



LANDPOWER
REAL ESTATE BROKERAGE

THE MASSEY
TOWER LIVE ON
YONGE

**// WE'VE ALL GOT A SONG THAT SPEAKS TO OUR SOUL. ONE THAT MAKES US SMILE. ONE THAT MAKES US CRY.
ONE THAT MAKES US WANT TO GET OUT OF OUR SEAT AND DANCE UNTIL SUNRISE. //**

Life at Massey Tower hits that same sweet note. Architecture that strikes a modern chord.
Interiors in perfect harmony. Life, at full volume, on Yonge Street.

AT MASSEY TOWER, LIVE LIFE TO THE BEAT OF YOUR OWN DRUM.

BUILDING EXTERIOR

// Wrapped in fitted glass and patterned by sculpted balconies, the 60-storey tower is a dramatic addition to the restored heritage building and new retail pavilion on Yonge Street //



TURN UP THE VOLUME ON TRADITION

HISTORY AND EDUCATION AMONG THE STORIED CAMPUS AT UNIVERSITY OF TORONTO. INDULGE YOUR CURIOSITIES AND FEED YOUR THIRST FOR KNOWLEDGE ALONGSIDE SOME OF THE MOST BRILLIANT MINDS IN THE COUNTRY.



COLLEGE ST.

CHINATOWN



SPADINA AVE.



DUNDAS ST. W.

UNIVERSITY AVE.

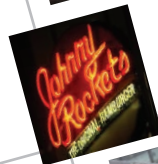
BAY ST.



YONGE ST.



JARVIS ST.



SHUTER ST.

PRESS PLAY OUTSIDE YOUR DOOR.

STEPS FROM THE TTC. ACROSS FROM THE EATON CENTRE. MINUTES FROM THE PATH.

SING A DIFFERENT TUNE

WITH THE EXOTIC TASTES, COLOURS AND SOUNDS OF CHINATOWN. DISCOVER A NEW ADVENTURE BEHIND EVERY STOREFRONT.



QUEEN ST. W.

THEATRE DISTRICT



PATH ENTRANCE



FINANCIAL DISTRICT

FASHION DISTRICT



KING ST. W.



A SONG FOR EVERY SCENE IN KING WEST.

SAMPLE THEATRE, DANCE, MUSIC AND ART. FINE DINING. CASUAL EATERIES. BARS, LOUNGES, CLUBS. WHATEVER YOU'RE IN THE MOOD FOR.



FRONT ST. W.

LAKESHORE BLVD. W.

WHAT'S MUSIC TO YOUR EARS?

IS IT 55,000 PEOPLE SINGING ALONG TO THE ENCORE? 18,000 PEOPLE CHEERING FOR THE GOAL? SPORTS, CONCERTS, ENTERTAINMENT AND WORLD-CLASS EVENTS. JUST A FEW BLOCKS FROM HOME.



A SWEET MEDLEY SURROUNDS YOU.

EVERYTHING YOU COULD EVER NEED - RETAIL THERAPY. OUTDOOR ACTIVITY. AN EXPLOSION OF TASTES. IN SWEET HARMONY.

QUALITY FEATURES LIST

THE BUILDING

A dramatic 60-storey modern point-tower designed by the award-winning architectural firm Hariri Pontarini Architects, integrating the historically-designated 1905 Canadian Bank of Commerce Building at 197 Yonge Street, on the east side of Yonge Street, north of Queen Street.

Lobby and extensive amenities designed by internationally renowned interior design firm Cecconi Simone. The entrance and lobby will be through the restored bank building. Amenities will be located on the ninth and tenth floors and will include fitness and weight rooms, his and hers change-rooms with steam-rooms along with a piano bar, cocktail lounge, party room, kitchen and dining room. This tenth floor opens onto a spectacular roof gardens designed by the acclaimed landscape architect Janet Rosenberg and Associates which will include a water feature, seating areas, and planting.

Two 24 hour, 7 day a week concierges.

8 hour, 7 day a week recreational director.

Two guest suites provided for residents' use.

Superintendent suite provided for on-site convenience.

6 levels of above-ground state-of-the-art automated parking entered from Victoria Street. Two automobile elevators will access the automated parking.

4 residential elevators serving floors Ground, 9 to 60; one commercial elevator serving commercial uses on the second floor and bicycle room in the basement level.

Mailroom conveniently located beside front lobby.

THE SUITES

Suites designed by Cecconi Simone with 9' smooth-finished ceilings. Quoted ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, heating and cooling ducts and sprinklers.

Choice of pre-finished engineered laminate flooring in living/dining, bedroom and den areas, as per builder's standard samples.

Solid core entry door with security view-hole.

Sliding doors and/or swing doors to balcony or terrace as per plans.

Architecturally-designed baseboards, door frames and casings.

White plastic-coated ventilated wire shelving in all closets.

Insulated double-glazed, aluminum windows.

Stacked washer/dryer with exterior venting in all suites.

THE KITCHENS

European-style appliance package including 4-burner glass ceramic cook-top, stainless-steel hood-fan,

oven, integrated refrigerator, dishwasher, and freestanding microwave, located in the island. Studio suites space-saving appliance package include 2-burner glass ceramic cook-top, stainless-steel oven, integrated refrigerator, dishwasher drawer and microwave.

Contemporary kitchen cabinetry custom designed by Cecconi Simone in a variety of materials and colours, from builder's standard samples.

Choice of granite, composite stone or corian countertops with Cecconi Simone designed island as per plans, from builder's standard samples.

Choice of porcelain, or glass tile backsplash, from builder's standard samples.

Single bowl stainless steel under mounted sink with contemporary design faucet.

Ceiling mounted track lighting over island, as per plans.

Choice of pre-finished engineered laminate flooring, from builder's standard samples.

THE BATHROOM

[Master Bathroom or Main Bathroom in One Bathroom Suites]

Cecconi Simone custom-designed corian sink with cabinetry below vanity, from builder's standard samples.

Wall mounted sink faucet.

Cecconi Simone custom-designed mirror/storage cabinet above vanity.

Choice of porcelain tiles from builder's standard samples.

Polished chrome accessory package including towel bar and toilet holder where applicable.

White plumbing fixtures

Soaker tub, as per plans.

Full height porcelain or ceramic wall tiles in tub/shower enclosure, from builder's standard samples.

Pressure balance valve for tub and shower.

Exhaust vented to exterior.

SECOND BATHROOMS

[In Two Bathroom Suites]

Cecconi Simone custom-designed corian sink with cabinetry below vanity, from builder's standard samples.

Wall mounted sink faucet.

Wall mirror, width of vanity.

Choice of porcelain floor tiles from builder's standard samples.

Polished chrome accessory package including towel bar and toilet holder where applicable

White plumbing fixtures

Full height porcelain wall tiles and porcelain floor tiles in shower enclosure, from builder's standard samples.

Frameless glass enclosure, as per plans.

Pressure balance valve for shower.

Exhaust vented to exterior.

THE TECHNOLOGY

Emergency voice communications systems, smoke, carbon monoxide detector where applicable in each suite.

Entire building fully fire sprinklered. High-speed internet access provided with "future technology-ready" features in all suites.

Rough-in only for future security system.

Pre-wired for cable TV and telephones.

White "decora" switches and outlets.

FINISHES SELECTION

Purchasers will choose one of three finishes packages

pre-selected

by Cecconi Simone.

All packages, and any choices within the package are to be chosen with the assistance of the builders' Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from builders' samples, and are as per builders' specifications. Sizes and specifications are subject to change without notice, E. & O.E.

THE BUILDERS

Massey Tower is being developed by MOD Developments Inc. All suites protected under the Tarion Warranty Corporation.

// 60 STOREY MODERN POINT-TOWER DESIGNED BY AWARD-WINNING ARCHITECTURAL FIRM HARIRI PONTARINI... //

// LOBBY AND EXTENSIVE AMENITIES DESIGNED BY INTERNATIONALLY RENOWNED INTERIOR DESIGN FIRM CECCONI SIMONE... //

THE MASSEY TOWER LIVE ON YONGE

April 1, 2012

AGENT PREVIEW PRICE LIST

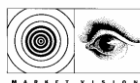
Unit#	Model Name	Starting from Floor	Type	Size	Balcony	Exposure	Starting Price*
08	Ravi Shankar	14	Jr. One Bedroom	377	Bal	S	\$282,250
13	Neil Young	14	Jr. One Bedroom	378	N/A	N	\$272,250
12	Bob Dylan	14	Jr. One Bedroom	440	Bal	NW	\$317,250
01	Yo-Yo Ma	14	One Bedroom	557	N/A	N	\$377,250
03	Dizzie Gillespie	14	One Bedroom	559	Bal	E	\$352,250
04	Charlie Parker	14	One Bedroom	559	Bal	E	\$352,250
07	Dave Brubeck	46	One Bedroom	566	Bal	S	\$450,500
06	Joni Mitchell	14	One Bedroom	578	Bal	S	\$407,250
14	Ray Charles	14	One Bedroom + Den	610	N/A	N	\$392,250
05	Louis Armstrong	11	Jr. Two Bedroom	643	Bal	SE	\$460,000
10	Gordon Lightfoot	28	One Bedroom + Den	645	Bal	W	\$452,750
11	Aretha Franklin	28	One Bedroom + Den	645	Bal	W	\$452,750
02	Glenn Gould	14	Two Bedroom	800	Bal	NE	\$528,000
09	Maria Callas	12	Three Bedroom	882	Bal	SW	\$601,000

*Floor premiums: \$750 for Jr. One Bedroom, One Bedroom and One Bedroom + Den, \$1,000 for Two Bedroom and Three Bedroom Suites. Premiums for preferential views may vary.

<p>Deposit Structure:</p> <p>\$5,000 with agreement Balance to 5% in 30 days 5% in 90 days 5% in 180 days 5% in 360 days 5% due on Occupancy Taxes: Estimated at 1.0% of purchase price</p>	<p>Parking \$69,000 available for suites 800sf+</p> <p>MAINTENANCE FEES: \$0.53 (excluding hydro & water)</p> <p>OCCUPANCY: November 8, 2016</p>
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All prices, figures and materials are preliminary and are subject to change without notice E & O.E. March 21, 2012

Website: www.themasseytower.com
Phone: (416) 966-0197 FAX: (416) 966-0197 E-mail: info@themasseytower.com
197 Yonge Street, Toronto, Ontario, M5B 2H1



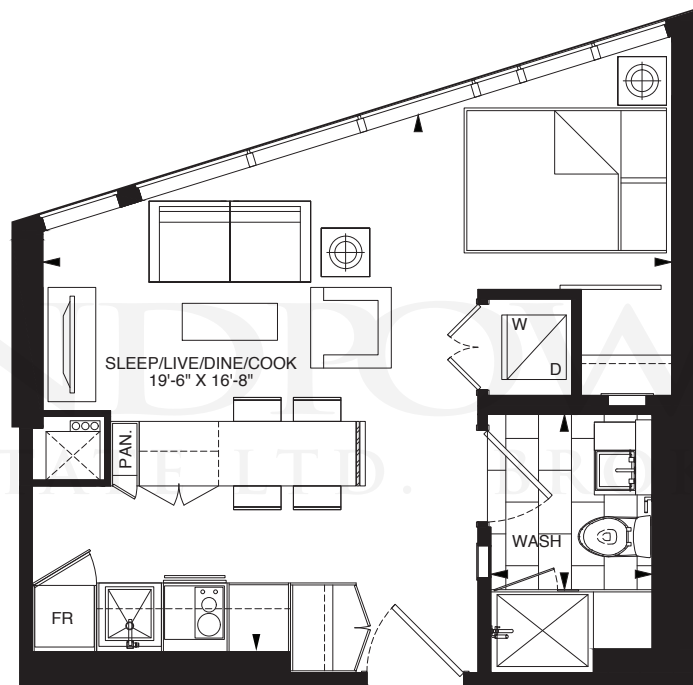
EXCLUSIVE LISTING BROKER: MARKETVISION REAL ESTATE CORPORATION, BROKER

JUNIOR ONE BEDROOM

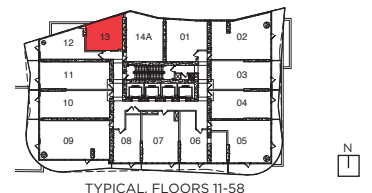
THE NEIL YOUNG SUITE

378 SQ.FT.

LANE PROPERTIES REAL ESTATE LTD. STORAGE



THE MASSEY TOWER
LIVE ON YONGE



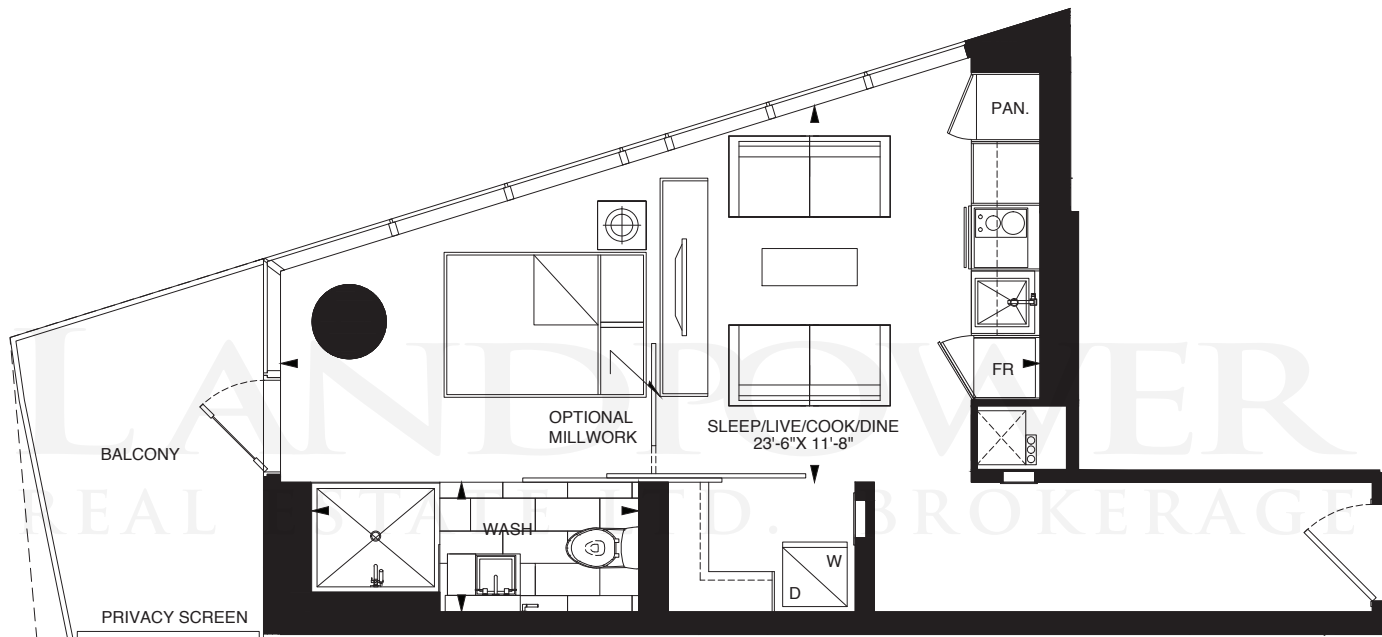
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JUNIOR ONE BEDROOM

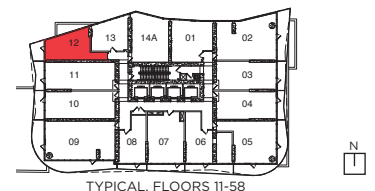
THE BOB DYLAN SUITE

440 SQ.FT. + BALCONY

440



THE MASSEY TOWER
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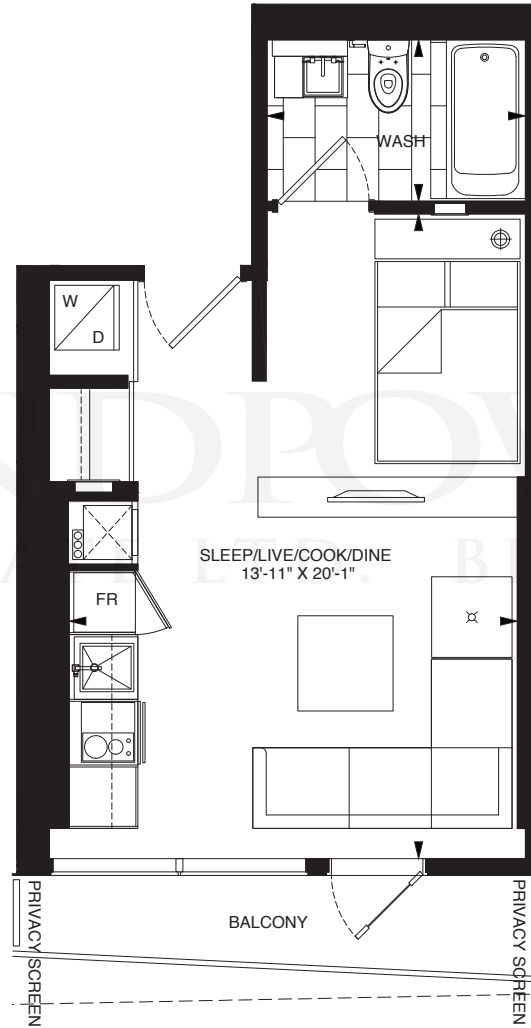
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JUNIOR ONE BEDROOM

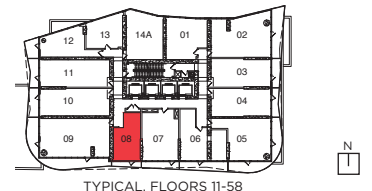
THE RAU SHANKAR

377 SQ.FT. + BALCONY

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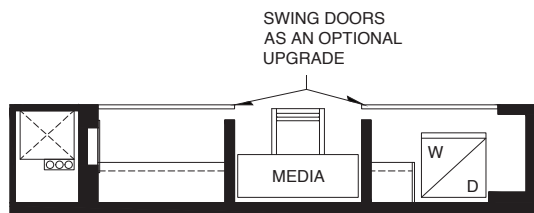
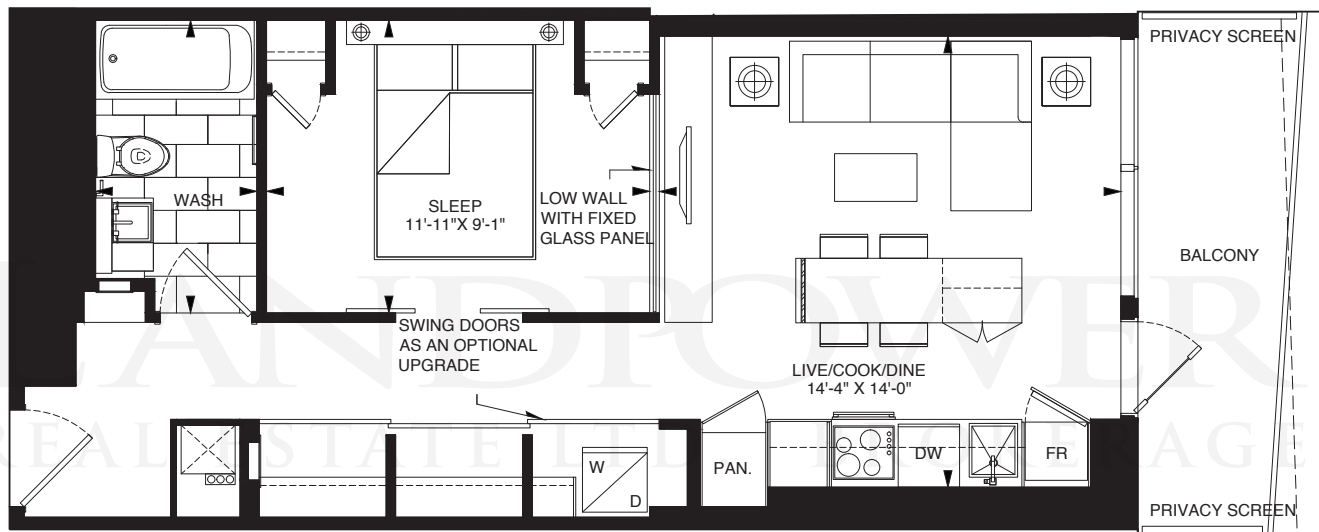
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ONE BEDROOM

THE DIZZIE GILLESPIE SUITE

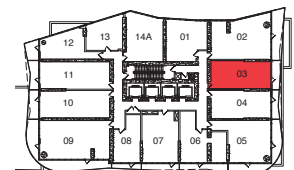
559 SQ.FT. + BALCONY

559



OPTIONAL CONFIGURATION

THE MASSEY
TOWER LIVE ON
YONGE



TYPICAL, FLOORS 11-58

N

ONE BEDROOM

THE CHARLIE PARKER SUITE

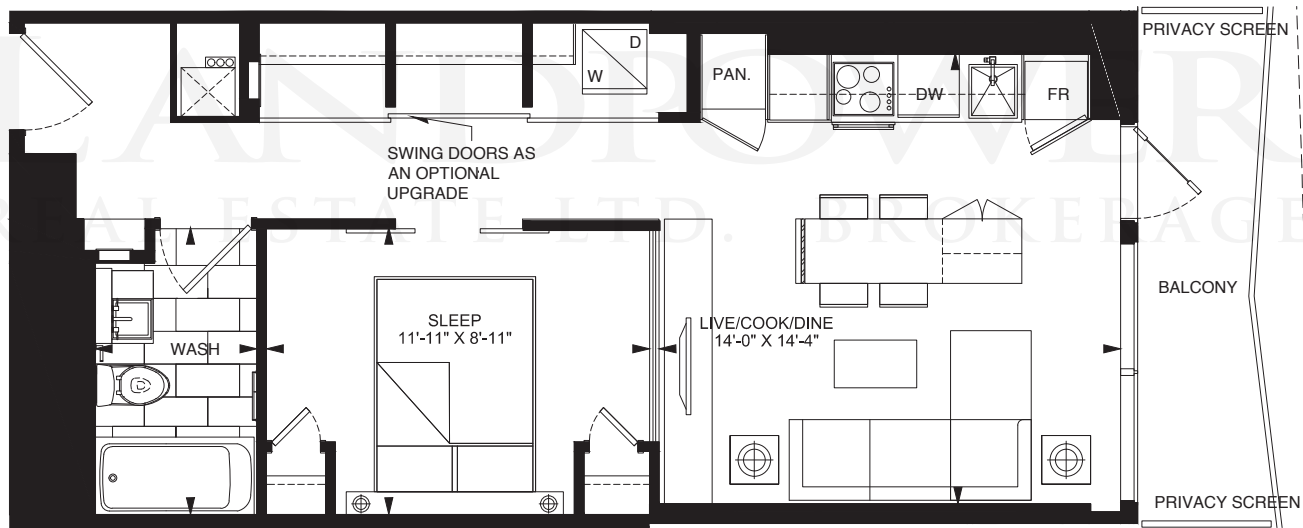
559 SQ.FT. + BALCONY

559

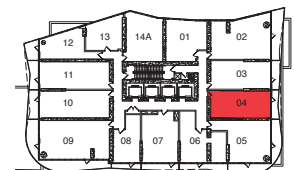
OPTIONAL CONFIGURATION



SWING DOORS AS AN OPTIONAL UPGRADE



THE MASSEY
TOWER LIVE ON
YONGE



TYPICAL, FLOORS 11-58

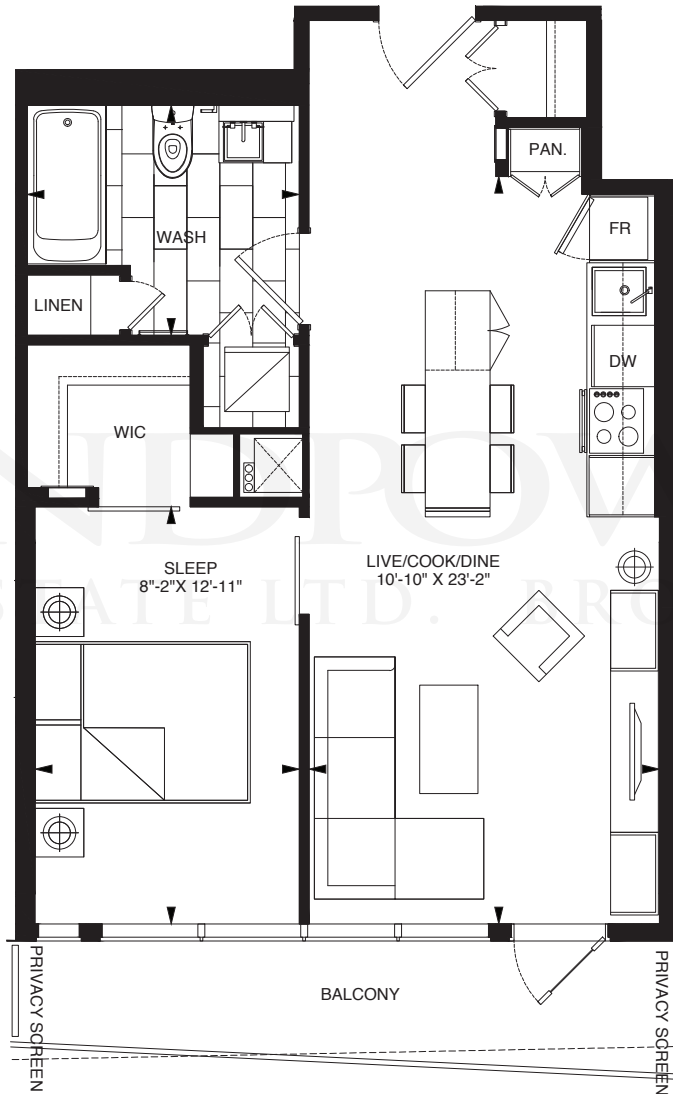
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ONE BEDROOM

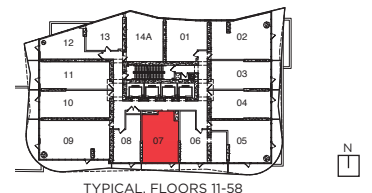
THE DAVE BRUBELK SUITE

566 SQ.FT. + BALCONY

566



**THE MASSEY
TOWER** LIVE ON
YONGE



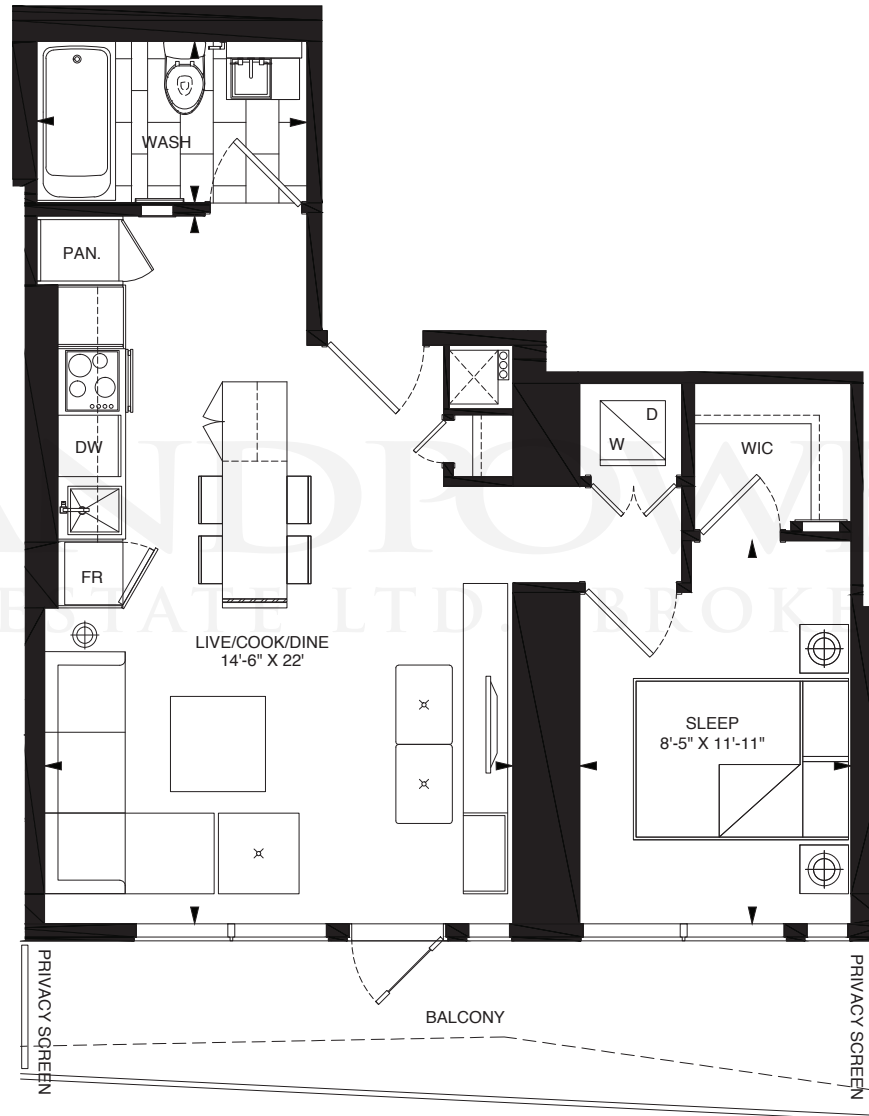
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ONE BEDROOM

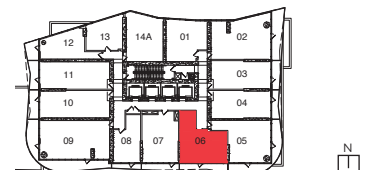
THE JONI MITCHELL

578 SQ.FT. + BALCONY

578



THE MASSEY
TOWER LIVE ON
YONGE



TYPICAL, FLOORS 11-58

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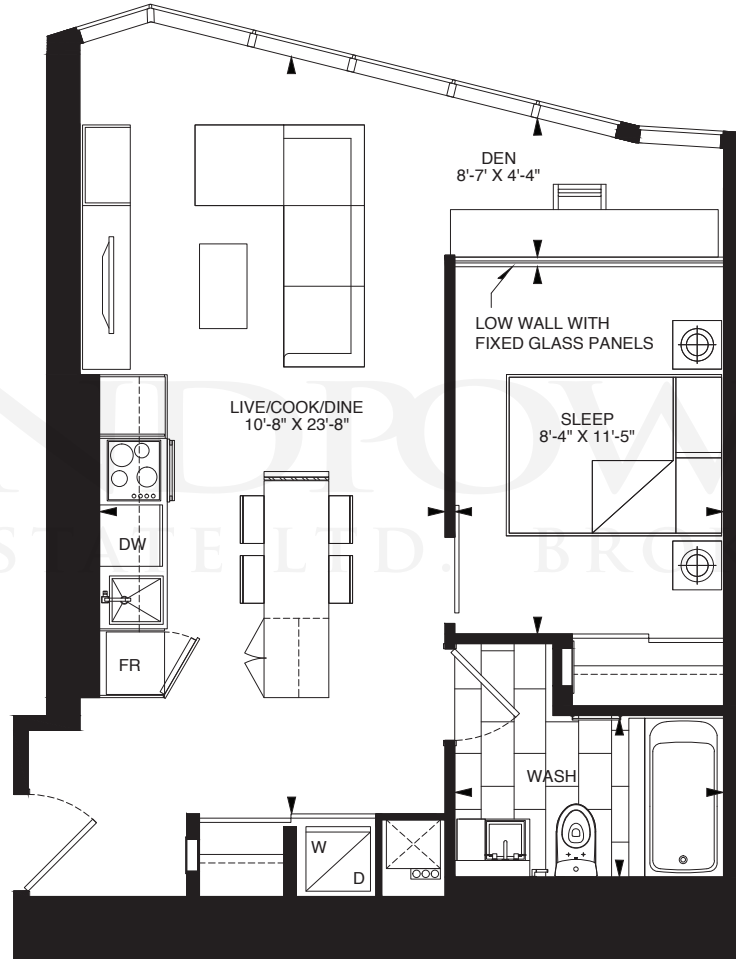
ONE BEDROOM + DEN

THE RAY CHARLES

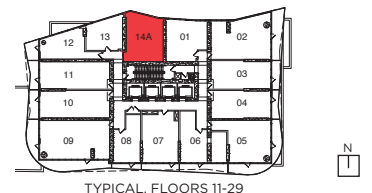
610

610 SQ.FT.

SUITE A



THE MASSEY
TOWER LIVE ON
YONGE



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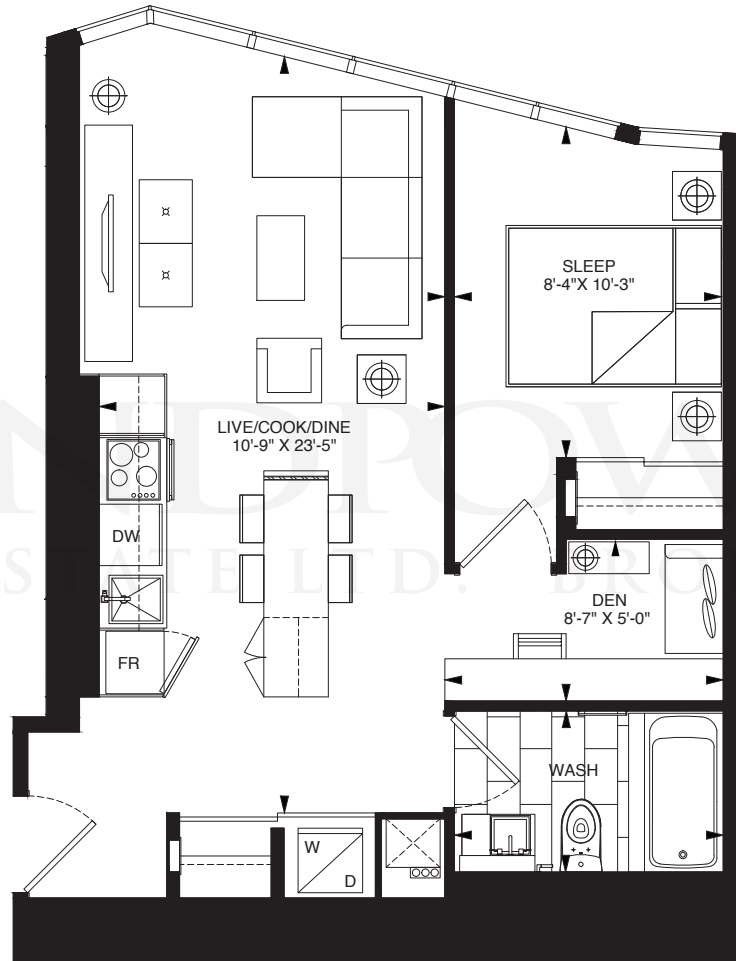
ONE BEDROOM + DEN

THE RAY CHARLES

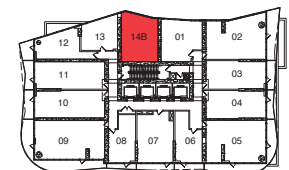
610

610 SQ.FT.

SUITE B



THE MASSEY
TOWER LIVE ON
YONGE



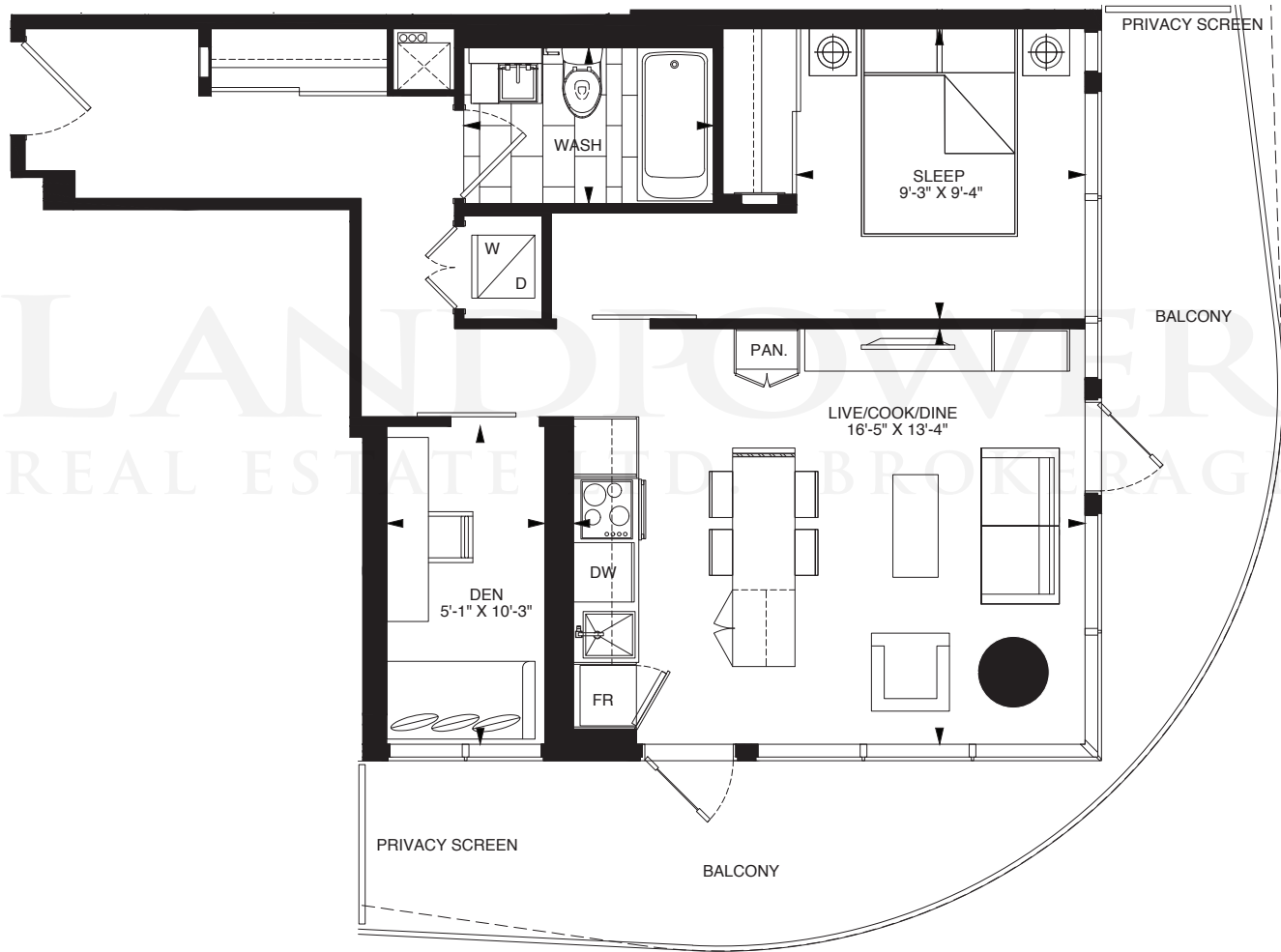
TYPICAL, FLOORS 30-58

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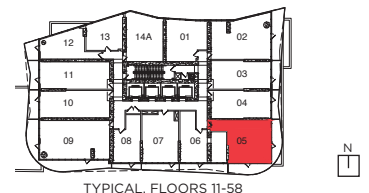
JUNIOR TWO BEDROOM

THE LOUIS ARMSTRONG SUITE

643 SQ.FT. + BALCONY



THE MASSEY TOWER
LIVE ON YONGE

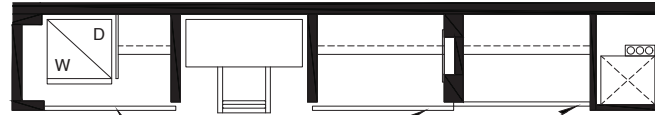


ONE BEDROOM + DEN

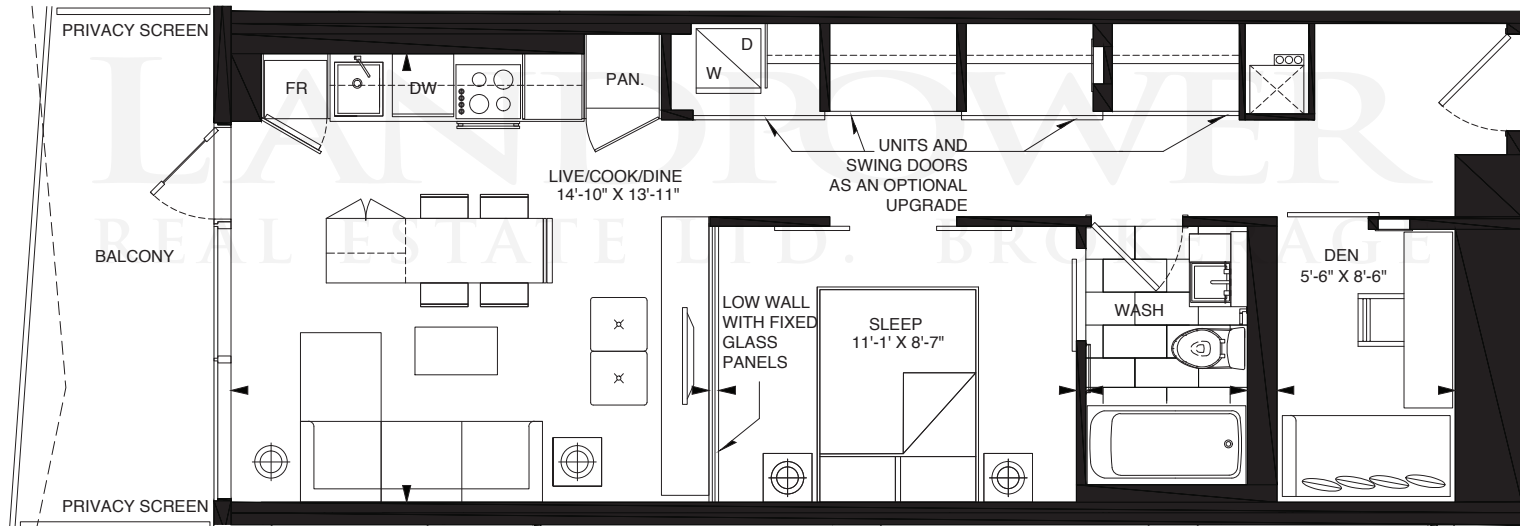
THE GORDON LIGHTFOOT SUITE

645 SQ.FT. + BALCONY

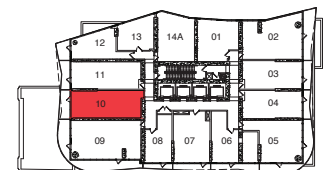
OPTIONAL CONFIGURATION



UNITS AND SWING DOORS AS AN OPTIONAL UPGRADE



THE MASSEY TOWER
LIVE ON YONGE



TYPICAL, FLOORS 11-58



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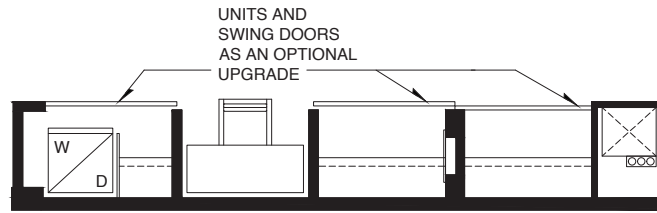
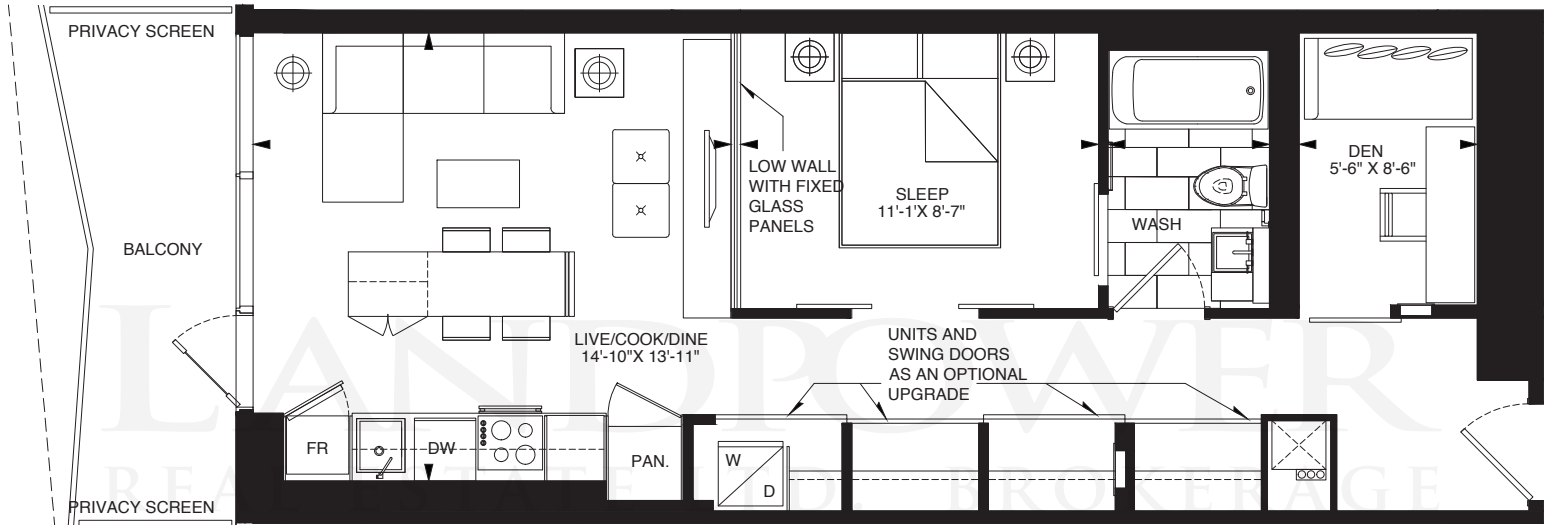
ONE BEDROOM + DEN

THE ARETHA FRANKLIN

645

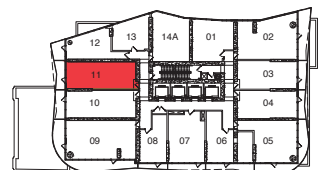
645 SQ.FT. + BALCONY

← SUITE →



OPTIONAL CONFIGURATION

THE MASSEY TOWER
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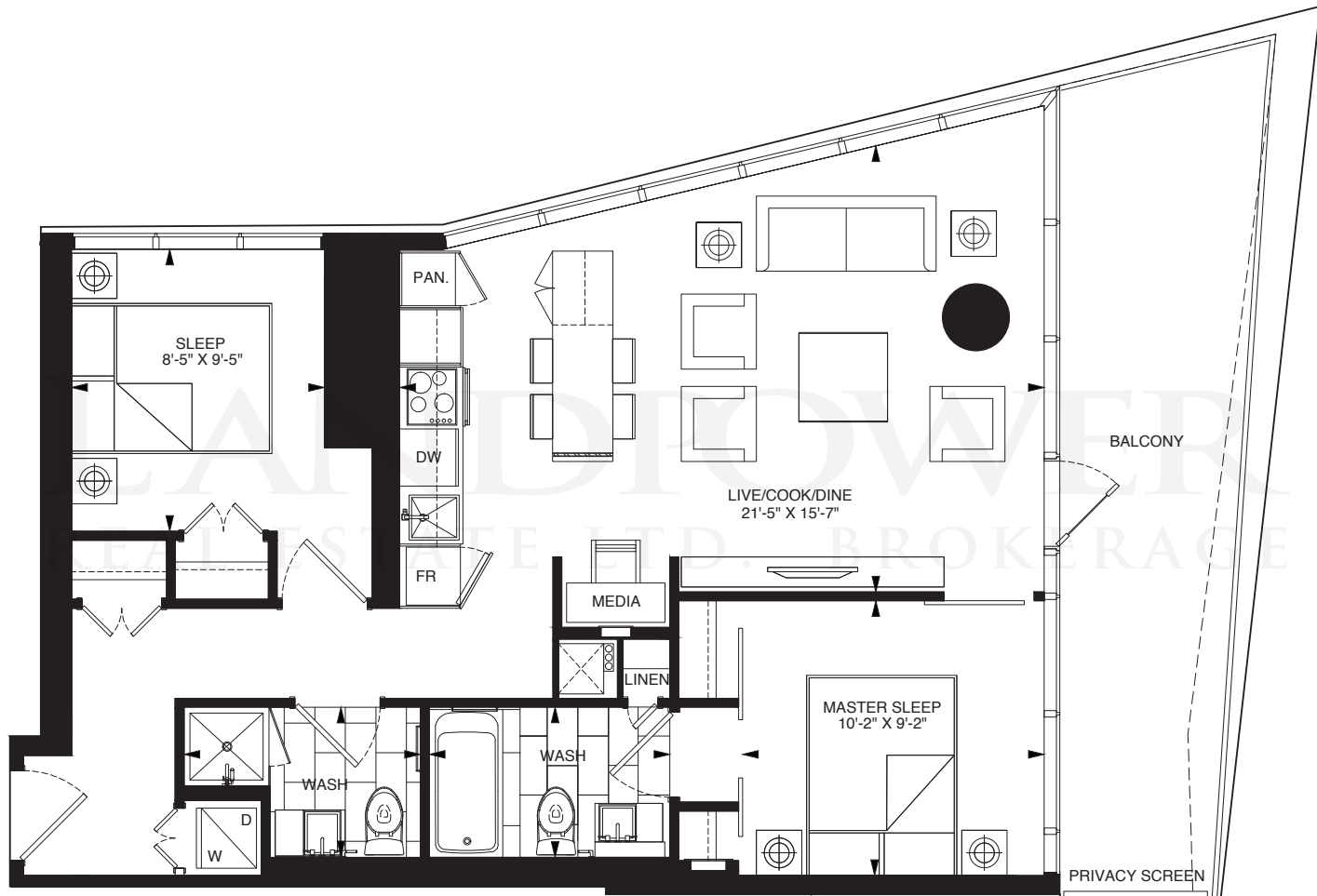
TYPICAL, FLOORS 11-58



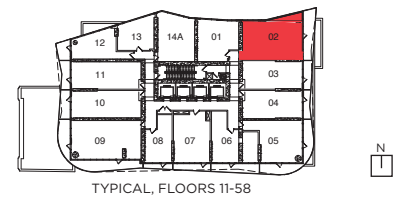
TWO BEDROOM

>> The Glenn Gould suite <<

800 SQ.FT. + BALCONY



**THE MASSEY
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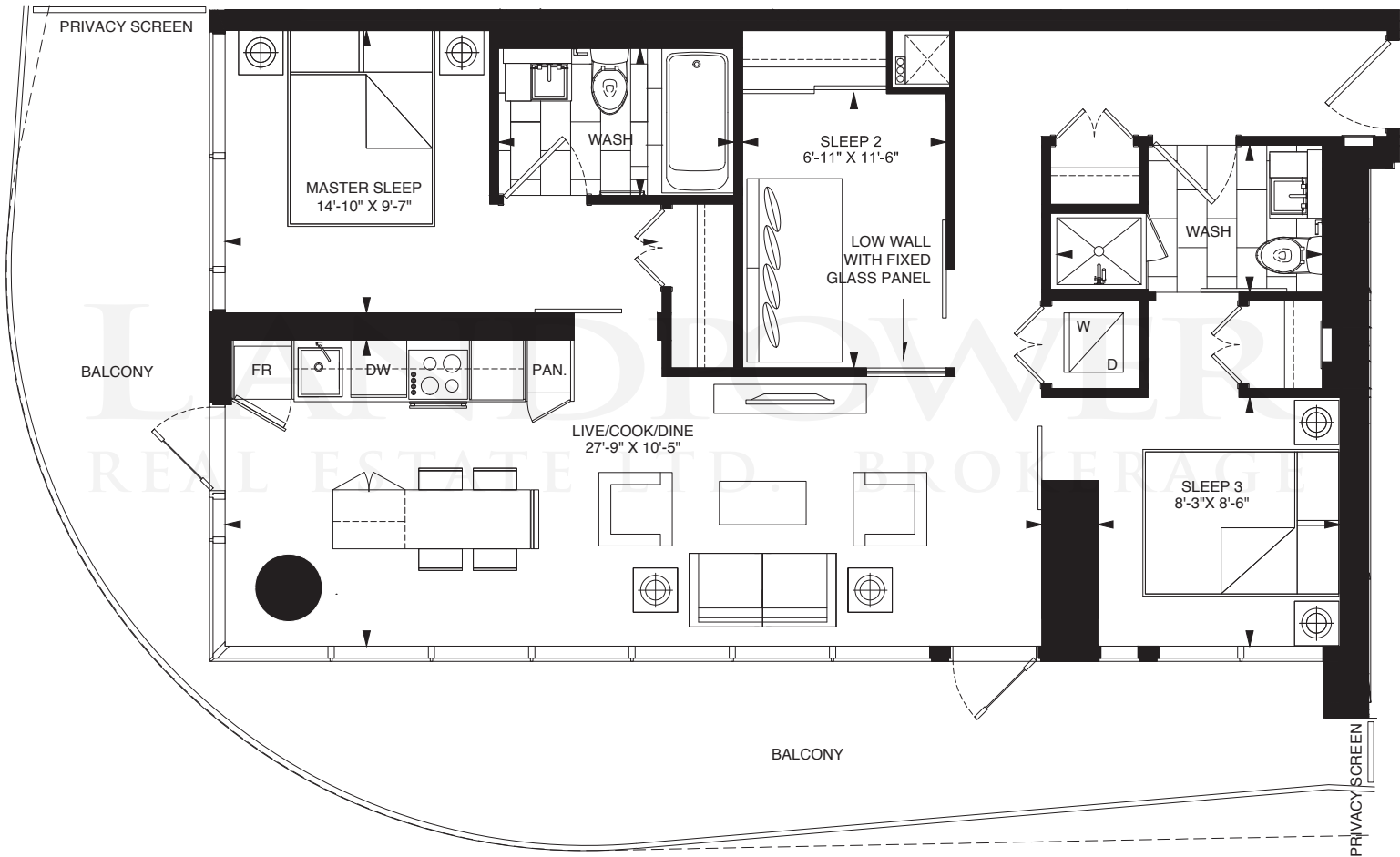


TYPICAL, FLOORS 11-58

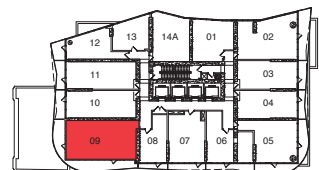
TWO BEDROOM + DEN / 3 BEDROOM

» *The Maria Callas* suite

882 SQ.FT. + BALCONY



**THE MASSEY
TOWER** LIVE ON
YONGE



TYPICAL, FLOORS 11-58

N

THE MASSEY TOWER LIVE ON YONGE

WORKSHEET

April 1, 2012

Model: _____ **Type:** _____ **Floor:** _____

Suite Price: \$ _____

Parking Price:* \$ _____

Total Price: \$ _____

*Parking \$69,000, subject to availability, available for suites 800sf or larger

	PURCHASER 1	PURCHASER 2
Full Legal Name		
SIN Number		
Date of Birth (MM/DD/YY)		
Address		
City, Province		
Postal Code		
Home Phone		
Business Phone		
Cell Phone		
E-Mail		

Brokerage: _____

Email: _____

Address: _____

Agent: _____

Phone: _____

City: _____ **Postal Code:** _____

LANDPOWER

REAL ESTATE LTD. BROKERAGE

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INFO@THEMASSEYTOWER.COM

TRICON

mod
DEVELOPMENTS INC.

