

900

ST. CLAIR WEST

FLOORPLANS

ST. CLAIR
VILLAGE



A CULTURAL MOSAIC OF CHARM & ELEGANCE

Situated at the centre of Northcliffe, St. Clair West and Hillcrest villages, our St.Clair Village community stands proudly between Corsa Italia and Forest Hill.

The reinvention of this area serves as a fitting backdrop to our bold architecture and warm community situated on the north side of St. Clair Ave West. With its dedicated streetcar line and proximity to the most expensive neighbourhoods in Toronto, our community will appeal to the city's talented and up-and-coming residents, bringing to life a vision that will inspire a culture of togetherness.

SOUTH VIEW



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ST. CLAIR
VILLAGE

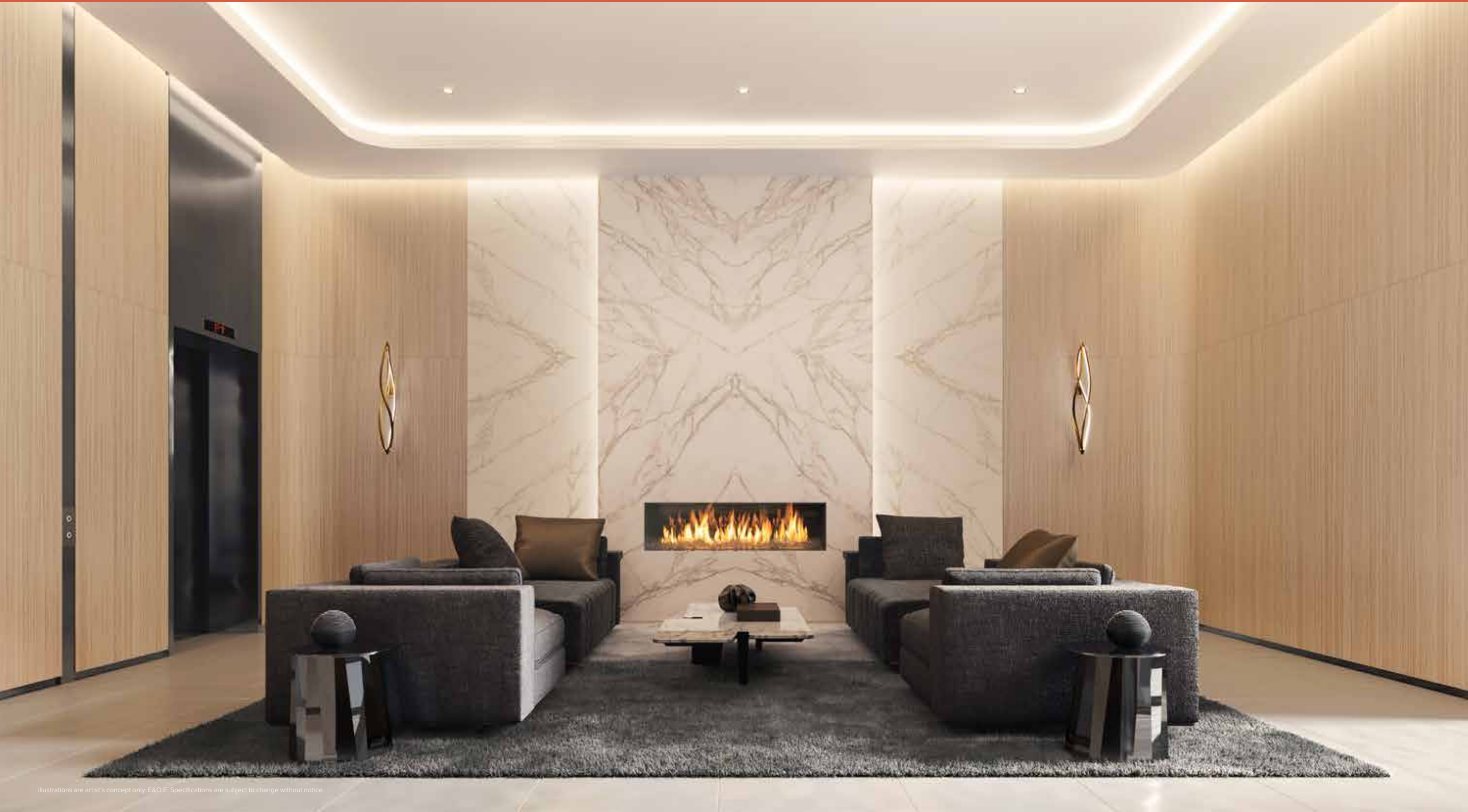
With a spectacular panoramic view to the south, you'll be able to see over the green canopy and into the heart of downtown Toronto, with its statuesque skyscrapers populating the horizon. To the east, you can see the valley and Forest Hill. To the north, you'll be able to spot Cedarvale with its fine homes and winding roads.

900 ST. CLAIR ENTRANCE



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Welcome home. The vivid contrast of the modern black metal mingling with the classic red brick is a celebration of the luxury and style you'll find at St. Clair Village.



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With a warm fire glowing against the cool sleekness of the stone backdrop,
you won't believe a village can be this elegant.

FITNESS CENTRE



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Contemporary fitness equipment meets the classic ethos that with hard work comes great reward.
Focus on your core while still getting a great view of the city.



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Get the party started in the lovely opulence of CLUB 900, where striking style meets modern amenities. As the evening truly hits its stride, feel free to spread out onto the connecting outdoor terrace.



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The Club 900 terrace is the place to be during the sunny days of summer. The outdoor area will make you the epitome of the perfect host, whether you're throwing a party or just having a few good friends over for the evening.

WINE AND CO-WORKING LOUNGE



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The wine lounge is the perfect place to get together and open a bottle of wine in your temperature controlled wine storage area or use the co-working table and seating making it your office or use it for a group strategy session during the day.

ROOFTOP TERRACE

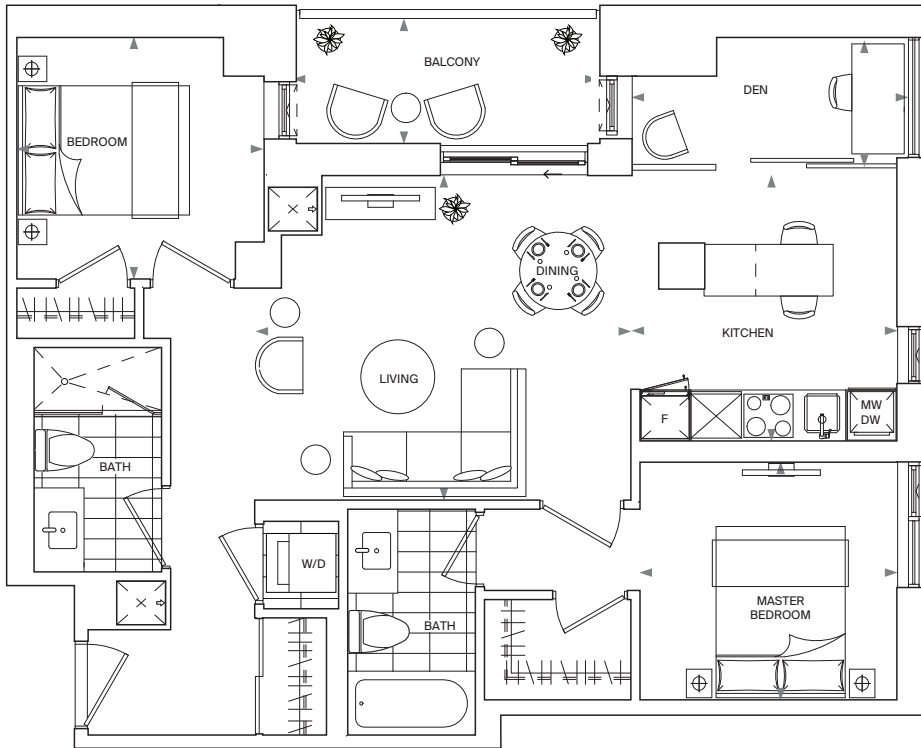


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Hold one of the best get togethers in Toronto on the 2,526 square foot rooftop, with spectacular views of the CN Tower and the downtown core. The rooftop terrace allows for lounging in the summer, an evening get together or a large dinner party. Rooftops in New York and Miami would be jealous.

ST.GLAIR
VILLAGE

FLOORPLANS



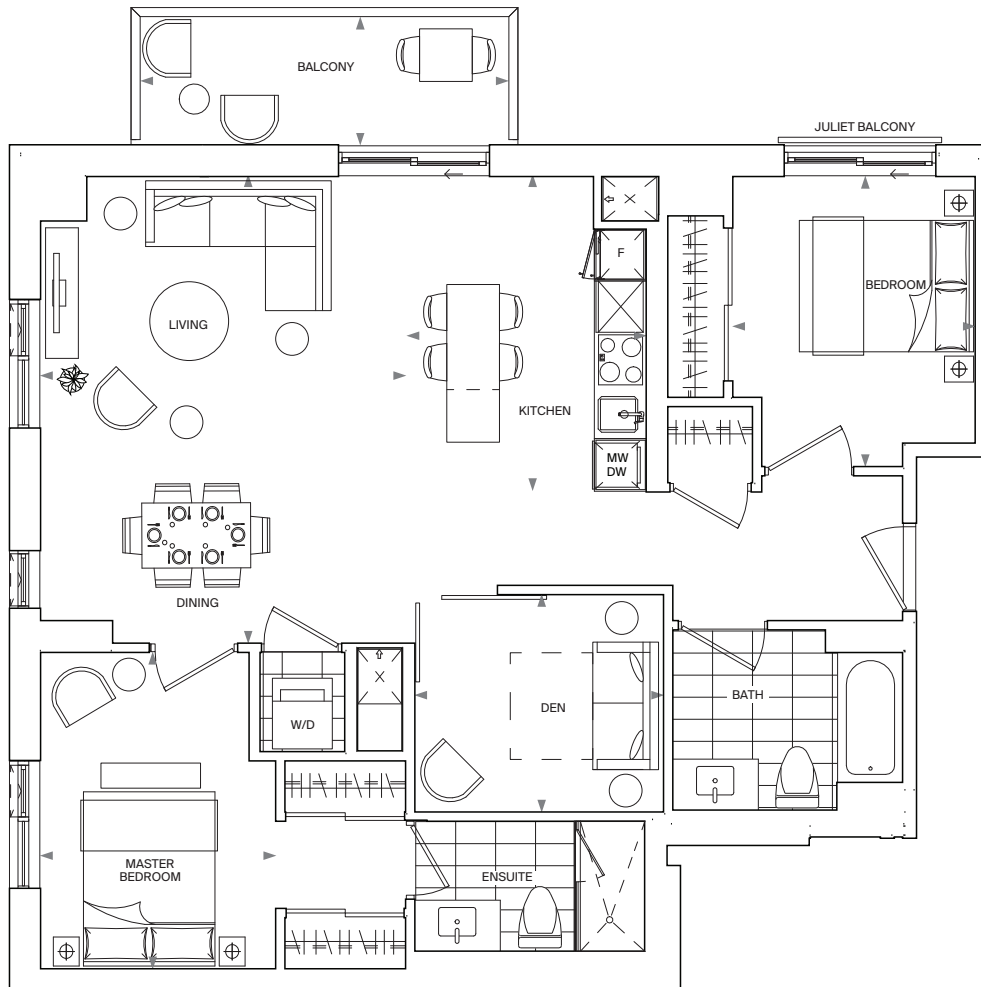
SUITE 2D+D



2 BEDROOM + DEN	
INTERIOR LIVING	917 SQ.FT.
EXTERIOR LIVING	63 SQ.FT.
TOTAL LIVING	980 SQ.FT
LIVING/DINING	10'-4" X 10'-4"
KITCHEN	10'-0" X 9'-3"
MASTER BEDROOM	9'-7" X 9'-6"
BEDROOM	10'-9" X 5'-1"
DEN	10'-9" X 5'-1"
BALCONY	11'-10" X 4'-10"



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SUITE 2H+D



2 BEDROOM + DEN
 INTERIOR LIVING 1,082 SQ.FT.
 EXTERIOR LIVING 80 SQ.FT.
TOTAL LIVING 1,162 SQ.FT

LIVING/DINING 13'-11" X 17'-10"
 KITCHEN 9'-2" X 12'-1"
 MASTER BEDROOM 9'-0" X 12'-1"
 BEDROOM 9'-3" X 11'-1"
 DEN 9'-6" X 8'-4"
 BALCONY 14'-0" X 4'-11"

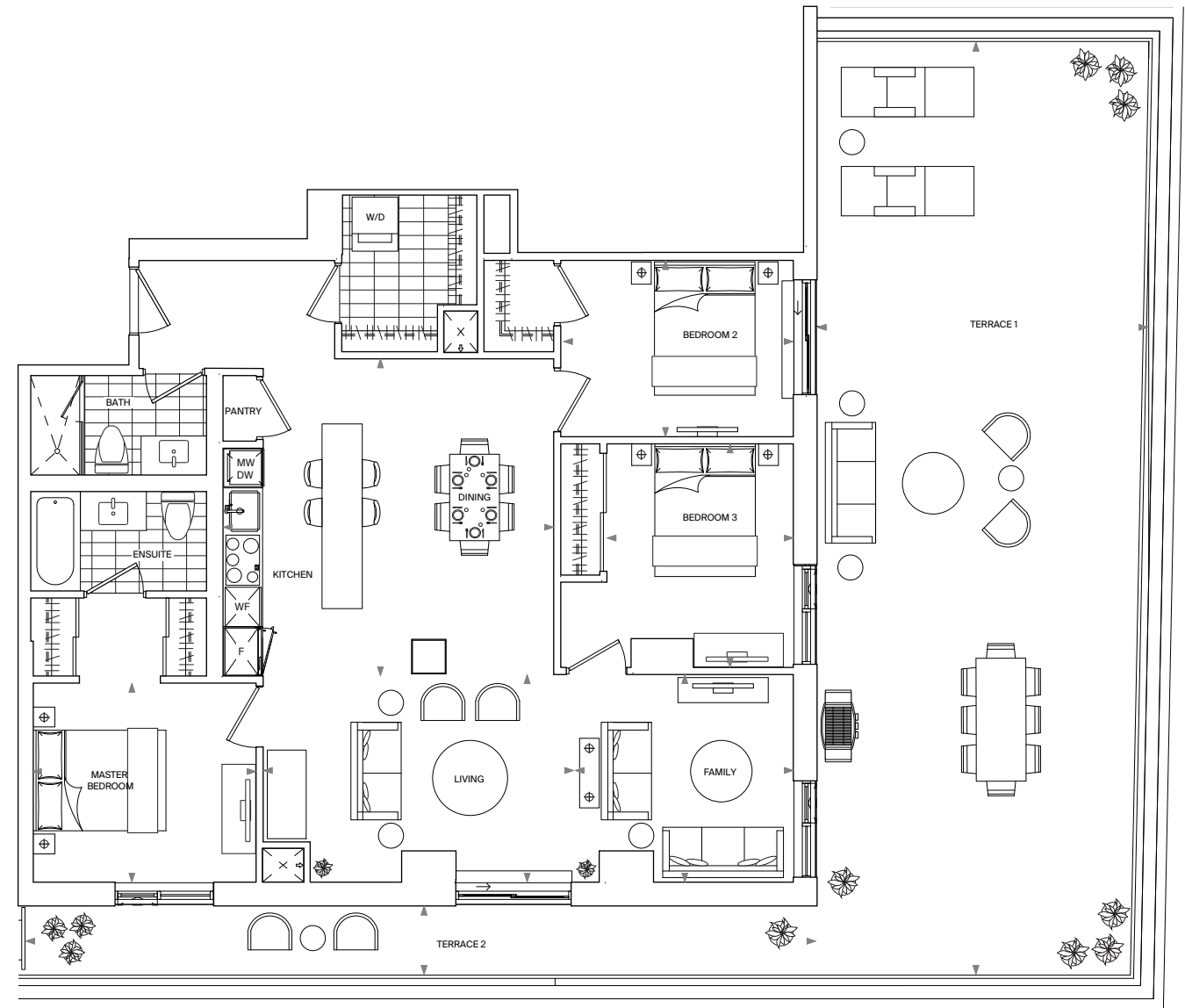


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SUITE 3B-T

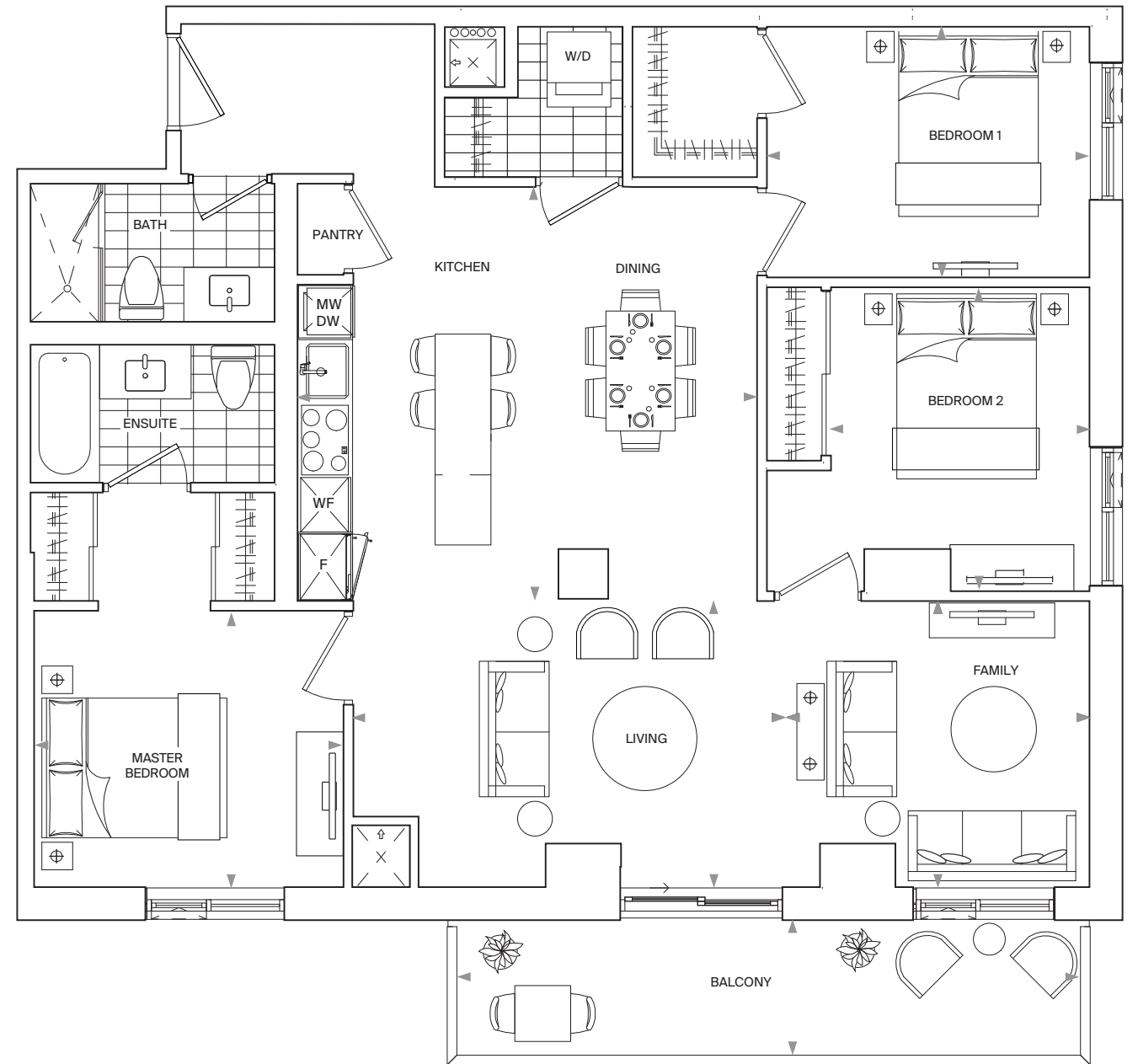
3 BEDROOM
 INTERIOR LIVING 1,282 SQ.FT.
 EXTERIOR LIVING 960 SQ.FT.
TOTAL LIVING 2,242 SQ.FT

LIVING 15'-6" X 10'-5"
 FAMILY 10'-11" X 10'-5"
 KITCHEN/DINING 16'-6" X 15'-10"
 MASTER BEDROOM 11'-2" X 9'-11"
 BEDROOM 2 9'-4" X 11'-2"
 BEDROOM 3 11'-6" X 8'-10"
 TERRACE 1 16'-6" X 46'-5"
 TERRACE 2 39'-4" X 3'-6"



SUITE 3C

3 BEDROOM	1,248 SQ.FT.
INTERIOR LIVING	125 SQ.FT.
EXTERIOR LIVING	125 SQ.FT.
TOTAL LIVING	1,373 SQ.FT
LIVING	15'-7" X 10'-4"
FAMILY	10'-11" X 10'-4"
KITCHEN/DINING	16'-6" X 14'-11"
MASTER BEDROOM	11'-2" X 9'-11"
BEDROOM 1	11'-7" X 9'-2"
BEDROOM 2	9'-4" X 10'-11"
BALCONY	22'-4" X 4'-10"

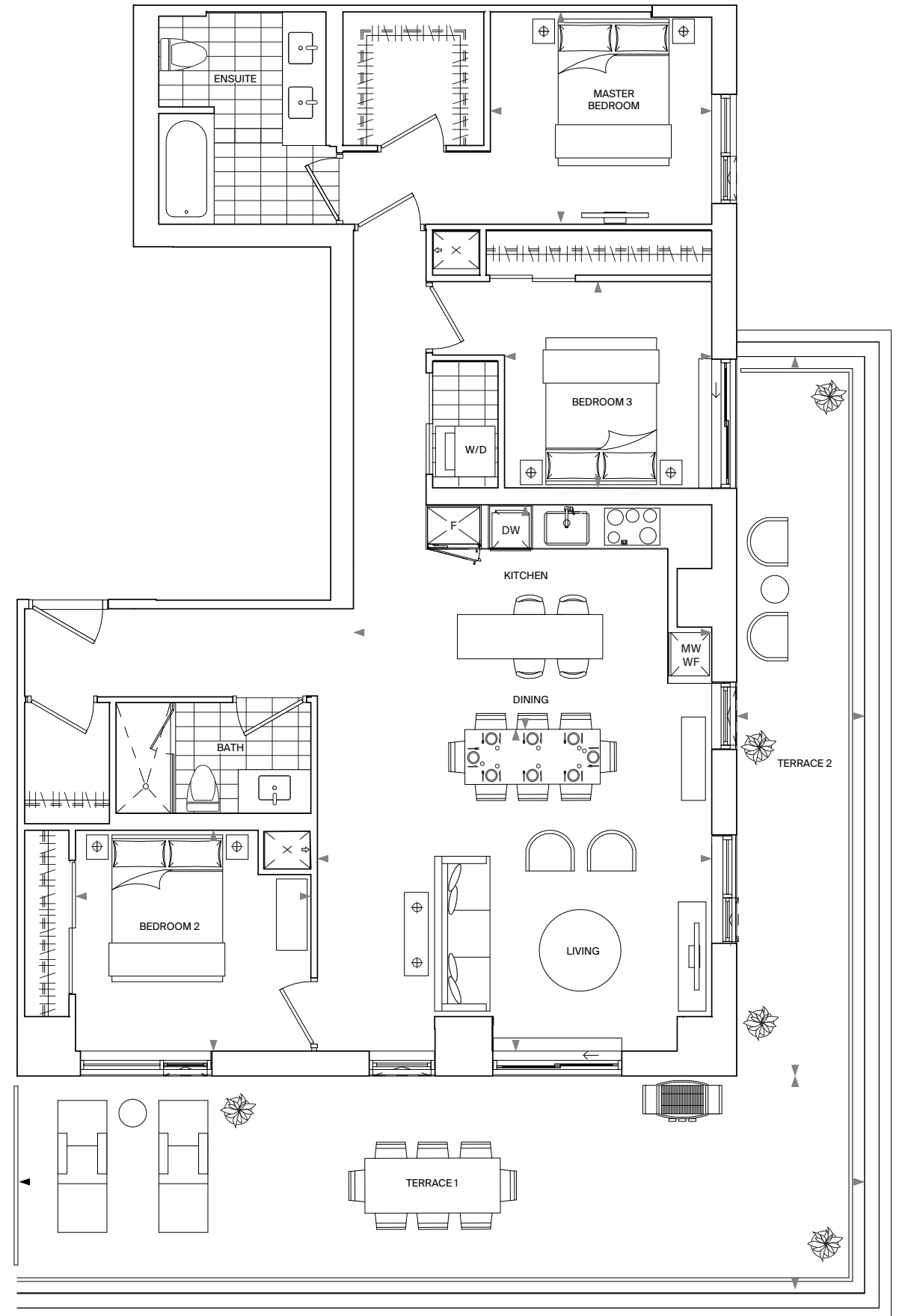


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SUITE 3E-T

3 BEDROOM
 INTERIOR LIVING 1,285 SQ.FT.
 EXTERIOR LIVING 563 SQ.FT.
TOTAL LIVING 1,848 SQ.FT

LIVING 17'-10" X 14'-6"
 FAMILY 10'-11" X 10'-4"
 KITCHEN/DINING 16'-2" X 10'-2"
 MASTER BEDROOM 10'-0" X 9'-6"
 BEDROOM 2 10'-7" X 10'-0"
 BEDROOM 3 9'-4" X 9'-4"
 TERRACE 1 38'-2" X 9'-7"
 TERRACE 2 5'-9" X 32'-6"



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SUITE 3F

3 BEDROOM
 INTERIOR LIVING 1,294 SQ.FT.
 EXTERIOR LIVING 164 SQ.FT.
TOTAL LIVING 1,458 SQ.FT

LIVING / DINING 14'-11" X 19'-6"
 KITCHEN 10'-11" X 11'-1"
 MASTER BEDROOM 9'-11" X 13'-5"
 BEDROOM 1 11'-0" X 11'-0"
 BEDROOM 2 10'-8" X 8'-1"
 BALCONY 1 9'-5" X 4'-10"
 BALCONY 2 4'-10" X 19'-6"



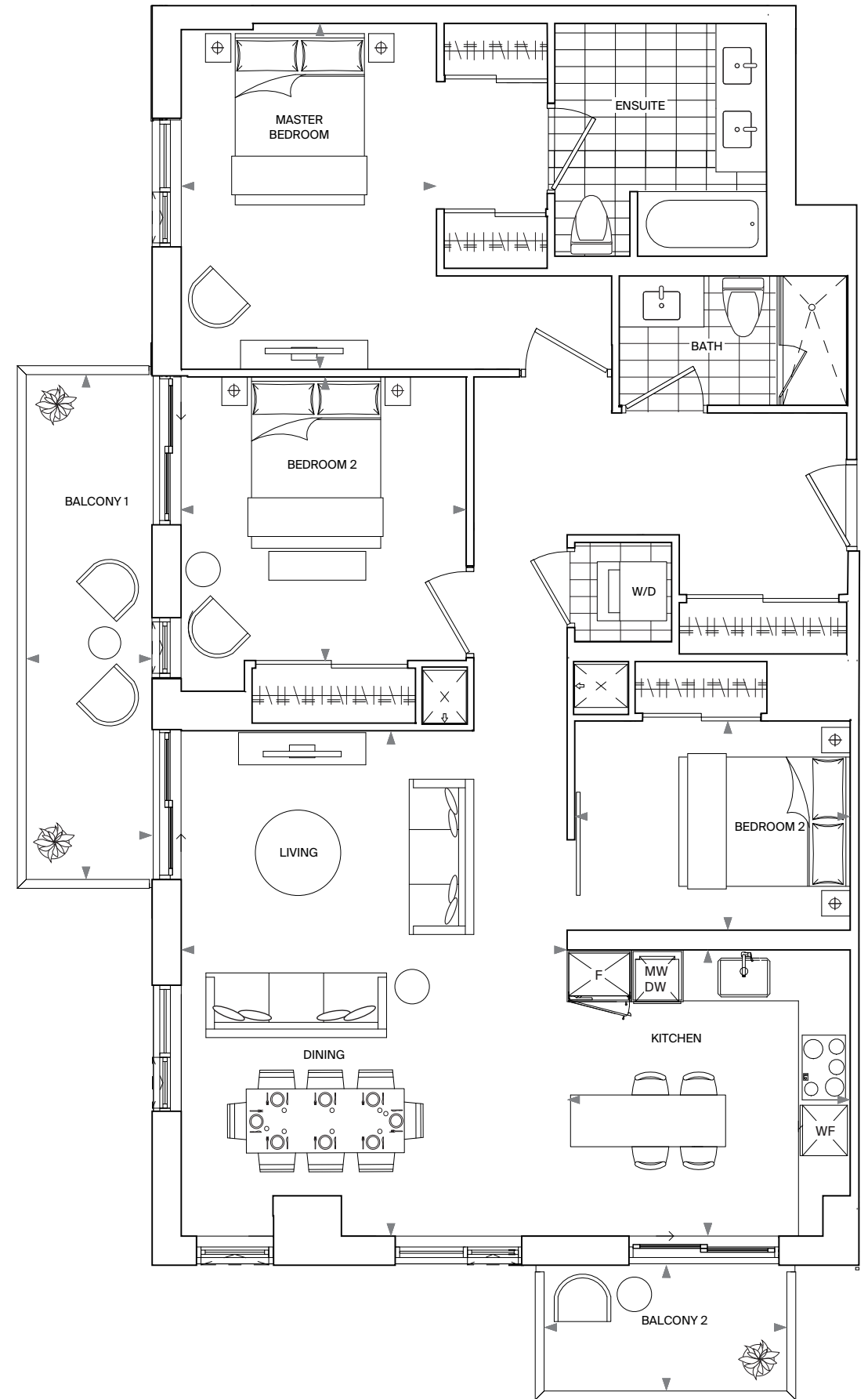
SOUTH ELEVATION



WEST ELEVATION



FLOOR 7-10

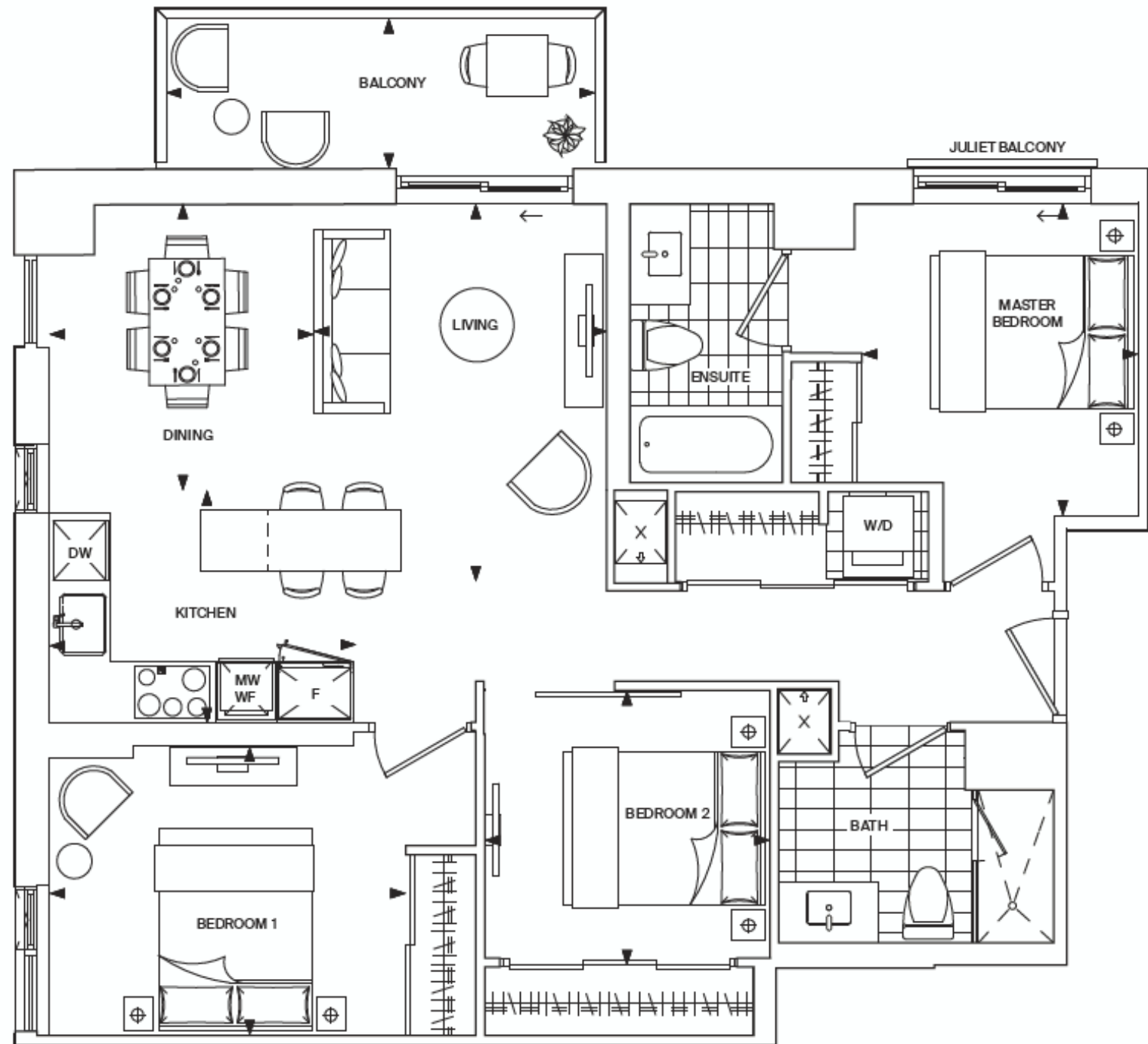


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SUITE 3H

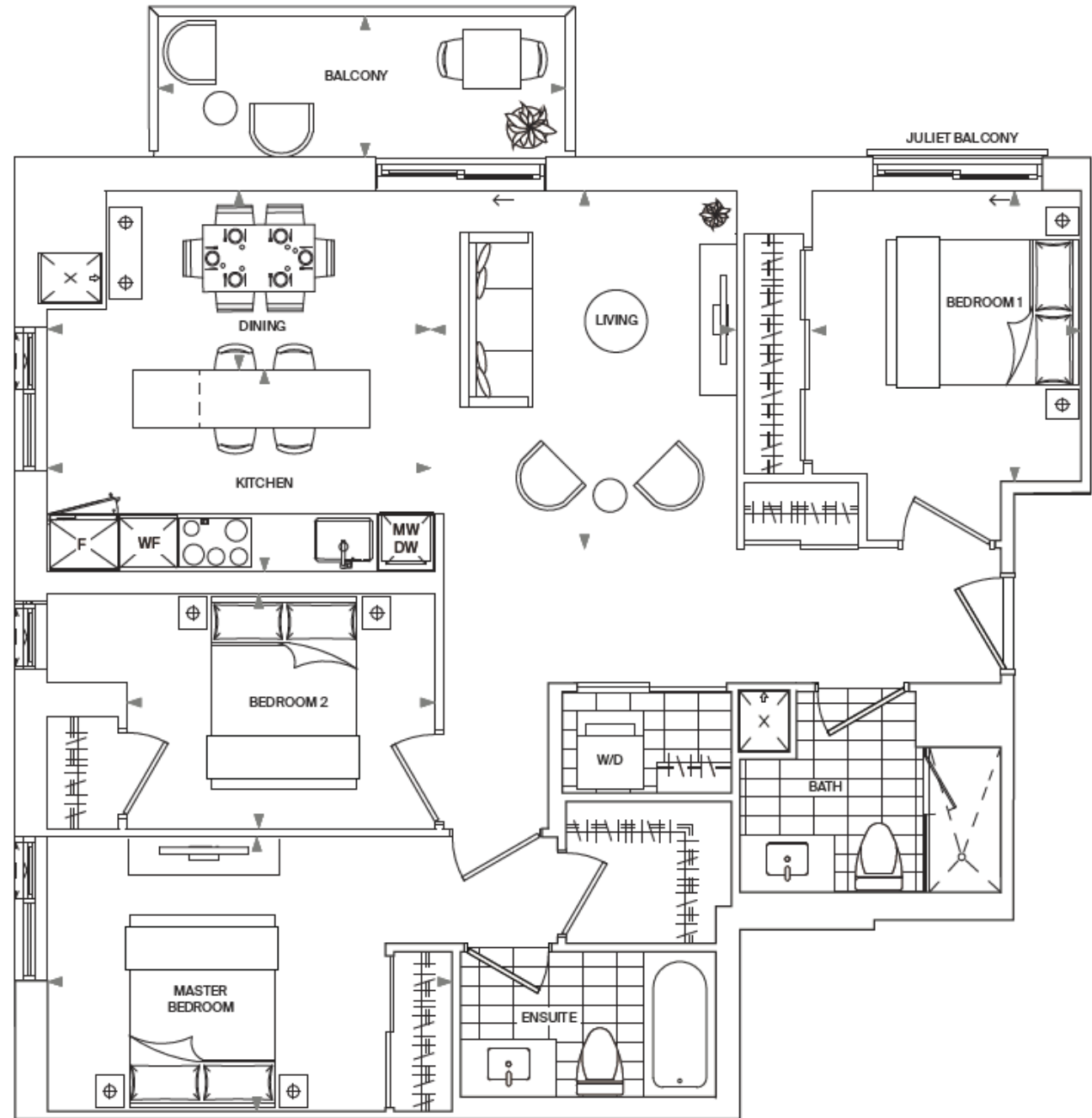
3 BEDROOM
 INTERIOR LIVING 1,007 SQ.FT.
 EXTERIOR LIVING 80 SQ.FT.
TOTAL LIVING 1,087 SQ.FT

LIVING 9'-7" X 12'-4"
 DINING 8'-8" X 9'-4"
 KITCHEN 10'-0" X 6'-11"
 MASTER BEDROOM 9'-0" X 10'-2"
 BEDROOM 1 11'-8" X 9'-6"
 BEDROOM 2 9'-4" X 9'-0"
 BALCONY 14'-0" X 4'-11"



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SUITE 31



3 BEDROOM
 INTERIOR LIVING 1,124 SQ.FT.
 EXTERIOR LIVING 81 SQ.FT.
TOTAL LIVING 1,205 SQ.FT

LIVING 10'-6" X 12'-4"
 DINING 13'-2" X 6'-2"
 KITCHEN 13'-3" X 6'-11"
 MASTER BEDROOM 11'-8" X 9'-5"
 BEDROOM 1 9'-3" X 10'-0"
 BEDROOM 2 10'-7" X 8'-1"
 BALCONY 14'-0" X 4'-11"



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FEATURES

BUILDING FEATURES

- Spectacular mixed-use development on St. Clair West and Alberta Avenue
- Lobby with modern finishes and fireplace
- Contemporary finishing details in corridors and in entrance doorways to each suite
- 16 hour concierge controlling building access and surveillance of the building
- Modern fitness/workout studio
- Elegant lounge with temperature controlled wine storage, co-working space and social areas
- Indoor/outdoor multipurpose amenity areas to unwind and entertain
- Well-furnished and expansive roof top terrace with commanding views of the skyline

SUITE FEATURES

- Private balcony or terrace as per plan
- Approximately 9 foot ceiling height except in areas with bulkheads, dropped ceilings and in the bathroom(s) where ceiling heights will be less than 9 feet
- All ceilings to be smooth and painted white
- Interior walls, woodwork and trims painted white in quality latex paint. Washrooms are painted with a quality semi-gloss paint
- In-suite smoke and heat detector
- Capped ceiling outlet in living/dining room and/or den if den is a separately enclosed room

FOYER

- Modern solid core suite entry door
- Contemporary sliding/swing closet door(s) as per plan

KITCHEN

- Designer kitchen cabinetry with contemporary panel doors. Choice of 3 colours from Vendor's sample packages
- Integrated refrigerator, electric oven, cooktop, dishwasher, hood fan and stainless steel microwave
- Modern porcelain backsplash, porcelain or quartz countertops on kitchen and island as per plan. Choice of 3 colours from Vendor's sample packages
- Stainless steel undermount sink with a single lever stainless steel faucet
- Halogen track lighting

BATHROOM(S)

- Contemporary vanity with integrated sink as per plan. Choice of 3 colours from Vendor's sample packages
- Chrome faucet on vanity sink
- Soaker tub as per plan
- Full height porcelain tiles on bathtub walls and surround or shower enclosure as per plan. Choice of 3 colours from Vendor's sample packages
- Separate shower stall with frameless glass door as per plan
- Porcelain tile flooring for bathrooms and shower stalls. Choice of 3 colours from Vendor's sample packages
- Chrome pressure balance tub and shower faucets
- Dual flush toilet
- Exterior vented exhaust fan
- Privacy locks on all bathroom doors

BEDROOM(S)

- Contemporary sliding/swing closet door(s) as per plan

FLOOR COVERINGS

- Modern luxury wide plank vinyl flooring in all rooms except bathroom and laundry rooms. Choice of 3 colours from Vendor's sample packages

LAUNDRY

- Tile flooring in laundry closet
- Front loading stacked washer and dryer

RESIDENTS' PARKING & GARAGE

- Underground parking, where separately purchased, accessed via a secure garage door
- Garage to be painted white and brightly lit for convenience and security
- Garage to be well ventilated and protected by fire sprinklers for added safety and protection
- Strategically located parabolic mirrors provide visibility to assist traffic flow

ACCESS CONTROL

- Professional 16-hour on-duty concierge, conveniently located in the main lobby
- State-of-the-art enterphone system in the lobby

ELECTRICAL FEATURES AND INTERCONNECTIVITY

- Pre-wired cable T.V. outlets in living/dining, bedrooms and den if applicable
- Pre-wired telephone jacks in living/dining, bedrooms and den if applicable
- Wiring for high speed internet
- All terraces, where applicable, to have electrical outlets as per plan

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. Stone and wood (where applicable) are subject to natural variations in colour, veining and grain. Tile (where applicable) is subject to pattern, shade and colour variations.
2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and finishes choices from the Vendor's selections, the Purchaser agrees to make on-line digital selections to or attend, as determined by the Vendor, and notify the Vendor of his/her choice of finishes within fifteen (15) days of being requested to do so by the Vendor. At the Vendor's discretion, some finishes may only be available through pre-selected packages. In the event colours and/or finishes subsequently become unavailable, the Purchaser agrees to re-attend at such time or times as requested by the Vendor or its agents, to choose from substitute colours and/or finishes. Notwithstanding the foregoing, in the event colours and/or finishes which form part of the Vendor's pre-selected package is unavailable, the Vendor may select a replacement colour and/or finish provided that the replacement is similar in appearance and of equal or greater value. If the Purchaser fails to choose colours or finishes within the time periods requested, the Vendor may irrevocably choose the colours and finishes for the Purchaser and the Purchaser agrees to accept the Vendor's selections.
3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
4. References to model types, model numbers and/or brands refer to current manufacturer's models and/or brands. If these types, models and/or brands change or are discontinued, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
6. All specifications and materials are subject to change without notice. E. & O.E.
7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a countertop upgrade). If, as a result of availability or of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
8. Floor and specific features will depend on the Vendor's package as selected.
9. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor.
10. All floor numbers listed above are designated as marketing description. E. & O.E.

