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## NICHOLAS

BLOOR BAY LIVING

### Broker Preview: Welcome to Nicholas Condominium Residences

#### Building Features

- 29 Storey glass & aluminum tower with 2 storey brick podium
- Architectural design by award winning CORE Architects
- Interior design by award winning Cecconi Simone
- 1880's reconstructed 3 storey façade on St. Nicholas Street
- Floor to ceiling windows
- Three elevators servicing all levels (including 4 underground)
- Stunning 2 storey Lobby space
- Every suite has a Balcony, French balcony or Terrace
- Two dedicated auto share parking stalls
- 9' ceilings on all floors (PH levels with 10' ceilings)
- Fully secured access with concierge
- Pre-wired for telephone, cable and high-speed internet
- Parking and storage lockers available
- Fully sprinklered building
- Individual suite metering for Hydro
- All new construction protected under the Tarion Warranty Corporation

#### Suite Features

- Smooth ceiling finish
- Custom designed suite entry doors
- Pre-engineered wood flooring or German engineered high performance wide plank laminate flooring\*
- Custom Cecconi Simone design kitchen cabinetry and backsplash with choice of finishes\*
- Stone or Corion countertops
- Under mount sink with single lever pull out faucet
- Custom Cecconi Simone design bathroom cabinetry in imported Italian wood laminate in choice of finishes
- Porcelain tiles on floor and bathtub surround in washrooms
- Medicine cabinet with adjustable shelves
- Most appliances energy star rated
- Low flush toilets
- Track lighting in Kitchen\*

<b>Suite Information</b>		
Suite Type	Suite Sizes From	Priced From
Studio	395 sq.ft	\$260,400
Studio	429 sq. ft	\$265,400
One Bedroom	546 sq.ft	\$343,900
One Bedroom	594 sq.ft	\$372,900
One Bedroom	596 sq.ft	\$375,900
Two Bedroom	709 sq.ft	\$439,900
Two Bedroom	778 sq.ft	\$481,900

<p><u>Deposit Structure**</u></p> <p>\$3,000 on signing                  balance to 5% in 30 days                  5% in 90days                  5% in 180 days                  5% on January 10, 2011                  And 5% on Occupancy</p>	<p><u>Occupancy Date</u></p> <p>May 1<sup>st</sup> 2013</p>	<p><u>Maintenance Fees</u></p> <p>\$0.47</p> <p><u>Taxes</u></p> <p>The current City of Toronto Tax Rate is approximately 1.1%</p>
<p><b>Included In Purchase Price:</b> G.S.T./HST* Six Appliances</p>		

\* As per plan from Vendor's Standard Samples. \*\* For a limited time only. Please see a Sales Representative for details E. & O.E. Jan 2010  
 † Please see a Sales Representative for a full list of standard features