

J A D E

CONDOMINIUMS

AT BAYVIEW & SHEPPARD

THE
COOLEST
SHADE
OF URBAN
LIVING



NOTHING IS MORE PRECIOUS THAN JADE



As a gem, its iridescence is matchless, its radiance unique.
So too as a condominium. Jade will add new brilliance to the Bayview
and Sheppard neighbourhood with a sleek style all its own.

AN EXTRAORDINARY RESIDENTIAL JEWEL AT BAYVIEW AND SHEPPARD

Introducing Jade Condominiums, an intimate 7-storey condominium highlighted by modern design and smart amenities at the centre of culture and convenience in uptown Toronto. Just steps to Bayview Village Shopping Centre and the Bayview Subway Station, Jade Condominiums is located in a perfect setting.



Jade fits seamlessly into the mature neighbourhood surrounding it. Its contemporary design features graceful floor to ceiling window heights, punctuated with inset balconies and stylish precast. The landscaping is lush and colourful and

adds a park-like element overall. Jade is truly a condominium that adds a glorious statement to this prestigious Bayview and Sheppard community.



Illustration is artist's concept. E. & O.E.



CREATING A NEW DESIGN DYNASTY

Everything about Jade is fresh; radiating with refinement and style. The luxury finishes – warm leathers, cool marbles, natural granites, charcoals and ebony accents – give the property a subtle complexity that

heightens the senses. Each individual space is designed using exceptional techniques, bringing rare design eloquence to this urban environment.



At every turn, Jade shimmers with contemporary design. Nowhere is this more evident than in the lobby. Embracing an 'urban luxe' style punctuated by smoky glass, dripping crystals and lavish furnishings, Jade's designers have created a modern, glamorous space. The focal point is

an exceptional fireplace set within a two-storey marble wall. Stylish seating invites you to relax, await friends, or simply take in the vibe. An Executive Concierge is on hand to welcome you and your guests in style.

JADE – BRILLIANTLY,
POLISHED FROM
THE MOMENT YOU
ARRIVE...



JADE LOBBY

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Whether you choose to work out in the first floor fitness centre or take in the treetop views from the seventh floor outdoor terrace, you will do so in Jade's singular style and

beauty. A state-of-the-art theatre is the perfect locale to watch a movie, enjoy a sporting event, or enjoy the latest in gaming and karaoke with friends.

A LIFESTYLE AS PRECIOUS AS JADE



JADE
CLUB

JADE ROOFTOP TERRACE

Illustration is artist's concept. E. & O.E.



1ST FLOOR AMENITIES

- 1 ENTRANCE 2 CONCIERGE 3 LOBBY 4 MAIL 5 ELEVATORS
- 6 MANAGEMENT OFFICE 7 THEATRE & GAMING ROOM 8 FITNESS STUDIO

J A D E
C L U B



7TH FLOOR AMENITIES

- 1 BILLIARDS TABLE 2 CARD TABLE 3 CATERING KITCHEN 4 PIANO LOUNGE
- 5 DINING / MEETING ROOM 6 2 SIDED FIREPLACE 7 PARTY ROOM 8 SUN TANNING
- 9 OUTDOOR LOUNGE 10 AL FRESCO DINING & BBQ



short fold

GET AWAY FROM IT ALL WITHOUT LEAVING HOME



On the seventh floor, you'll find a versatile space that can be divided into smaller, intimate rooms or opened up into one large entertainment venue. A cozy lounge with a 2-way fireplace flows into an intimate dining room which opens to a full catering kitchen,

and a card and billiards room. Outside there is a magnificent terrace with barbecue for dining al fresco, breathing in the fresh air and taking in the fantastic views.



JADE PIANO LOUNGE

Illustration is artist's concept. E. & O.E.

short fold



JADE
CLUB

JADE PARTY ROOM

Illustration is artist's concept. E. & O.E.



A SIGNATURE LOCATION IN
ONE OF UPTOWN TORONTO'S MOST
PRESTIGIOUS
NEIGHBOURHOODS



Jade is nestled within an upscale neighbourhood, surrounded by stately homes and mature trees. It has a decidedly urban ambiance, and fits elegantly into this prestigious community just steps away from everything you love about

the city. Walk to Loblaws Superstore or window shop in the chic boutiques of Bayview Village; the city's most upscale shopping mall. Live just steps to the Bayview subway station and head anywhere you like in minutes. Enjoy the nearby

walking trails at Rean Park that wind through the neighbourhood and benefit from the quick access to Highways 401, 404 and the Don Valley Parkway.



THE BRILLIANT TEAM BEHIND JADE



Tomas Pearce Interior Design Consulting Inc. (TPIDC) is an innovative design firm based in downtown Toronto. Lead by Principals Melandro Quilatan and Tania Richardson, the team at TPIDC is a collaboration of talented, energetic and experienced Interior Designers, Project Managers, Stylists and Procurement Agents. TPIDC offers a complete range of interior design services to a multi-national clientele.

The firm's projects include an expansive collection of luxury residences, including homes and condominiums in some of Toronto's most desirable communities. TPIDC also undertakes private vacation homes, winter chalets and summer cottages. Commercially, TPIDC has been commissioned by industry leading developers and builders in and around the GTA to design high-end sales offices, model suites, and common areas. These developments include renowned projects such as Ocean Club Waterfront Condominiums, Jade Condominiums, and most recently, The Yorkville Condominiums. The TPIDC style is motivated by the love of good design and timeless aesthetics. Opulence, simplicity, elegance – these form the vocabulary of their creations.

Be it a highly traditional or an extreme modern aesthetic, TPIDC's design philosophy marries their strong design sensibilities and experience with the clients desires in order to create beautiful places to live, work and play.



Hunter Milborne, referred to as "The Dean of Condos" by Canadian Business Magazine, brings more than thirty four years of real estate experience and is well known for his entrepreneurial style, creative problem solving and innovative market penetration strategies.

As President and Founder of Milborne Real Estate Inc., Hunter's organization has marketed and sold more than 600 developments involving residential condominiums, commercial condominiums, resort projects and investment sales. Hunter holds a business degree from the University of Toronto and is a much sought after speaker on the topic of New Condominium Marketing and Sales.

Hunter has the experience of more than thirty four years of marketing and selling condominium projects for some of Canada's leading and most successful developers. During this time, he has accumulated a wealth of knowledge which he passes on to clients to create a comprehensive marketing and sales program that is "market driven".

Hunter is also Chairman of Sotheby's International Realty Canada and, as such, is involved in advising in marketing SIR projects worldwide.



As Senior Partners of the renowned **Kirkor Architects and Planners** since its inception in 1981, Steven Kirshenblatt (shown on right) and Clifford Korman (shown on left) have sought to set the standard for excellence in architecture and design at the highest level. They have built from their individual success to develop a firm of nearly sixty architects, interns and technologists who exercise the wisdom of many years in the profession of a team approach from concept to construction. Supported by this learned and experienced staff, Kirkor now competes internationally with master plan and architectural projects from the USA to China and South Africa as well as across Canada.

In Toronto, Kirkor is admired for the creativity they have brought to the NY Towers projects, the Arc, the Waterclub, the Ellipse, Metro Place, 10 York Mills, Hollywood Plaza and the World on Yonge.

Kirkor Architects & Planners' success attests to its legacy of design which is respectful of both the communities it serves together with its Client Partners while realizing a clear insight towards great floor plans, material use and architectural integrity throughout all their projects.



AT BAYVIEW & SHEPPARD



PHANTOM
DEVELOPMENTS

A HOME GROWN CANADIAN SUCCESS STORY.

Phantom Developments has extensive experience in developing quality residential, commercial and industrial spaces that enhance the communities in which they live.

Phantom Developments is an investor in the L-Tower project, the iconic condominium adjoining the Sony Centre at Front and Yonge Streets, through its development partner Castle Point Realty Partners Ltd.; 1001 Bay Street which was one of the 1990's most successful selling

condominium developments, plus an extensive portfolio of over 2 million square feet of industrial and commercial leasing space. The company's background as a leader in the Canadian apparel industry has been an outstanding segue into the development arena.

For Jade Condominiums, Phantom Developments has put together a powerful group of seasoned professionals to ensure exceptional quality, outstanding design and superb lifestyles.



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EXTRAORDINARY FEATURES AND FINISHES

METICULOUS BUILDING FEATURES

- Exceptionally designed double height Lobby, with stunning fireplace, polished marble wall and contemporary furnishings offers an inviting welcome to residents and guests
- Comfortable Lobby Lounge space
- Convenient bicycle racks
- Executive concierge/security provides convenience and security
- An exquisitely designed guest suite is available for overnight guests
- Superb landscaping surrounds the building with lush plantings
- Low-E thermal windows with aluminum frame
- 7th Floor Club Jade Amenities for both recreational pursuits and elegant entertaining

Ground Floor amenities space includes:

- A robust Fitness Centre that offers the very latest in exercise equipment
- A comfortably furnished Lounge area
- A private Theatre for screening films and sports events with contemporary audio visual equipment and a large format cinema screen
- The latest gaming equipment for your popular entertainment

CLUB JADE 7TH FLOOR AMENITIES SPACE

- Sleek billiards table and card/game tables
- A fully-outfitted hosting kitchen
- A beautifully furnished dining lounge for hosting parties and events complete with a large dining/conference table
- A spectacular double sided fireplace that creates a warm and inviting ambiance
- A stunning outdoor patio with comfortable seating – a great place to enjoy the views
- A Sun Deck Lounge for catching a few rays
- Outside barbecue station for al fresco dining
- Lush landscaping includes raised planters with colourful multi-stem trees, shrubs, perennials and grasses
- Decorative trellis and shade structures
- Decorative screens to add privacy
- All of this is surrounded by an environmentally sound “Green Roof” including a variety of low, colourful plantings

EXCEPTIONAL SUITE FEATURES

- Floors 2-5 have 9 ft ceiling heights in living areas (with the exception of architectural bulk heads and ceiling drops)
- Floors 1, 6 & 7 have 10 ft ceiling heights in living areas (with the exception of architectural bulk heads and ceiling drops)
- Ceilings feature contemporary spray stucco in living areas with standard flat ceiling in bathroom(s)
- Popular pre-finished engineered hardwood floors throughout the suite

- or choice of carpet in the bedroom(s)
- Mirrored foyer closets
- Individually controlled heat pump to facilitate heating/cooling at any time of the year
- Baseboards 5 ¼” in height, and casings at 2 ½” in width

CONTEMPORARY CHEF INSPIRED KITCHENS

- Your choice from a stunning selection of European inspired cabinetry, from builder’s samples
- Modern porcelain back-splash in your choice of tiles, from builder’s samples
- Custom granite or Caesar stone countertop, from an extensive collection of builder’s samples
- Energy saving appliance package which includes: 24” refrigerator (30” where applicable), 24” oven (30” where applicable), 20” microwave, built in dishwasher
- Single or double (where applicable) under-mounted stainless steel sink including modern polished chrome single lever faucet with vegetable spray
- Popular pre-finished engineered hardwood flooring
- Valance lighting under cabinets
- Capped ceiling outlet
- Electrical outlet in island where applicable

MASTER BATHROOM FEATURES

- Oversized 5’6” acrylic white soaker tub with surrounding tile as per interior designer selected finishes package
- Tile flooring as per interior designer selected finishes package
- Vanity with single sink and stone countertop and modern water efficient, polished chrome faucet
- High powered exhaust fan for controlled humidity
- Environmentally friendly water saving dual flush low flow toilet
- Pot light(s) in bathroom
- Capped junction box for wall sconces
- Large contemporary mirror over vanity

2ND BATHROOM

- 5-foot shower stall with tile surround, as per interior designer selected finishes package
- Corner shower stalls to feature frameless glass enclosure with glass door where applicable
- High powered exhaust fan for controlled humidity
- Single sink vanity with marble slab and water efficient modern polished chrome faucet
- Environmentally friendly water saving dual flush low flow toilet
- Tile flooring as per interior designer selected finishes package
- Pot light(s) in bathroom
- Capped junction box for wall sconces
- Large contemporary mirror over vanity

POWDER ROOM

- Single sink vanity with stone countertop and modern water efficient polished chrome faucet
- Tile floor as per interior designer selected finishes package
- Environmentally friendly water saving dual flush low flow toilet
- Pot light(s)
- Capped junction box for wall sconces
- Large contemporary mirror over vanity

LAUNDRY ROOM FEATURES

- Energy Star® stacked white front loading washer & dryer or side by side where applicable
- White ceramic tile floor

COMMUNICATIONS

- Pre-wired for media in living room, bedroom(s) & den
- Telephone outlets in living room, bedroom(s) & den

ELECTRICAL FEATURES

- Pre-wired for media in living room, bedroom(s) & den
- Telephone outlets in living room, bedroom(s) & den
- Capped ceiling outlet in kitchen, dinning room, bedroom(s) & den
- Decora light switches and plates throughout suite
- Individual electric sub meters subject to hydro’s approval
- Smoke detector

SECURITY

- Individual alarm system in suite keypad for local annunciation
- Enhanced lighting in parking garage
- Mirrors in common areas and hallways
- Proximate card readers at amenities areas and underground garage
- Surveillance cameras at selected locations

UPGRADE PACKAGES

- Tile in kitchen where applicable
- Closet organizers in bedroom(s)
- Appliance upgrade
- Kitchen drawer organizers
- Shoe storage in foyer closet
- Two rows of upper cabinetry in kitchens with 10’ ceiling heights
- 5’6” tub upgrade to a jacuzzi tub
- Carpet upgrade as per interior designer selected finishes package
- Paint upgrade

* Energy Star – Rating offers energy efficient choices that can help you save on energy cost, without sacrificing on features or comfort.

Tarion Warranty Program - warranty for new construction Please note: Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Builder Bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suite/vignette and sales office are for display purposes only. Floors and specific finishes will depend on Vendor’s décor packages as selected. Suites are sold unfurnished. E. & O.E. – October 2010

FLOOR PLANS



CORAL 1G one bedroom + study

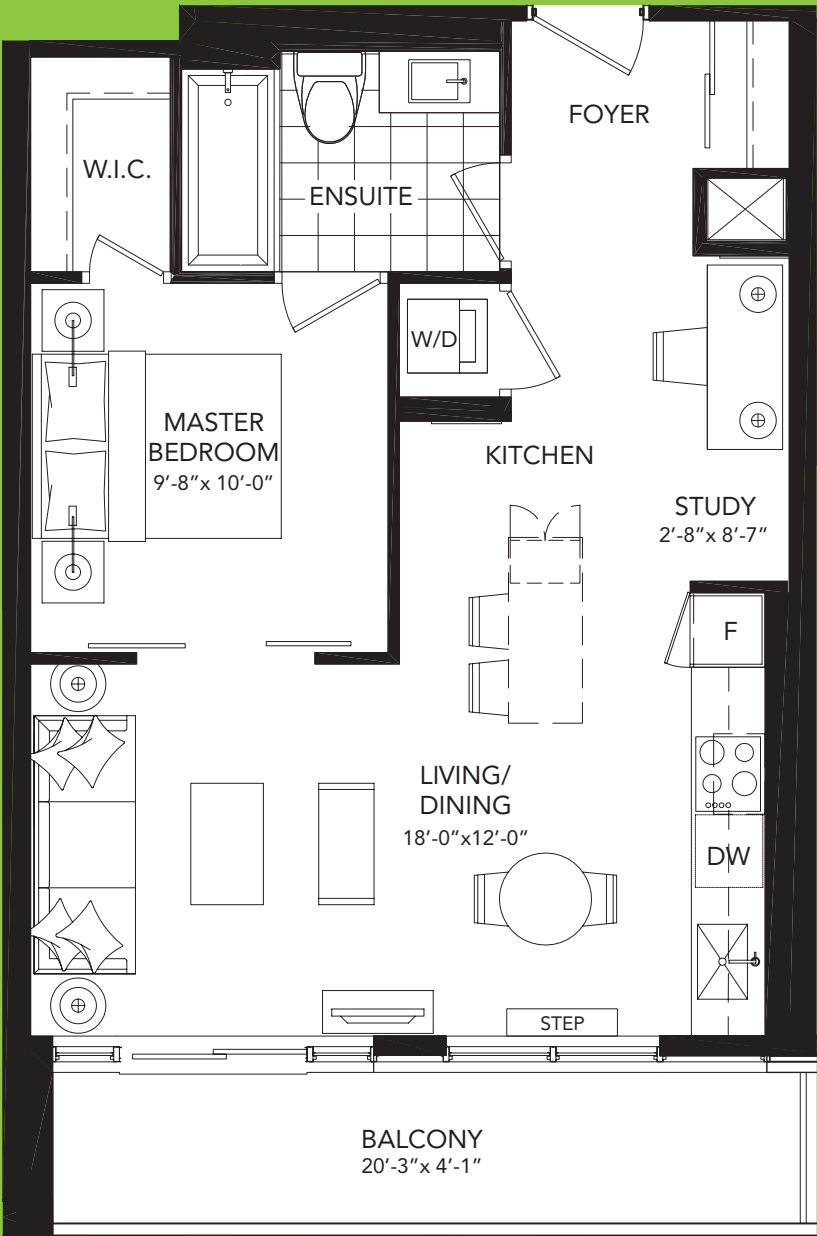
SUITE AREA: 592 SQ.FT.
OUTDOOR AREA: 39 SQ.FT.
TOTAL LIFESTYLE AREA: 631 SQ.FT.



All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. E. & O. E.

GARNET 1B-3A one bedroom + study

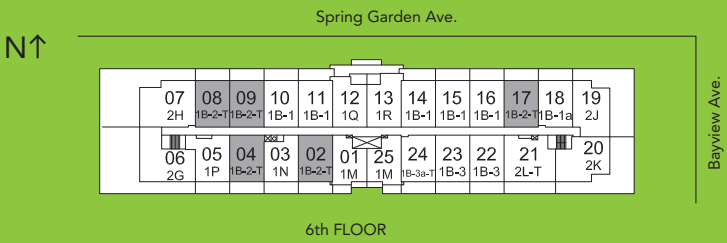
SUITE AREA: 613 SQ.FT.
OUTDOOR AREA: 83 SQ.FT.
TOTAL LIFESTYLE AREA: 696 SQ.FT.



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GEM 1B-2-T one bedroom + den

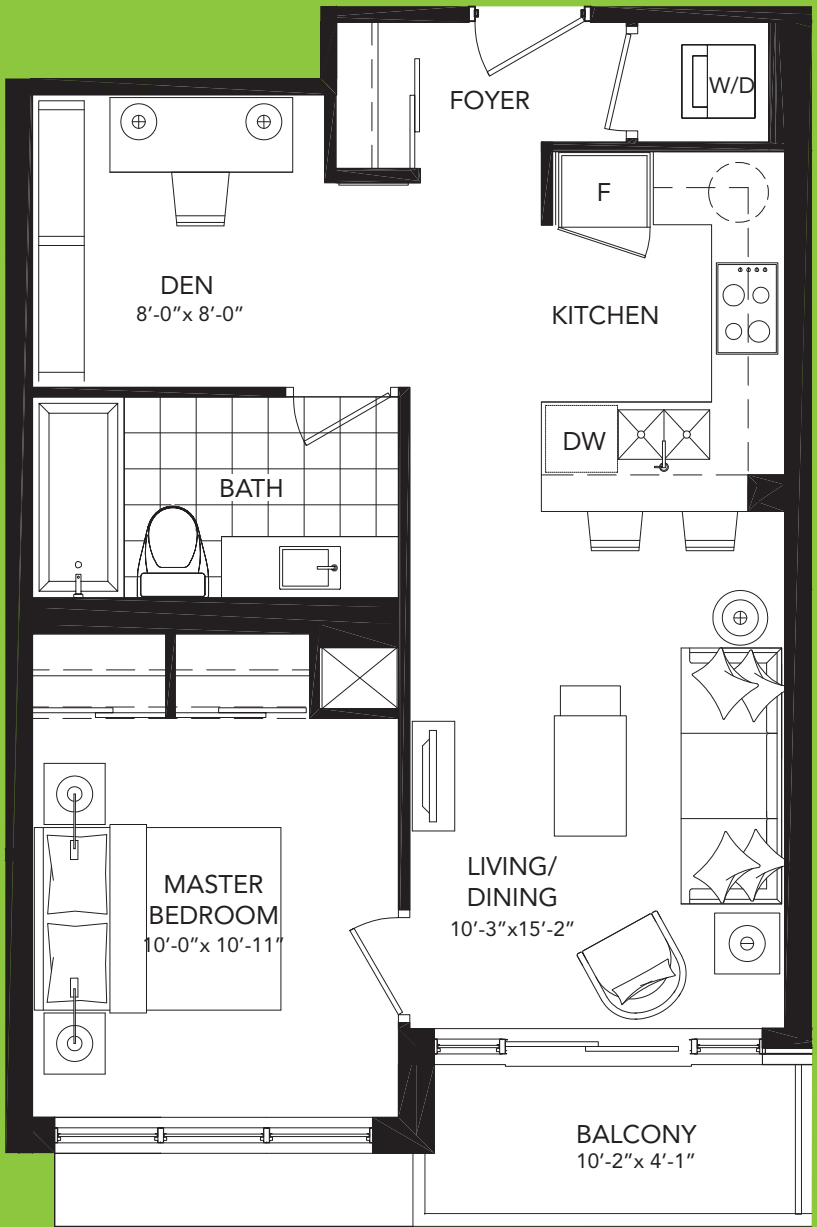
SUITE AREA: 617 SQ.FT.
OUTDOOR AREA: 135 SQ.FT.
TOTAL LIFESTYLE AREA: 752 SQ.FT.



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RUBY 1J-2 one bedroom + den

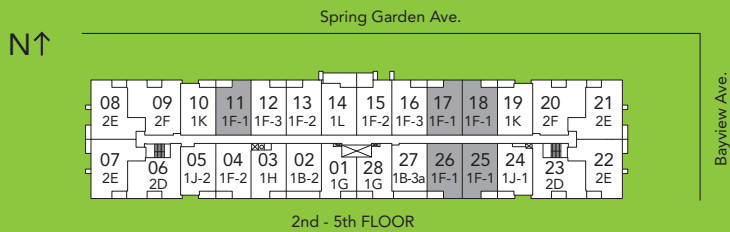
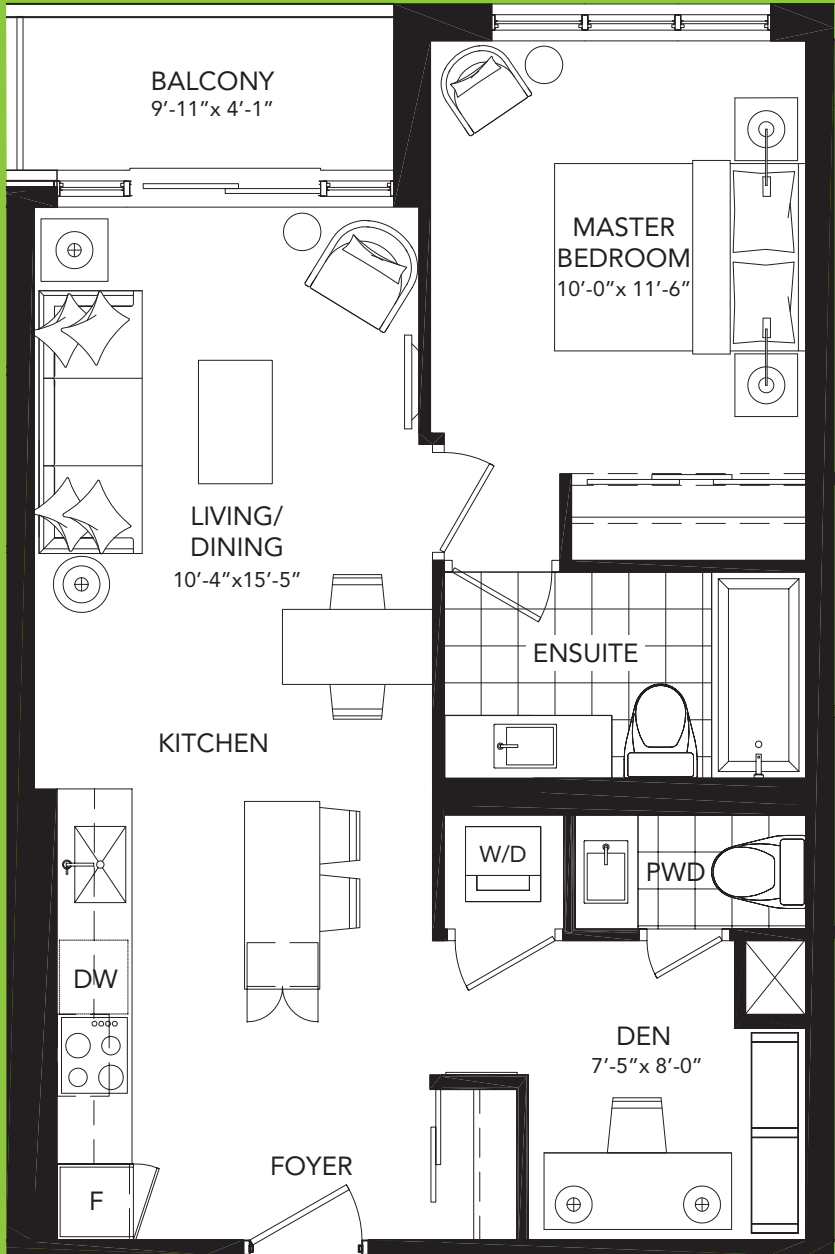
SUITE AREA: 629 SQ.FT.
OUTDOOR AREA: 41 SQ.FT.
TOTAL LIFESTYLE AREA: 670 SQ.FT.



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QUARTZ 1F-1 one bedroom + den

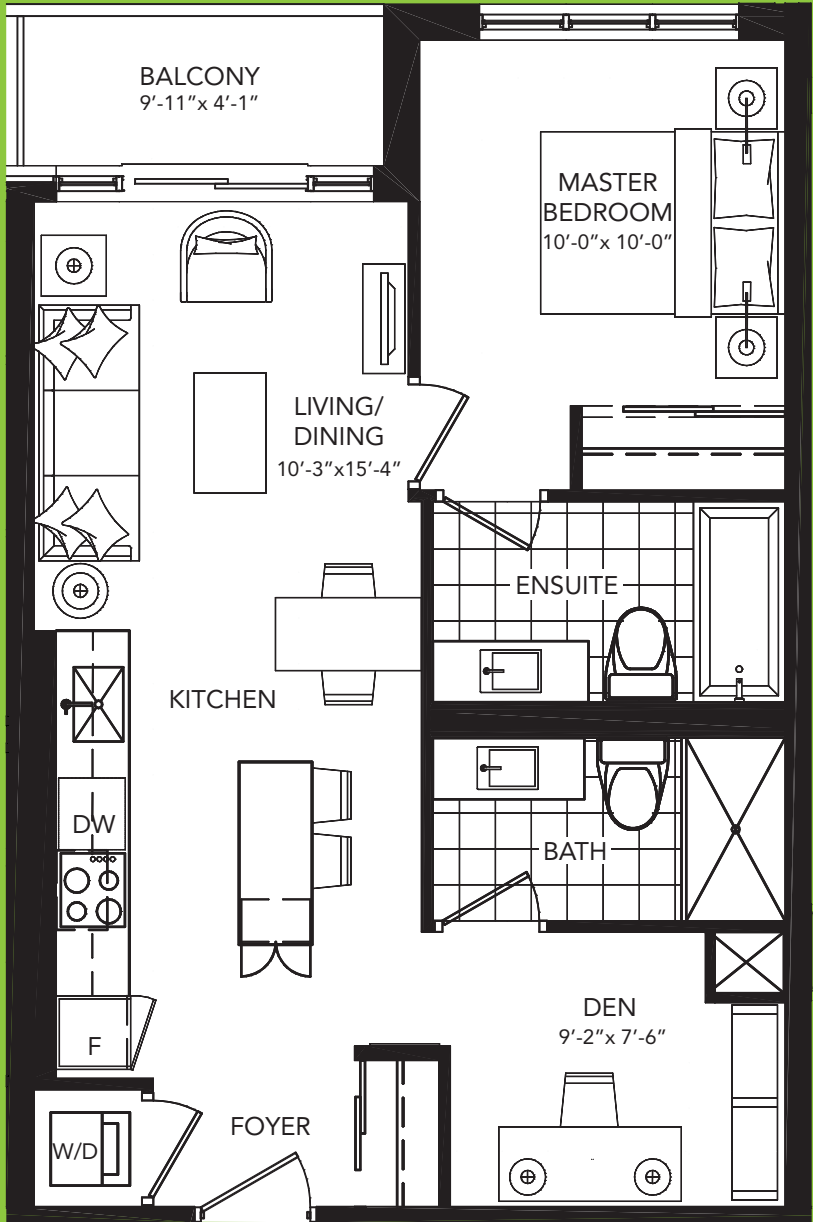
SUITE AREA: 668 SQ.FT.
OUTDOOR AREA: 40 SQ.FT.
TOTAL LIFESTYLE AREA: 708 SQ.FT.



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AMBER 1F-2 one bedroom + den

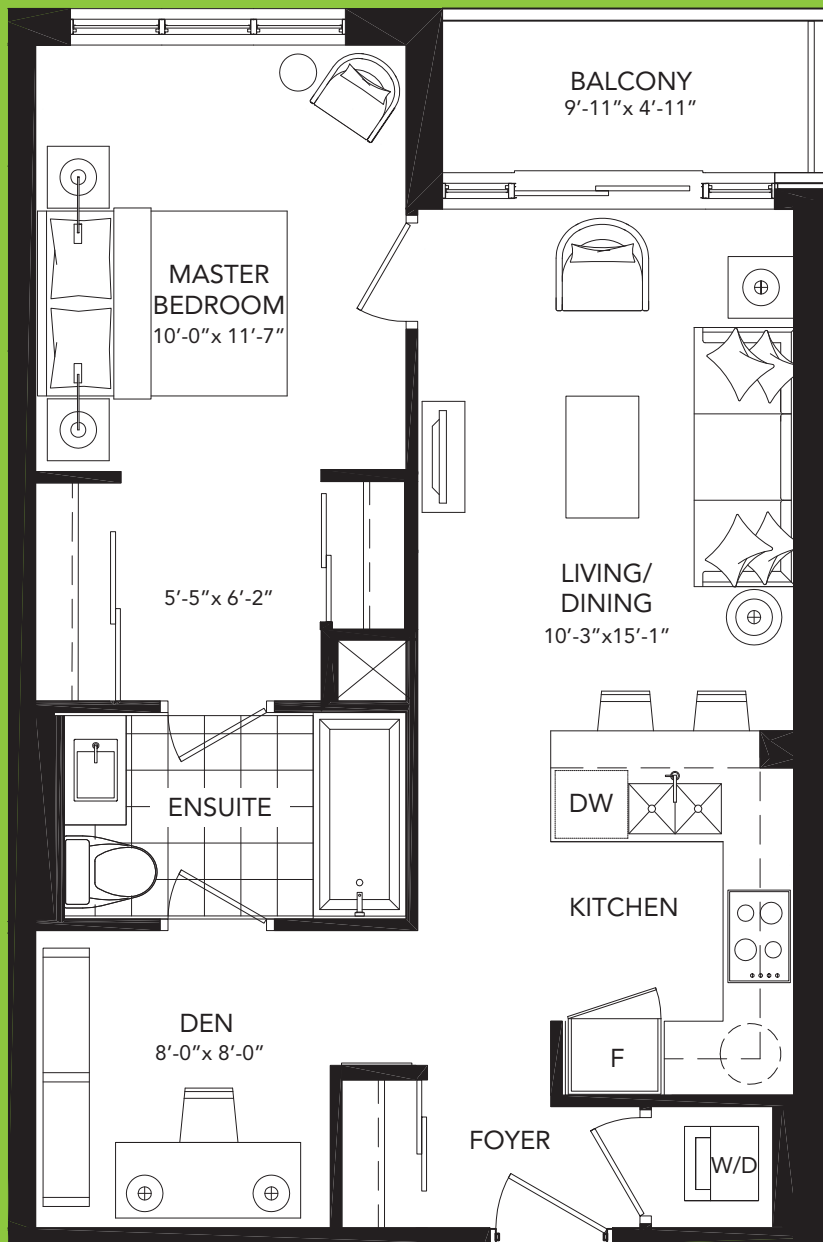
SUITE AREA: 668 SQ.FT.
OUTDOOR AREA: 40 SQ.FT.
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ONYX 1F-3 one bedroom + den

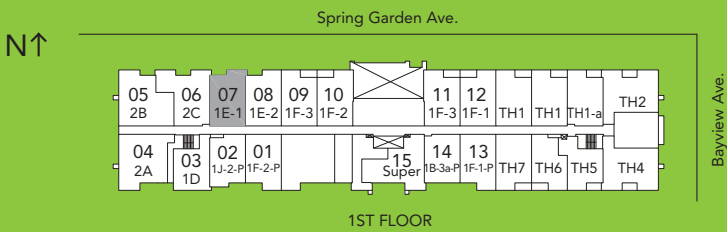
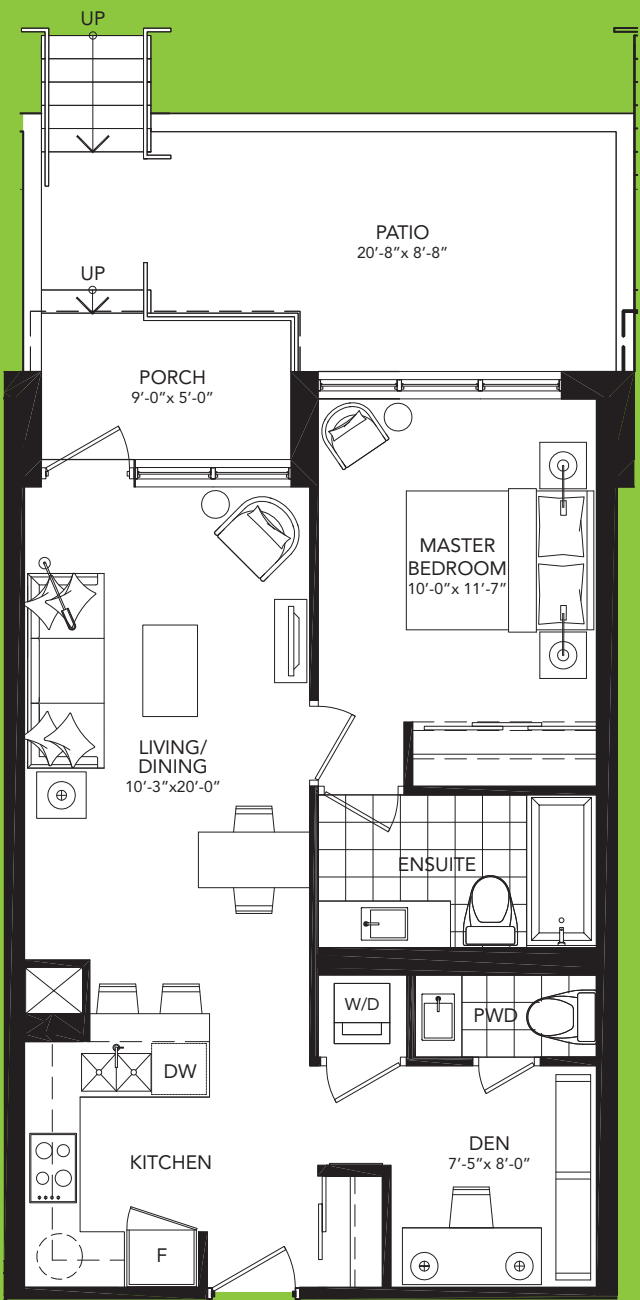
SUITE AREA: 668 SQ.FT.
OUTDOOR AREA: 40 SQ.FT.
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CRYSTAL 1E-1 one bedroom + den

SUITE AREA: 680 SQ.FT.
OUTDOOR AREA: 207 SQ.FT.
TOTAL LIFESTYLE AREA: 887 SQ.FT.



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EMERALD 2D two bedroom

SUITE AREA: 792 SQ.FT.
OUTDOOR AREA: 37 SQ.FT.
TOTAL LIFESTYLE AREA: 829 SQ.FT.



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AMETHYST 2E two bedroom

SUITE AREA: 869 SQ.FT.
OUTDOOR AREA: 63 SQ.FT.
TOTAL LIFESTYLE AREA: 932 SQ.FT.



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MOONSTONE 2F two bedroom + den

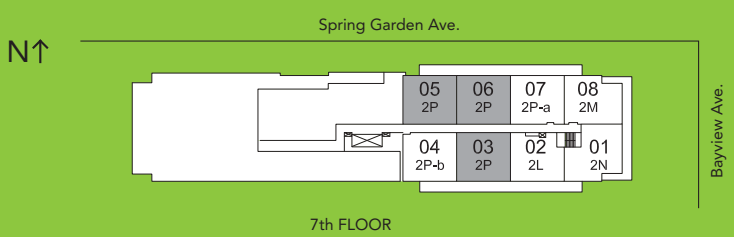
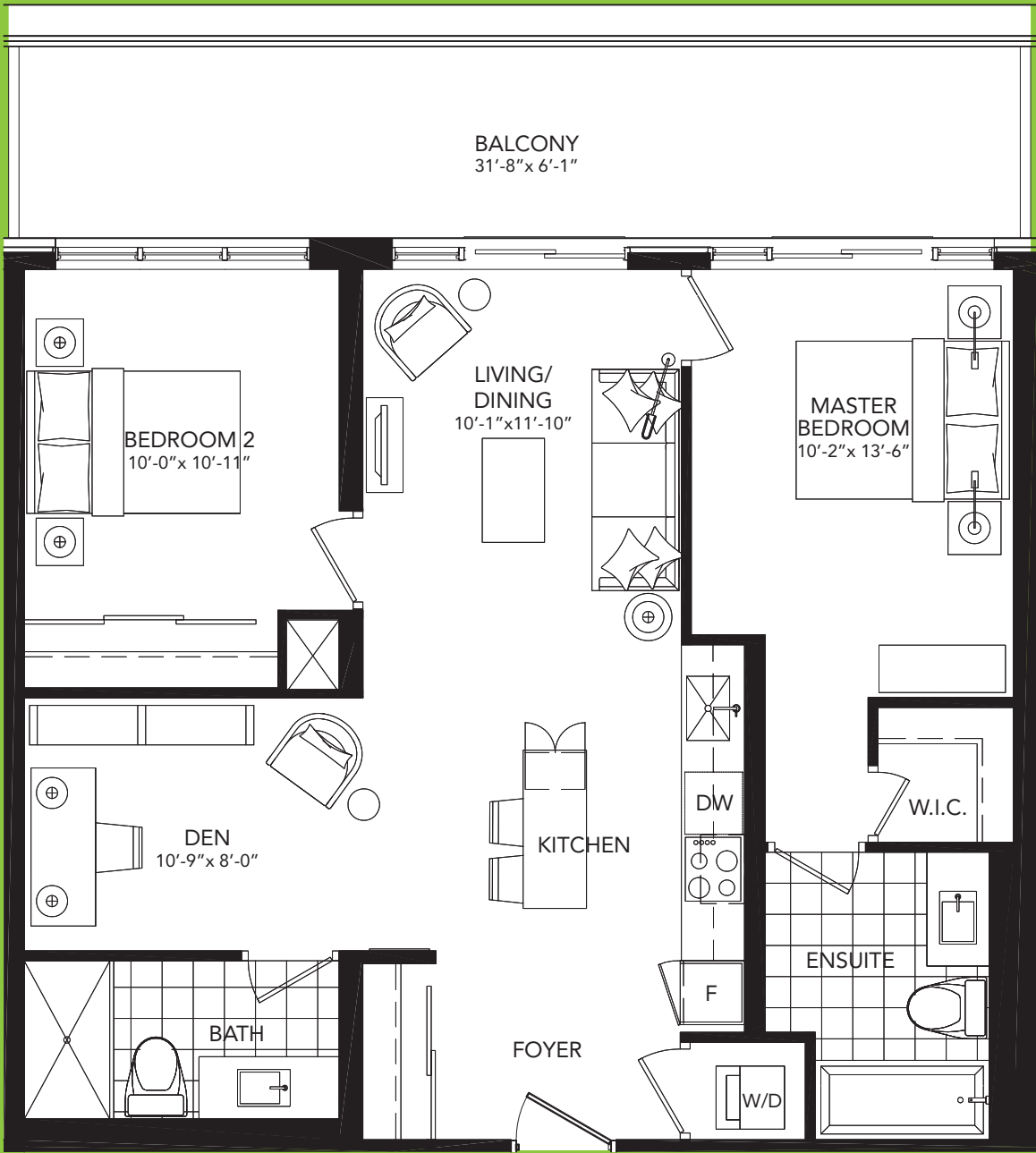
SUITE AREA: 918 SQ.FT.
OUTDOOR AREA: 37 SQ.FT.
TOTAL LIFESTYLE AREA: 955 SQ.FT.



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JACINTH 2P two bedroom + den penthouse

SUITE AREA: 926 SQ.FT.
OUTDOOR AREA: 192 SQ.FT. (03/06) / 132 SQ.FT. (05)
TOTAL LIFESTYLE AREA: 1,118 SQ.FT. (03/06) / 1,058 SQ. FT. (05)



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AT BAYVIEW & SHEPPARD



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