



**Century 21**

Leading Edge Realty Inc.,  
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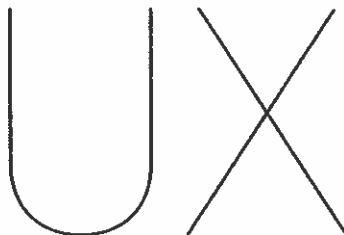
**Serge Younan**  
Real Estate Broker  
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**Sam Elgohary**  
Real Estate Broker  
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[www.CondoPromo.com](http://www.CondoPromo.com)

[www.CondosDeal.com](http://www.CondosDeal.com)



17th  
FLOOR

## BLACK TIE AGENTS EXCLUSIVE PREVIEW PRICING: Serge Younan

| MODEL    | SUITE | TYPE              | APPROXIMATE SUITE SIZE | EXPOSURE   | PREVIEW *<br>OPENING<br>PRICING FROM: | AGENT **<br>PRICING<br>FROM: |
|----------|-------|-------------------|------------------------|------------|---------------------------------------|------------------------------|
| DiCaprio | 1704  | One Bedroom       | 477 sq. ft.            | East       | \$332,990                             | \$322,990                    |
| DiCaprio | 1705  | One Bedroom       | 482 sq. ft.            | East       | \$334,990                             | \$324,990                    |
| DiCaprio | 1706  | One Bedroom       | 482 sq. ft.            | East       | \$334,990                             | \$324,990                    |
| DiCaprio | 1707  | One Bedroom       | 477 sq. ft.            | East       | \$332,990                             | \$322,990                    |
| Douglas  | 1708  | One Bedroom + Den | 680 sq. ft.            | South-East | \$472,990                             | \$462,990                    |
| Keaton   | 1709  | One Bedroom       | 537 sq. ft.            | South      | \$384,990                             | \$374,990                    |

\*(Subject to availability). Premiums apply to floors, balconies, terraces and views. Please see a Sales Representative for details. \*\* Valid only on sales made on or before April 29, 2012

### Suite Features

Ceiling heights of approximately 9 feet.\*\*\*\* Choice of designer-selected pre-finished engineered flooring throughout except in bathrooms and laundry areas. The Kitchens include contemporary kitchen cabinetry custom designed by Figure 3, in a variety of colours with solid stone kitchen countertops and glass backsplashes. Integrated counter-depth refrigerator, stainless steel slide-in electric range with convection oven, stainless steel microwave, integrated dishwasher and stacked brand-name energy efficient washer and dryer with exterior venting in all suites. In the bathrooms, contemporary washroom vanity in a selection of colours from builder's standard samples, featuring a white solidtech countertop basin, polished chrome side mounted faucet and choice of porcelain floor tiles.\*\*\*

### Building Features

Located in Toronto's vibrant Entertainment District, Gulf TUX is 42 storeys of contemporary elegance. Designed by Quadrangle Architects in black and white with a passionate stroke of copper-hued detailing. A spectacular double-height lobby with 24/7 concierge and extensive amenities designed by internationally renowned and award-winning design firm, Figure 3. The "42nd floor "Skytop" Amenities include the "Skytop Lounge" with indoor seating, a dining room and bar, outdoor cabana deck with highwater pools, lounge seating, dining areas and barbeque. "The Seven" is where you workout, hangout and play games. Amenities on the 7th floor include juice bar, yoga room, weight room, cardio room, fitness room, media lounge, ping pong room, private lounges known as "The Seven" and outdoor lounge.

|   |   |   |
|---|---|---|
| <b>Deposit Structure</b><br>\$5,000 with signing of Agreement<br>Balance of 5% in 30 days<br>5% in 60 days<br>5% in 120 days<br>5% in 360 days<br>2.5% in 720 days<br>2.5% on Occupancy<br><br><b>Taxes</b><br>Estimated at approximately 1 % of purchase price<br><br><b>Occupancy Commencing</b><br>May, 2016 | <b>International Deposit Structure</b><br>\$5,000 with signing of Agreement<br>Balance of 5% in 30 days<br>10% in 60 days<br>10% in 180 days<br>5% in 360 days<br>2.5% in 720 days<br>2.5% on Occupancy | <b>Maintenance</b><br>\$0.53 per square foot<br>Hydro metered separately<br>Parking Maintenance fee - \$159.00/ month<br>Locker Maintenance - \$15.00/month<br><br><b>Parking</b><br>\$55,000 per parking space<br>(Parking is available for all 2 bedroom suites)<br><br><b>Locker</b><br>\$5,000<br><br>All prices quoted include HST |
|---|---|---|

All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. April 17, 2012

\*Please see a Sales Representative for details. \*\* Valid only on sales made on or before April 29, 2012. \*\*\* As per plan from Vendor's standard samples.

\*\*\*\*Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as heating, cooling ducts and sprinklers, as well as dropped ceilings in bathrooms.



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27TH  
FLOOR

## BLACK TIE AGENTS EXCLUSIVE PREVIEW PRICING: Sam Elgohary

| MODEL    | SUITE | TYPE              | APPROXIMATE SUITE SIZE | EXPOSURE   | PREVIEW *<br>OPENING<br>PRICING FROM: | AGENT **<br>PRICING<br>FROM: |
|----------|-------|-------------------|------------------------|------------|---------------------------------------|------------------------------|
| DiCaprio | 2704  | One Bedroom       | 477 sq. ft.            | East       | <del>\$342,000</del>                  | \$332,990                    |
| DiCaprio | 2705  | One Bedroom       | 482 sq. ft.            | East       | <del>\$344,000</del>                  | \$334,990                    |
| DiCaprio | 2706  | One Bedroom       | 482 sq. ft.            | East       | <del>\$344,000</del>                  | \$334,990                    |
| DiCaprio | 2707  | One Bedroom       | 477 sq. ft.            | East       | <del>\$342,000</del>                  | \$332,990                    |
| Douglas  | 2708  | One Bedroom + Den | 680 sq. ft.            | South-East | <del>\$482,000</del>                  | \$472,990                    |
| Keaton   | 2709  | One Bedroom       | 537 sq. ft.            | South      | <del>\$304,000</del>                  | \$384,990                    |

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Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

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GREAT GULF

