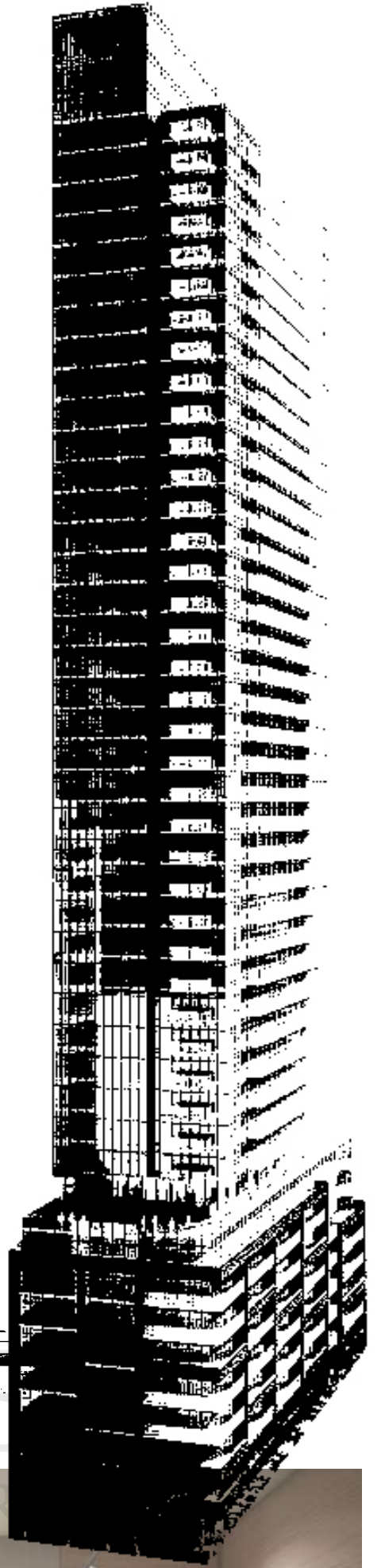


“

Boring is not on the menu, but style, function, value and livability are all part of the fare at Pace, Great Gulf's great new entry into Toronto's downtown condo scene. Pace sets the pace. Intensely urban, decidedly modern. It is a paragon of architectural brilliance. Pace is a shimmering glass tower artfully placed on a podium comprised of

dark charcoal coloured bricks. This is urban elegance at its best. This is eye-catching, eye candy design the likes of which the city has never seen. The interior spaces at Pace are equally unexpected. Distinctly stylish social spaces and amenity areas. Suite layout and design that has been carefully considered down to the most precise detail. Floor-to-ceiling windows, Cecconi Simone custom kitchens, sexy bathrooms and balconies offering super city views. Pace is uncluttered urban attitude. Want it all? Pace is the place.

”



LANDPROVIE  
REAL ESTATE LTD. BROKER

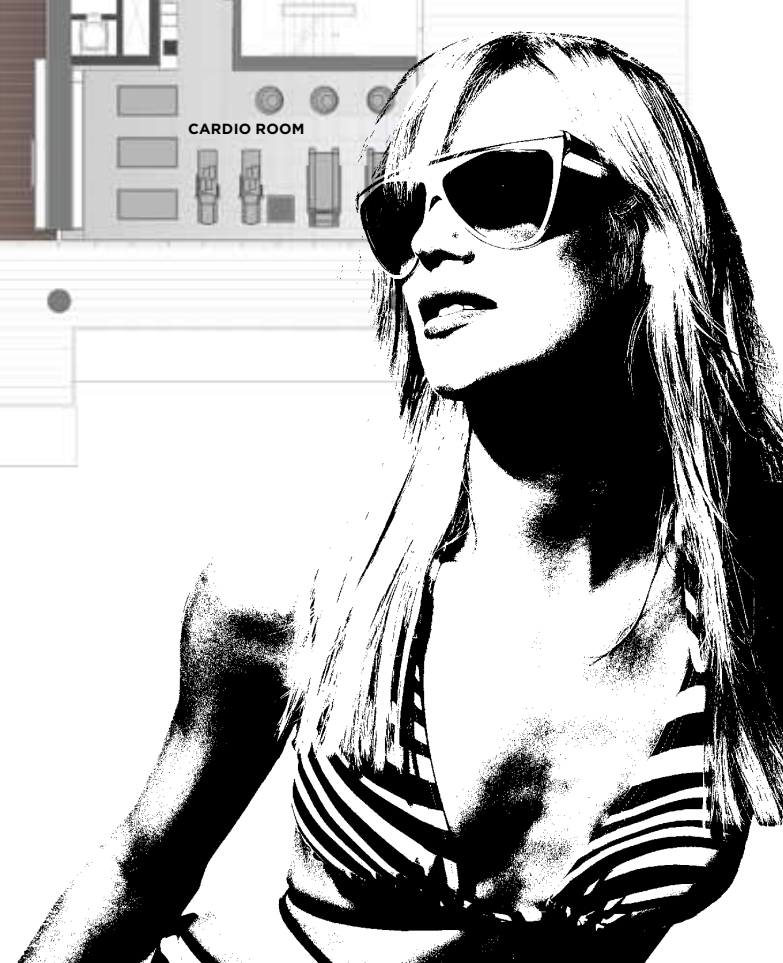
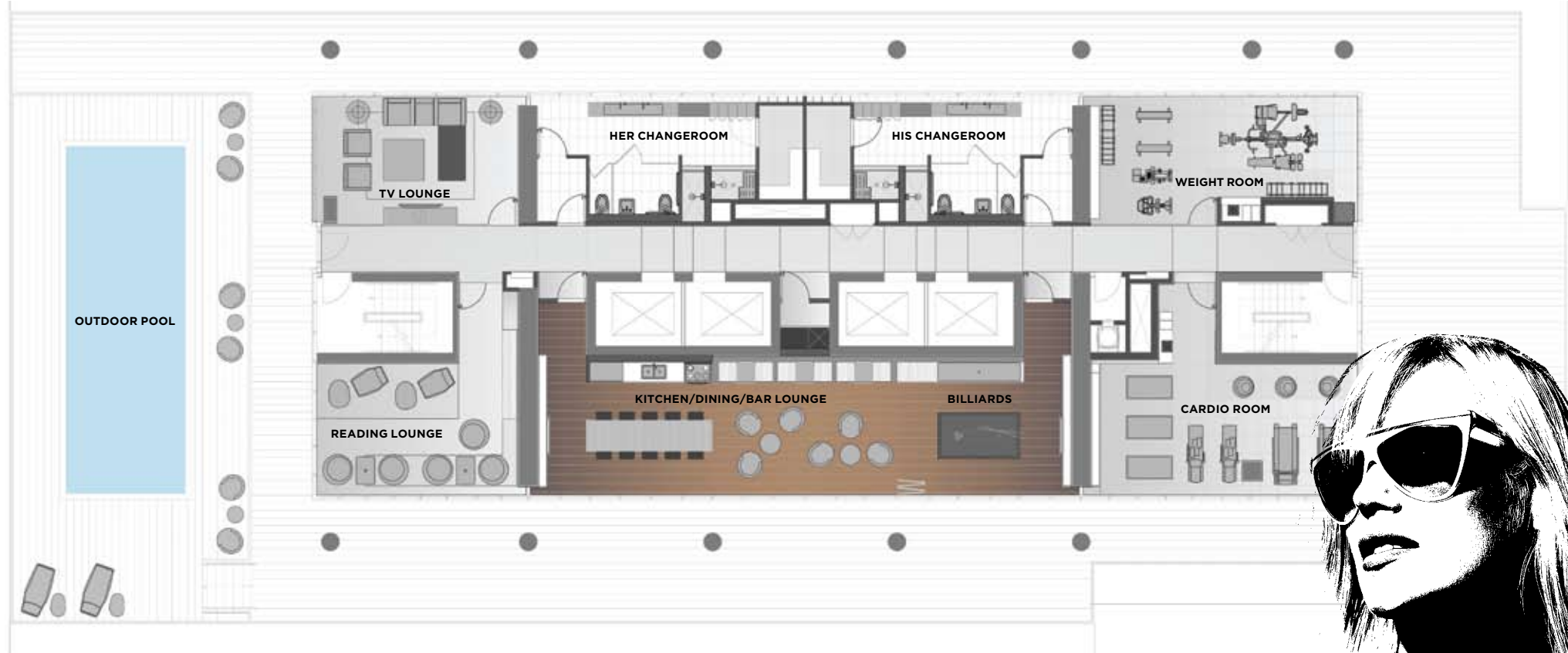
# SAVVY URBAN SPACE



Pace Bathrooms.  
Clean and simple. Simply sexy.

Pace Kitchens.  
Measured minimalism. Clean lines. Elegantly efficient. A cooking and cocktail scene for modernistas who cherish entertaining at home. Infinite custom design by Cecconi Simone. Cheers.

# GET GOING



Fitness fetish or couch spud? We've got you covered at Pace. Aesthetics and functionality are the keywords describing Pace's amenity areas. Sweat it out in the weight and cardio rooms or do two hundred or so laps in the outdoor pool. Then collapse in the TV lounge or reading

room. There's a party room with bar, kitchen and pool table and, when it's sizzling in the city, stretch out and absorb some rays on the sun deck. At Pace you set your own pace. Just let our 24/7 concierge know whether you're in or out. Whew!

Pace is in the fast lane of city living. It's about being accessible, about being totally metro, about networking with the city. It's in a neighbourhood that's equal parts old-world edgy and new world style. A short pace to the Eaton Centre and Yonge Dundas Square. Techno fashion and vintage charm in one neat package. Steak, or salad, or both. Subway, or streetcar, or both. A leisurely pace to the St. Lawrence Market. Live theatre, film, food. Yeah, it's all here, in the neighbourhood. Pace is command control, home base for urban adventurers.



Businesses shown: Starbucks, Subway, Casey's, Pi-Tom's, Smoke's Poutiner, Le Petit, etc.

Map labels: WELLESLEY, COLLEGE, DUNDAS, QUEEN, KING, LAKE ONTARIO, YONGE, CHURCH, JARVIS, SHERBOURNE, RYERSON UNIVERSITY, ST. LAWRENCE MARKET, EATON CENTRE.



1. ONE SHERWAY
2. CHARLIE
3. X THE CONDOMINIUM
4. SAINT JAMES
5. THE HUDSON
6. THE MORGAN
7. 18 YORKVILLE
8. THE REGENCY
9. ONE BLOOR

## GREAT GULF

**GREAT GULF IS BUILDING PACE.** Great Gulf is an international real estate development company with a scope of projects covering the entire real estate spectrum, from land acquisition and assembly, to the design and construction of high-rise condominiums, resorts and single family homes in master-planned communities throughout North America. Here in Toronto, the following properties reflect their diverse approach to

condominium design. The luxury of Saint James at King & Jarvis and The Regency at Bloor & Royal York. The polished stone and Art Deco detailing of The Morgan at Spadina and Richmond. The towering contemporary icon at 18 Yorkville. The urban elegance of The Hudson at King and Spadina and Charlie at King and Charlotte. The exciting design development of X The Condominium and X2 at Charles and Jarvis and the iconic One Bloor at the corner of Yonge and Bloor. All are testaments to their commitment to design and construction excellence.

DIAMOND + SCHMITT ARCHITECTS INC. IS DESIGNING PACE.  
 CECCONI SIMONE INC. IS CREATING INTERIORS FOR PACE.  
 PHILLIPS FAREVAAG SMALLENBERG IS LANDSCAPING PACE.

“PEEK INSIDE FOR PLANS”

416  
928  
2223

**PACECONDOS.COM**

EXCLUSIVE LISTING: BAKER REAL ESTATE INCORPORATED, BROKERAGE. BROKERS PROTECTED. SIZES AND SPECS. SUBJECT TO CHANGE WITHOUT NOTICE. E+O.E. ILLUSTRATIONS ARE ARTIST'S IMPRESSION.

# PACE

## **Exclusive Sales Opportunity for Great Gulf VIP Agents**

**BEFORE WE OPEN TO THE GENERAL BROKERS & PUBLIC**

**THE BEST \*!#@%! DEAL IN DOWNTOWN TORONTO**

**Wednesday, April 6, 2011**

### **Agent Information Package**

- Procedure for Buying
- Preview Pricing
- Broker Referral Form
- Worksheet
- Choice of Suite Form

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

**Completed Worksheets to be  
submitted by fax to 416-924-5321  
Please read your Procedure for Buying carefully.**

View our Agent Only website for further information at:  
[www.bakerrealtypartners.com/pacecondos](http://www.bakerrealtypartners.com/pacecondos)

**GREAT GULF**



For further enquiries, please call 416-928-2223



## EXCLUSIVE VIP AGENTS PREVIEW PRICING

MODEL	LEVEL	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW * OPENING PRICING FROM:	VIP AGENT ** PRICING FROM:
City Suite A	4 to 7	Bachelor	526 sq. ft.	South	<del>\$214,990</del>	\$209,990
City Suite B	4 to 7	One Bedroom	502 sq. ft.	North	<del>\$244,990</del>	\$239,990
Tower Suite A	12 to 35	One Bedroom	537 sq. ft.	South	<del>\$284,990</del>	\$279,990
Tower Suite A	12 to 35	One Bedroom	546 sq. ft.	South	<del>\$288,990</del>	\$283,990
Tower Suite B	12 to 35	One Bedroom	549 sq. ft.	South	<del>\$288,990</del>	\$283,990
Tower Suite C	12 to 35	One Bedroom	570 sq. ft.	North-West	<del>\$301,990</del>	\$296,990
City Suite C	4 to 7	One Bedroom	606 sq. ft.	South-East	<del>\$310,990</del>	\$305,990
Tower Suite D	12 to 35	One Bedroom	619 sq. ft.	South-West	<del>\$331,990</del>	\$326,990
Tower Suite E	12 to 35	One Bedroom + Den	643 sq. ft.	North-East	<del>\$333,990</del>	\$328,990
City Suite D	4 to 7	One Bedroom + Den	667 sq. ft.	South	<del>\$341,990</del>	\$336,990
City Suite E	5 to 7	One Bedroom + Den	679 sq. ft.	South	<del>\$347,990</del>	\$342,990
City Suite D	4 to 7	One Bedroom + Den	686 sq. ft.	South	<del>\$350,990</del>	\$345,990
City Suite F	4 to 7	One Bedroom + Den	705 sq. ft.	South	<del>\$358,990</del>	\$353,990
Tower Suite F	12 to 35	Two Bedroom	625 sq. ft.	North	<del>\$326,990</del>	\$321,990
Tower Suite F	12 to 35	Two Bedroom	626 sq. ft.	North	<del>\$326,990</del>	\$321,990
City Suite G	4 to 7	Two Bedroom	652 sq. ft.	North	<del>\$304,990</del>	\$299,990
City Suite H	4 to 7	Two Bedroom	682 sq. ft.	North	<del>\$348,990</del>	\$343,990
City Suite H	4 to 7	Two Bedroom	683 sq. ft.	North	<del>\$348,990</del>	\$343,990
City Suite I	4 to 7	Two Bedroom	717 sq. ft.	North-East	<del>\$366,990</del>	\$361,990
City Suite J	4 to 7	Two Bedroom	727 sq. ft.	South	<del>\$370,990</del>	\$365,990
Tower Suite G	12 to 35	Two Bedroom	772 sq. ft.	South-East	<del>\$409,990</del>	\$404,990
City Suite K	4 to 7	Two Bedroom	792 sq. ft.	South-West	<del>\$403,990</del>	\$398,990
City Suite L	4 to 7	Two Bedroom	900 sq. ft.	North-West	<del>\$457,990</del>	\$452,990

\*(Subject to availability). Premiums apply to floors and views. Please see a Sales Representative for details. \*\* Valid only on sales made on or before April 30, 2011

### Suite Features

Ceiling heights of approximately 8.5 feet for the City Suites and 9 feet for the Tower Suites. Choice of designer-selected laminate flooring in living/dining areas, foyer and bedrooms. The Kitchens include contemporary kitchen cabinetry custom designed by Cecconi Simone, in a variety of materials and colours, Corian countertop and stainless steel appliances including self-cleaning range and microwave. Integrated counter-depth refrigerator, dishwasher, stainless steel hood fan and stacked brand-name washer/dryer with exterior venting in all suites. In the bathrooms, European style vanity with surface mounted porcelain sink on a Corian countertop.\*\*\*

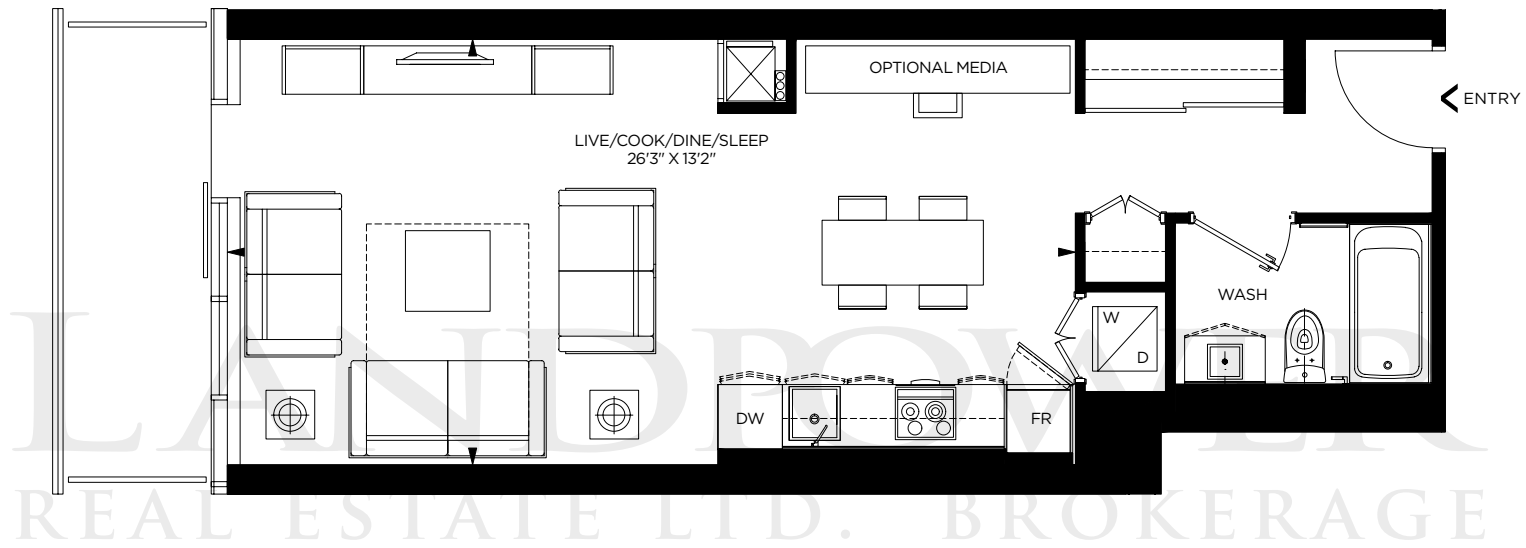
### Building Features

Designed by Diamond & Schmitt Architects Inc. with interiors by Cecconi Simone and Phillips Farevaag Smallemberg completing the landscaping. Breathtaking double-height lobby and extensive amenities including weight room, cardio room, his and hers change-rooms, billiard room, kitchen/dining/bar lounge area, TV lounge and reading lounge. The amenities floor opens onto a spectacular landscaped roof garden with an outdoor swimming pool, seating and sunning areas. 24 hour/7 days a week concierge.

<p><b>Deposit Structure</b>            \$5,000 with signing of Agreement            Balance of 5% in 30 days            5% in 60 days            5% in 180 days            5% in 360 days            2.5% in 720 days            2.5% on Occupancy</p> <p><b>Taxes</b>            Estimated at approximately 1 % of purchase price</p> <p><b>Occupancy Commencing</b>            May 1<sup>st</sup>, 2015</p>	<p><b>Maintenance</b>            \$0.45 per square foot            Hydro metered separately            Parking Maintenance fee - \$45.00/ month            Locker Maintenance - \$12.00/month</p> <p><b>Parking</b>            \$47,000 per parking space            (Parking is available for all 2 bedroom Tower suites)</p> <p><b>Locker</b>            \$4,500</p> <p>All prices quoted include HST</p>
---	---

All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. April 6, 2011

\*Please see a Sales Representative for details. \*\* Valid only on sales made on or before April 30, 2011 \*\*\* As per plan from Vendor's standard samples.



**526**  
SQUARE  
FEET

CITY SUITE A STUDIO



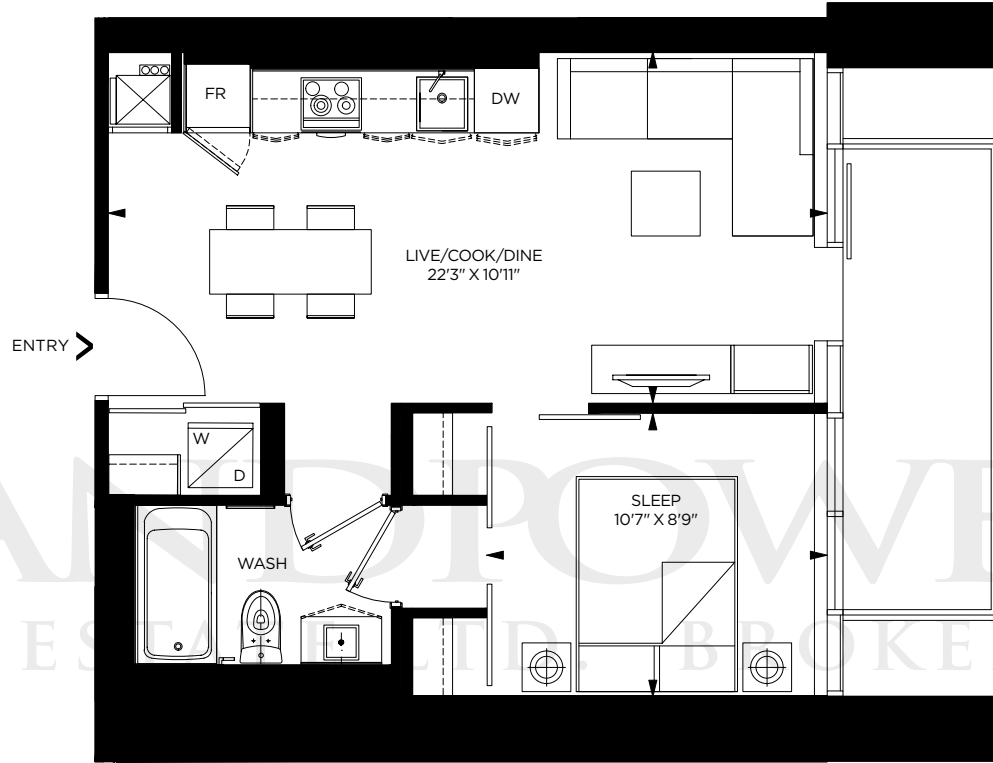
FLOORS 4 TO 7

**GREAT GULF**

**PACE**

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LANDSPROVER  
REAL ESTATE BROKERAGE



**502**  
SQUARE  
FEET

CITY SUITE B 1 BEDROOM

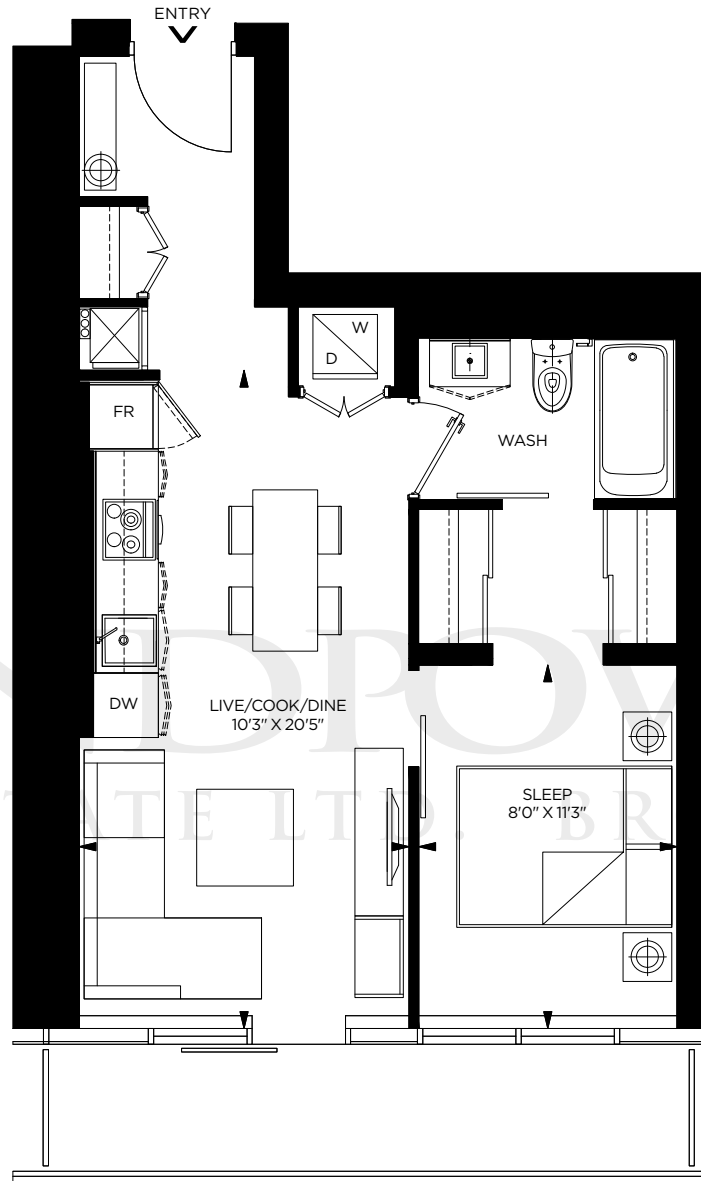


FLOORS 4 TO 7

**GREAT GULF**

**PACE**

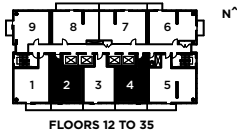
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LANE PROWSE  
 REAL ESTATE BROKERAGE

**537**  
 SQUARE  
 FEET

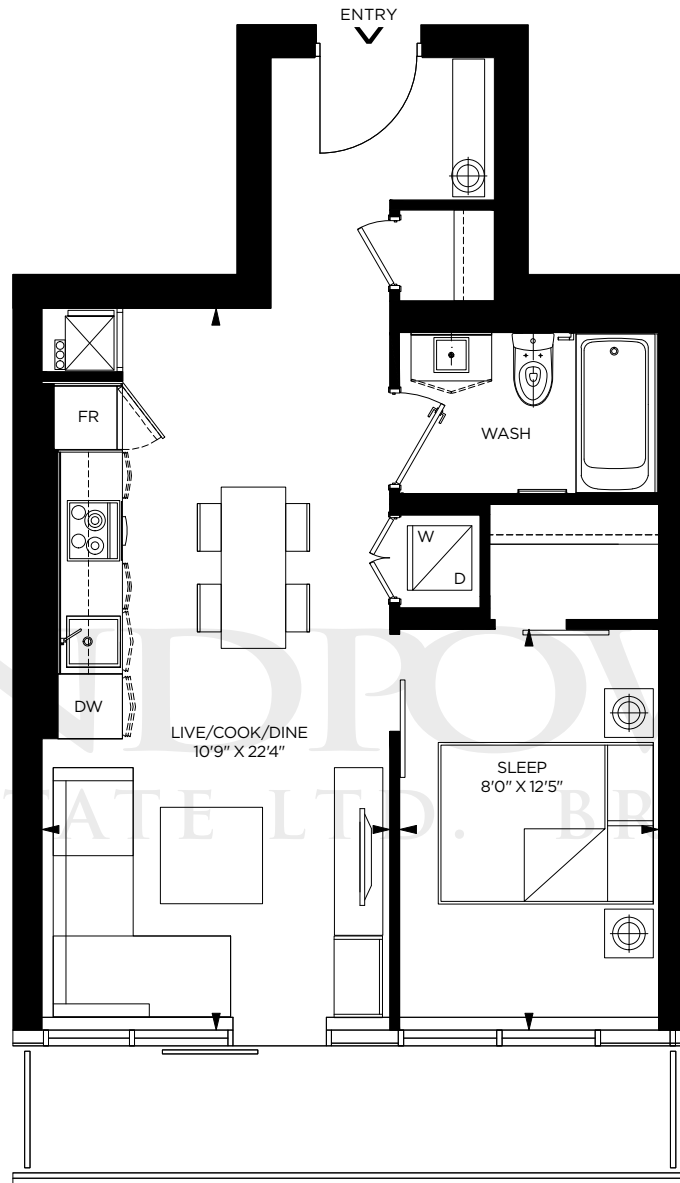
**TOWER SUITE A 1 BEDROOM [02-537 SQ. FT. / 04-546 SQ. FT.]**



**GREAT GULF**

**PACE**

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 REAL ESTATE LTD. BROKERAGE

**549**  
 SQUARE  
 FEET

**TOWER SUITE B 1 BEDROOM**



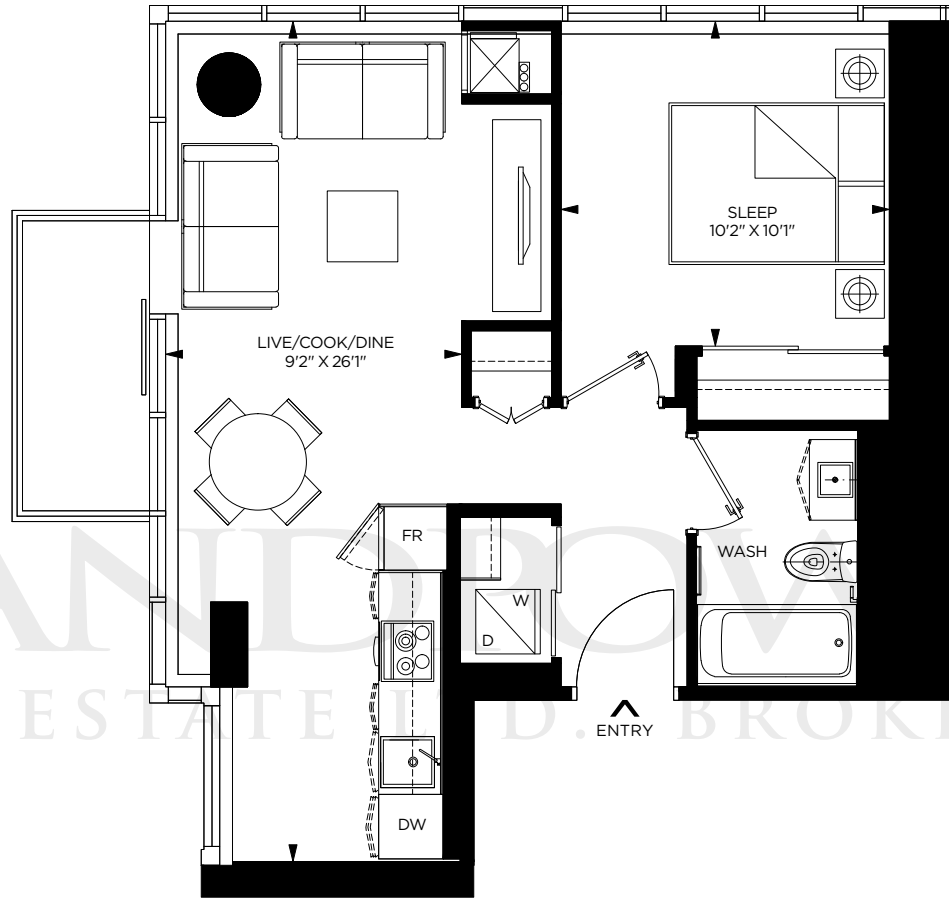
FLOORS 12 TO 35

**GREAT GULF**

**PACE**

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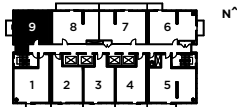




LANDFLOWER  
REAL ESTATE D. BROKERAGE

**570**  
SQUARE  
FEET

**TOWER SUITE C 1 BEDROOM**

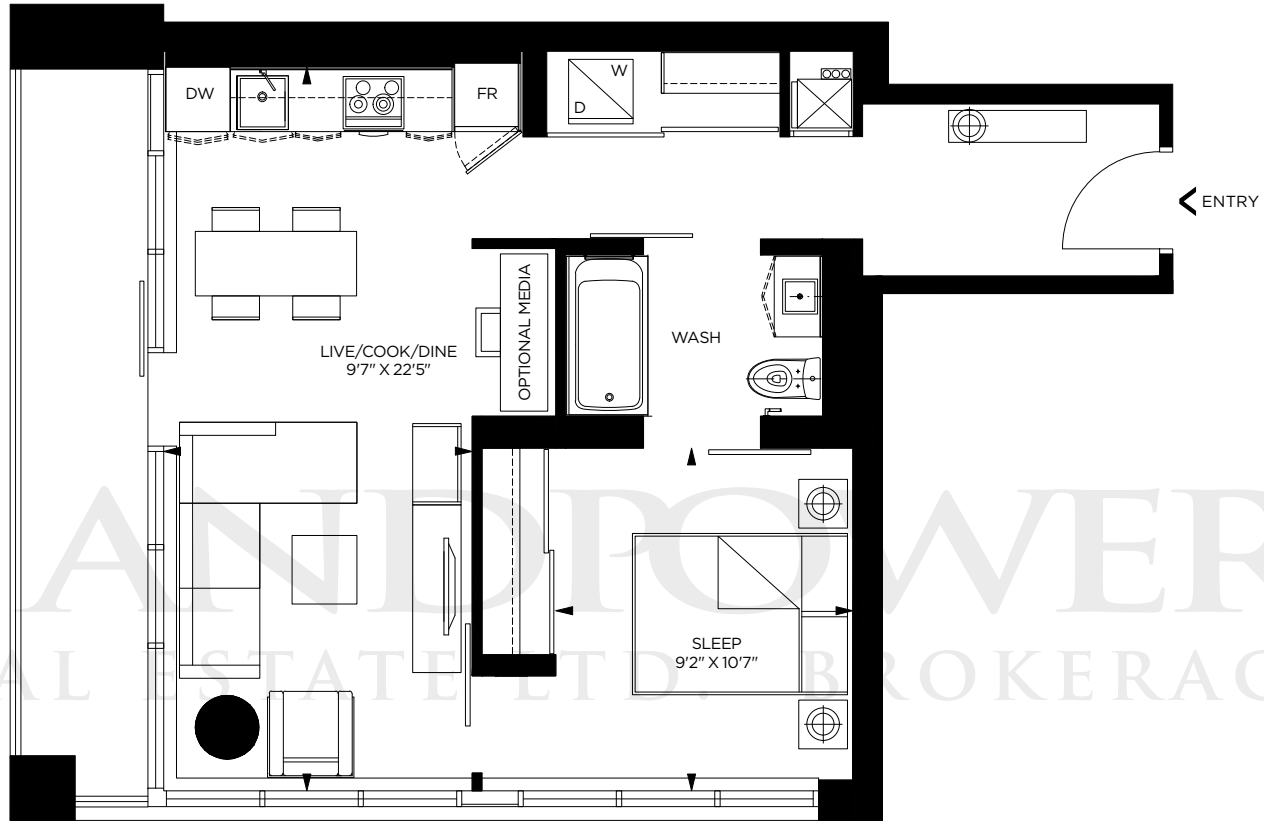


FLOORS 12 TO 35

**GREAT GULF**

**PACE**

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LANDFLOWER  
REAL ESTATE BROKERAGE

**606**  
SQUARE  
FEET

CITY SUITE C 1 BEDROOM



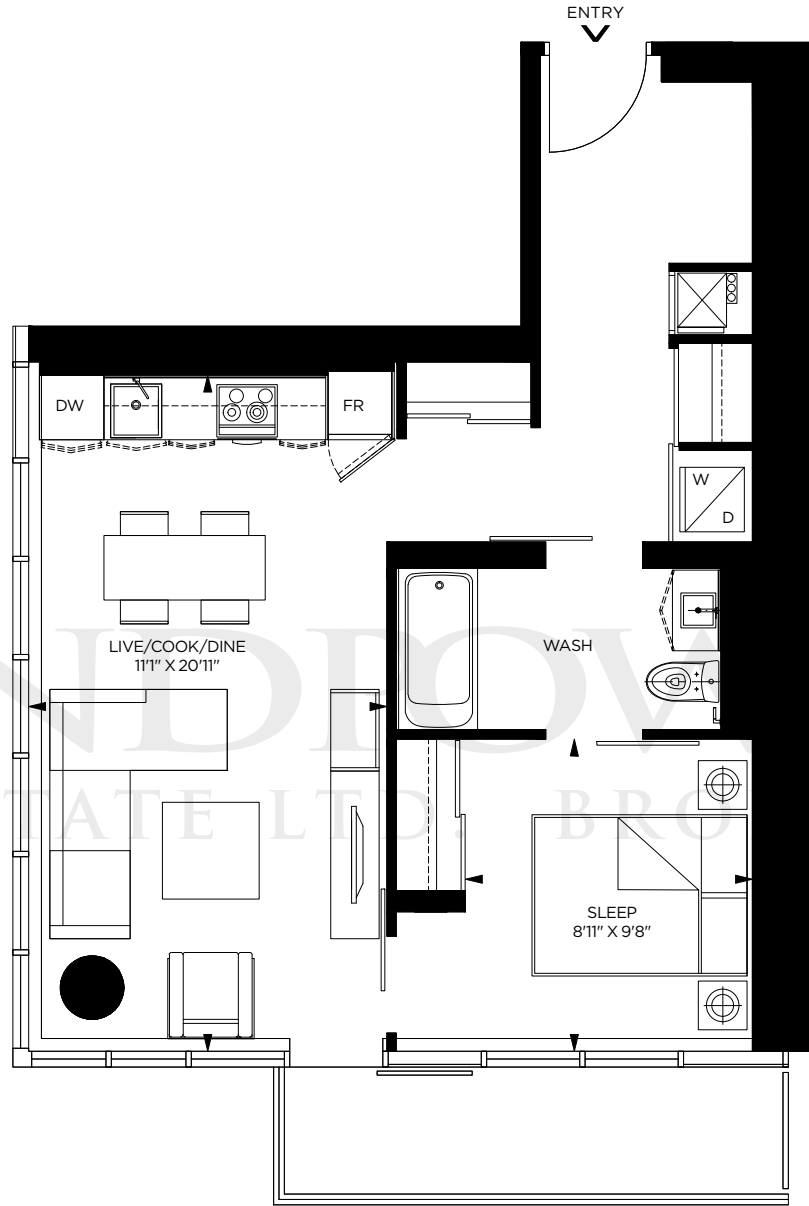
FLOORS 4 TO 7

**GREAT GULF**

**PACE**

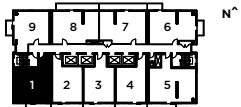
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LANDMARK TOWER  
REAL ESTATE LTD. BROKERAGE



**619**  
SQUARE  
FEET

**TOWER SUITE D 1 BEDROOM**

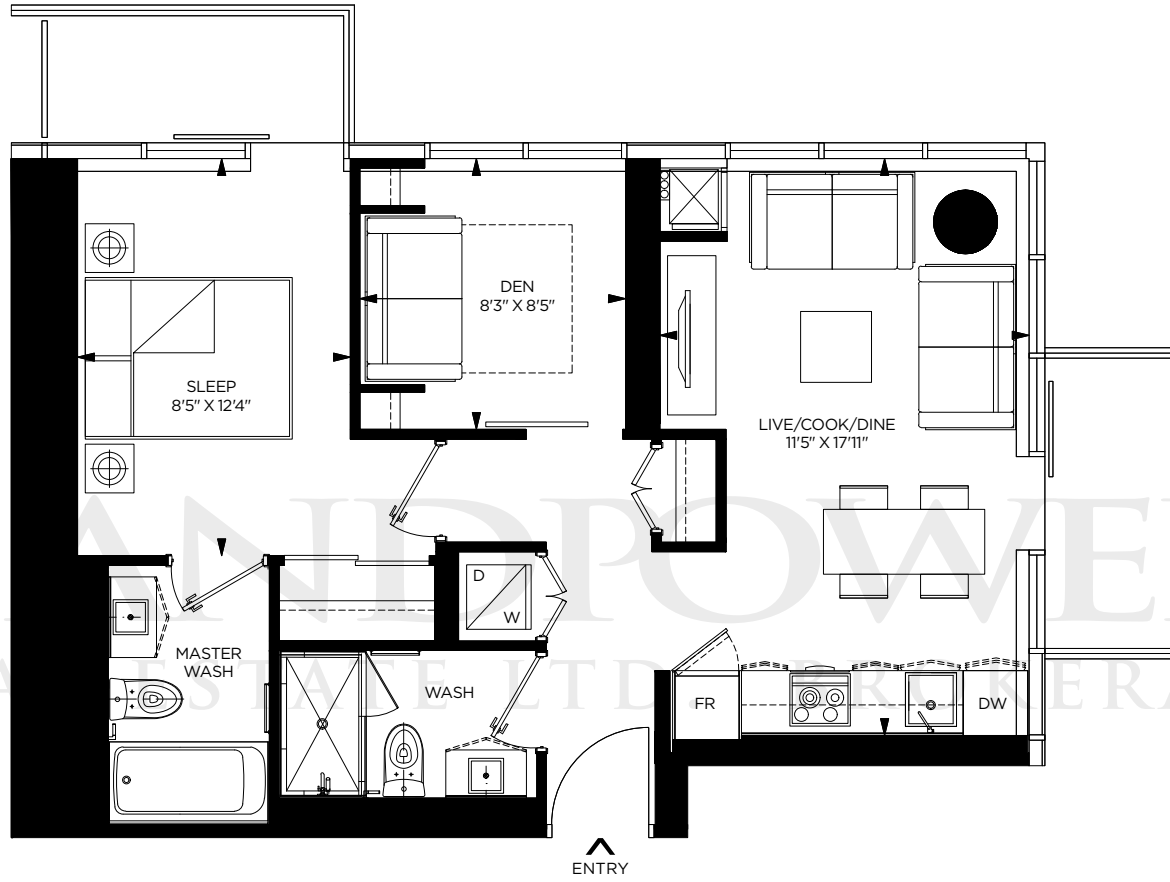


FLOORS 12 TO 35

**GREAT GULF**

**PACE**

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LANDPOWER  
 REAL ESTATE BROKERAGE

**643**  
 SQUARE  
 FEET

**TOWER SUITE E 1 BEDROOM + DEN**

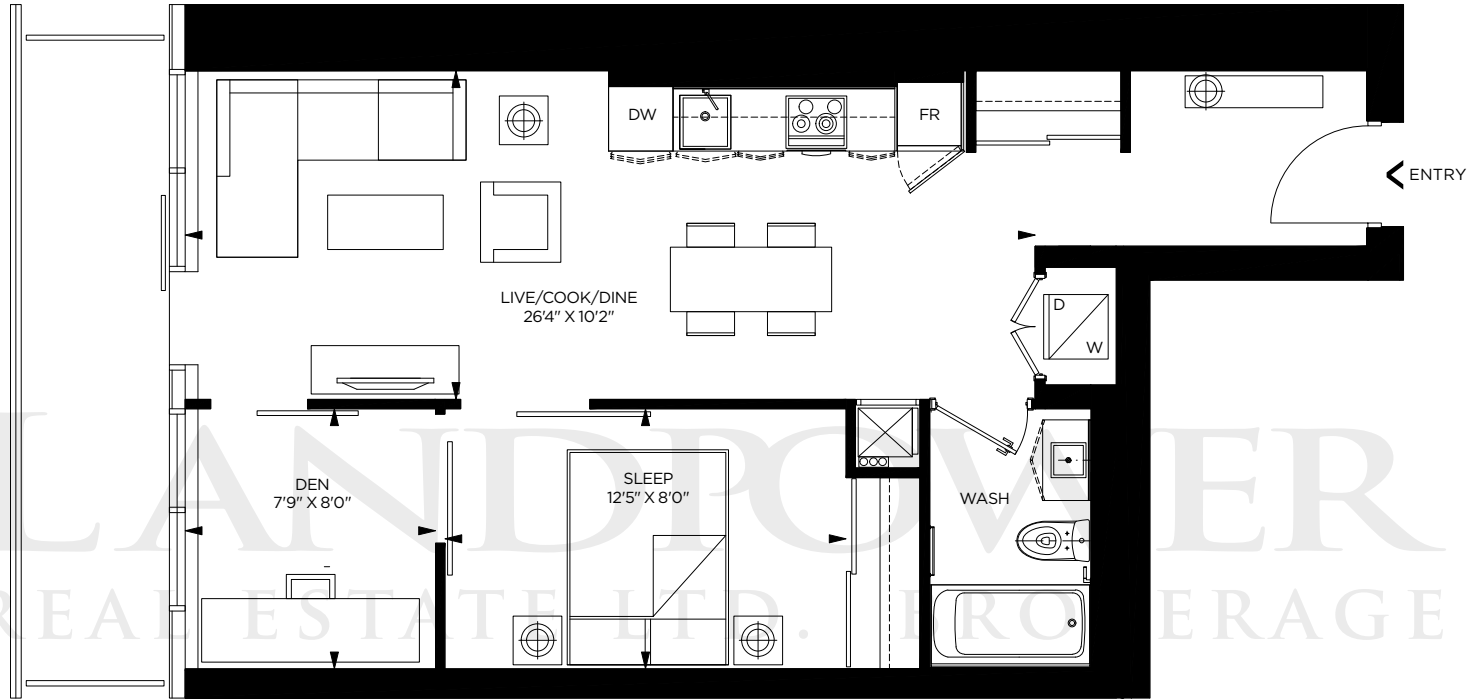


FLOORS 12 TO 35

**GREAT GULF**

**PACE**

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**667**  
SQUARE  
FEET

**CITY SUITE D** 1 BEDROOM + DEN [04-667 SQ. FT. / 06-686 SQ. FT.]

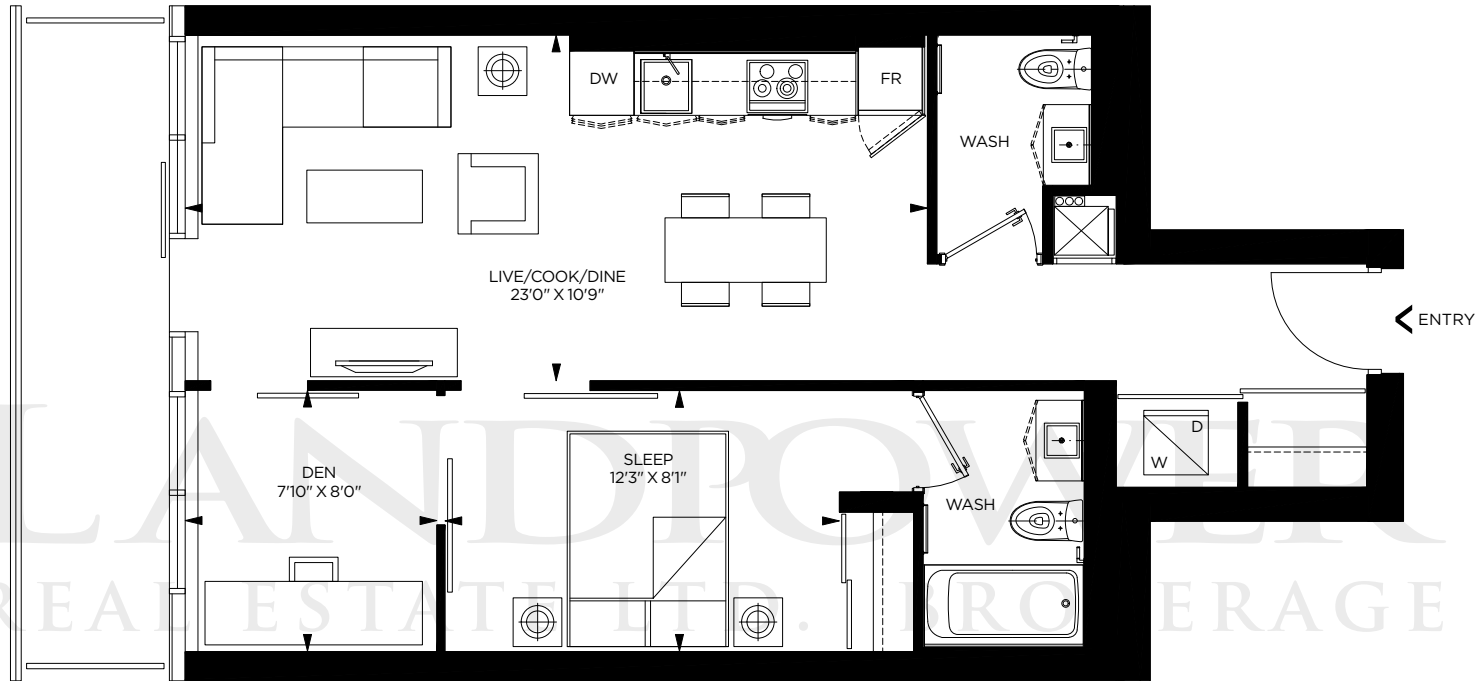


FLOORS 4 TO 7

**GREAT GULF**

**PACE**

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**679**  
SQUARE  
FEET

**CITY SUITE E 1 BEDROOM + DEN**

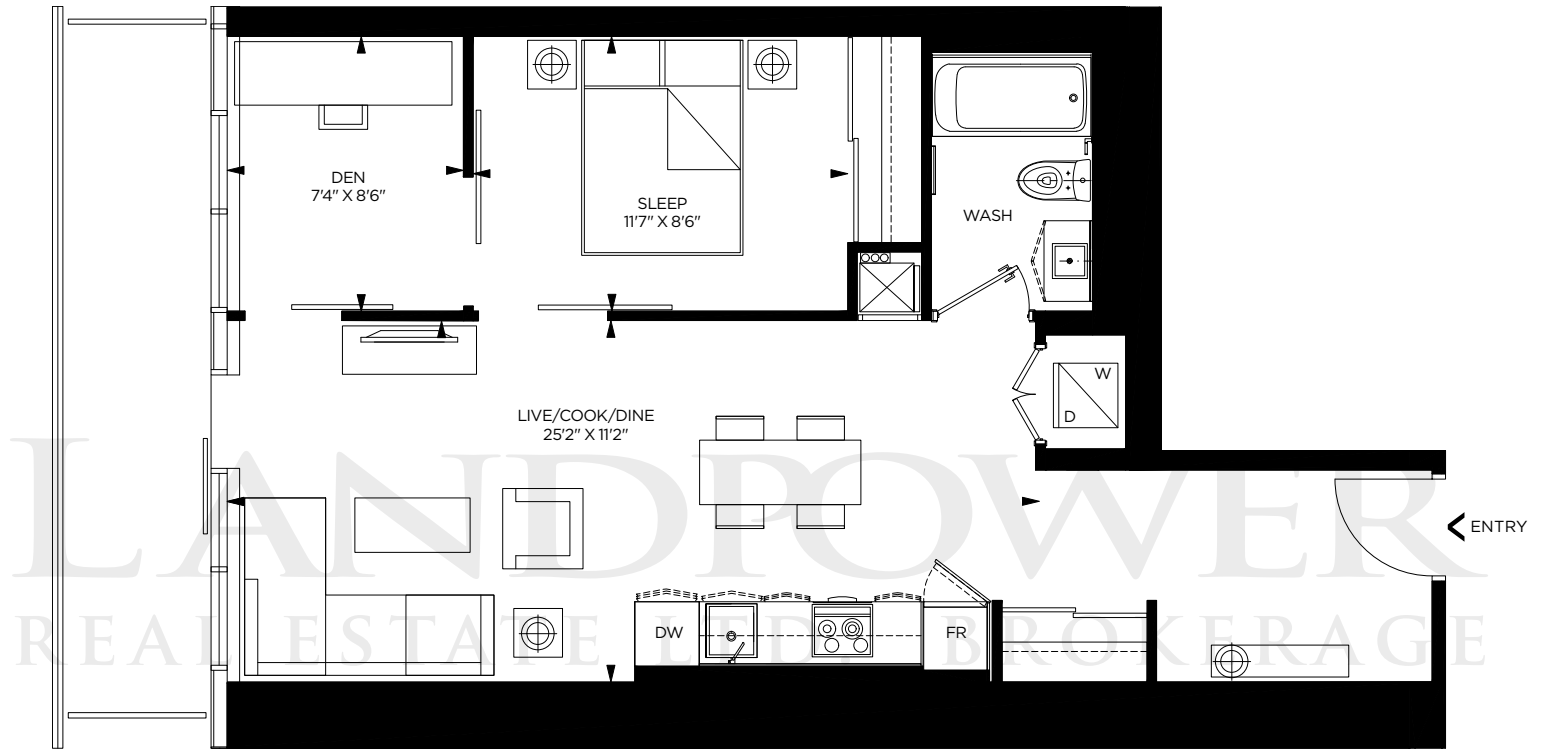


FLOORS 4 TO 7

**GREAT GULF**

**PACE**

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**705**  
SQUARE  
FEET

**CITY SUITE F 1 BEDROOM + DEN**



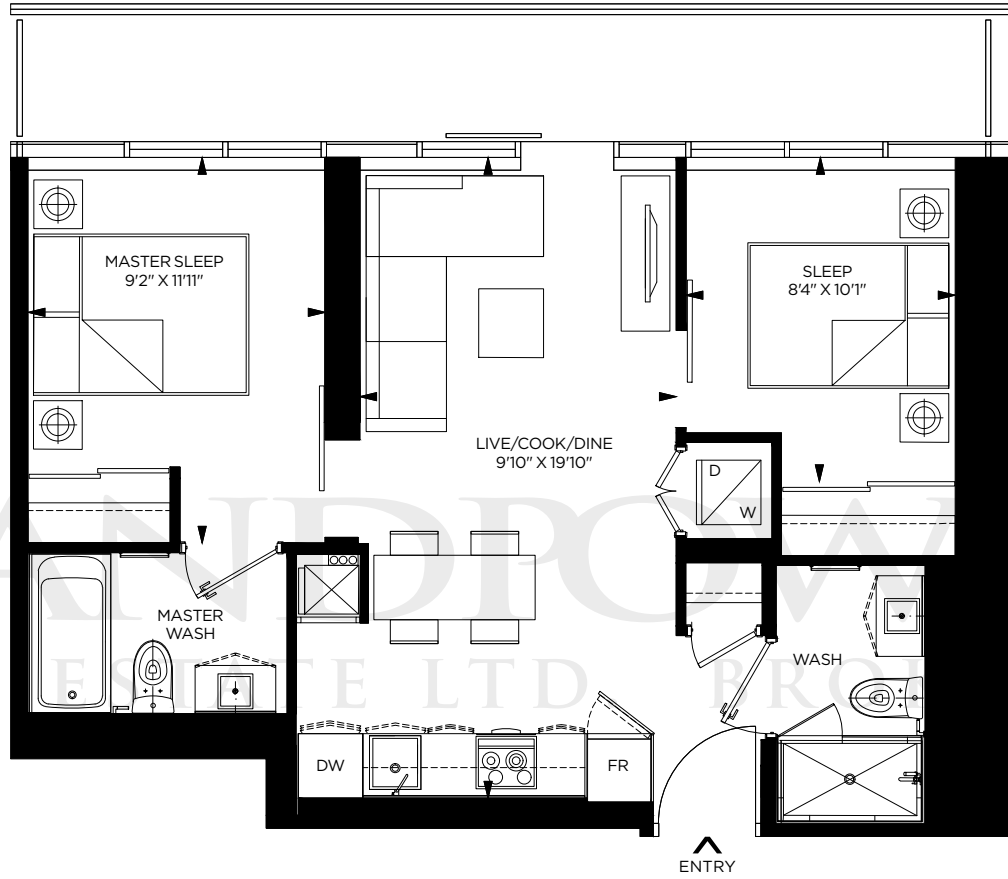
FLOORS 4 TO 7

**GREAT GULF**

**PACE**

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LANE PROPERTIES REAL ESTATE LTD. BROKERAGE



**625**  
SQUARE  
FEET

**TOWER SUITE F** 2 BEDROOM [07-625 SQ. FT. / 08-626 SQ. FT.]

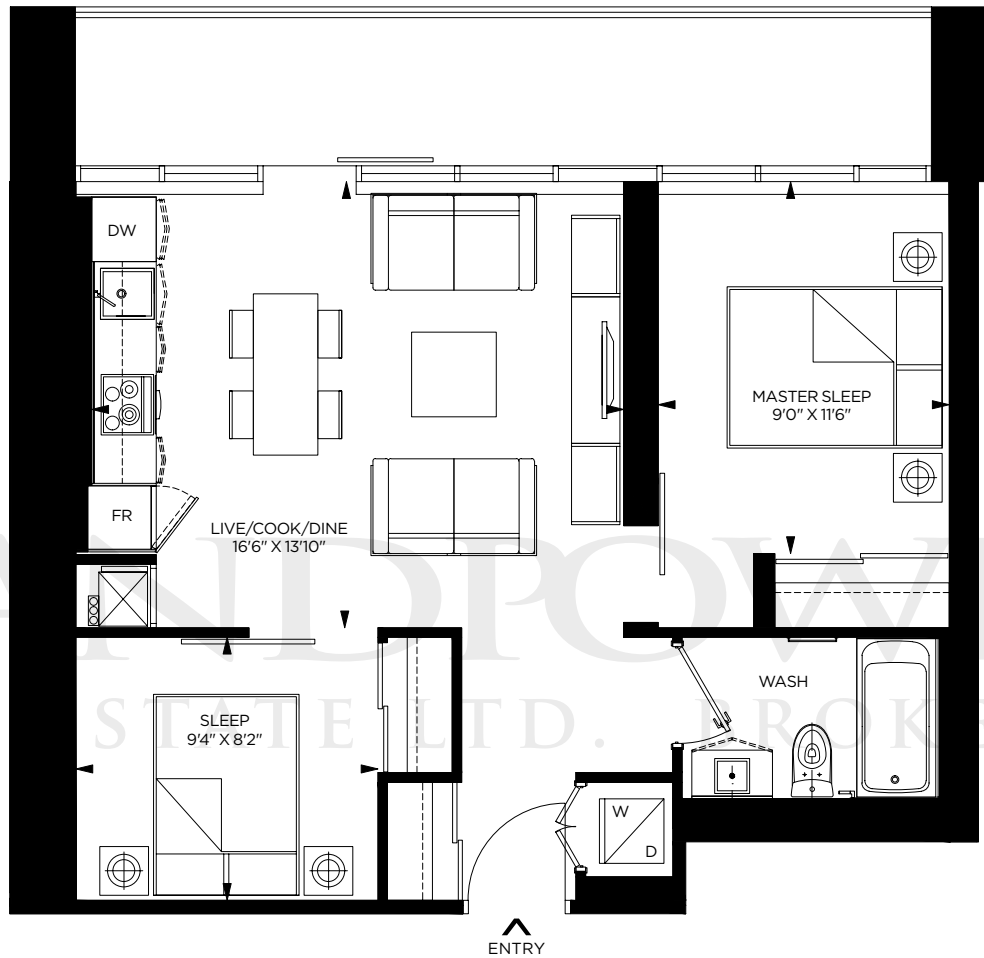


**GREAT GULF**

**PACE**

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LANDPOWER  
REAL STATE LTD. BROKERAGE

**652**  
SQUARE  
FEET

**CITY SUITE G 2 BEDROOM**

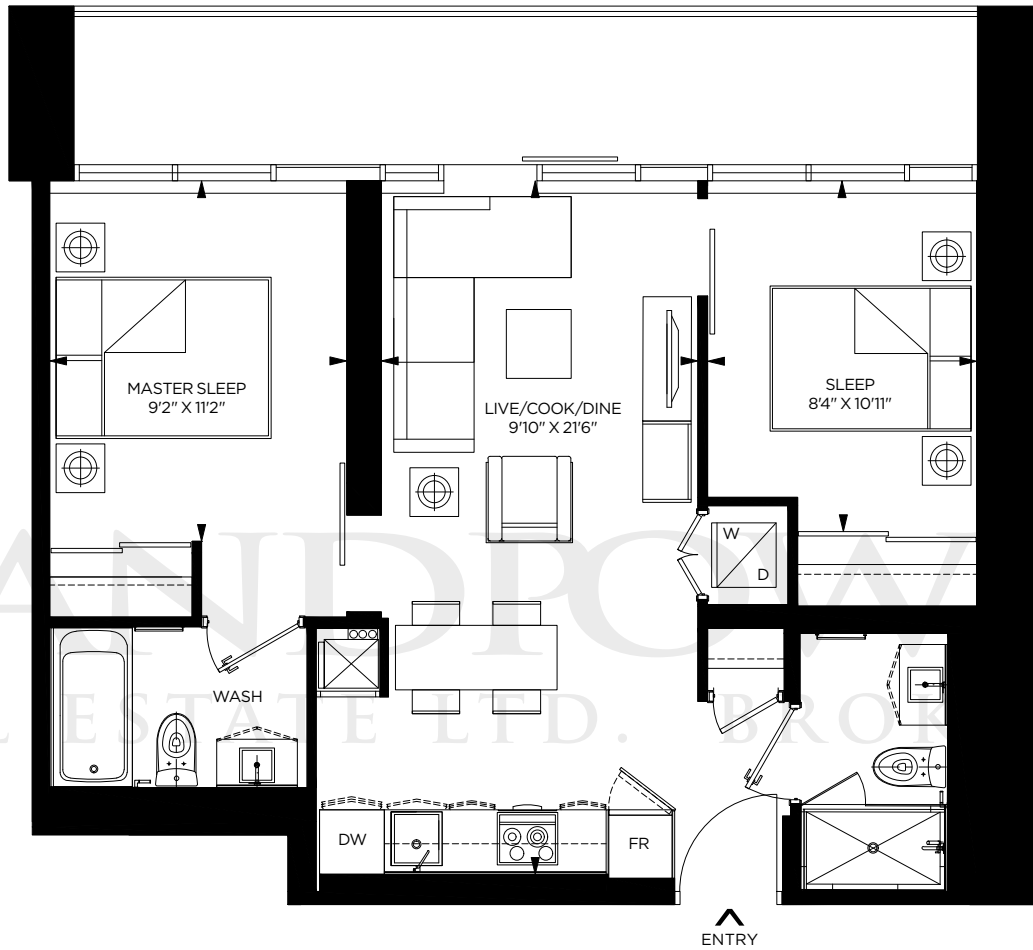


FLOORS 4 TO 7

**GREAT GULF**

**PACE**

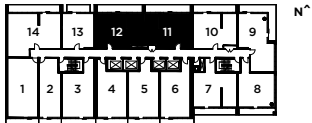
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LAND PRO PAPER  
 REAL ESTATE LTD. BROKERAGE

**682**  
 SQUARE  
 FEET

**CITY SUITE H 2 BEDROOM [11-682 SQ. FT. / 12-683 SQ. FT.]**

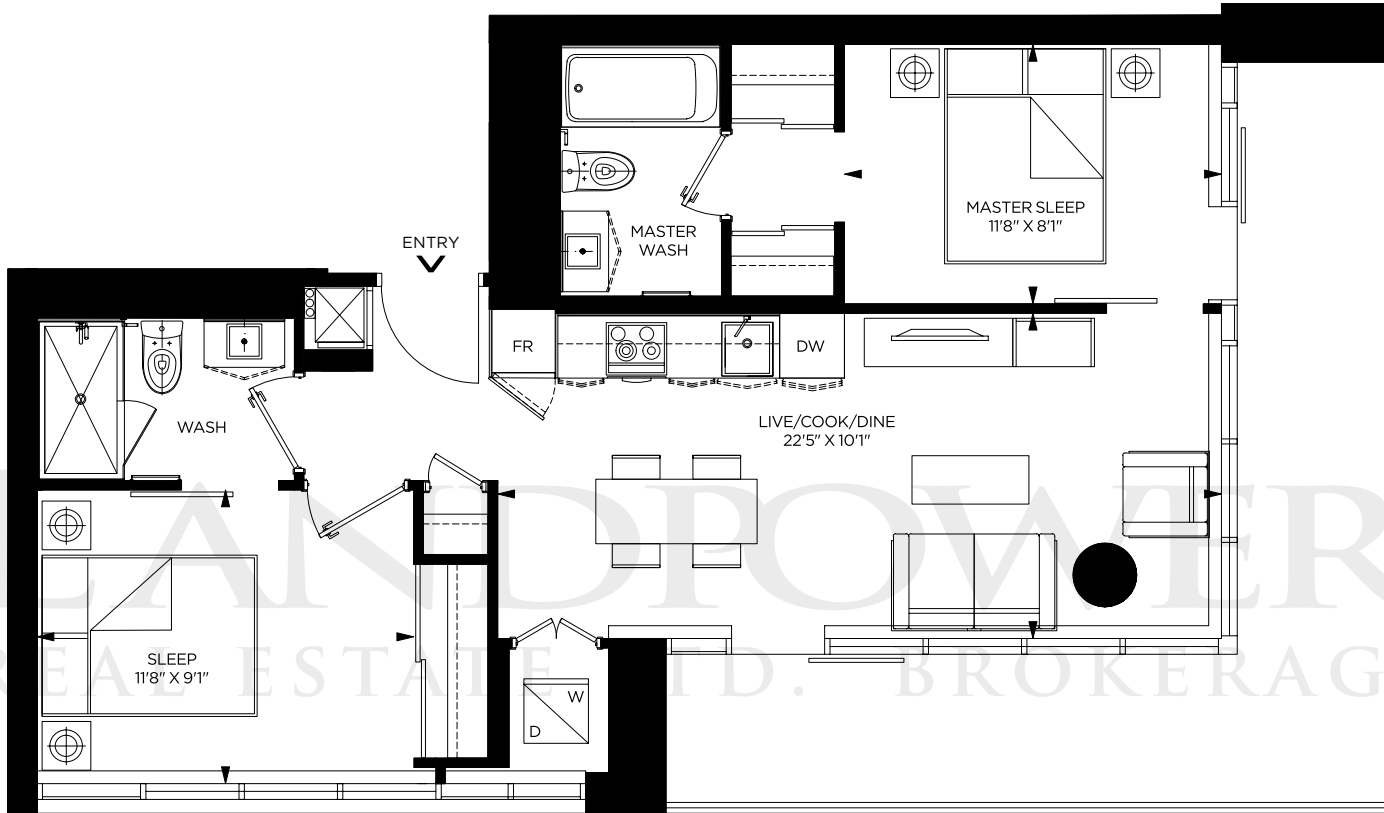


FLOORS 4 TO 7

**GREAT GULF**

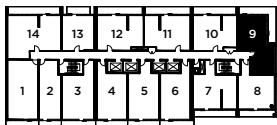
**PACE**

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**717**  
SQUARE  
FEET

CITY SUITE I 2 BEDROOM

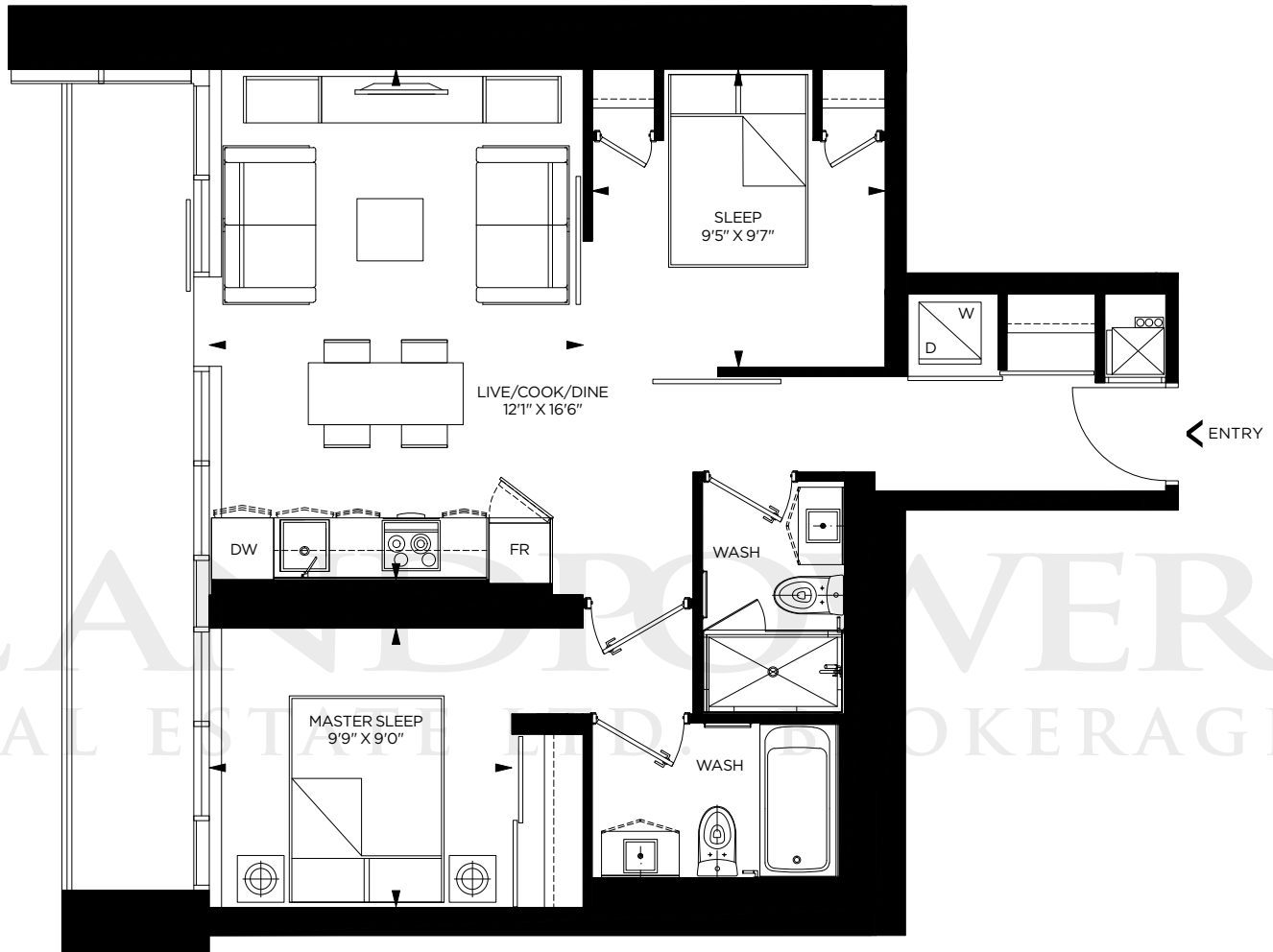


FLOORS 4 TO 7

**GREAT GULF**

**PACE**

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REAL ESTATE BROKERAGE

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727  
SQUARE  
FEET

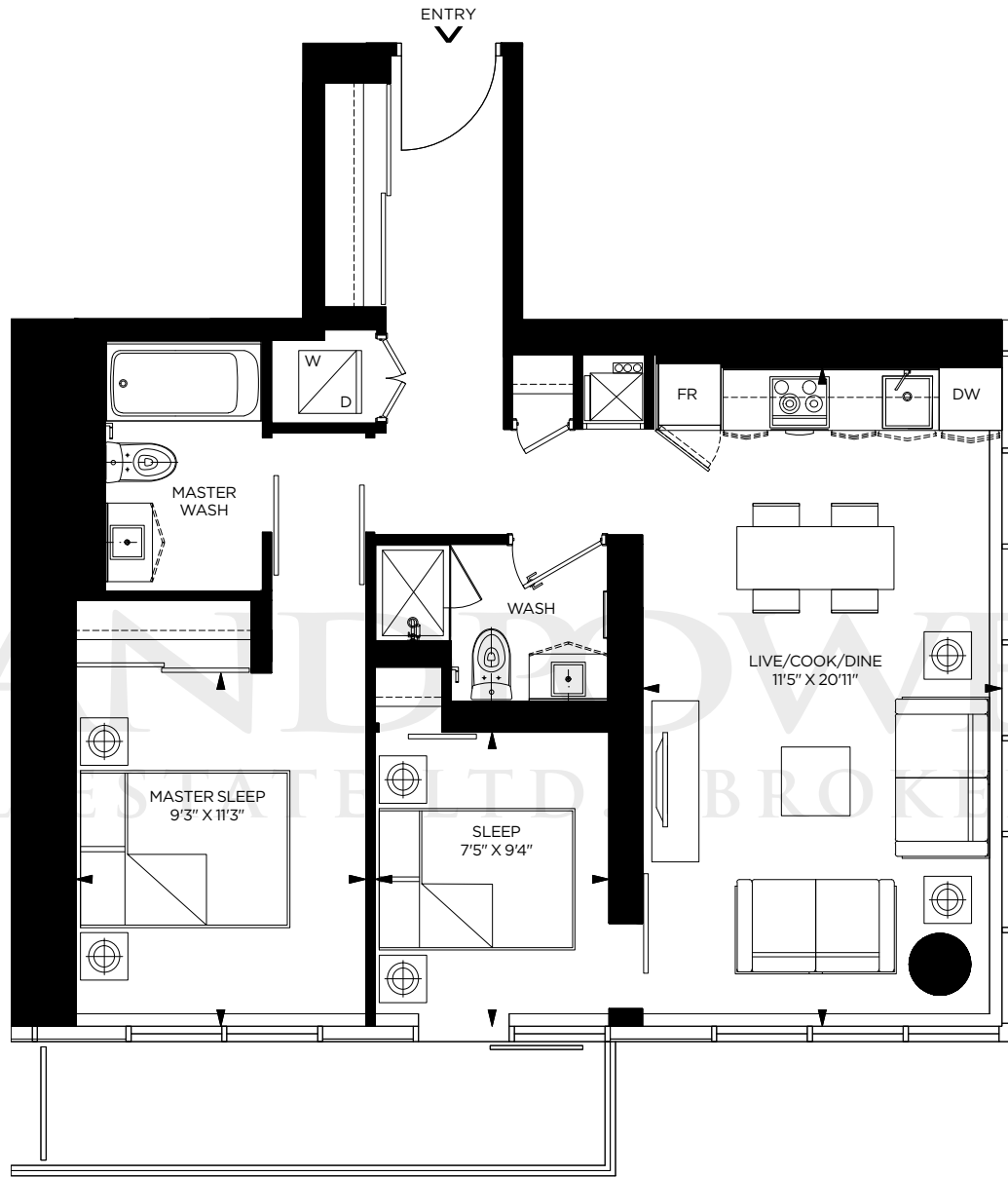
CITY SUITE J 2 BEDROOM



FLOORS 4 TO 7

GREAT GULF

PACE



**772**  
SQUARE  
FEET

**TOWER SUITE G 2 BEDROOM**



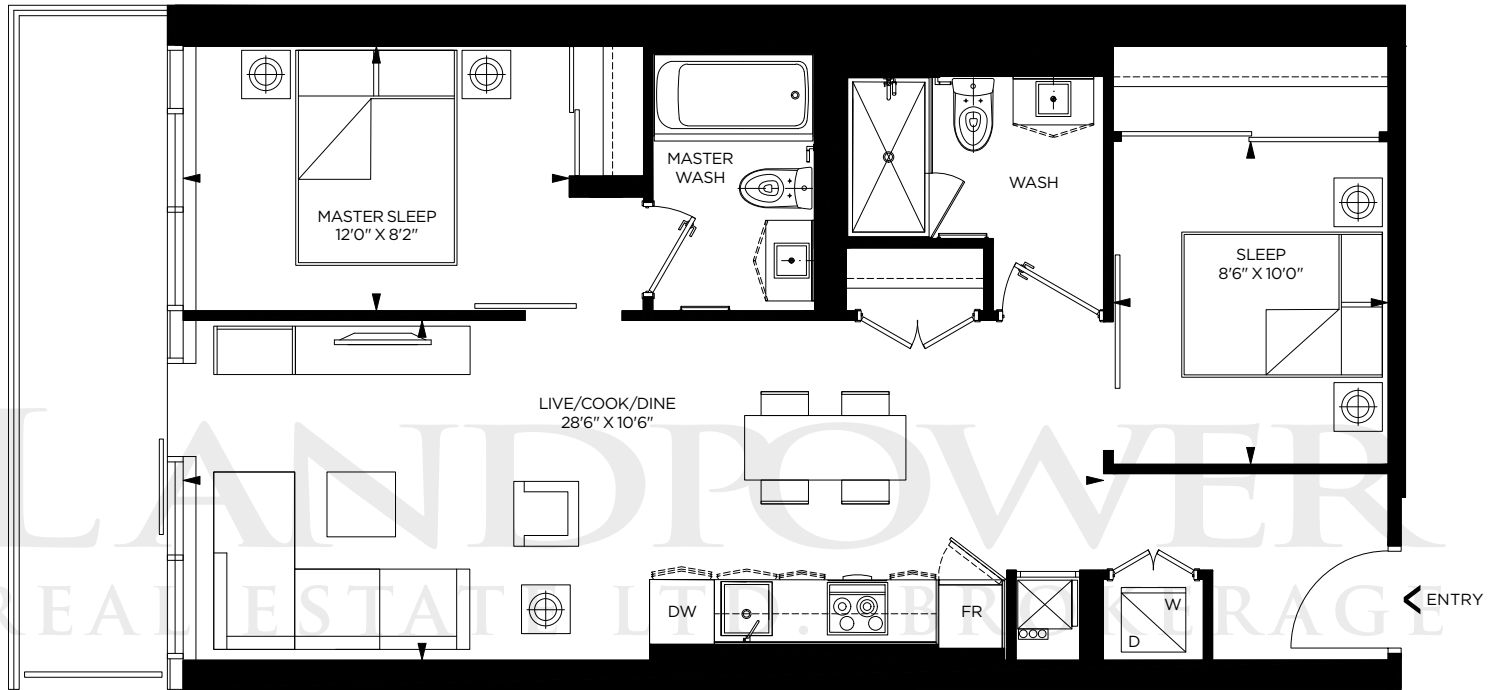
FLOORS 12 TO 35

**GREAT GULF**

**PACE**

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REAL ESTATE LTD. BROKERAGE

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**792**  
SQUARE  
FEET

CITY SUITE K 2 BEDROOM

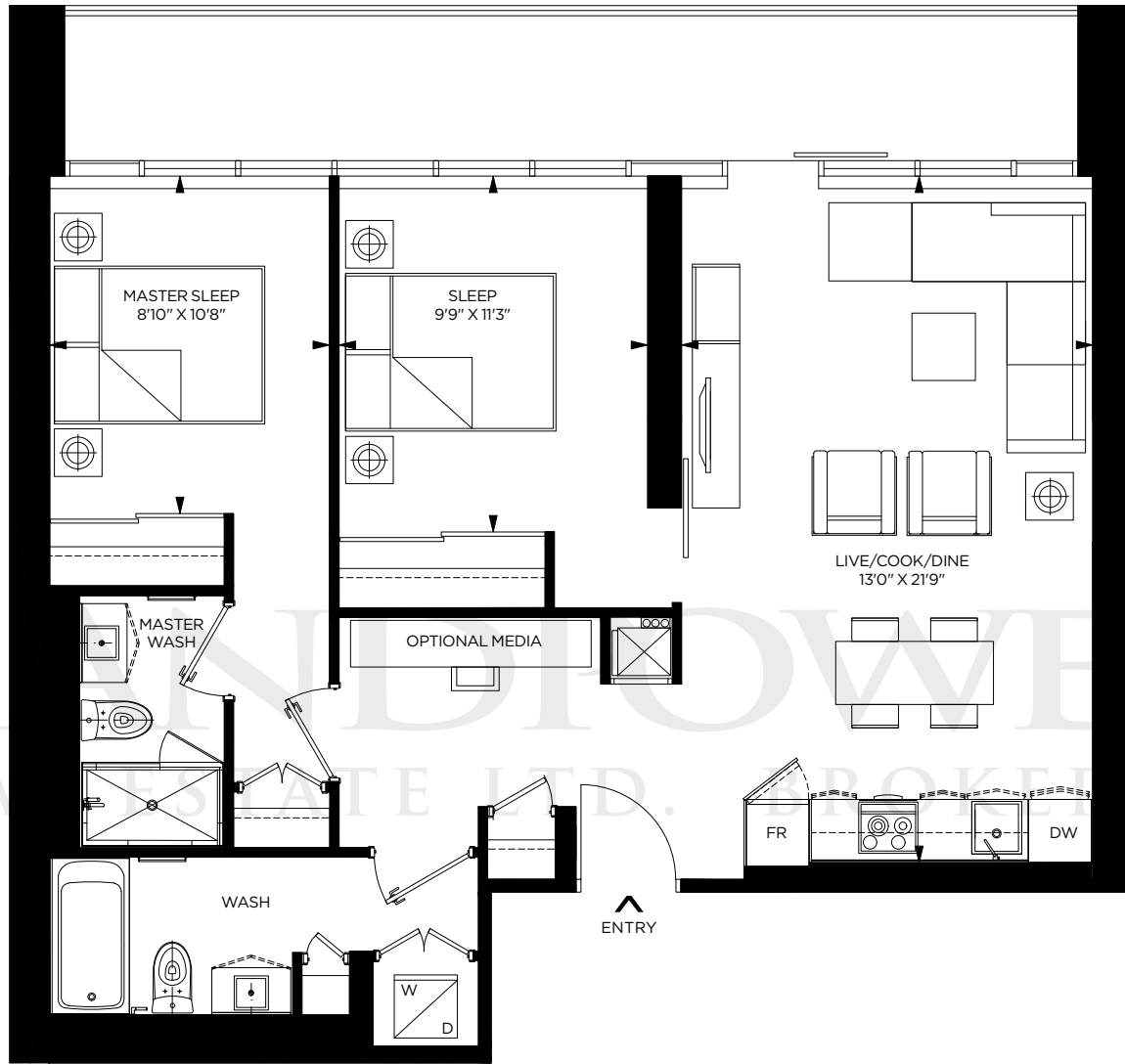


FLOORS 4 TO 7

**GREAT GULF**

**PACE**

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**900**  
SQUARE  
FEET

CITY SUITE L 2 BEDROOM



FLOORS 4 TO 7

**GREAT GULF**

**PACE**

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