

YONGE + RICH

FEATURES

THE BUILDING

Located just east of Yonge, live at the centre of it all with everything you can imagine. Enjoy easy access to the subway, the PATH, Eaton Centre, U of T, and the Financial and Entertainment Districts. Live with luxury amenities, expansive terraces, and views of the lake and city. YONGE + RICH is a dramatic 50-storey tower, designed by celebrated architectural firm, Architects Alliance. The building is at the southeast corner of Richmond and Victoria Street with the main entrance off Richmond Street East.

Breathtaking double-height lobby and extensive amenities designed by internationally-renowned interior design firm Burdifilek. Amenities will be located on the entire fifth floor and will include yoga / aerobic / pilates room, his and hers steam and change-rooms, cardio room, weight room, fitness training room, billiard room, kitchen / dining / bar lounge area, and pool side lounge. This floor opens onto a spectacular garden designed by acclaimed landscape architect, DTAH. This resort-in-the-city style area will include an outdoor swimming pool and hot plunge, BBQ area, seating, sunning areas and trees.

- 24 hour, 7 day a week concierge including virtual concierge service through custom-designed mobile application.
- Underground parking with security monitoring from concierge station.
- Underground garage painted white and lit with fluorescent lighting for added safety and security.
- 4 custom-designed high-speed elevators.
- Paid visitor parking for cars on the uppermost parking level.
- Mailroom conveniently located beside front lobby.

THE SUITES

- Ceiling heights of approximately 8'6" up to and including floor 21, and approx 9 ft. on floors 22 and above. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts.
- Choice of designer-selected pre-finished engineered flooring throughout.
- Choice of one paint colour, from builder's standard samples
- Solid core entry door with security view-hole.
- Samsung electronic door hardware with RFID / security code access
- Sliding or swing doors in bedrooms, as per plans. Architecturally-designed baseboards, door frames and casings.
- Brushed metal door handles and hardware.
- White, plastic-coated, ventilated wire shelving in all closets.
- Insulated double-glazed, aluminum windows.
- Stacked compact brand-name washer/dryer with exterior venting in all suites, as per plans.

THE KITCHEN

- Contemporary kitchen cabinetry custom designed by Burdifilek, in a variety of materials and colours, from builder's standard samples.
- Choice of quartz kitchen countertop, from builder's standard samples.
- Glass tile backsplash, from builder's standard samples.
- Single bowl stainless steel under mounted sink with contemporary design faucet with integrated pull-out head.

- Choice of pre-finished engineered flooring, from builder's standard samples.
- Stainless steel appliances for one bedroom and one bedroom + den suites including 25" refrigerator, 30" self-cleaning range, built-in microwave / hood fan and 18" built-in dishwasher, as per builder's standard samples.
- Stainless steel appliances for two bedroom and two bedroom + den suites including 30" refrigerator, 30" self-cleaning range, integrated hood fan, 24" integrated dishwasher and built-in microwave, as per builder's standard samples.

THE BATHROOMS

(master bathroom or main bathroom in one bathroom suites)

- Choice of quality Burdifilek custom designed cabinetry in a variety of materials and colours, from builder's standard samples.
- Choice of quartz countertop with undermount ceramic sink and polished chrome faucet.
- Burdifilek custom designed mirror above vanity.
- Wall mounted lighting above vanity.
- Choice of 12"x24" porcelain tile, from builder's standard samples.
- Soaker tub with shower rod, as per plans.
- Steel accessory package including towel bar and toilet paper holder, where applicable.
- Choice of full height porcelain wall tiles in tub and shower enclosure, from builder's standard samples.
- White plumbing fixtures.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub.

THE SECOND BATHROOMS

(in two bathroom suites)

- Choice of Burdifilek custom designed quality cabinetry in a variety of materials and colours colours, from builder's standard samples.
- Choice of quartz countertop with undermount ceramic sink and polished chrome faucet.
- Burdifilek custom designed mirror above vanity.
- Wall mounted ceiling lighting above vanity.

- 12"x24" porcelain floor tile from builder's standard samples.
- Full height porcelain wall tiles in shower enclosure, from builder's standard samples.
- Frameless glass shower enclosures, as per plans.
- White plumbing fixtures.
- Steel accessory package including towel bar and toilet paper holder, where applicable.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub and shower.

THE TECHNOLOGY

- Building to feature virtual concierge service through custom-designed mobile application.
- Emergency voice communications system, smoke, heat and carbon monoxide detector where applicable in each suite.
- High-speed Internet access provided with "future technology-ready" features in all suites.
- Rough-in for future security system.
- Pre-wired for cable TV and telephones as per plans.
- White "Decora" switches and outlets.

THE BUILDER

Great Gulf is a member of BILD (Building Industry and Land Development Association) of Toronto.

All suites protected under the Tarion Warranty Corporation.

Interior design consultation at Décor Centre on all finishes and colour packages included in purchase price.

All interior floor, wall finishes and materials are to be chosen with the assistance of the Builder's Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are as per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.