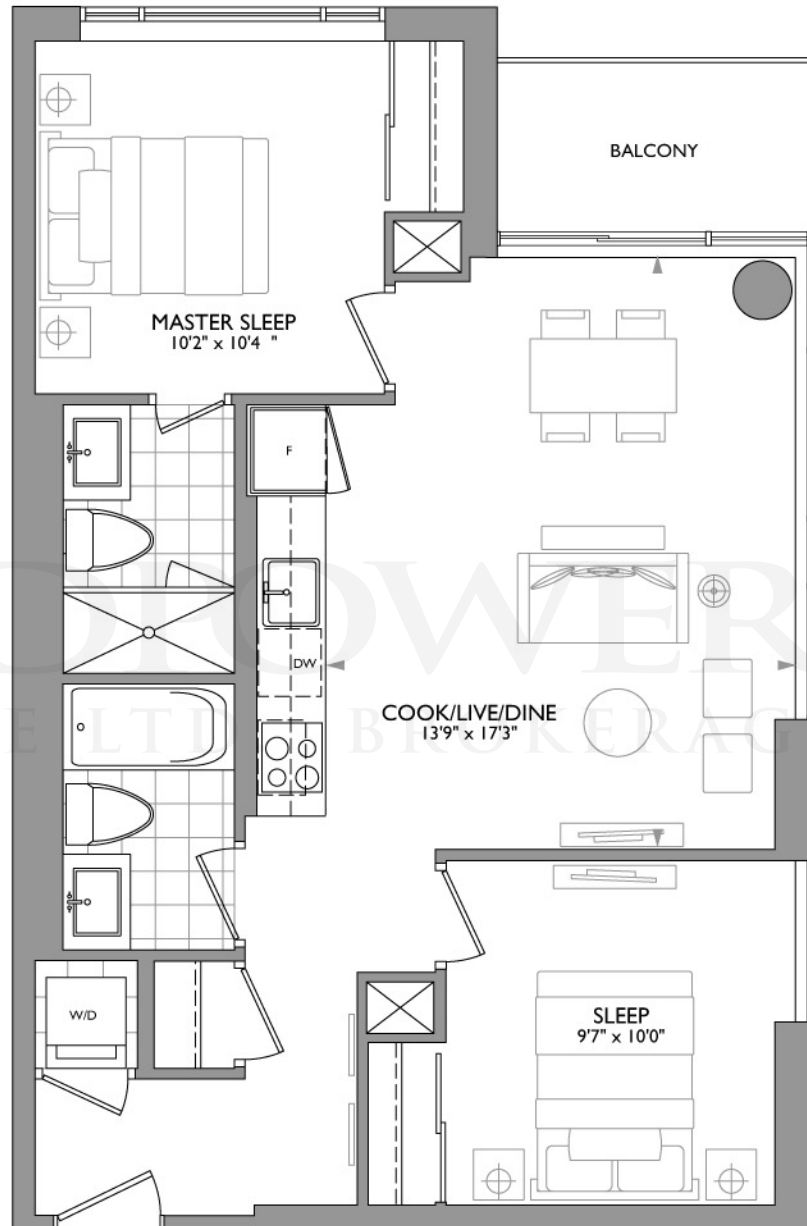
SUITE P2D

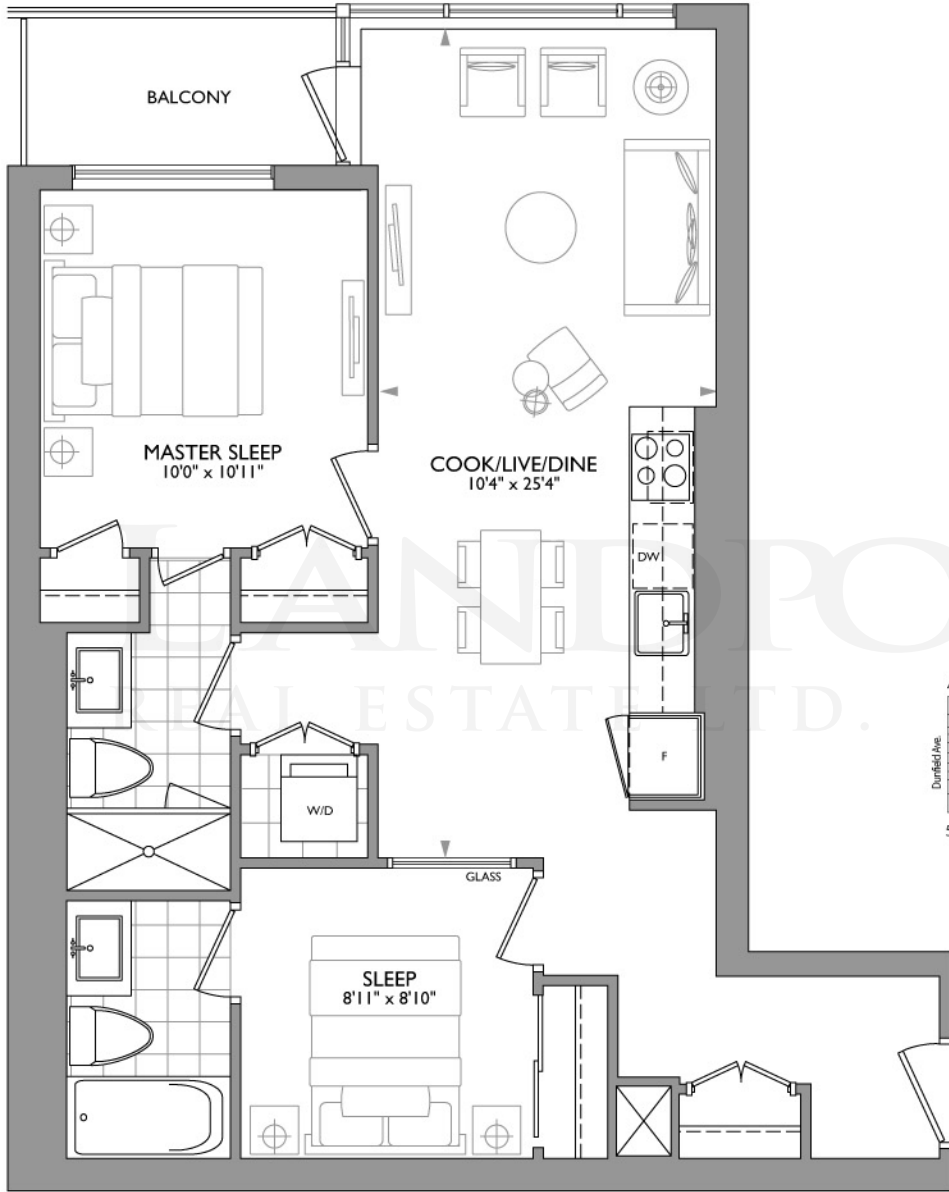
767 SQ. FT.

2 BEDROOM +2 BATH

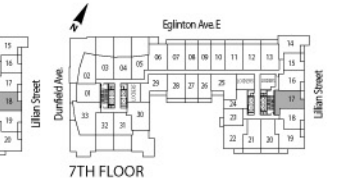


INTERIOR: 767 SQ. FT.
BALCONY: 45 SQ. FT.
TOTAL: 812 SQ. FT.





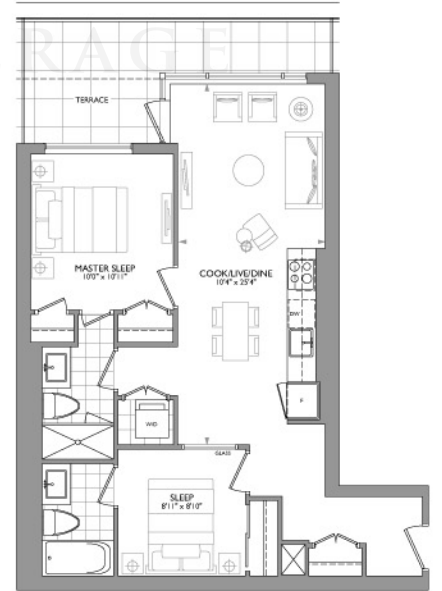
SUITE P2N
788 SQ. FT.
2 BEDROOM + 2 BATH



INTERIOR: 788 SQ. FT.
BALCONY: 42 SQ. FT.
TOTAL: 830 SQ. FT.



INTERIOR: 788 SQ. FT.
TERRACE: 130 SQ. FT.
TOTAL: 918 SQ. FT.



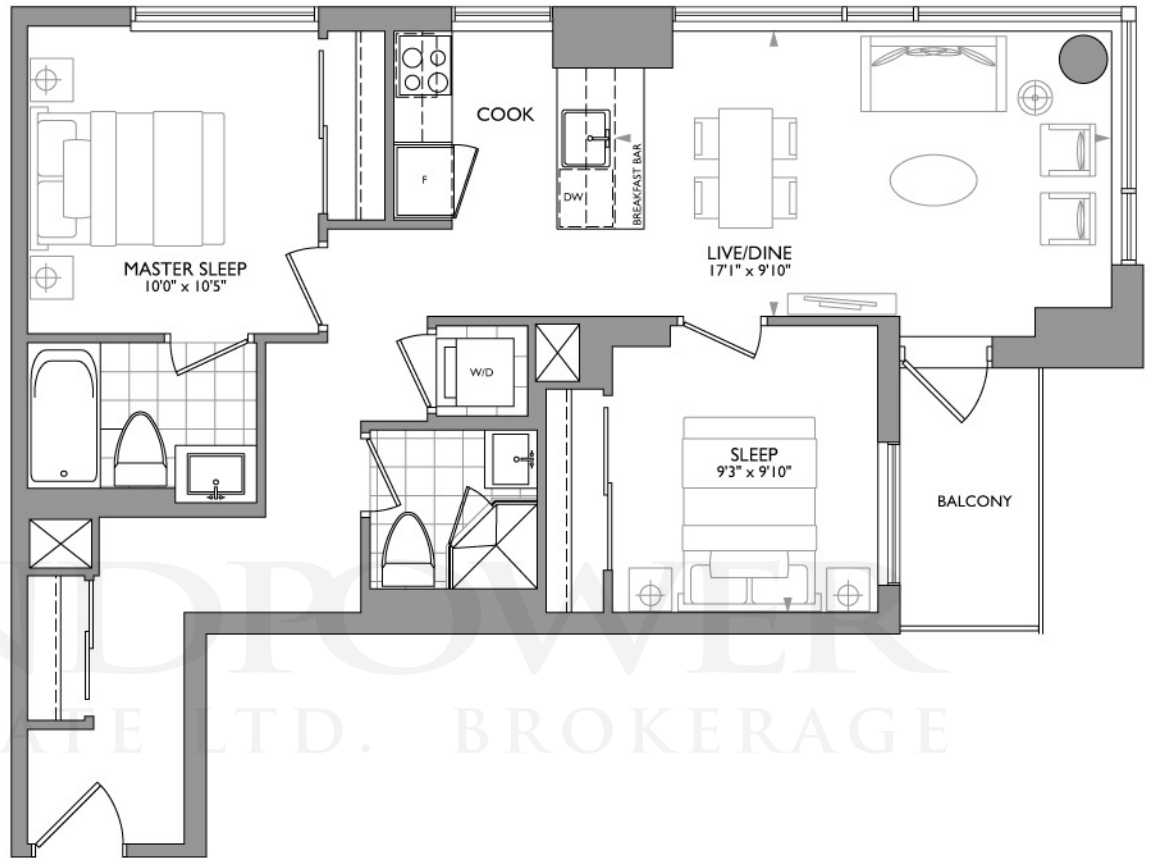
SUITE P2N WITH TERRACE

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SUITE P2E

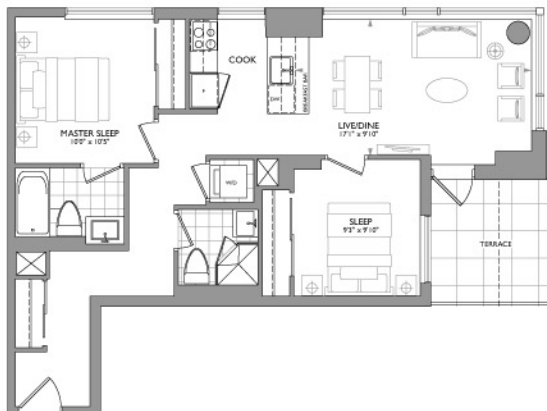
789 SQ. FT.

2 BEDROOM + 2 BATH



INTERIOR: 789 SQ. FT.
BALCONY: 43 SQ. FT.
TOTAL: 832 SQ. FT.

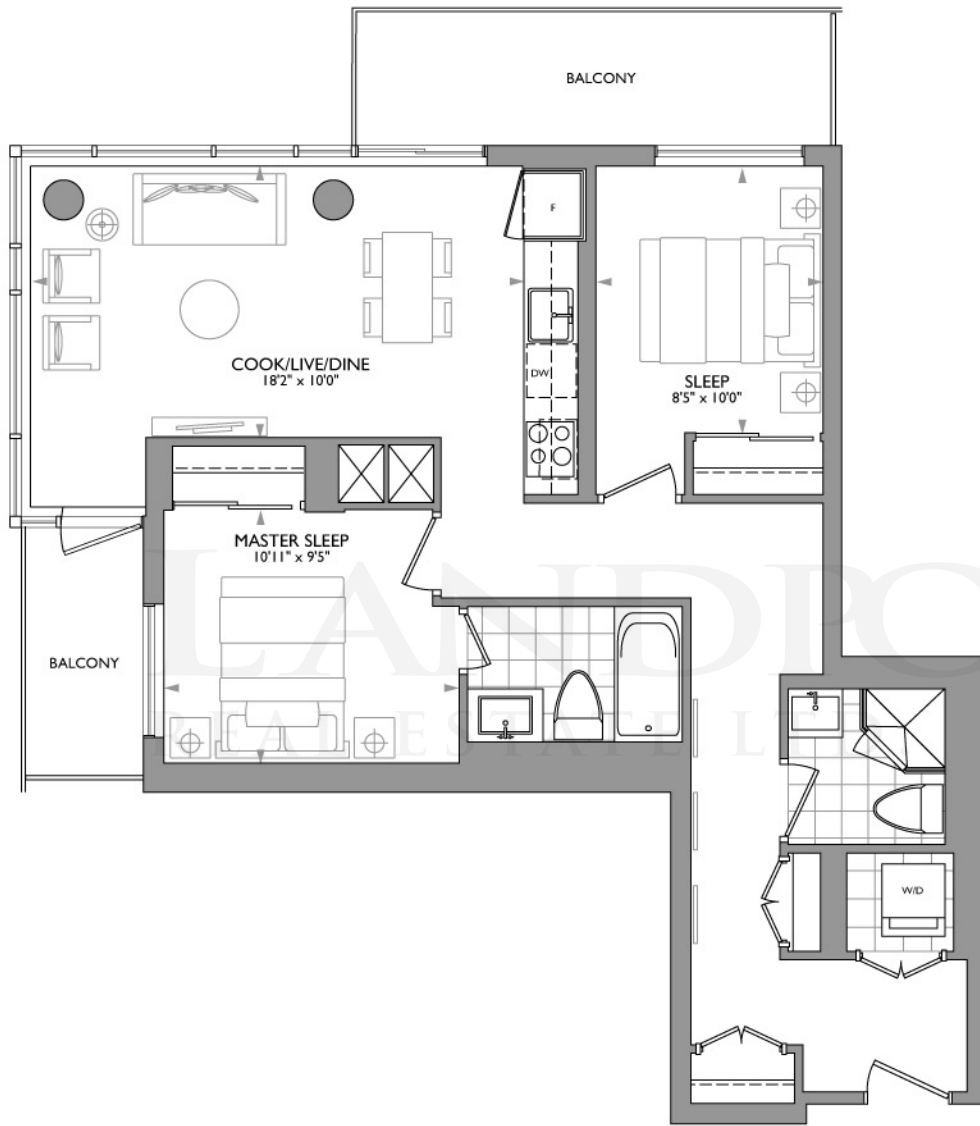
LANDPOWER
REAL ESTATE LTD. BROKERAGE



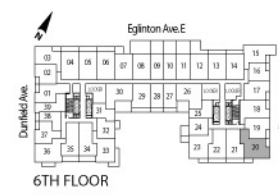
INTERIOR: 789 SQ. FT.
TERRACE: 77 SQ. FT.
TOTAL: 866 SQ. FT.

SUITE P2E WITH TERRACE

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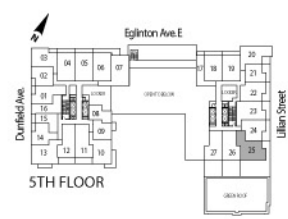


SUITE P2B
810 SQ. FT.
 2 BEDROOM + 2 BATH



INTERIOR: 810 SQ. FT.
 BALCONY: 126 SQ. FT.
 TOTAL: 936 SQ. FT.

CLANBROOK POWER
 REALTY BROKERAGE



INTERIOR: 810 SQ. FT.
 TERRACE: 804 SQ. FT.
 TOTAL: 1614 SQ. FT.



SUITE P2B WITH TERRACE

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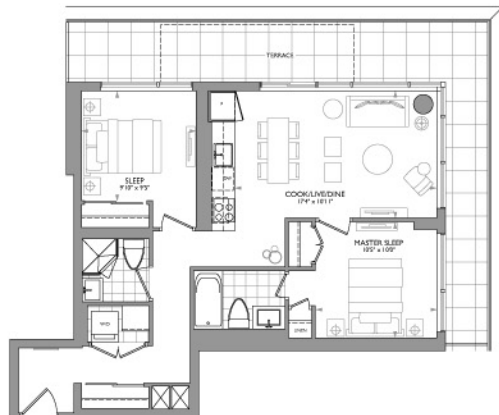
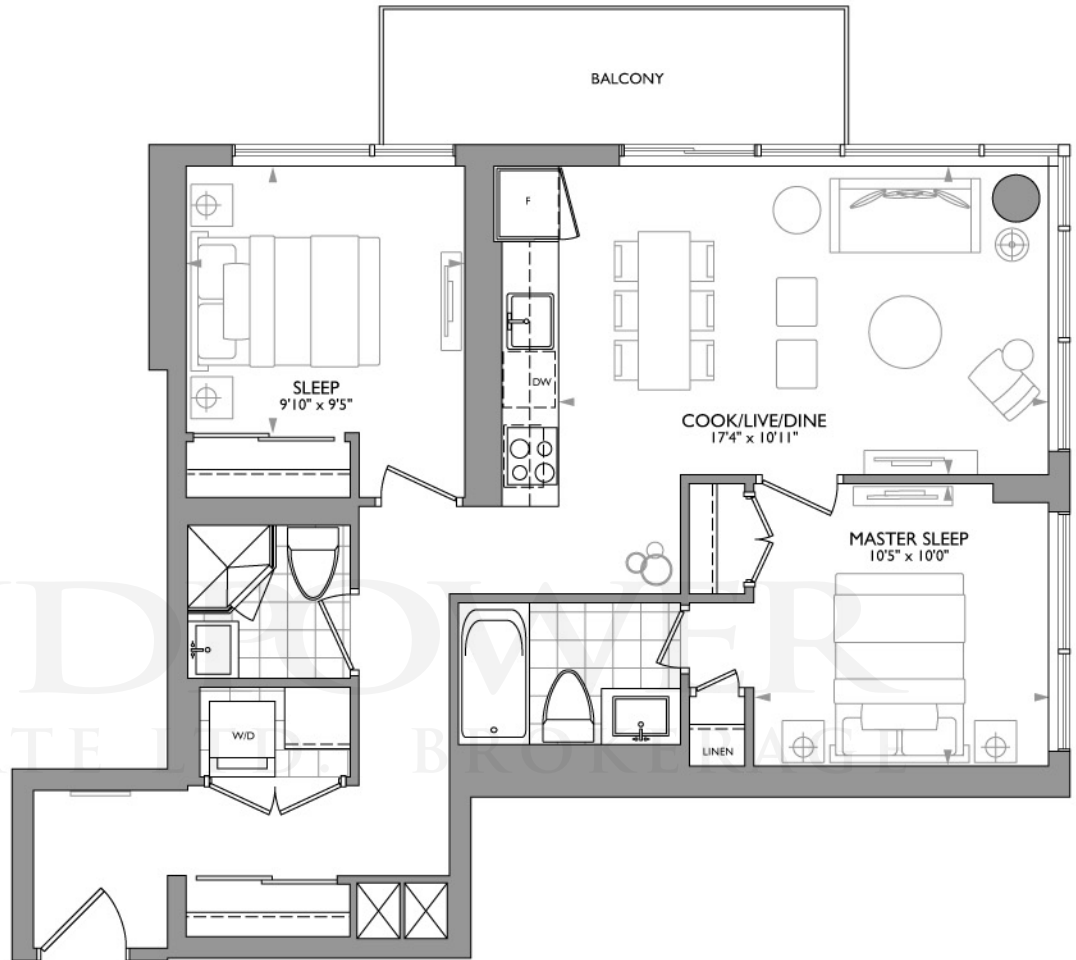
SUITE P2G

815 SQ. FT.

2 BEDROOM + 2 BATH



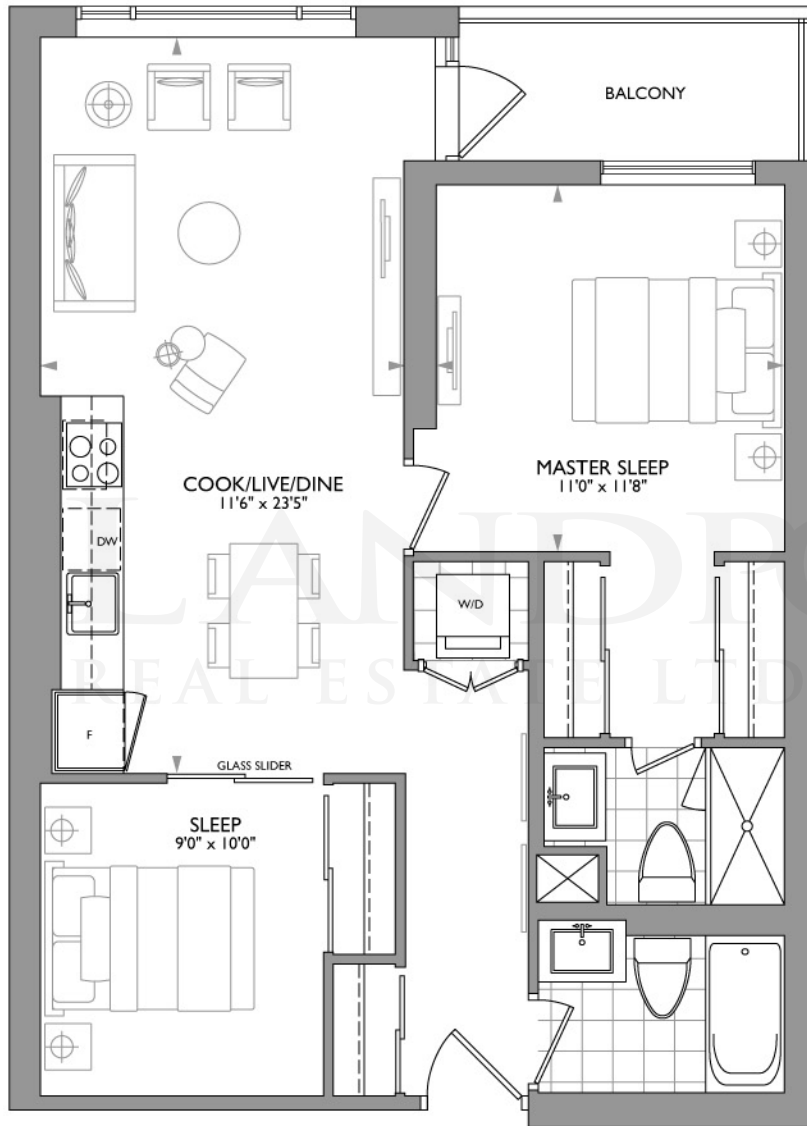
INTERIOR: 815 SQ. FT.
BALCONY: 81 SQ. FT.
TOTAL: 896 SQ. FT.



INTERIOR: 815 SQ. FT.
TERRACE: 266 SQ. FT.
TOTAL: 1081 SQ. FT.

SUITE P2G WITH TERRACE

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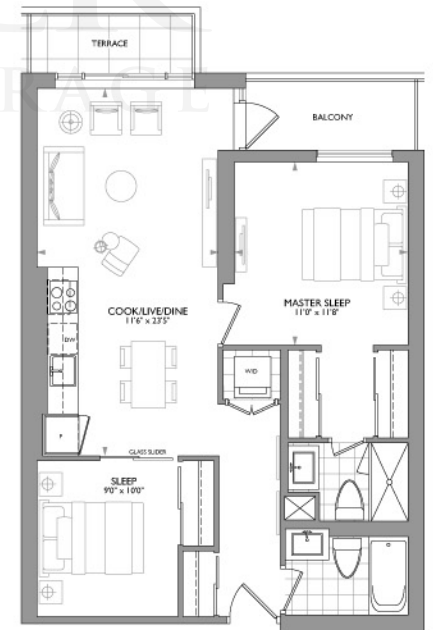
SUITE P2S
828 SQ. FT.
2 BEDROOM + 2 BATH



INTERIOR: 828 SQ. FT.
BALCONY: 48 SQ. FT.
TOTAL: 876 SQ. FT.



INTERIOR: 828 SQ. FT.
TERRACE: 40 SQ. FT.
BALCONY: 48 SQ. FT.
TOTAL: 916 SQ. FT.



SUITE P2S WITH TERRACE

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PODIUM

SUITE P2V

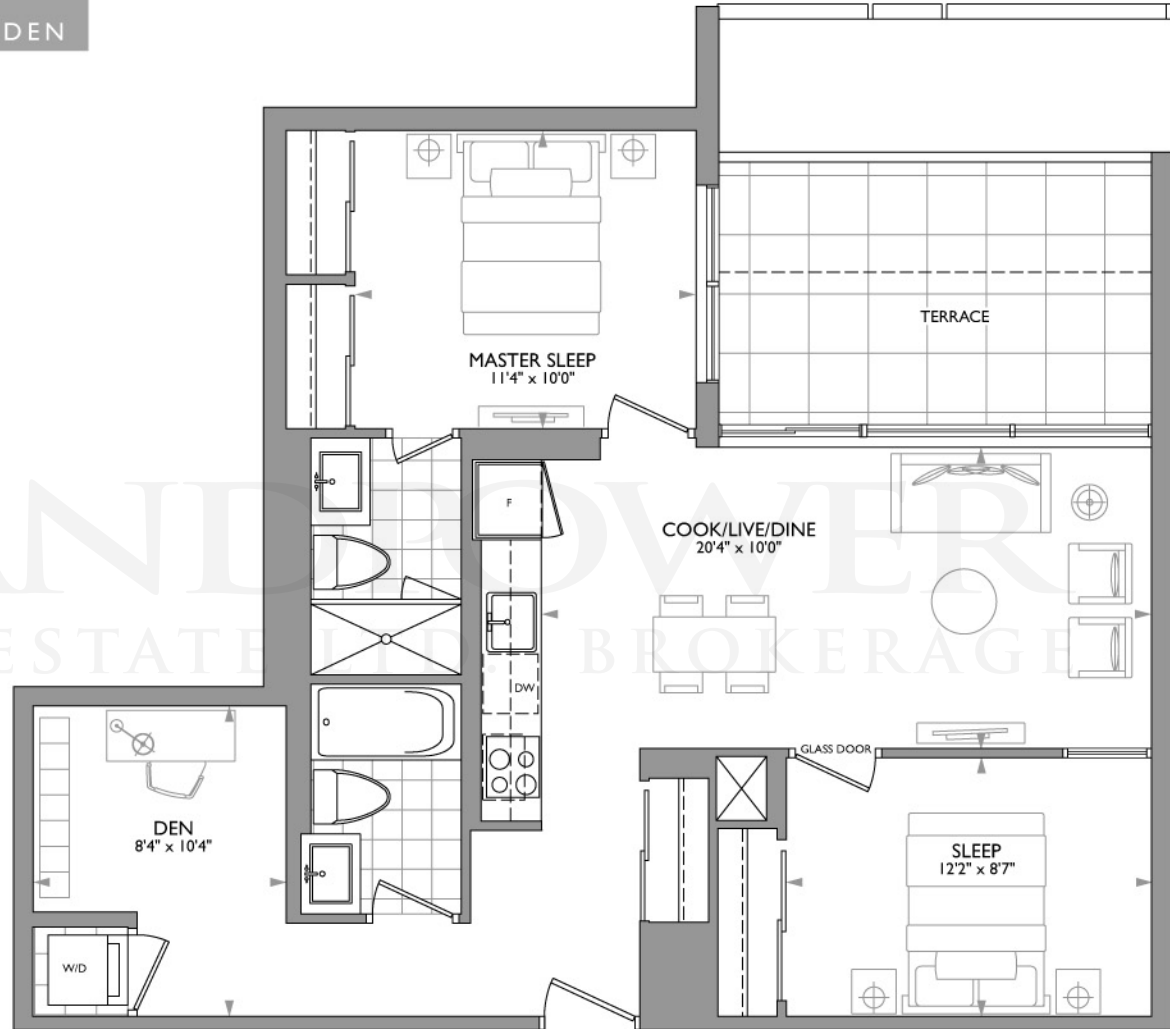
849 SQ. FT.

2 BEDROOM + 2 BATH + DEN



6TH FLOOR

INTERIOR: 849 SQ. FT.
BALCONY: 126 SQ. FT.
TOTAL: 975 SQ. FT.



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TOWER SUITES

WITH A STRIKING DESIGN, EXCITING VIEWS,
ELEGANT SUITES AND INSPIRED AMENITIES,
THE TOWER SUITES AT THE MADISON BRINGS
THE BEST OF MIDTOWN TO NEW HEIGHTS.

POWER
LTD. BROKERAGE

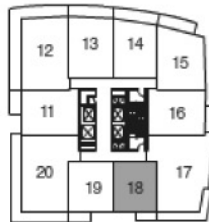
SUITE E1A

510 SQ. FT.

1 BEDROOM + 1 BATH

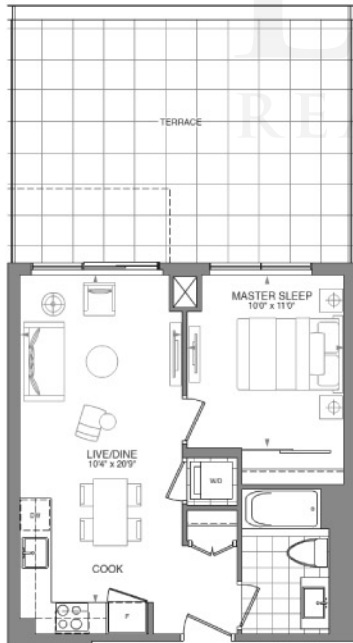


Eglinton Ave. E

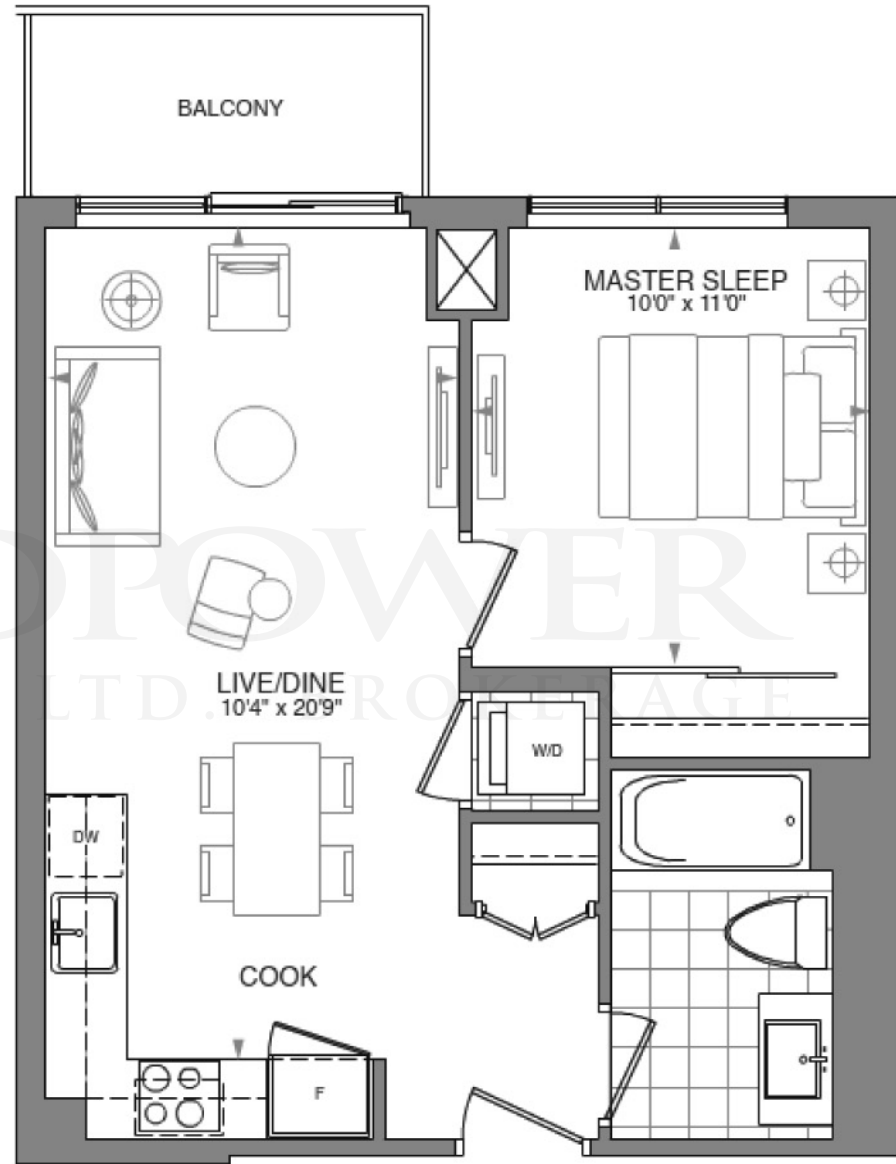


Lillian Street

INTERIOR: 510 SQ. FT.
BALCONY: 47 SQ. FT.
TOTAL: 557 SQ. FT.



INTERIOR: 510 SQ. FT.
TERRACE: 330 SQ. FT.
TOTAL: 840 SQ. FT.



SUITE E1A WITH TERRACE

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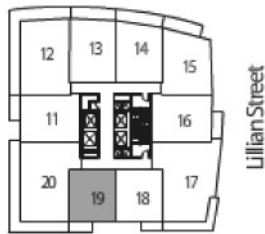
SUITE E1B

510 SQ. FT.

1 BEDROOM + 1 BATH



Eglinton Ave. E



Lillian Street

INTERIOR: 510 SQ. FT.
BALCONY: 51 SQ. FT.
TOTAL: 561 SQ. FT.



INTERIOR: 510 SQ. FT.
TERRACE: 330 SQ. FT.
TOTAL: 840 SQ. FT.



SUITE E1B WITH TERRACE

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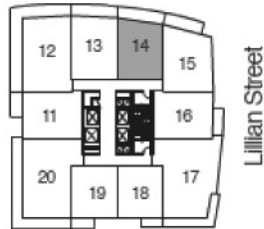
SUITE E1E

583 SQ. FT.

1 BEDROOM + 1 BATH + DEN

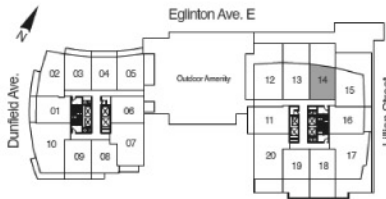
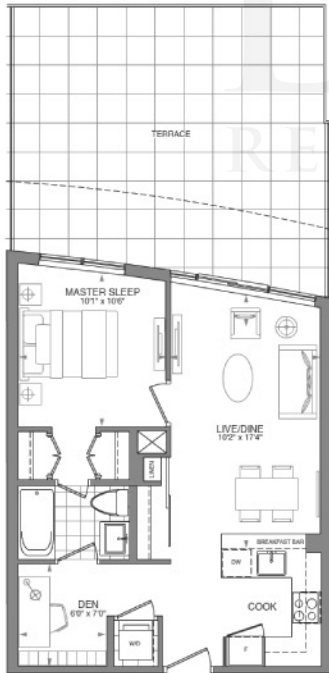


Eglinton Ave. E



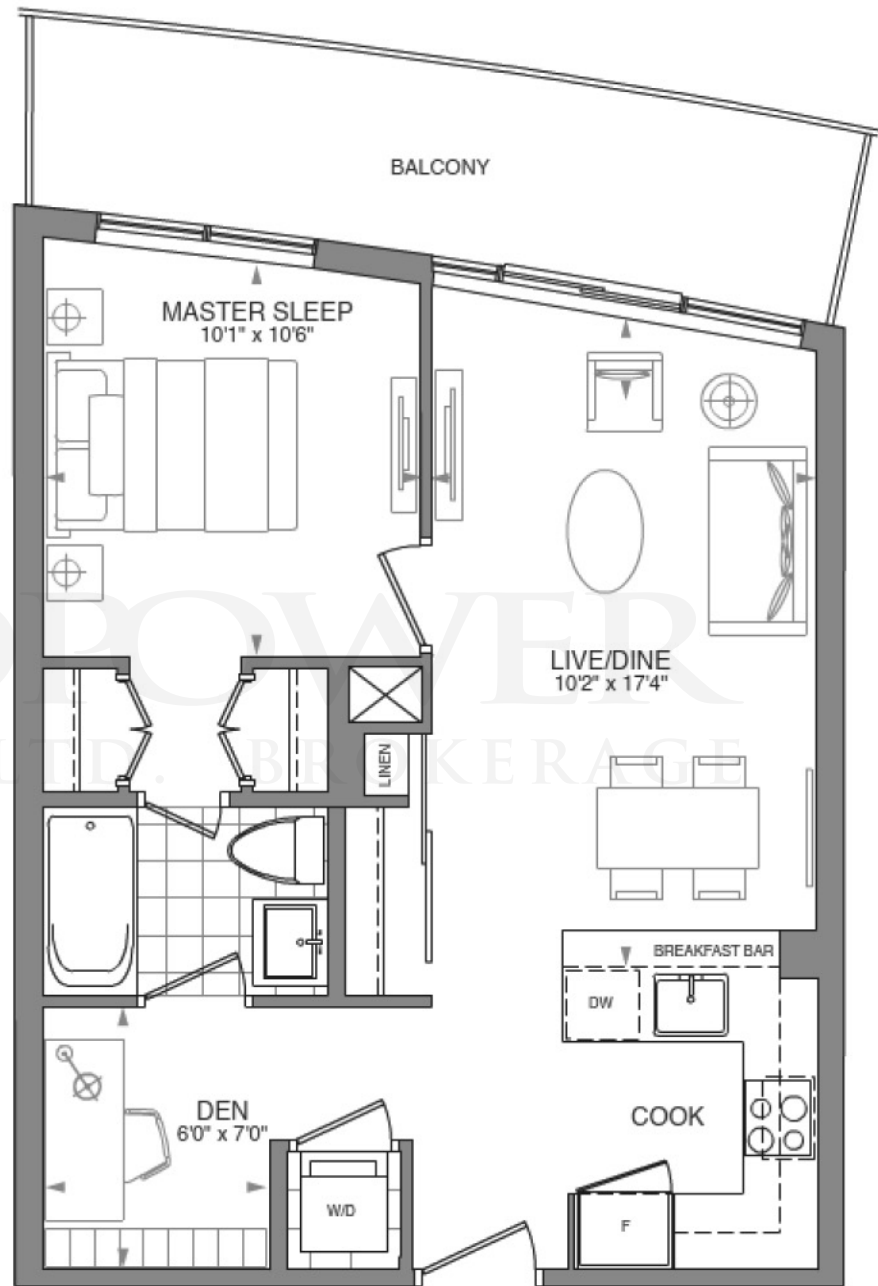
Lillian Street

INTERIOR: 583 SQ. FT.
BALCONY: 115 SQ. FT.
TOTAL: 698 SQ. FT.



Eglinton Ave. E

INTERIOR: 510 SQ. FT.
TERRACE: 382 SQ. FT.
TOTAL: 965 SQ. FT.



SUITE E1E WITH TERRACE

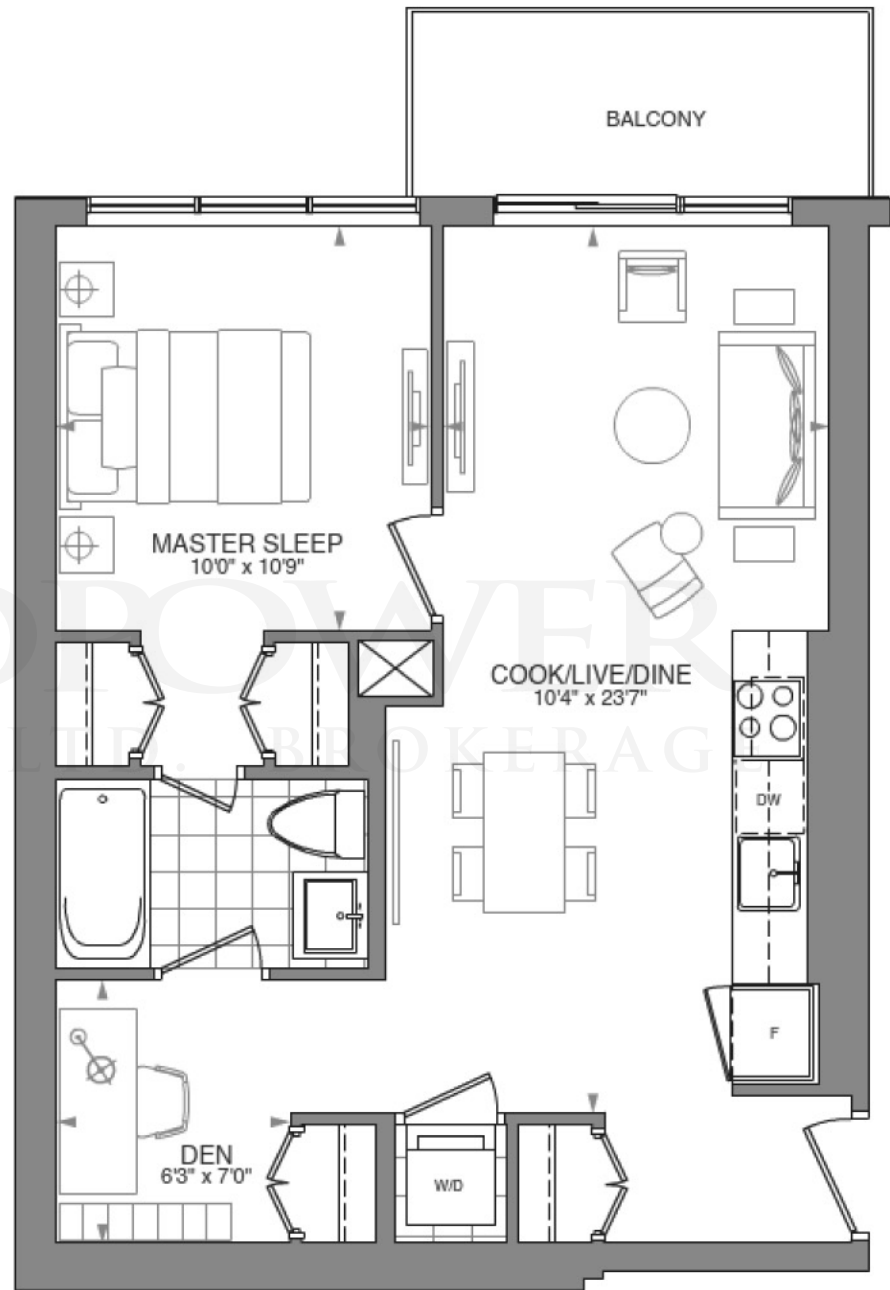
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SUITE EIC-A

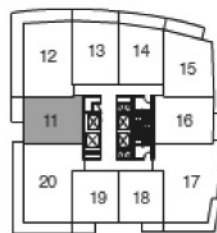
628 SQ. FT.

1 BEDROOM + 1 BATH + DEN

LAND ROVER
REAL ESTATE INC. BROKER/AG



Eglinton Ave. E



Lillian Street

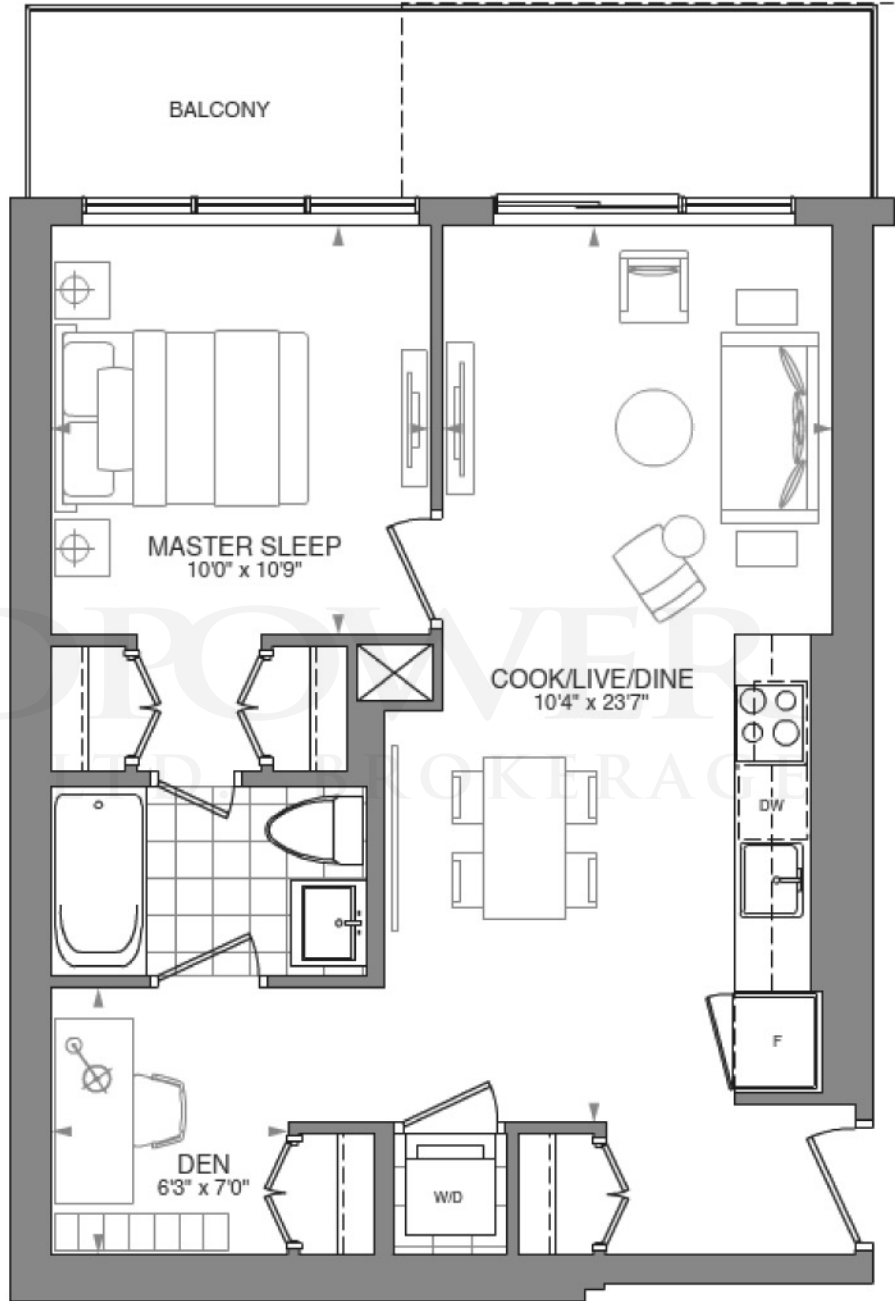
INTERIOR: 628 SQ. FT.
BALCONY: 60 SQ. FT.
TOTAL: 688 SQ. FT.

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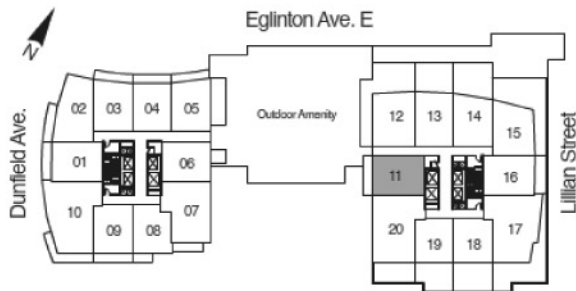
SUITE EIC-B

628 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 628 SQ. FT.
BALCONY: 109 SQ. FT.
TOTAL: 737 SQ. FT.



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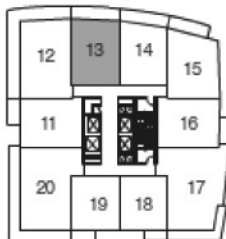
SUITE E1D

628 SQ. FT.

1 BEDROOM + 1 BATH + DEN

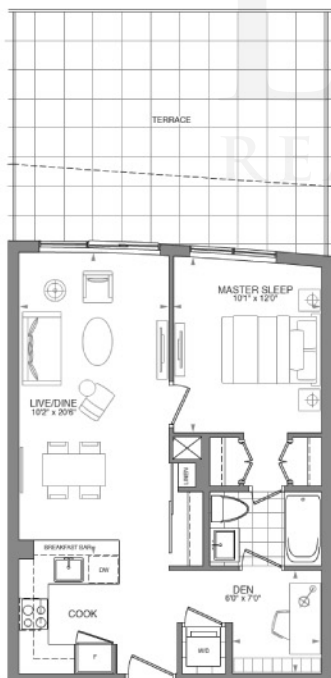
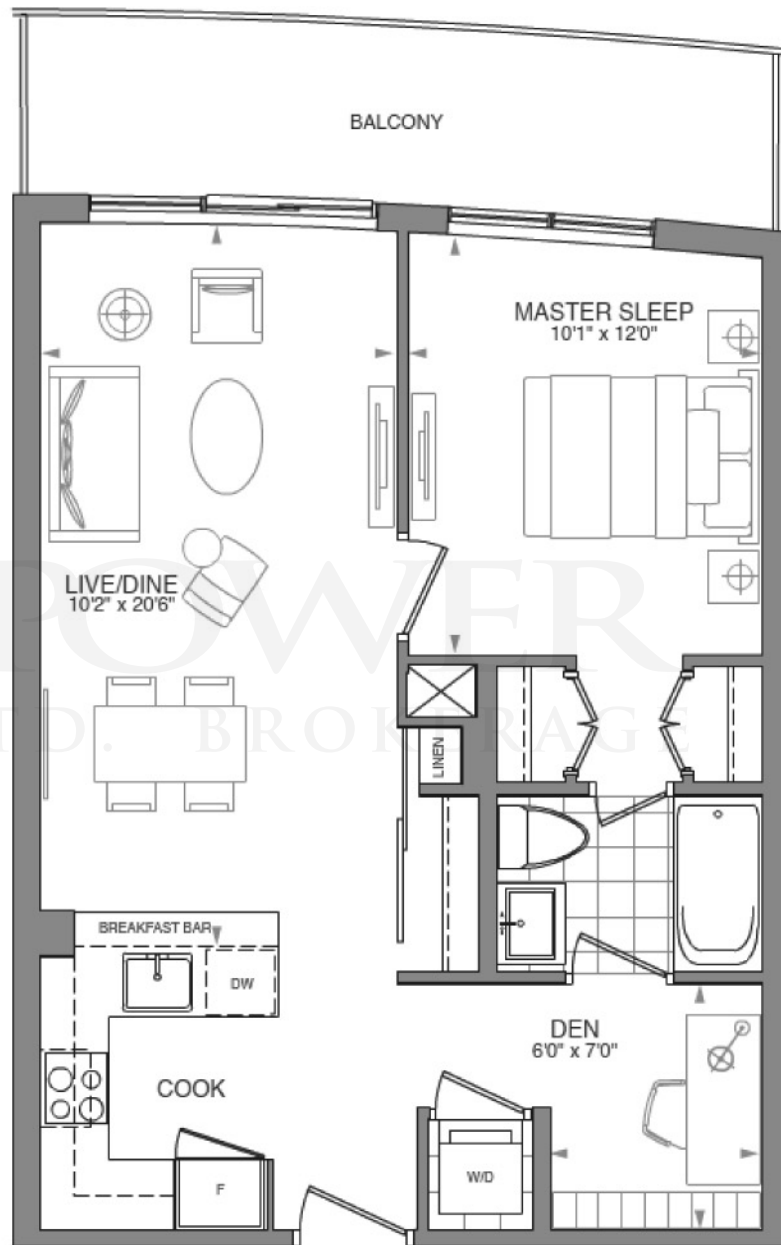


Eglinton Ave. E



Lillian Street

INTERIOR: 628 SQ. FT.
BALCONY: 111 SQ. FT.
TOTAL: 739 SQ. FT.



Eglinton Ave. E



INTERIOR: 510 SQ. FT.
TERRACE: 337 SQ. FT.
TOTAL: 966 SQ. FT.

SUITE E1D WITH TERRACE

All area and stated dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. The unit shown may be the reverse of the unit purchased. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are artist's concept only. E. & O. E. May 2011

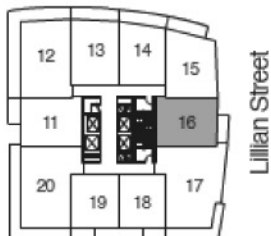
SUITE EIG

630 SQ. FT.

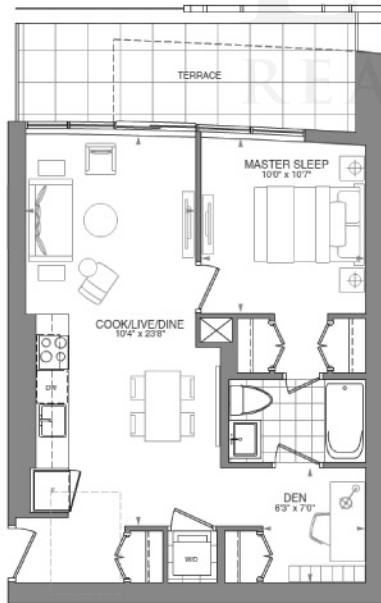
1 BEDROOM + 1 BATH + DEN



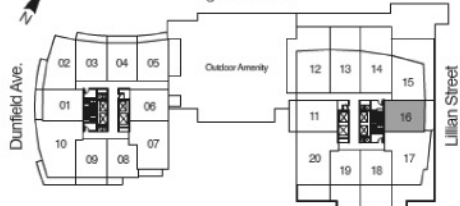
Eglinton Ave. E



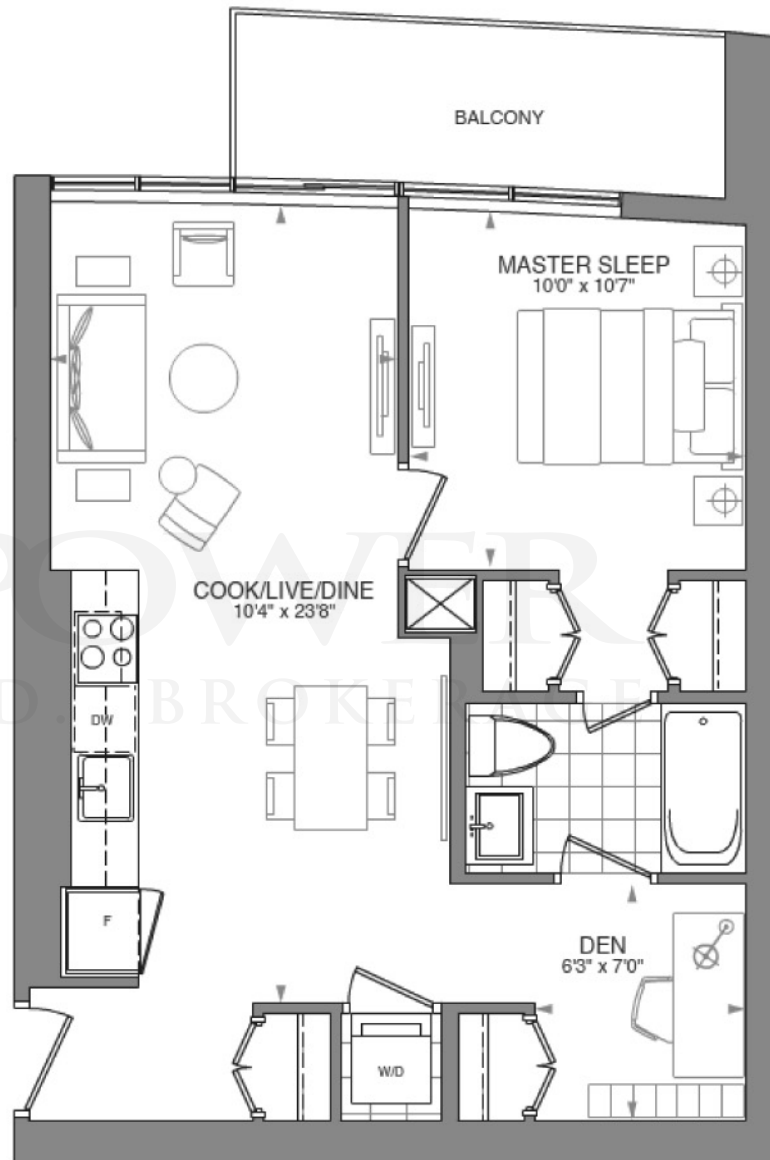
INTERIOR: 630 SQ. FT.
BALCONY: 73 SQ. FT.
TOTAL: 703 SQ. FT.



Eglinton Ave. E



INTERIOR: 630 SQ. FT.
TERRACE: 127 SQ. FT.
TOTAL: 757 SQ. FT.



SUITE EIG WITH TERRACE

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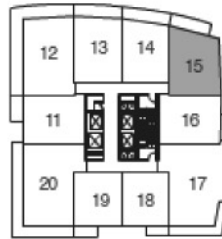
SUITE EIF

655 SQ. FT.

1 BEDROOM + 1 BATH + DEN



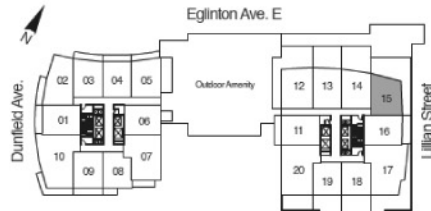
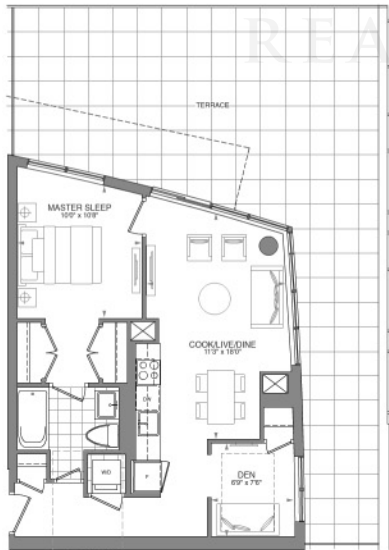
Eglinton Ave. E



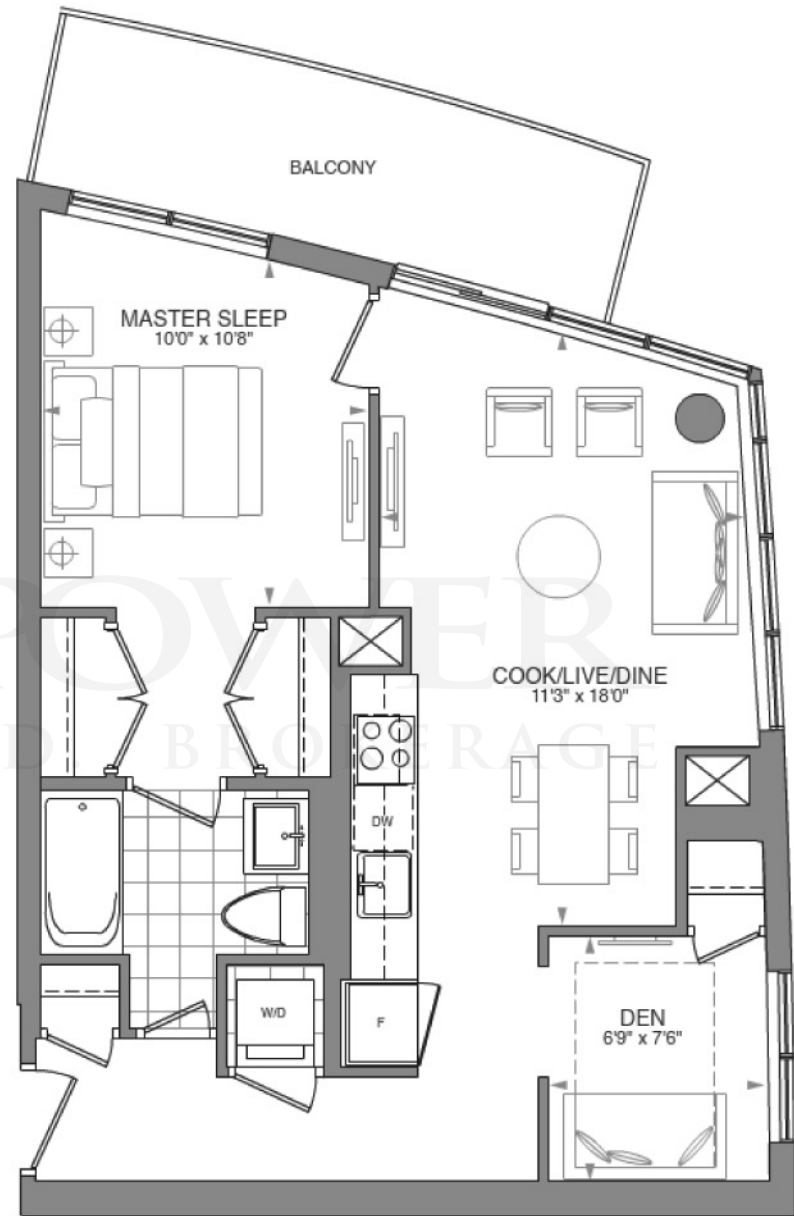
Lillian Street

INTERIOR: 655 SQ. FT.
BALCONY: 95 SQ. FT.
TOTAL: 750 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



INTERIOR: 630 SQ. FT.
TERRACE: 608 SQ. FT.
TOTAL: 1,238 SQ. FT.



SUITE EIF WITH TERRACE

All area and stated dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. The unit shown may be the reverse of the unit purchased. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are artist's concept only. E. & O. E. May 2011

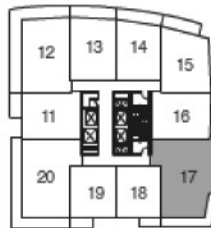
SUITE E2D

680 SQ. FT.

2 BEDROOM + 2 BATH



Eglinton Ave. E

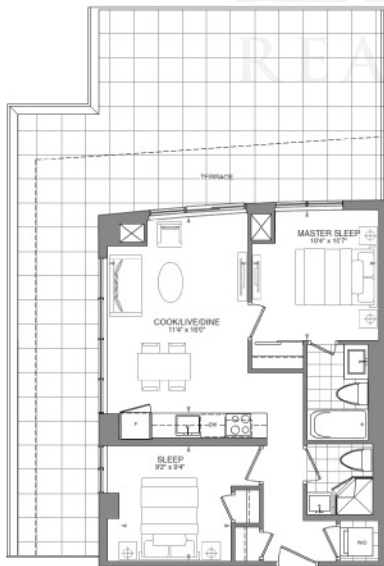


Lillian Street

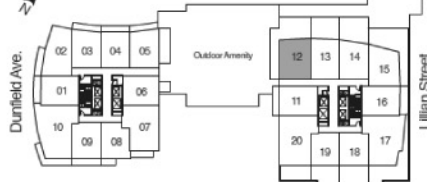
INTERIOR: 680 SQ. FT.

TOTAL: 680 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Eglinton Ave. E

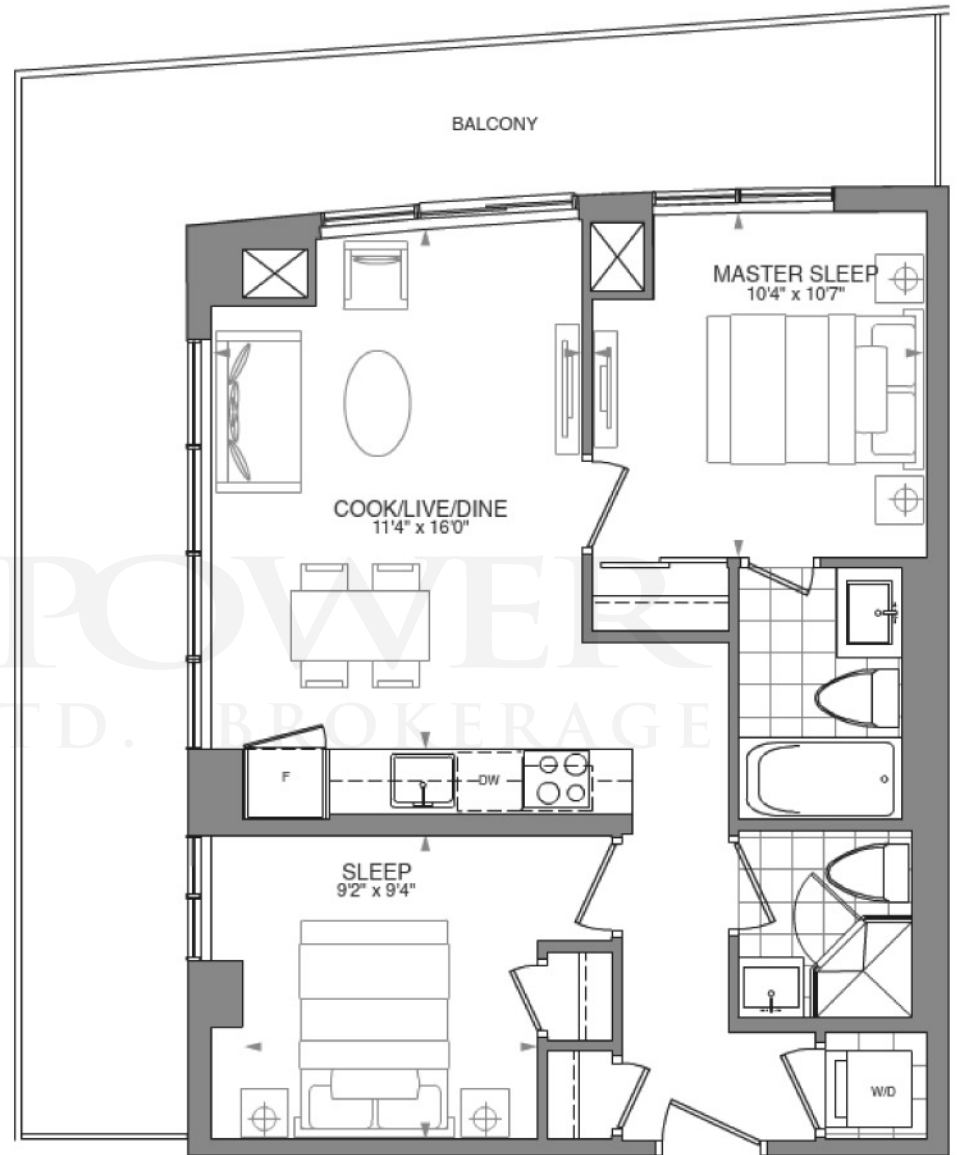


Lillian Street

INTERIOR: 680 SQ. FT.

TERRACE: 603 SQ. FT.

TOTAL: 1,283 SQ. FT.



SUITE E2D WITH TERRACE

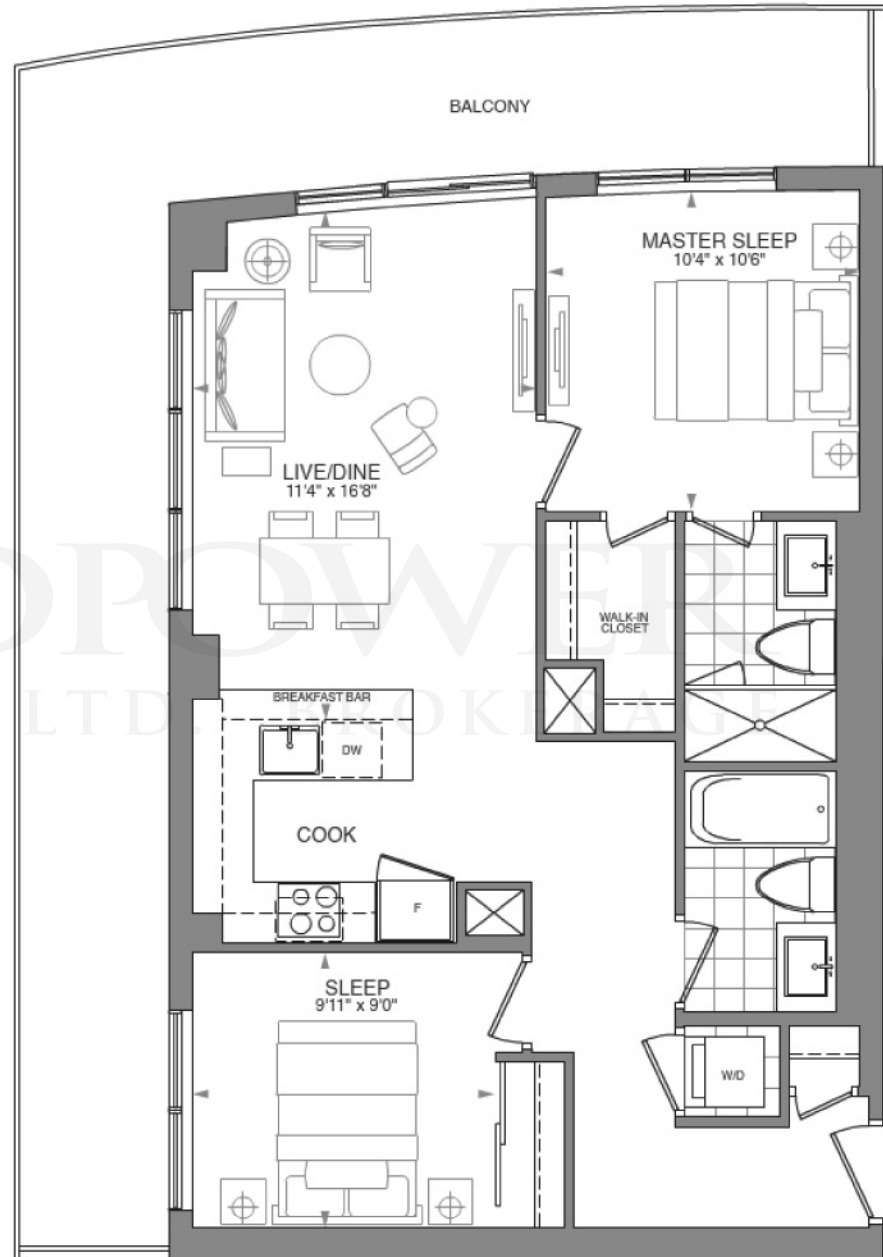
All area and stated dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. The unit shown may be the reverse of the unit purchased. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are artist's concept only. E. & O. E. May 2011

SUITE E2C

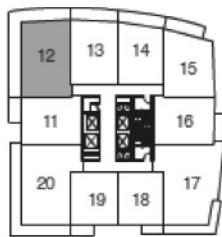
806 SQ. FT.

2 BEDROOM + 2 BATH

LANDPOWER
REAL ESTATE LTD. BROKERAGE



Eglinton Ave. E



Lillian Street

INTERIOR: 806 SQ. FT.
BALCONY: 318 SQ. FT.
TOTAL: 1,124 SQ. FT.

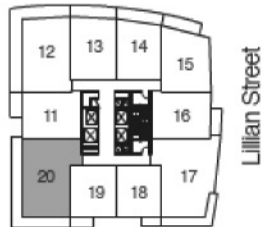
SUITE E2B

920 SQ. FT.

2 BEDROOM + 2 BATH + DEN



Eglinton Ave. E



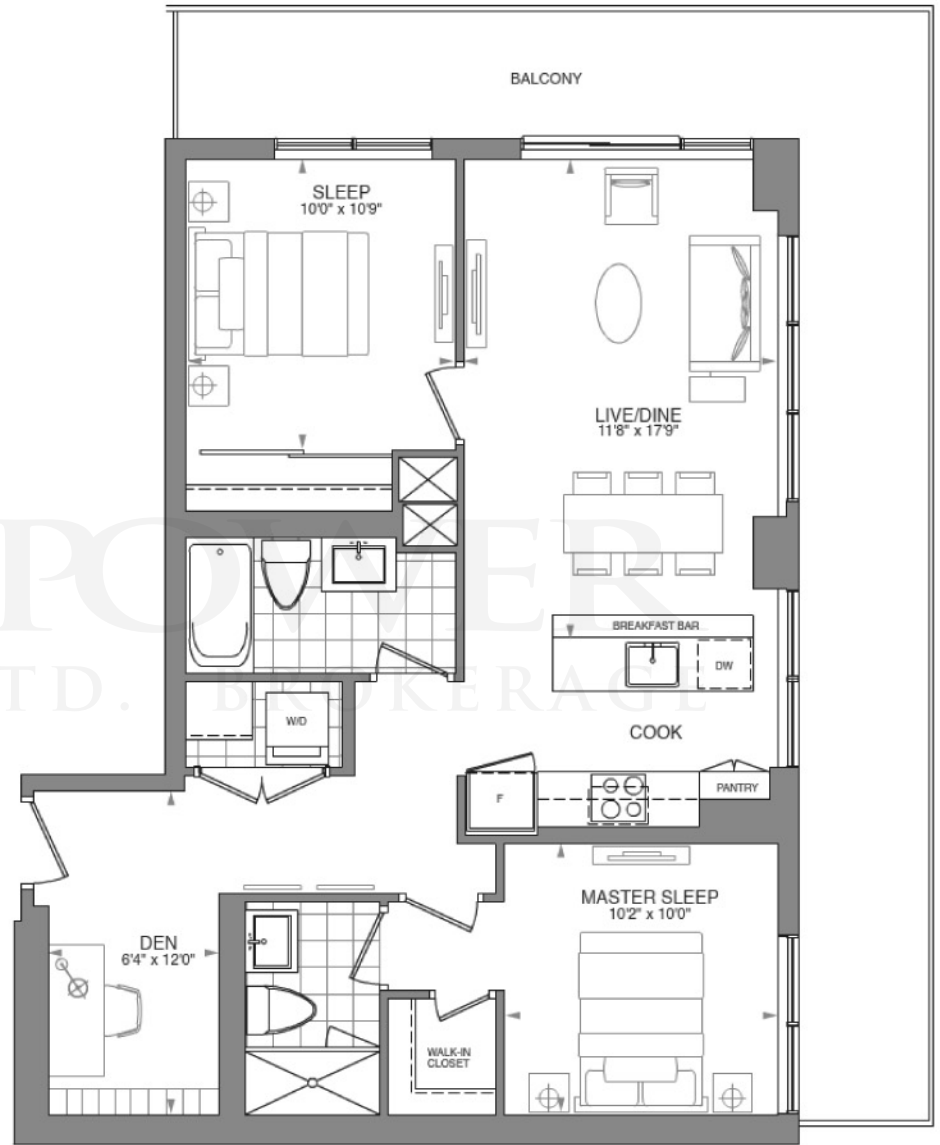
INTERIOR: 920 SQ. FT.
BALCONY: 323 SQ. FT.
TOTAL: 1,243 SQ. FT.



Eglinton Ave. E



INTERIOR: 630 SQ. FT.
TERRACE: 246 SQ. FT.
TOTAL: 1,166 SQ. FT.



SUITE E2B WITH TERRACE

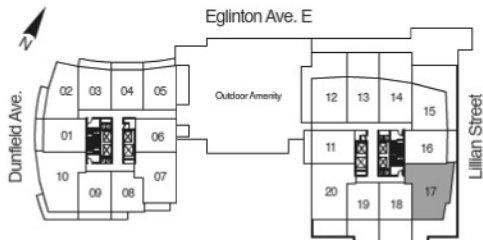
All area and stated dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. The unit shown may be the reverse of the unit purchased. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are artist's concept only. E. & O. E. May 2011

SUITE E2A

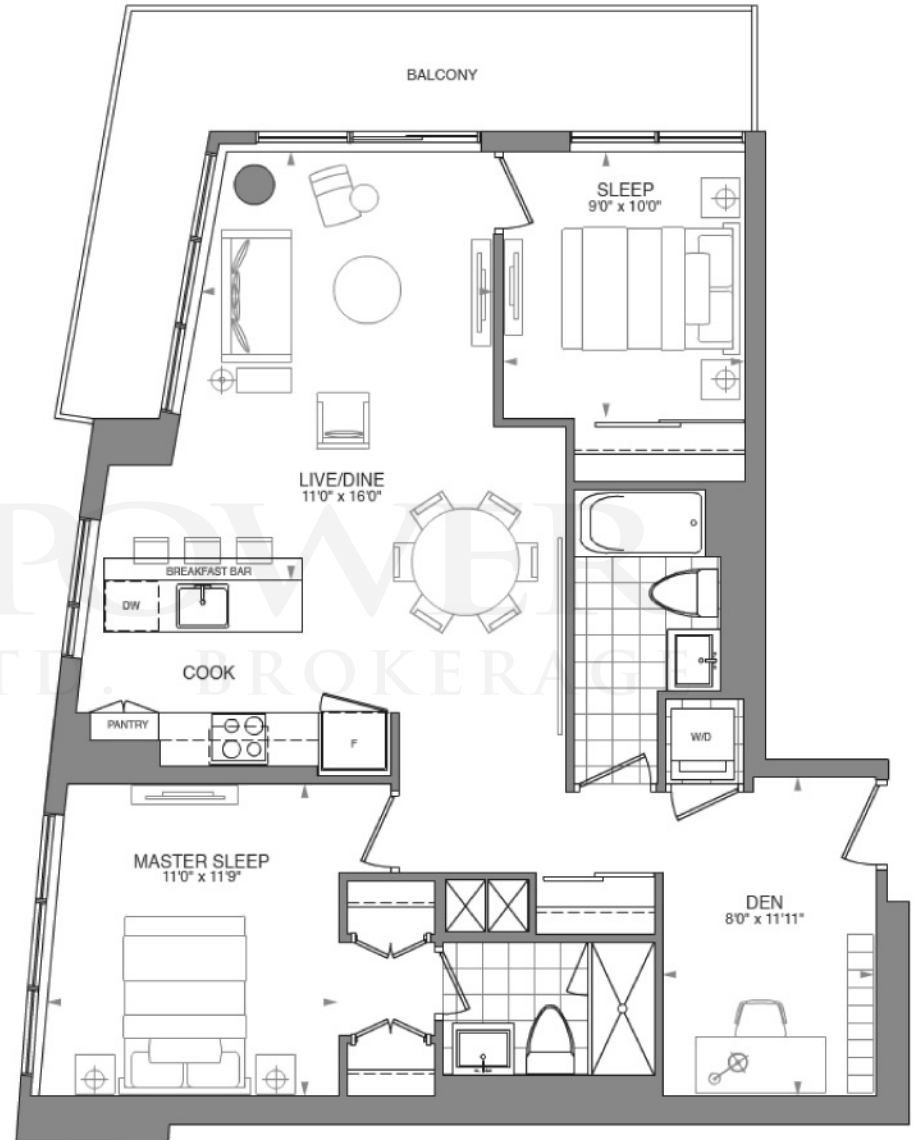
989 SQ. FT.

2 BEDROOM + 2 BATH + DEN

INTERIOR: 989 SQ. FT.
BALCONY: 156 SQ. FT.
TOTAL: 1,145 SQ. FT.



INTERIOR: 989 SQ. FT.
TERRACE: 532 SQ. FT.
TOTAL: 1,521 SQ. FT.



SUITE E2A WITH TERRACE

All area and stated dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. The unit shown may be the reverse of the unit purchased. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are artist's concept only. E. & O. E. May 2011



FACT SHEET

TOP PRODUCERS AGENT PROMOTION FOR THE MADISON Phase 2

For Accepted Worksheets Received Up To 5:00 pm. On Wednesday August 3rd

Purchasers can Receive:

1. **Parking** \$42,000 per standard stall (not available on any 1 Bedroom units.)
2. **Lockers** \$4,500 each (not available on any 1 Bedroom units.)
3. **Cap on Levies & Development charges** \$4,500
4. **Assignment** One FREE Assignment after the rescission period is allowed up to 90 days before occupancy (Regular Fee \$3,000)

Deposit Structure

5% of purchase price with offer
Further 5% payable in 90 days
Further 5% payable in 180 days
Further 5% payable in 300 days
Further 5% payable on Occupancy

No more than 1 purchase per individual name is allowed

Agreements must be signed by both parties on or before August 7th, 2011



Phase 2 Top Producers Agent Promotion ONLY up to August 7th , 2011

Rules and Procedures

1. Each sale MUST be in a different purchasers name (No Companies or Trusts).
2. NO name changes allowed during the rescission period.
3. One FREE Assignment after the rescission period is allowed up to 90 days before occupancy (Regular Fee \$3,000).
4. Please ensure that you show your preferences for more than 1 suite type. Make a second and third choice for your unit request to avoid disappointing your clients. We will do our best to try and accommodate one of your 3 choices.
5. Maximum of 1 sale per agent. To qualify for an additional sale the unit must be a 2 bedroom or larger or 2 sales of two bedroom or larger units is also acceptable.
6. **Brokers/Managers, please MUST initial all worksheets.**
7. When you have been allocated a unit(s) you will be contacted by one of our staff to arrange an appointment for you and your client to sign the Agreements of Purchase and Sale. Signing will start Thursday, August 4th at The Madison Sales office located at 101 Eglinton Ave East.
8. Before you arrive with your clients at the Sales Office to sign your Agreements, please ensure that your client brings
 - I. Government issued photo Identification
 - II. 4 cheques. All cheques will be made payable to "DelZotto Zorzi LLP in Trust". We will fill in the amounts of the deposits for you at the Presentation Centre.
 - III. S.I.N. number
 - IV. Client Email address
9. **Please ensure that your worksheets are filled in legibly, clearly and ALL purchaser information is included.**
10. Please note that we require a bona fide mortgage approval within the 10-day rescission period.
11. If you require additional hard copies of the brochures, please call 416-482-8090.
12. **DEADLINE FOR WORKSHEETS IS WEDNESDAY AUGUST 3RD , 2011 AT 5 PM.**

Please note:

WORKSHEETS TO BE FAXED TO 416-482-7331

ATTN. ELLIOTT TAUBE

INTERNATIONAL HOME MARKETING GROUP LIMITED



Mortgage Approval Requirements

Mortgage Approval Requirements

Please find enclosed a copy of the Vendor's Mortgage Approval Requirements information sheet. This is meant to assist you and your financial institution. Your mortgage approval must confirm that you have obtained a valid mortgage commitment and that such mortgage commitment is valid until June, 2014. This is a requirement of the Agreement of Purchase and Sale.

THE MADISON MORTGAGE APPROVAL REQUIREMENTS*

In order to complete this Agreement of Purchase and Sale, all purchasers must provide a valid mortgage approval. Your client(s) will need to contact their financial institution immediately as written mortgage approval is required within 10 days. All mortgage approvals must contain the following information:

1. Building/Address TO BE DETERMINED
2. Suite No. (e.g. Suite 303)
3. Unit No. (e.g. Unit 3)
4. Level No. (e.g. Level 3)
5. Purchasers Name (e.g. John Smith, PLEASE NOTE THE NAME ON THE AGREEMENT OF PURCHASE AND SALE MUST BE THE SAME ON THE MORTGAGE APPROVAL)
6. Purchase Price (e.g. \$279,900)
7. Mortgage Approval Amount (e.g. \$209,925, AT LEAST **75% OF THE PURCHASE PRICE** AND YOUR MORTGAGE APPROVAL AND YOUR DEPOSIT MUST ADD UP TO THE PURCHASE PRICE OF THE UNIT)
8. Interest Rate (e.g. 5.00% PLEASE NOTE THIS RATE MUST BE CAPPED UNTIL AT LEAST JUNE, 2014)
9. Term of Mortgage (e.g. 5 years)
10. Contact name and phone number of mortgage representative at financial institution issuing the mortgage pre-approval:

Name

Bank

Phone Number



IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS ABOVE

The Vendor requires a reference letter from your bank to include the following information:

1. The number of years that you have been a client with your current financial institution.
2. Your bank must indicate/demonstrate that you have the financial ability to cover the purchase price as written on the first page of the Agreement of Purchase and Sale.
3. In respect of the tentative occupancy date of this condominium unit, the bank acknowledges the date to be approximately JUNE, 2014 .However, the registration date will likely be early spring 2015 so we ask, at this point that your bank acknowledges the commitment is to June 2014.*

Additional Information

All of the information required for your mortgage approval can be found on the first page of the Agreement of Purchase and Sale. Please take your APS along with this checklist to your financial institution when making your mortgage arrangements. Please note that these items are all minimum requirements of the Vendor. If you or your financial institution has any questions, please feel free to contact the Sales Office at 416-482-8090

*The Vendor reserves the right to change or supplement this information or requirement at any time E. & O. E.

Offer Worksheet

WORKSHEETS MUST BE FAXED TO 416-482-7331 ATTN: ELLIOTT TAUBE

1st Choice	2nd Choice	3rd Choice
Model: _____	Model: _____	Model: _____
Type: _____	Type: _____	Type: _____
Level: _____	Level: _____	Level: _____

PURCHASE PRICE: _____

PARKING YES/ NO (\$42,000): _____

LOCKER YES / NO (\$4,500): _____

TOTAL PRICE: _____

PURCHASER'S INFORMATION

1ST PURCHASER	2ND PURCHASER
FIRST NAME	FIRST NAME
LAST NAME	LAST NAME
SIN#	SIN#
DRIVER'S LICENSE INCLUDING EXPIRY DATE	DRIVER'S LICENSE INCLUDING EXPIRY DATE
DATE OF BIRTH (MM/DD/YYYY)	DATE OF BIRTH (MM/DD/YYYY)
ADDRESS	ADDRESS
CITY POSTAL CODE	CITY POSTAL CODE
PRINCIPAL BUSINESS OR OCCUPATION	PRINCIPAL BUSINESS OR OCCUPATION
TEL (CELL):	TEL (CELL):
TEL (WORK):	TEL (WORK):
TEL (HOME):	TEL (HOME):
EMAIL ADDRESS:	EMAIL ADDRESS:

AGENT / BROKERAGE

AGENT NAME	BROKERAGE NAME	
AGENT CELL #:	BROKERAGE PHONE #:	BROKERAGE FAX #:
AGENT'S EMAIL		

VENDOR'S OFFICE USE ONLY, DO NOT FILL IN BELOW

VENDOR SALES AGENT / REPRESENTATIVE

Purchaser information - NOTE - ALL purchasers must bring the following to qualify for purchase at point of sale: (a) an original government issued Photo Identification at time of purchase; (b) FOUR deposit cheques to be made payable to " DelZotto Zorzi LLP In Trust".

Vendor will determine final choice of suite and availability for purchase at its sole and unfettered discretion; completion of this form does not constitute any binding purchase and sale reservation.

Please print CLEARLY & LEGIBLY & fax to: Attention: Elliott Taube, at 416-482-7331



MADISON CONDOS

REAL ESTATE LTD. BROKERAGE

theMadisonCondos.ca 416.482.8090

MADISON HOMES

The photographs in this brochure do not necessarily depict actual features but represent similar quality and design that will be offered at The Madison.
Features and finishes may vary by suite design. See sales representative for details. Illustrations are artist's concept. Materials, specifications and floorplans are subject to change without notice. E & OE, May 2011.