

THE **UNITED** BLDG.

A Landmark Project by Davpart

RESIDENCES AT 481 UNIVERSITY

INAUGURAL ISSUE: SPRING 2019



A NEW STATE OF LIVING.

FOREWORD

“The present is the past and future too.” There couldn’t be a statement more fitting to describe our new development, The United Bldg. Once the offices of Canadian media icon, Maclean Hunter and tomorrow, your home, The United Bldg. unites time. A timeless addition that’ll hold its ground and stand tall in an evolving city.

Right from the moment Davpart acquired the property, we were aware of its significance in Toronto’s urban landscape. The building’s heritage status and prestigious location on University Ave presented an opportunity to create something extraordinary.

Given my family’s history of developing real estate, I found 481 University the perfect place to carry on their legacy. They started a real estate development business as a way to give back to the city that provided them a welcoming home. The United Bldg. is unique. Marrying its existing Modern Classical design with a contemporary tower, its presence will be majestic, to say the least. With the help of the finest creative and construction minds, we have been successful in realizing our dream – to build a one of a kind development on University Ave. Needless to say, our Davpart team is very proud of The United Bldg. I hope you will be too.

David Hofstedter
President
Davpart Inc.

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HISTORY

—
A PRESSING BACK STORY



Long before the clamour of printing presses and hustle and bustle of the news world, during the 1880s, the corner of University and Dundas was home to working-class labourers. In 1910, Maclean Publishing Company moved from Front Street to University Avenue and laid the stone for the development of 481 University.

'A gentleman of the press,' John Bayne Maclean was the founder of Maclean Publishing Company. With 36 publications, including the widely-read titles *Chatelaine*, *The Financial Post* and the eponymous *Maclean's Magazine*, at its peak, the company was the largest of its type in the British Empire. Housing the offices and printing facilities of Maclean Publishing, 481 University and adjoining buildings were the epicenter of news and views that shaped Canada's commercial and cultural landscape.

The earliest building on site was a three-storey reinforced concrete with red-brick and stone buttresses. It was also the first commercial structure along the avenue. As the company grew into a media conglomerate, the footprint of the building too expanded. Every new expansion mirrored the architectural designs of the period. From Beaux-Arts to Modern Classical, the current complex as it stands has cultural value for its design. In 1958, a Canadian sculptor, Elizabeth Wyn Wood was commissioned to create bas-reliefs on the theme of communications that now grace the north and south entrance pavilions.

A well-crafted representative of a commercial building from the interwar era, 481 University Ave is the sum of many bold design influences. This story of regeneration continues, as it becomes The United Bldg.

1910

The first building is designed by the legendary Sproatt & Rolph Architects. It's a three storey office and plant unit. Due to restriction on commercial uses along University, it features a deep setback. This building is listed on the City of Toronto Register.

1914

Maclean Publishing builds new offices on the site.
Expands the building that fronts onto University.
It houses Provincial government offices on the top two floors.

1919

The company adds a printing plant to the Sproatt & Rolph building.

1928

Maclean Publishing adds an extension.
210 Dundas is designed by Schultze & Weaver and Murray Brown.
This Beaux-Arts style building has five-storeys of offices and four-storeys for a printing plant.
One of the first tall buildings adjoining University Avenue.

1958

Elizabeth Wyn Wood is commissioned to create two bas-reliefs on the theme of communication.

1961

This expansion is designed by the notable Toronto architects, Marani & Morris.
Its design is influenced by the Modern Classical style and features distinguishing fenestration on the façade.
The building now covers an entire city block bounded by University Ave. Dundas St., Centre Ave. and Edward St. and overlooks the landscaped central boulevard of University Ave.

1984

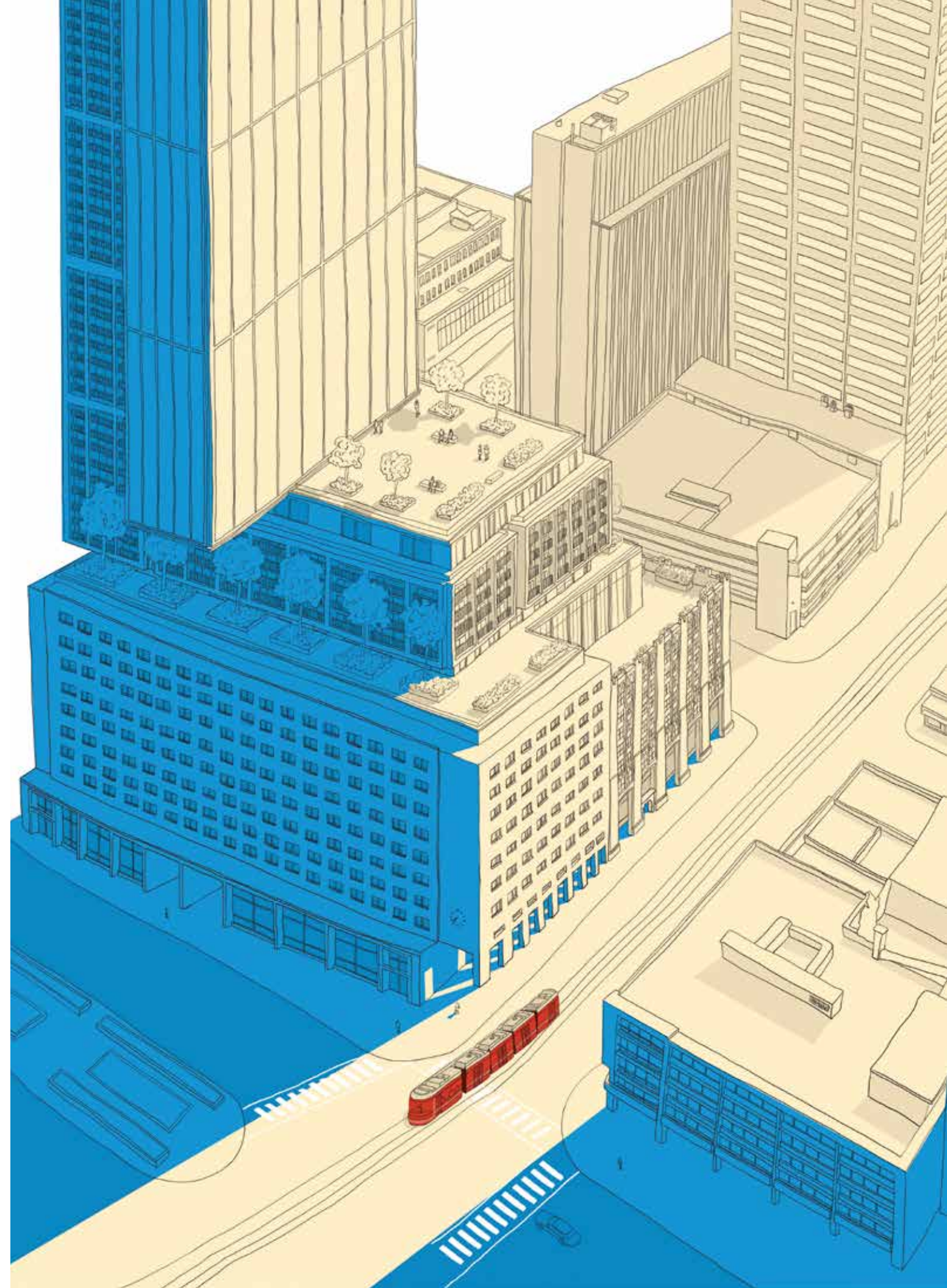
The building is modified by William Strong Associates.
A new entrance is added to the University frontage.

2019

The United Bldg. is born.

ARCHITECTURE

THE MAKING OF A LANDMARK





The United Bldg. is designed to make a statement. A place that has a distinct sense of purpose. One that will endure and stand tall in the changing skyline of Toronto. Its expressive architectural narrative showcases the building's rich past and introduces a distinct contemporary vernacular.

The new design preserves elements from the 1928 building and the 1961 expansion. This unprecedented interplay of old and new has earned the development a special place in the historical conservation universe. The United Bldg. is North America's largest heritage retrofit.

Complementing the stateliness of the boulevard on which it rises, United's architecture takes cues from its urban and spatial contexts. Set on University Ave, Toronto's pulsating centre of gravity, the design is reflective of the location's energy and élan. The building's iconic tower is defined by its impressive verticality. To highlight its heritage features, the tower mass is set back and broken into two elegant slim forms. While this reinvention is subtle and respectful, it introduces a residential component, a rare entity on University Ave.

United's bold story of art and renewal continues at the street level. To initiate a momentous urban shift in one of the city's most important intersections, Dundas and University, a striking colonnade will create an engaging pedestrian realm. This spectacular galleria will house retail and restaurants.

The United Bldg. is an essay on balance and flourish. A striking update. A grand addition.





University Avenue at Dundas Street



Dundas Street Colonnade



Residential Entrance

NEIGHBOURHOOD



ON THE AVENUE OF ABUNDANCE



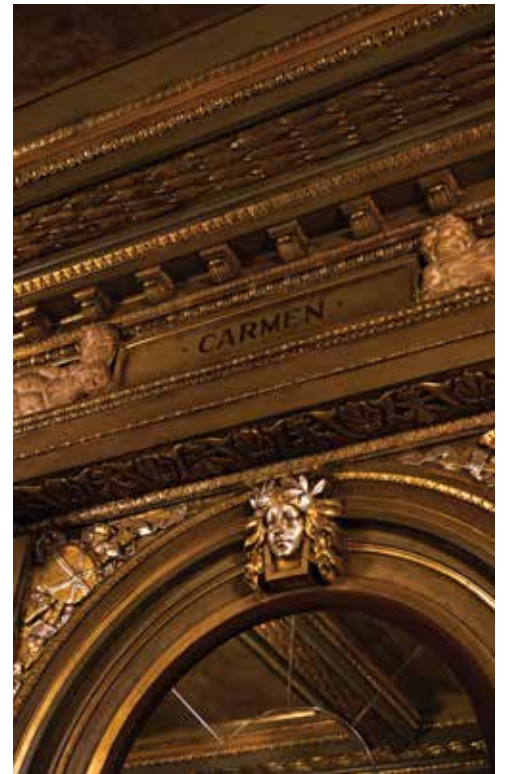


Conceived as a major civic boulevard, University Ave is designed for the grandest possible effect. Inspired by European counterparts and laid out in circa 1820, it was considered, 'one of, if not the finest in the Dominion, or perhaps on this Continent.' While it has expanded and evolved over the years, University Ave has always been a microcosm of the urbanization of Toronto.

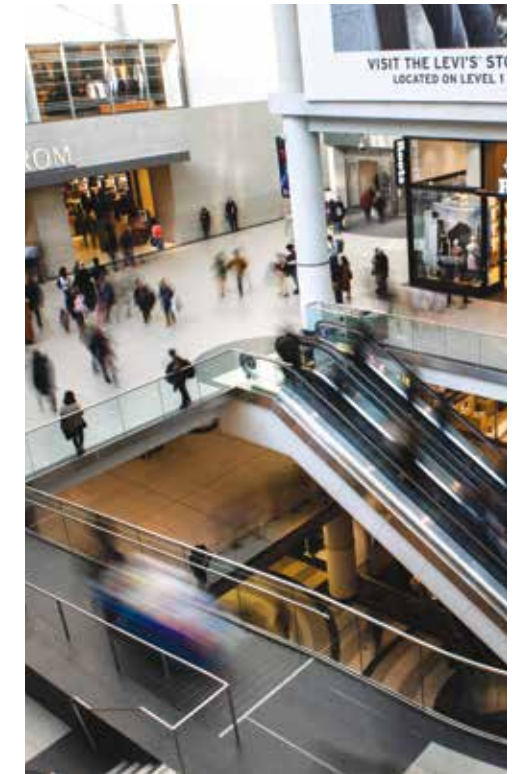
At the corner of University and Dundas, The United Bldg.'s stellar location taps into the boundless energy that pulses through it. With direct access to St. Patrick subway and the 505 streetcar outside its front door, The United Bldg. has the world at its fingertips. A short walk from the high octane world of finance, topnotch hospitals and coveted centres of learning, United evokes prestige and success. Its storied neighbours also include cultural and city icons, like the Four Seasons Centre for the Performing Arts and Nathan Phillips Square.

Residents of The United Bldg. are extremely fortunate, as they are surrounded by a cornucopia of culinary establishments. From fine dining to little neighbourhood secrets, restaurants and cafes of all stripes are just moments away. With some of the best transit options and proximity to Toronto's most engaging destinations, there'll always be plenty to do and experience here. From morning to evening, sunrise to sunset, The United Bldg. embraces the energy and verve of a location that can only be described as unmatched.



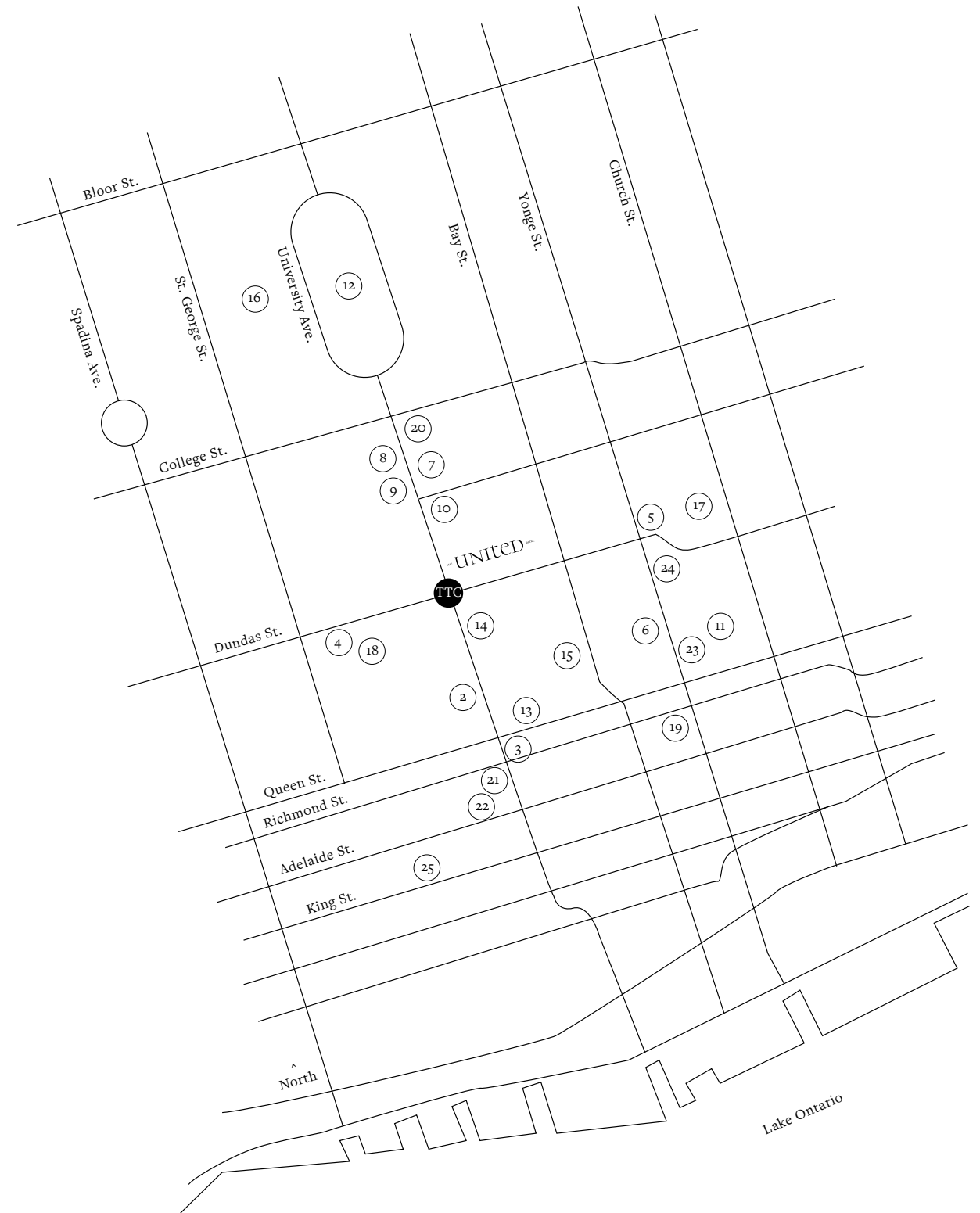


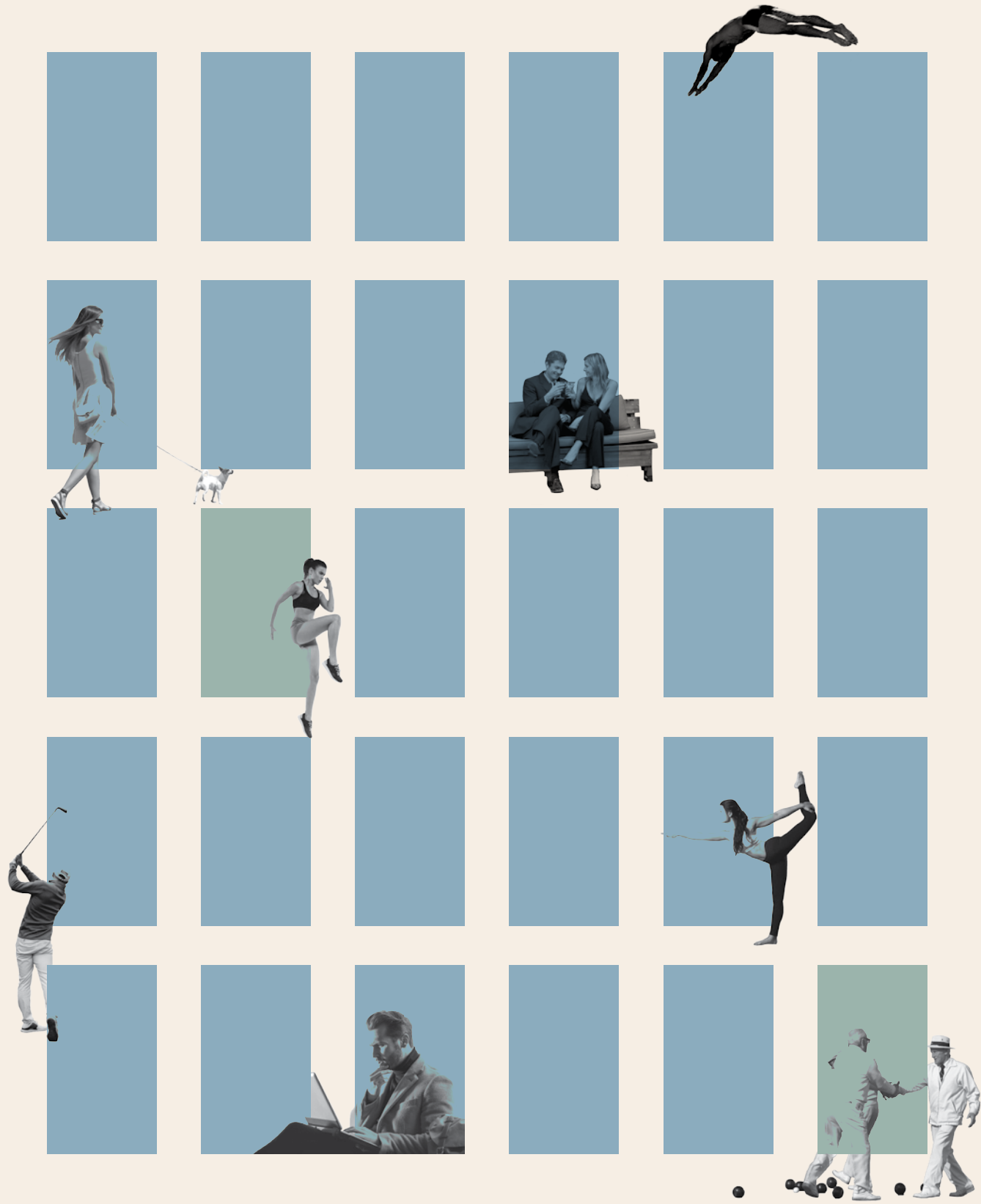




DESTINATIONS

- St Patrick Station | ●
- Canada Life Building | 2
- Four Seasons Centre for the Performing Arts | 3
- Art Gallery of Ontario | 4
- Yonge Dundas Square | 5
- Toronto Eaton Centre | 6
- Toronto General Hospital | 7
- Princess Margaret Cancer Centre | 8
- Mount Sinai Hospital | 9
- The Hospital for Sick Children | 10
- St. Michael's Hospital | 11
- Queen's Park | 12
- Osgoode Hall | 13
- Toronto Courthouse | 14
- Toronto City Hall | 15
- University of Toronto - St. George Campus | 16
- Ryerson University | 17
- OCAD University | 18
- Cloud Gardens | 19
- MaRS Discovery District | 20
- Momofuku Noodle Bar | 21
- Soho House Toronto | 22
- Elgin and Winter Garden Theatre | 23
- Ed Mirvish Theatre | 24
- Princess of Wales Theatre | 25





AMENITIES

ONLY ONE WORD: PLENTIFUL



Existing in plenty. Yielding abundantly. The United Bldg. amenities are just that. Carefully conceived, flawlessly executed, they have been designed to enhance the lives of its residents. Spread across three floors, they offer a soul-caressing, sensory experience.

United's public spaces are inspired by the richness of the building's past and its unique place in the heart of a burgeoning modern city. Dressed in natural stone, bronze metals, sparkling hand-blown glass, and tailored wood paneling, the theme here is one of elegance and refinement. A cosseted haven of luxury, the residential lobby is a throwback to the gilded 1920s. With its plush seating, fine art, and thoughtful services like a 24-hour concierge, it's both inviting and awe-inspiring.

The building's extensive amenities are an elegant progression of the same. Classic yet contemporary, they're designed to complement a very downtown sensibility. From its stunning pool to the wellness-focused fitness centre, sauna and rain room, all up the ante on luxury living. And for those who love sports, The United Bldg. is made for them. Here you will find a dedicated Sports Lounge with Billiards, a Video Gaming Lounge, Bocce Court and even a Golf Simulator. Rising in the heart of a high energy city, its all-season Reflection Pool and Zen Garden offer much-needed getaways for quiet contemplation.

If you're the kind who likes to entertain, United rolls out the red carpet. Whether it's the well-appointed party room, fireplace lounge or BBQs on the terrace, The United Bldg. truly knows a thing or two about having a good time.



10th Floor Amenity Terrace



Ground Floor Amenity



10th Floor Amenity



11th Floor Amenity



13th Floor Amenity



14th Floor Amenity

THE LUXURIES

ENTERTAIN

Party Room with Kitchenette

Lounge with Fireplace

BBQs

Sports Lounge with Billiards

Golf Simulator

Video Gaming Lounge

Bocce Court

Theatre

SERVICES

Luxury Residential Lobby

24/7 Concierge

Dog Run

WELLNESS

Fitness Centre

Pool with Fireplace

Indoor Outdoor Pool Deck with Sun Loungers

Change Rooms

Sauna and Rain Rooms

Yoga Deck

Hot Tubs

WORK

IdeaSpace

Library

RELAX

All-Season Reflection Pool with Warming Pavilions and Seating

Zen Garden

INTERIORS

—
A STUDY IN ELEGANCE





Designer Kitchen

Highly enviable, the interiors of The United Bldg. are rich and eclectic. Evocative of a time gone by but firmly rooted in the present, an air of sophisticated restraint permeates through its private spaces.

Every suite here is meticulously appointed and thoughtfully designed. With a luxurious palette of timeless finishes and hints of deco that are interwoven with contemporary details, they redefine urban luxury living. Featuring open layouts, soaring windows, and spacious balconies, these light, bright and airy spaces pamper the mind, body and soul. The chef-inspired kitchens are the heart and soul of every residence, specifically designed to accommodate and enhance real life. The bathrooms with their soothing tones provide much needed calm. Inherently chic yet supremely delightful, these inspiring spaces are perfect to spend time in, both alone and with others. The United Bldg. is a perfect example of refined magnificence. A masterpiece. A work of art that one can inhabit.



Suite Interior

TEAM

THE CREATIVE FORCE

DAVPART INC. is a full-service real estate investment and management company established in 1993. Its reputation for quality and excellence is known in the industry. Through hard work and commitment, the company has acquired an impressive portfolio of both owned and third-party managed real estate assets comprised of major shopping centres, high-rise office towers, industrial parks, and residential complexes throughout Ontario and the U.S. Additionally, Davpart has experienced tremendous success in redeveloping and revitalizing existing shopping malls in Southern Ontario. Its first residential project, Avro Condominiums which sold out in just a week, is now under construction. It is with these same values, commitment, and drive for excellence that Davpart Inc. is proud to launch North America's largest heritage retrofit development – The United Bldg.

ARCHITECTURE

B+H is a global, award-winning consulting and design solutions firm. Founded on a 65-year legacy of creating bold and inspiring spaces for people, B+H provides core architecture, planning, landscape, and interior design services. Leveraging the core visualization and integration skills of an architecture and design practice, the company interprets and articulates complex data into transformative solutions across a broad spectrum of sectors and services. With more than 450 curious designers, place makers, strategists, storytellers, and creative human beings who believe in embracing change and challenging the status quo, it creates resilient, healthy environments that make positive contributions to their communities and are characterized by vibrant human experiences. A member of the Surbana Jurong Group, B+H delivers strategic consulting and high value design solutions that shape spaces, communities, and economies.

INTERIOR DESIGN

Tomas Pearce Interior Design Consulting Inc. is based in downtown Toronto, Canada. Led by Principal Partners, Melandro Quilatan and Tania Richardson, the team at Tomas Pearce is a collaboration of talented, energetic and experienced company of interior designers, project managers, project coordinators, architectural technologists, stylists and procurement agents. The firm offers a complete range of commercial and residential interior design services, space planning, project management and interior styling to a multi-national client base. The firms list of luxury residences is expansive and includes homes in many of Toronto's desired communities and upscale condominium developments. The Tomas Pearce style is international, motivated by a love of good design, both modern and traditional. Whether it's high formal tradition, classic contemporary or clean modern aesthetic, central to the Tomas Pearce design directive is the belief to marry their strong design philosophies with that of their client's own style wishes.

SALES

Baker Real Estate Inc. is one of Canada's most successful real estate companies with annual new home sales of over four billion dollars. For over two decades, Baker has specialized in the project marketing and sales of new home communities, including condominiums, townhomes and single-family homes as well as hotel condominiums and resort properties. The company was formed by Pat Baker and has grown into a prestigious group of real estate professionals, servicing Canada's premier builders and developers in both local and international markets. Baker has established offices in Toronto, Montreal, Vancouver, Beijing, Singapore, Hong Kong and most recently in Shanghai.

BRANDING

L.A. Inc. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments throughout North America and Europe. The Toronto-based firm has created exciting and memorable brands and award-winning marketing programs for major developments in New York, South Florida, Charlotte, Las Vegas, Philadelphia, Chicago, Nashville, Louisville, Toronto, Montreal, and Ottawa. Currently, the company is working on assignments in Toronto, Atlanta, Calgary, Halifax, Minneapolis, and Detroit.

PUBLIC RELATIONS

TCGPR (The Communications Group Inc.) is a Toronto, Canada-based public relations and marketing communications consulting firm that helps clients generate consistent, high-impact news coverage that sets them above and apart from their competition. The company has spent the past four decades working with many of the world's most dynamic organizations to deliver public facing communications campaigns that dramatically increase brand recognition and send bottom-line growth soaring.





TheUnitedBldg.com

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.
Sizes and specifications are subject to change without notice. E. & O.E. Illustrations are artist's impressions.

THE **UNITED** BLDG.

A Landmark Project by Davpart

88 CENTRE AVENUE PRIVATE RESIDENCES

SPECIAL ISSUE

PENTHOUSE
& SKYTOWN
COLLECTION





“LUXURY IS AN ENVIRONMENT
THAT GIVES PEACE OF MIND AND COMFORT
THAT ALLOWS YOUR SPIRITS TO SOAR.”

While that is my take on the meaning of luxury in the context of real estate, I ask you, what is luxury? Is it quality? Is it price? Richness or elegance? Exclusivity? In all my years as a developer, I've come to understand that luxury means different things to different people. In my mind, luxury is a certain sense of uniqueness. Something not expected. Something that's rooted in craftsmanship, in attention to detail. A thing that's born out of great thought. One that provides comfort and happiness.

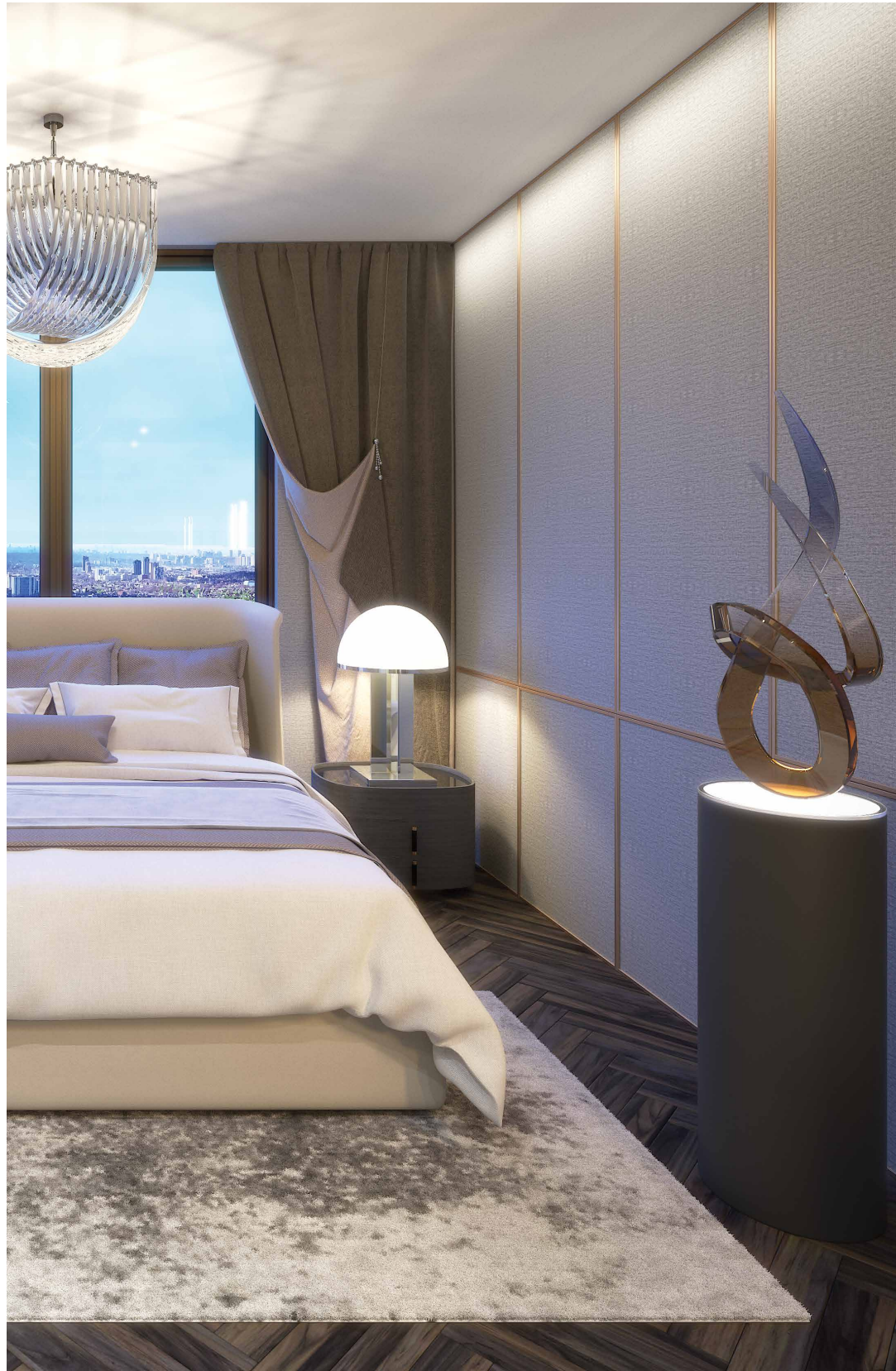
This brings me to the creation of The United Bldg. Everything, from its grand architecture to a simple light sconce brings to life these beliefs. The Penthouse and Skytown Collection reflect the majesty of this landmark building. The design team at Tomas Pearce has spent many hours creating these magnificent spaces. Beautifully proportioned, there's grandeur even in the smallest detail.

I take great personal pride in presenting the Penthouse and Skytown Collection at The United Bldg.

David Hofstedter
President
Davpart Inc.



Stately and majestic. The United Bldg. is an essay on balance and flourish. Singularly luxurious. Carefully conceived to enhance lives, it has a distinct sense of purpose. Once the offices and press of Maclean Publishing Company, this historic address will soon be reimagined as a grand destination for those who want to experience a life extraordinary in the city's heart. Billed as North America's largest heritage retrofit, its dramatic architecture preserves the building's rich past while introducing a distinct contemporary addition. Offering direct access to St. Patrick subway, its enviable location on University and Dundas places it in a class of its own. Classic yet contemporary, the interiors of The United Bldg. are a study in refinement. Its exquisite residences are a rare entity on Toronto's most ceremonial thoroughfare, University Avenue. The sum of many bold design influences, it stands tall in the changing skyline of the city.



“IT IS A UNIQUE FLOOR
ON ITS OWN.
THE PENTHOUSE LEVEL
STANDS OUT FROM THE REST
OF THE BUILDING.
EVEN THOUGH THAT’S
LUXURIOUS, THE PENTHOUSE
FLOOR TAKES IT UP
TO A DIFFERENT LEVEL.”

— Melandro Quilatan, Principal, Tomas Pearce Interior Design

THE PENTHOUSE COLLECTION

AN ODE TO LUXURY

Combining grand scale with luxurious details, the Penthouses of The United Bldg. are designed for a life of splendour. Graciously proportioned, these suites are an exquisite example of refined magnificence and unparalleled elegance. Framed by an azure sky and spectacular views of the city and lake, they offer a transcendent living experience.

The Penthouse Collection bears the elegant stamp of internationally renowned Tomas Pearce Interior Design. Melandro Quilatan, President and Co-founder, describes this collection as, “Handsome. Classic. Modern at the same time.”

Inspired by the heritage façade, Melandro and his team thoughtfully injected Art Deco-inspired nuances to create these sumptuous spaces. When asked about the design vision for the penthouses, Melandro replied, “It was important to add a bit of drama. Introduce a classic as well as modern approach and a whole lot of distinction right from the moment you step in.”

“IT WAS IMPORTANT TO ADD A BIT OF DRAMA.”

— Melandro Quilatan

Entering a penthouse at The United Bldg. is an experience in itself. According to Brian Woodrow, Senior Designer, “When you step into the environment, you will see and experience luxury for what it really is.” A commanding 8-foot tall entry door sets the tone for a grand welcome. A curated palette of finishes, from glass, stone, and wood to opulent large format porcelain tiles, signal that something special lies within.

With a formal foyer encased in lavish yet modern wood panelling, every penthouse has an aura of being rare. Even the powder room is out of the ordinary. “The powder room is being treated like a boutique space,” says Brian Woodrow. Attention to detail is what sets the Penthouse Collection apart. In keeping with the times, every suite is open concept but has been configured to offer a separate formal dining space. With its luxe wall coverings, floor to ceiling wine rack, built-in shelves, hand-blown glass chandelier, this dining space as Melandro pronounces, “just adds to the sense of what you can aspire to.”

From its high-end chef’s kitchen to bathrooms that are pure luxury, the penthouses come outfitted with capacious rooms, abundant spaces to entertain, and floor to ceiling, wall to wall windows that offer expansive views. “Anybody who aspires to live at the United would recognize right away, it could accommodate any executive lifestyle”, declares Brian.

The boldness of Art Deco combined with a refined modern aestheticism gives these penthouses a richness, an eclecticism that makes them simply unique.



Elevator Lobby



Dining Room



Kitchen/Living Room



Kitchen

PENTHOUSE FEATURES & FINISHES

THE SUITES

- ~ Designer selected porcelain flooring in entry foyer.
- ~ Designer selected pre-finished engineered wood plank flooring in a herringbone pattern.
- ~ Solid core entry door with security view-hole.
- ~ Designer selected premium door hardware.
- ~ Designer selected premium electric fireplace.
- ~ Designer selected baseboards, door frames and casings.
- ~ Miele stacked washer/dryer.
- ~ Lighting: LED ceiling fixtures in entrance foyer, bedrooms, dens, and walk-in-closets. LED track lighting in kitchen, wall fixtures above all vanities and waterproof light in all showers.

THE KITCHEN

- ~ Custom designed by Tomas Pearce Interior Design 12 ft. kitchen cabinetry package complete with under cabinet valance lighting.
- ~ Designer selected fine quartz countertop and backsplash with coordinating countertop and waterfall in island (island availability vary per plan)
- ~ Designer selected contemporary faucet with single bowl stainless steel under mounted sink.
- ~ Designer selected pre-finished engineered wood plank flooring in a herringbone pattern.
- ~ Professional grade Sub-Zero-Wolf appliance package:
 - 30" Sub-Zero Over-and-Under refrigerator/freezer, panel ready
 - 30" Wolf Induction Cooktop
 - 30" Wolf Built-In Single Oven, panel ready
 - 24" Wolf Drawer Microwave in island
 - 24" Asko Dishwasher
- ~ Under-cabinet concealed ventilation over cooktop.
- ~ Under-cabinet LED lighting package.

THE BATHROOM

{master bathroom or main bathroom in one bathroom suites}

- ~ Executive vanity custom-designed by Tomas Pearce Interior Design.
- ~ High-end faucets and shower package selected by Tomas Pearce Interior Design.
- ~ Designer selected fine porcelain tiles.
- ~ Designer selected full height porcelain or ceramic wall tiles in tub/shower enclosure.
- ~ Designer selected soaker tub.
- ~ Frameless glass enclosure along tub, as per plan.
- ~ Frameless glass shower enclosure, as per plan.
- ~ White plumbing fixtures.

SECOND BATHROOMS

{in two bathroom suites}

- ~ Custom-designed quartz topped vanity by Tomas Pearce Interior Design.
- ~ Designer selected porcelain tile flooring.
- ~ Designer selected full height porcelain or ceramic wall tiles in tub/shower enclosure.
- ~ Contemporary design faucets and shower package selected by Tomas Pearce Interior Design.
- ~ Frameless glass shower enclosure, as per plans.
- ~ White porcelain plumbing fixtures.

THE TECHNOLOGY

- ~ Emergency annunciation system, smoke and carbon monoxide detector in each suite, where and as required by the Ontario Building Code.
- ~ Rough-in only for future security system.
- ~ Pre-wired for cable TV and telephones.
- ~ White Decora switches and outlets.
- ~ Provision for High-speed internet.



THE SKYTOWN COLLECTION

AN EXTRAVAGANT STORY

In a city where space is always at a premium, the Skytowns at The United Bldg. offer an opportunity to live large. Spread over two-storeys, these suites are a study in elegance. With a luxurious palette of timeless finishes, interwoven with contemporary details, they are a perfect example of the grandeur that is intrinsic to the building. “Imagine a home in the sky. Elegant. Modern. And most importantly, spacious. These Skytowns are just that,” says Melandro Quilatan, President and Co-founder of Tomas Pearce Interior Design.

“IMAGINE A HOME IN THE SKY.
ELEGANT. MODERN. AND MOST
IMPORTANTLY, SPACIOUS.”

— Melandro Quilatan

Luxuriously appointed and thoughtfully designed, the Skytowns feature open layouts, expansive windows, and spacious balconies to maximize the living space. The chef-inspired kitchens are the heart and soul of every residence, specifically designed to accommodate and enhance real life. The bathrooms with their soothing tones provide much-needed calm. But it's the balconies that steal the show. Every Skytown comes with two large balconies. High above the city, these delightful spaces are perfect for an al fresco meal with friends or a quiet evening under the stars. Inherently chic yet supremely comfortable, the Skytowns redefine urban luxury living.



Kitchen/Living Room



Terrace

SKYTOWN FEATURES & FINISHES

THE SUITES

- ~ A wide variety of luxurious suite types and sizes including: 2-storey SkyTown Collection suites with 9 ft. ceilings.
- ~ Choice of designer selected pre-finished engineered woods in living/dining, bedroom and den areas, as per builder's standard samples.
- ~ Interior stairs to have designer glass railing with brass coloured handrails to match the exterior finishes of building.
- ~ Stair risers to be a continuation of the suite floor finish, 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.
- ~ Designer selected baseboards, door frames and casings.
- ~ Insulated double-glazed, aluminum windows.
- ~ Stacked washer/dryer with exterior venting in all suites.

THE KITCHEN

- ~ Miele appliance package including 24" Miele ceramic cook-top and 24" Miele Pureline speed oven, 24" Miele Futura series integrated dishwasher, 24" Miele integrated refrigerator/ freezer and a Miele Integrated cooktop exhaust fan.
- ~ Contemporary kitchen cabinetry custom designed by Tomas Pearce in a variety of materials and colours, from builder's standard samples.
- ~ Choice of fine quartz surface countertops with quartz backsplash with Tomas Pearce selected coordinating colours from builder's standard samples.
- ~ Single bowl stainless steel under mounted sink with contemporary design faucet.
- ~ Choice of pre-finished engineered wood flooring, from builder's standard samples.

THE BATHROOM

{master bathroom or main bathroom in one bathroom suites}

- ~ Tomas Pearce custom-designed vanity from builder's standard samples.
- ~ Contemporary design faucet.
- ~ Choice of porcelain tiles from builder's standard samples.
- ~ Contemporary designer selected accessory package including towel bar and toilet paper holder.
- ~ White plumbing fixtures.
- ~ Full height porcelain or ceramic wall tiles in tub/shower enclosure, from builder's standard samples.
- ~ Frameless glass enclosure along tub, as per plans.
- ~ Pressure balance valve for tub and shower.
- ~ Exhaust vented to exterior.

SECOND BATHROOMS

{in two bathroom suites}

- ~ Tomas Pearce custom-designed quartz topped vanity from builder's standard samples.
- ~ Contemporary design faucet.
- ~ Choice of porcelain tiles from builder's standard samples.
- ~ Contemporary designer selected accessory package including towel bar and toilet paper holder.
- ~ 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.

Please note the following for Penthouse and SkyTown Features and Finishes:

- Select Penthouse suites will offer 10 ft. kitchen cabinetry package with 24" appliances and a speed oven, instead of a microwave in the island.
- Natural products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.
- If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designate be given at least ten (10) days prior notice to properly complete Vendor's colour and material selection form.
- If the Purchaser fails to respond or do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser.
- No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
- The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.
- References to model types or model numbers to current manufacture's model. If these types or model change, the Vendor shall provide an equivalent model.
- All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area.
- All features, finishes, specifications and materials are subject to change without notice.
- 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 fireplace). If, as a result 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.
- Flooring and specific features will depend on the Vendor's package as selected.
- 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 better quality shall be made by the Vendor's architect, whose determination shall be final and binding.
- 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 to or better than the materials and items set out herein.
- All suites protected by the Tarion Warranty Corporation.
- The Purchaser acknowledges that various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price.
- The Purchaser acknowledges that any furniture layout shown on any advertising, brochure, plans, renderings, schedules are artist's concept and are not included in the purchase price.
- Purchaser acknowledges and accepts that ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements. Quoted ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, heating and cooling ducts and sprinklers.
- All furniture and built-in fixtures shown on the floor plans and marketing renderings are only a visual representation and are not included in the purchase price. Except as specified in writing by the Vendor or in the Schedule of Features and Finishes. E. & O.E. April 2020



“WHEN YOU STEP INTO
THE UNITED BLDG., YOU’VE ARRIVED.
THERE’S A SENSE OF WALKING INTO
AN OLD-WORLD NEW YORK HOTEL.
IT’S AN EVENT.”

— Brian Woodrow



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