

Features & Finishes

Building Features

- 30-storey point tower artfully designed by IBI Group
- Located directly adjacent to the University of Toronto's St. George Downtown Campus and steps from Toronto's Discovery District
- TTC streetcars at Theory's doorstep and less than 400 metres to Queen's Park Subway Station
- Steps from newly constructed Grange Park and the outdoor amenities of the University of Toronto
- Suite finishes, indoor amenity and lobby/common areas designed by award winning U31 Inc.
- Full time on-site property management, front desk concierge (88 hours per week) and 24/7 FOB secure access system*
- Starbucks® located on ground floor
- New economy designed: lobby lockers for courier delivery**, ride hailing waiting area adjacent to entrance, car share service on-site and extensive short and long-term bicycle storage

Amenity Features

- Fitness Centre complete with free weights and cardio machines
- Separated yoga/dance studio overlooking west views
- Innovation and study area complete with high speed Wi-Fi, television monitor for group work and presentations, print/scan/copy facilities, communal working desks and break-out study rooms
- Lounge adjacent to a café and wet bar for casual entertaining
- Media centre with streaming, gaming and karaoke functionality
- Designer party room includes kitchen facilities, bar/lounge area and dining room
- Exterior amenity boasts sun deck, outdoor yoga/stretching area, lounge seating, integrated al fresco dining area and three barbeques

Suites

Principal Living Areas

- 9' ceiling heights in principal living areas (*subject to bulkheads, ducts, dropped ceilings and structural beams)
- Higher ceiling heights in select suites, as per plan
- Smooth ceilings throughout
- Rogers Communications fibre optic technology including fibre direct to each suite includes Rogers Ignite™ 250u High-Speed Internet service including Rogers Advanced Wi-Fi Modem
- Laminate flooring throughout principal living areas, from builder's standard samples
- Solid core suite entry doors with architectural hardware, contemporary lockset, deadbolt and privacy viewer
- Flat panel interior doors with modern design hardware
- Smoke detectors and sprinklers
- Painted baseboards, door frames and casings
- Stacked washer/dryer
- Individual climate controlled suite heating and air-conditioning, with dedicated thermostat
- Energy recovery ventilation in each suite, as per plan
- Individual metering of in-suite electrical and water consumption
- Tarion Warranty Corporation New Home Warranty Protection, as per Tarion Guidelines

Kitchens

- Custom designed kitchen cabinetry in a variety of finishes
- Composite stone countertop with tile backsplash
- Chrome faucet with integrated pull-out spray and undermount sink
- Contemporary stainless-steel appliances: 24" refrigerator, 24" dishwasher, slide in 24" oven and range, free standing 24" microwave and slide in hood fan
- Optional island solid surface countertop with side storage cabinet in variety of finishes, metal frame construction

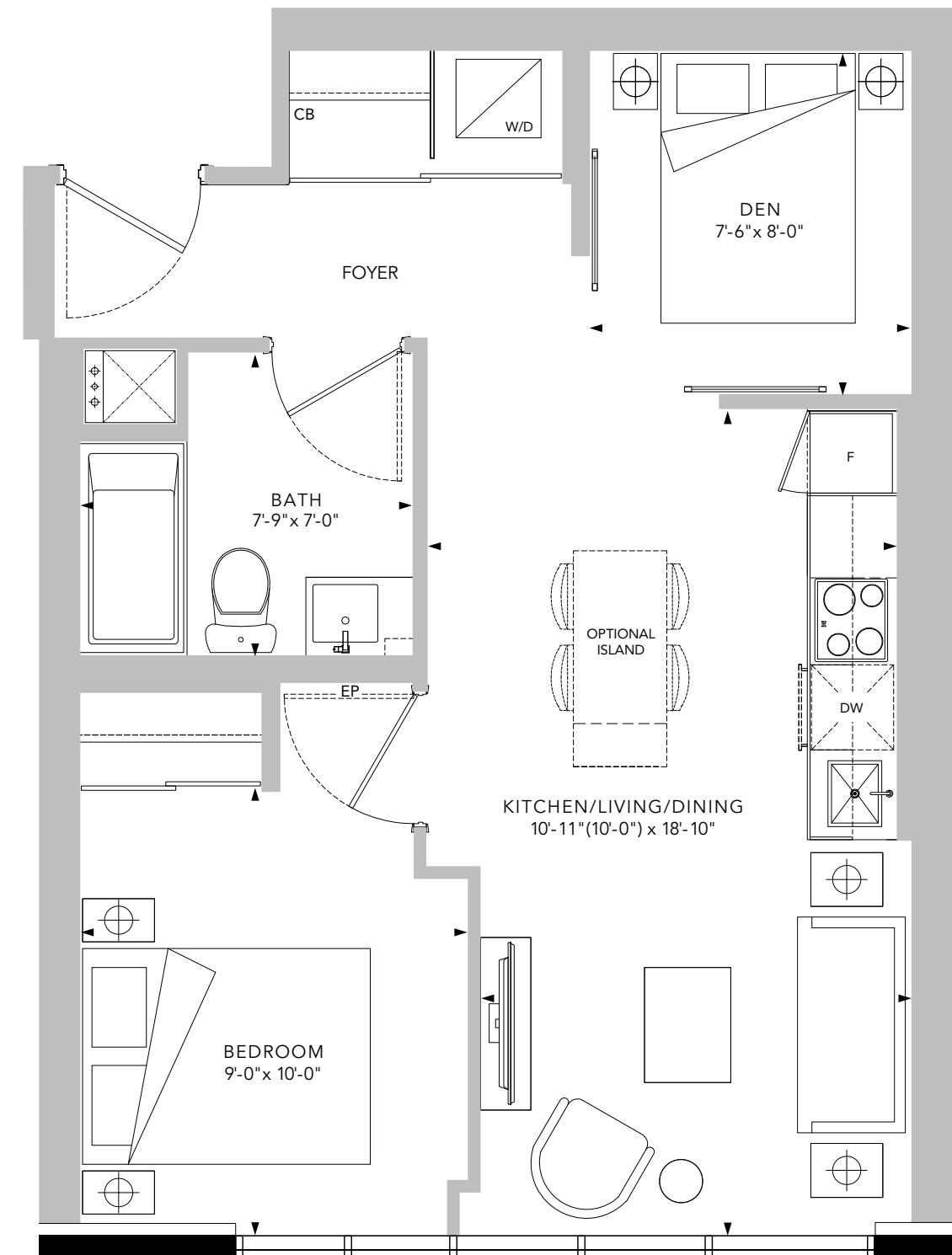
Bathrooms

- Designer selected custom vanity in a variety of finishes
- Frameless vanity mirror with chrome accent wall light
- Composite stone surface countertop with integrated contemporary sink and single lever chrome faucet
- Designer selected tile flooring
- Tile tub and/or shower surrounds, as per plan
- Walk-in showers with glass doors and contemporary hardware, as per plan
- Designer selected accessories, including towel bar and toilet tissue holder
- High efficiency low flow toilet

Suite 01

563 SF.

1 Bedroom + Den, 1 Bath



WINDOW TREATMENT VARIATION FLOORS 10, 15, 20, 25

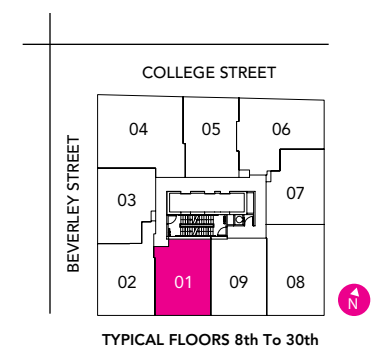


*Subject to current lease agreement. **Subject to availability of service.

Any advertisements, promotional materials, websites, displays, sales office displays, renderings, proposed tenants or occupants any other materials whatsoever which depict the Building, any Building features such as courier delivery lockers or car share services, are all subject to change and modification and are not to be relied upon by the Purchaser and the Vendor makes no representation or warranty that any such features, facilities or services will in fact be available. Purchasers are advised to review the terms of this Agreement and the Disclosure Statement in respect of the features and amenities of the Building and the possible changes thereto.



All areas and stated room dimensions are approximate. Sizes and specifications are subject to change without notice. Actual living area may vary from floor stated areas. E.&O.E.

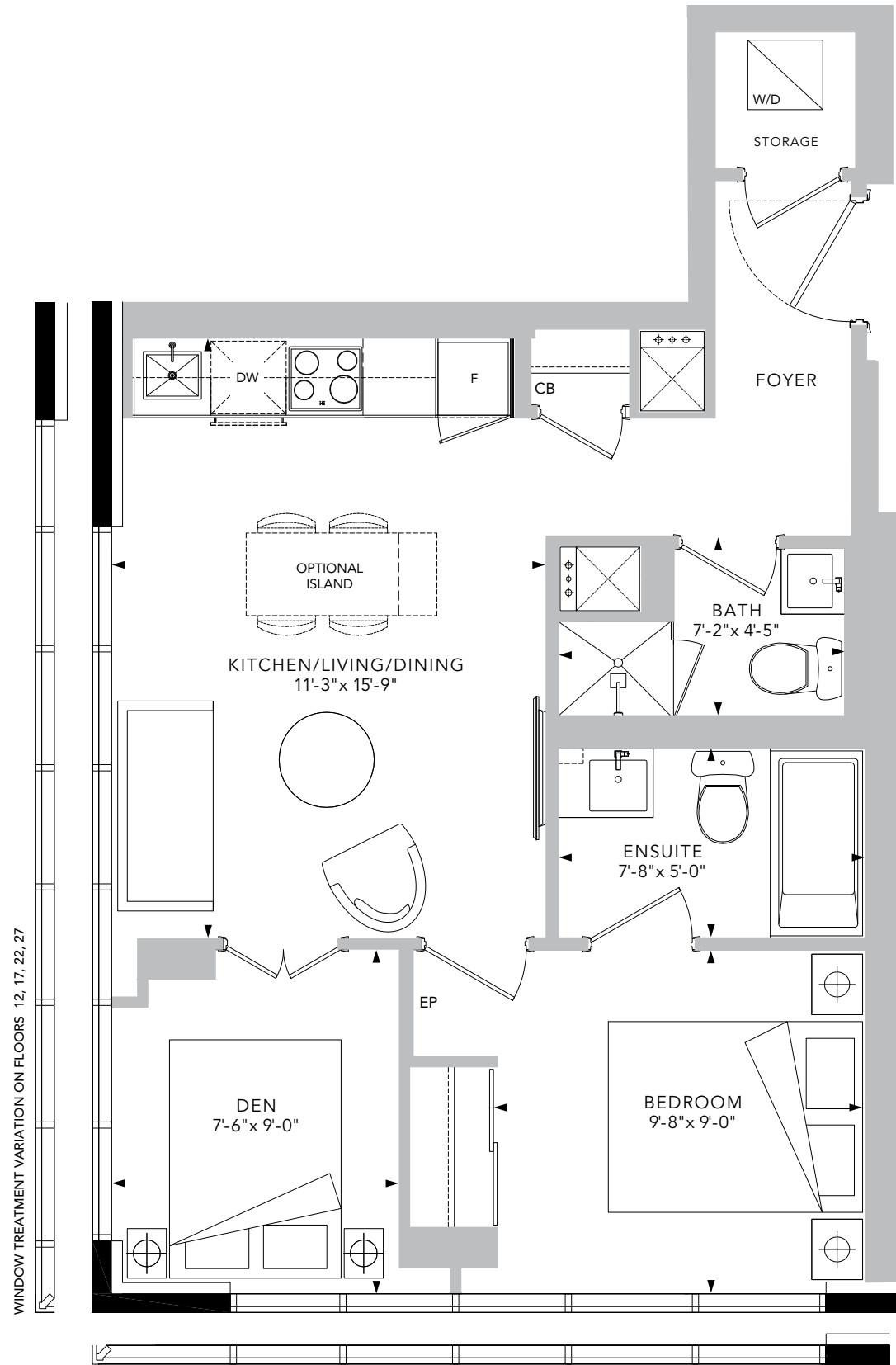


TYPICAL FLOORS 8th To 30th

Suite 02

575 SF.

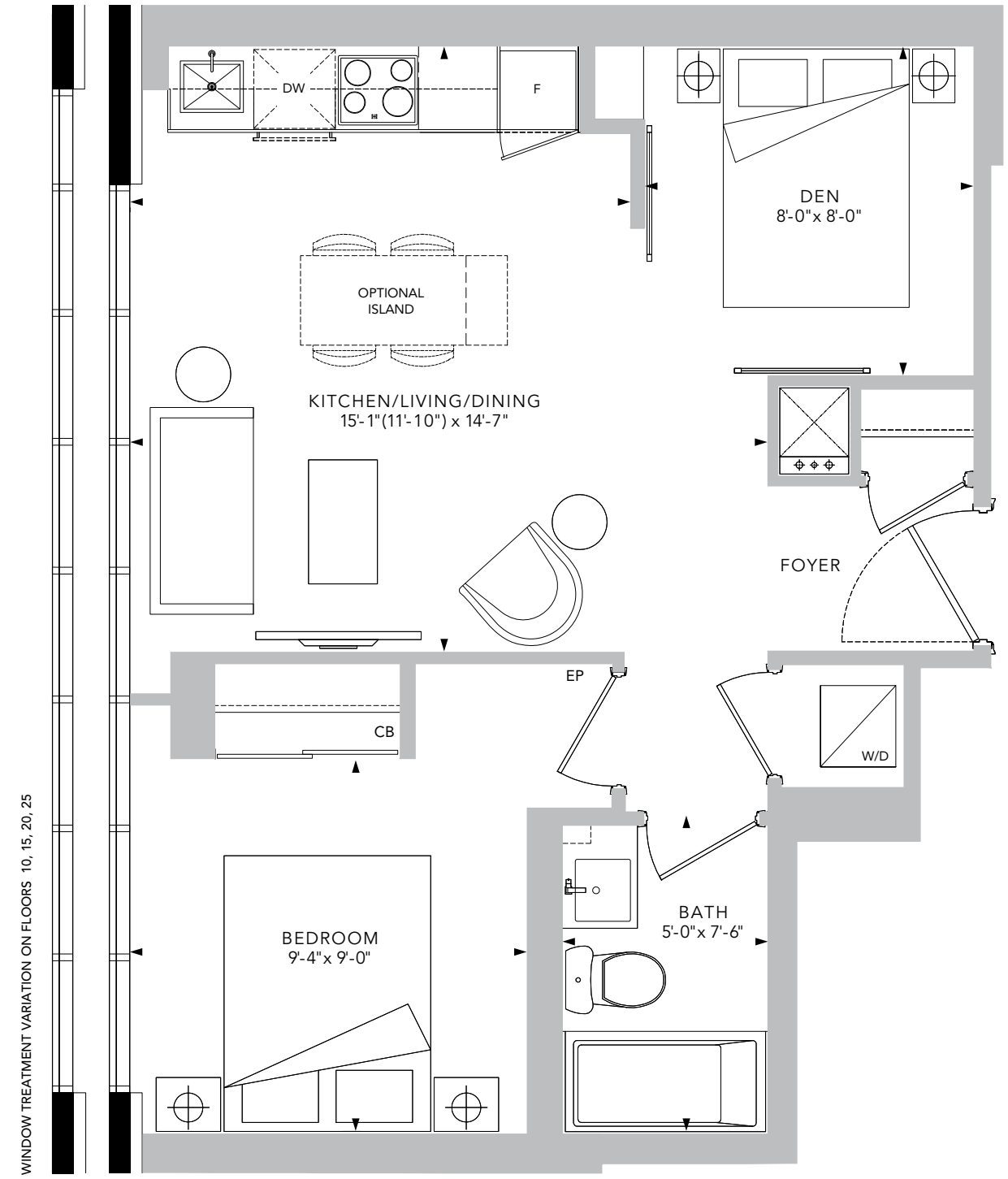
1 Bedroom + Den, 2 Bath



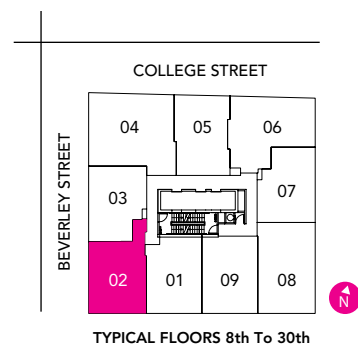
Suite 03

526 SF.

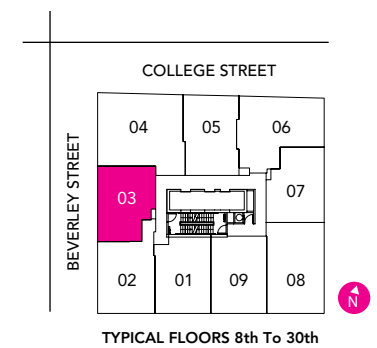
1 Bedroom + Den, 1 Bath



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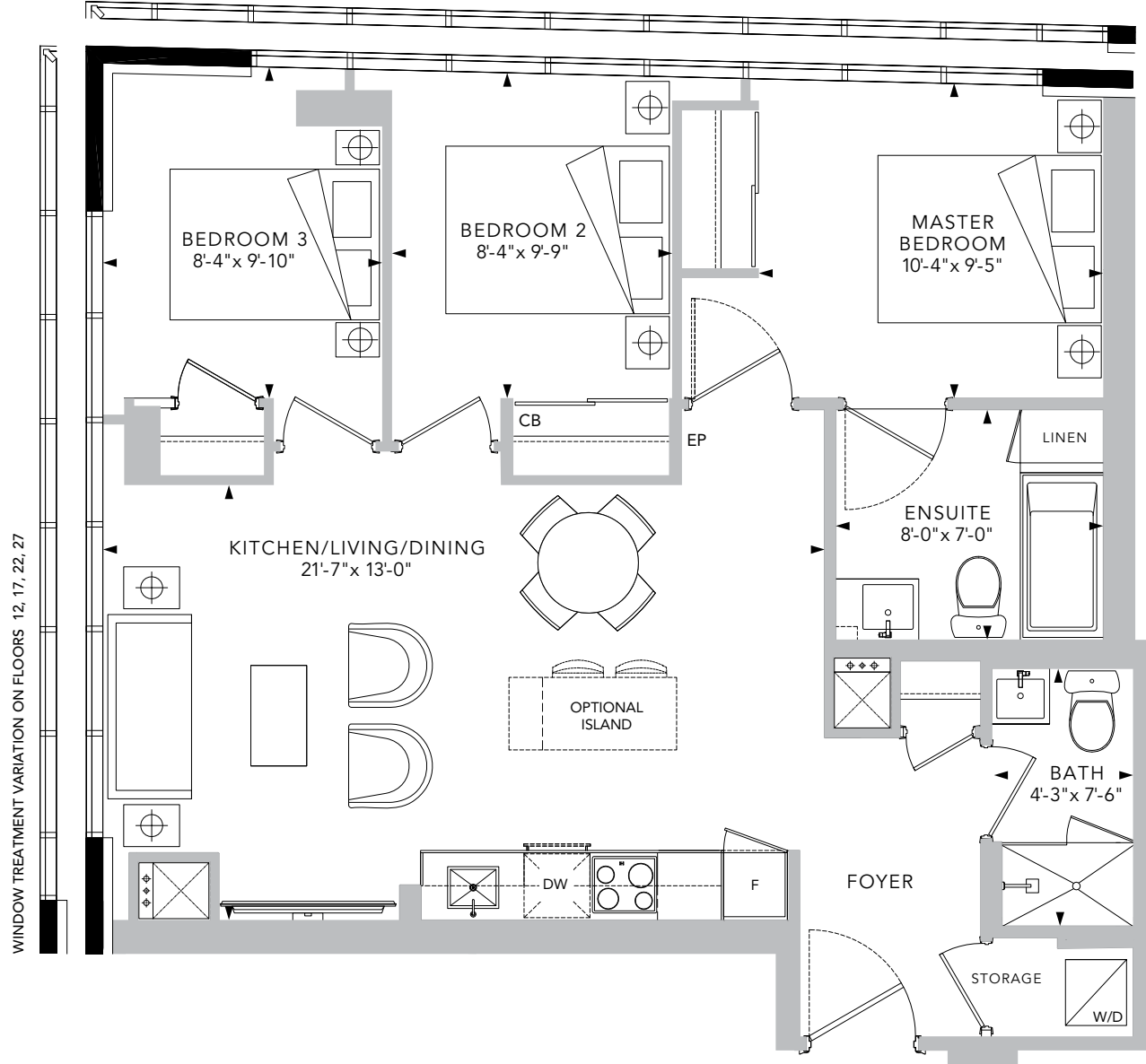
Suite 04

855 SF.
3 Bedroom, 2 Bath

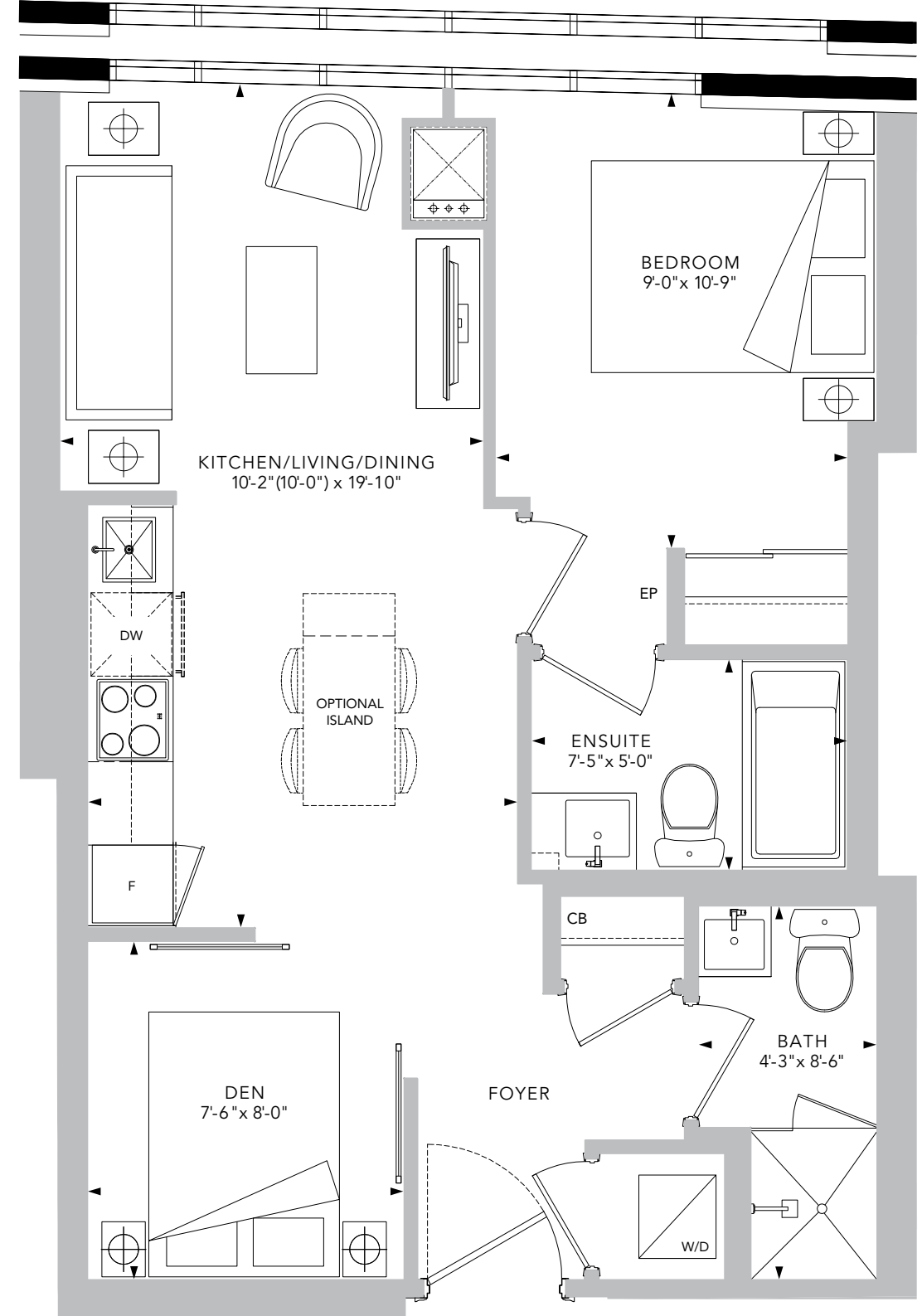
Suite 05

576 SF.
1 Bedroom + Den, 2 Bath

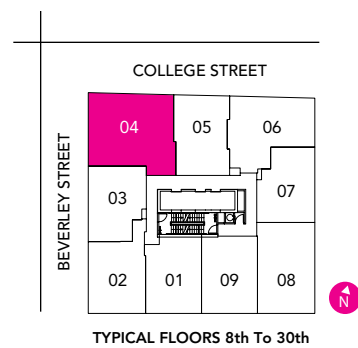
WINDOW TREATMENT VARIATION ON FLOORS 12, 17, 22, 27



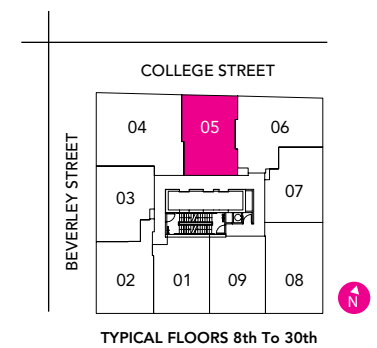
WINDOW TREATMENT VARIATION ON FLOORS 8, 9, 10, 15, 20, 25



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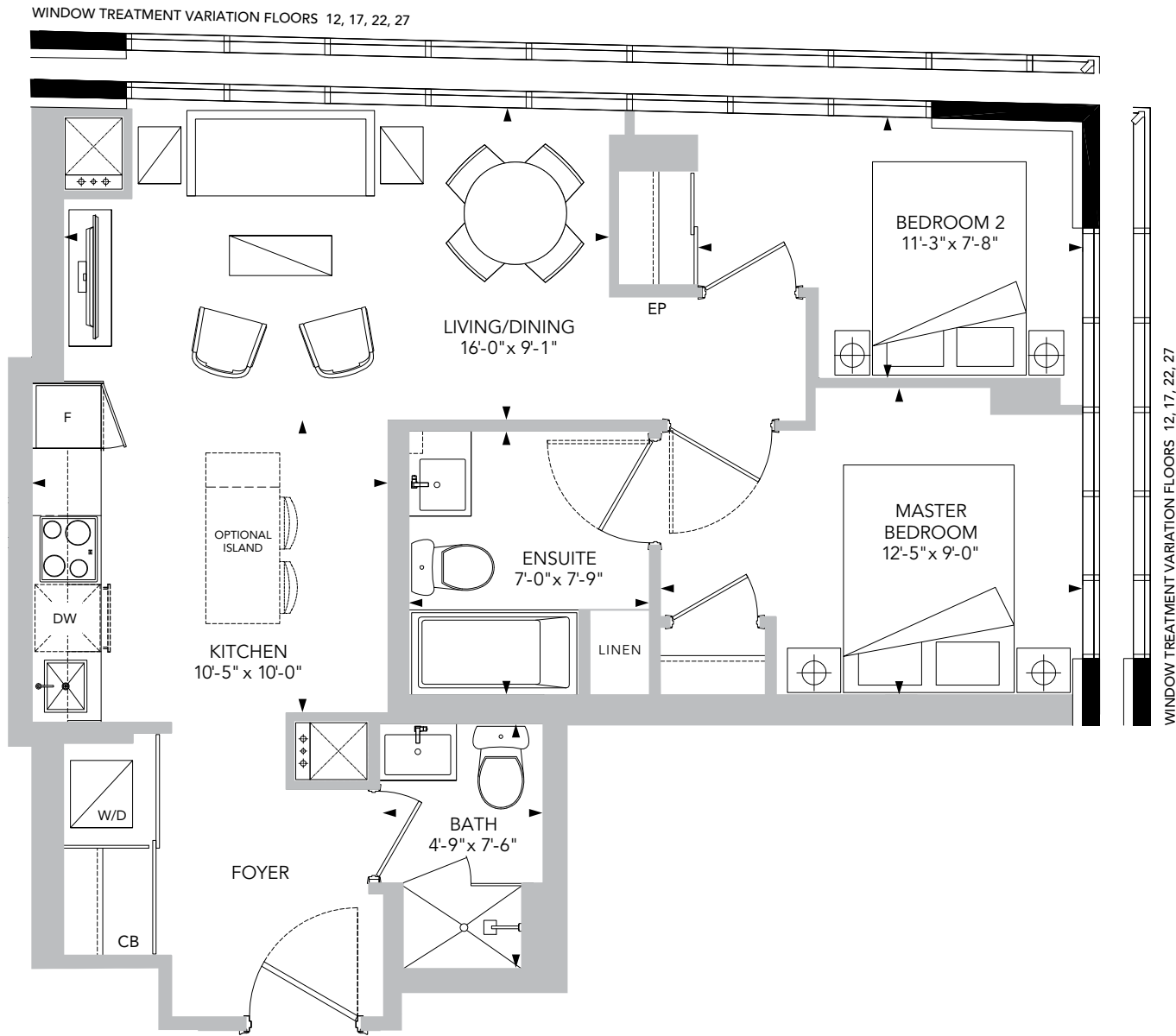


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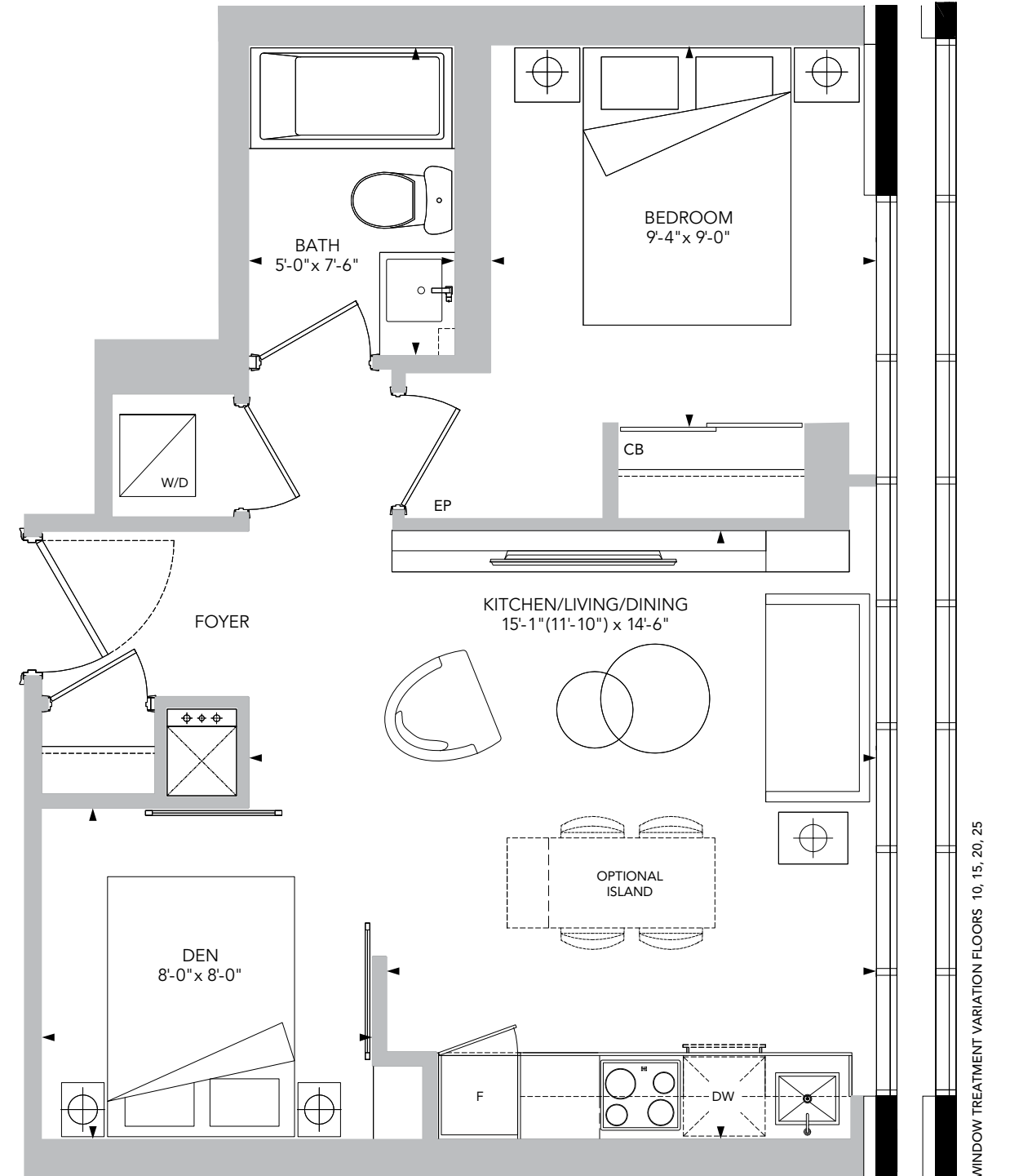
Suite 06

694 SF.
2 Bedroom, 2 Bath

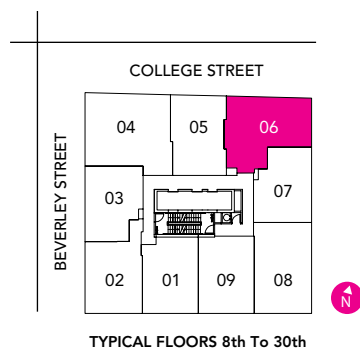


Suite 07

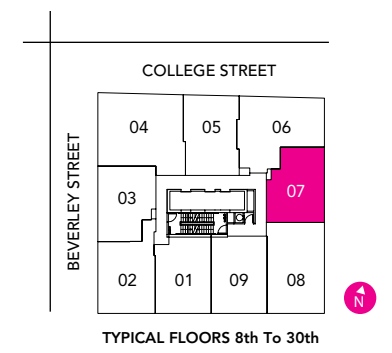
526 SF.
1 Bedroom + Den, 1 Bath



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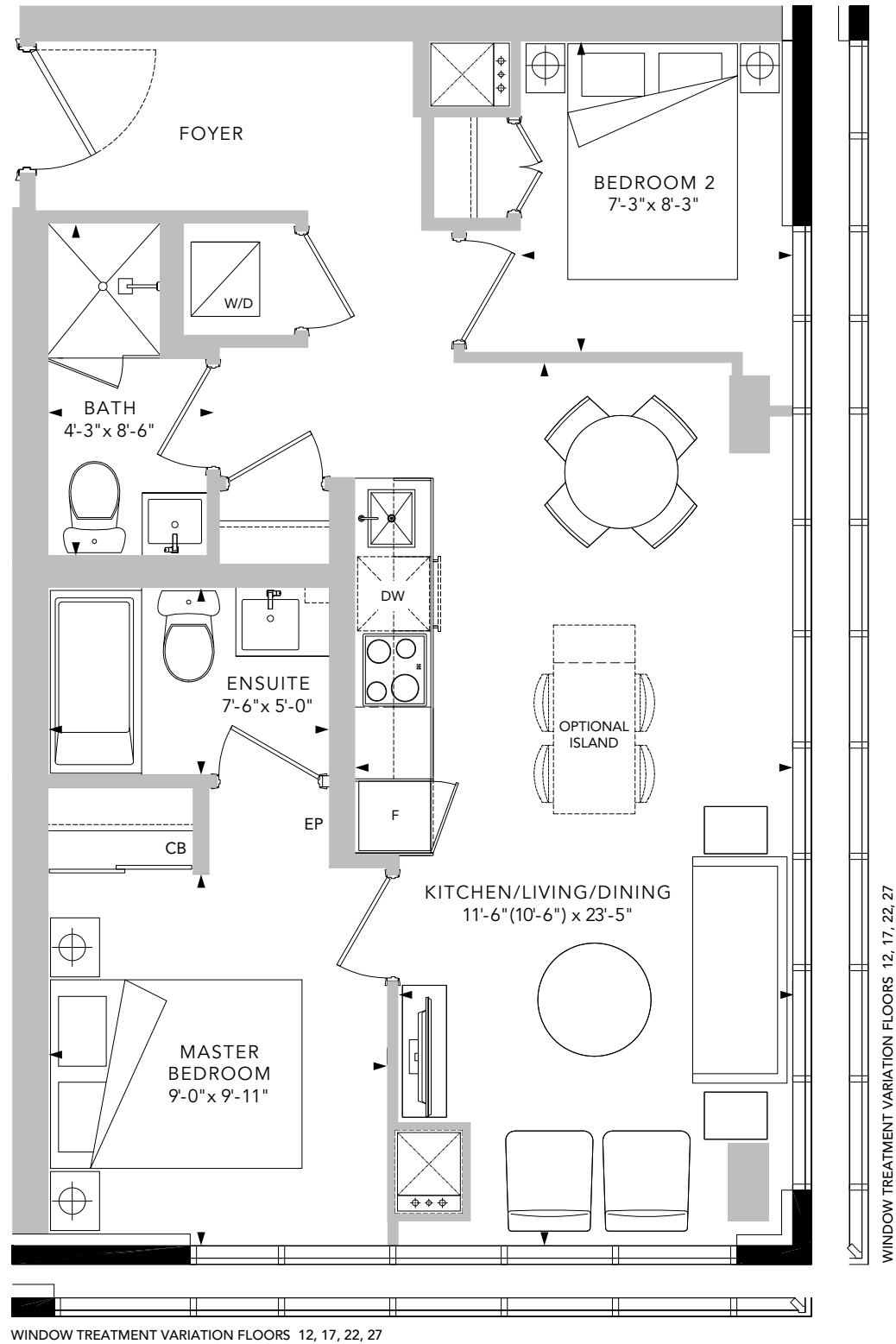


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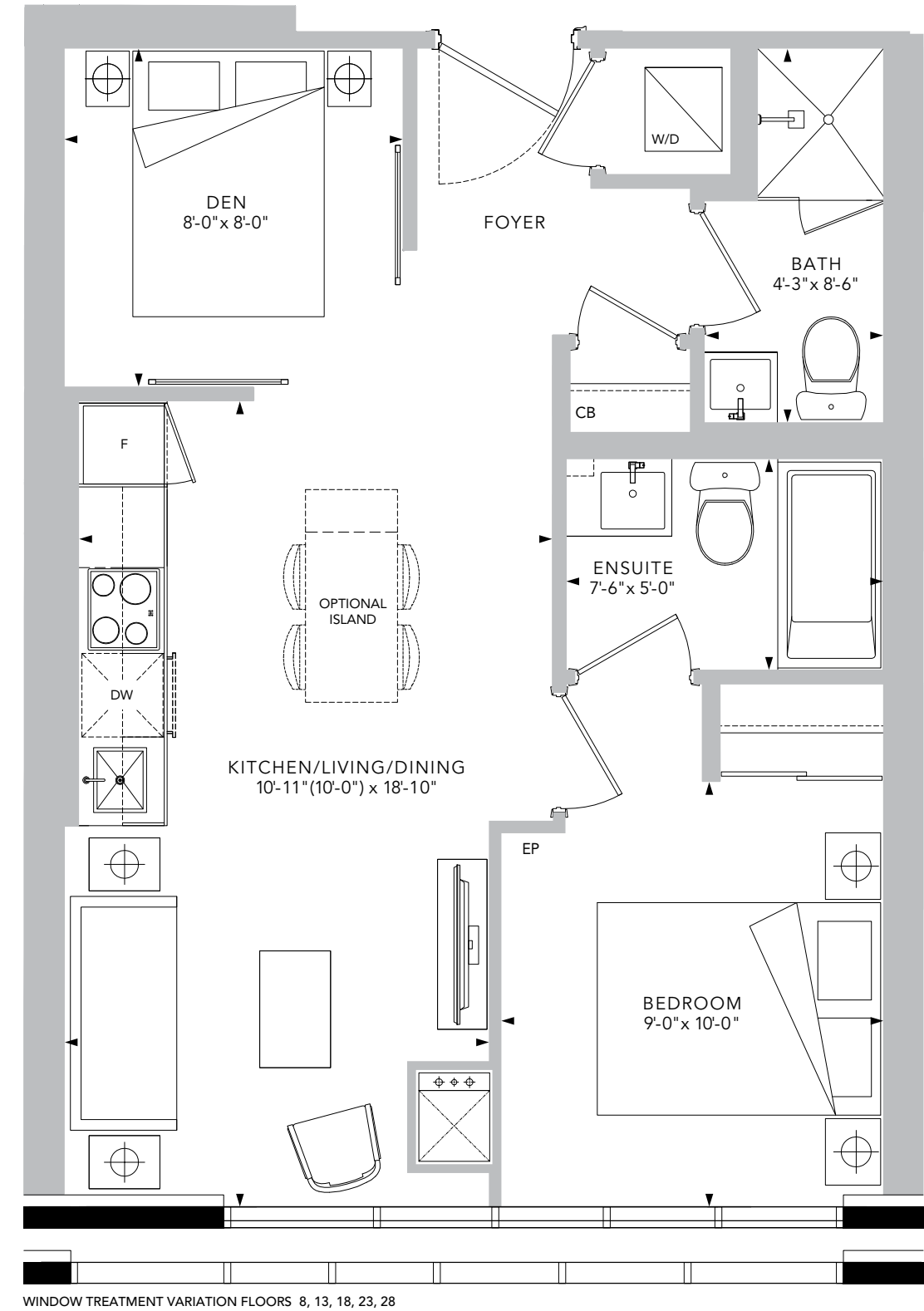
Suite 08

683 SF.
2 Bedroom, 2 Bath

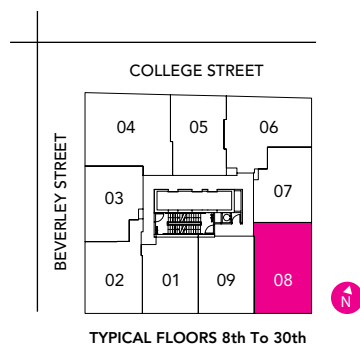


Suite 09

570 SF.
1 Bedroom + Den, 2 Bath



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