



CONDOMINIUM RESIDENCES

TORONTO TO THE CORE

Toronto to the core.

It's about vibrancy, the city's relentless pulse.  
It doesn't just surround you, it's inside of you.  
In your heart. Because living here defines  
you, drives you, inspires you.

It's what makes downtown Toronto the most  
exciting, dynamic place you'll ever live.

Ever.



## Toronto to the Core



Located in the heart of the Financial District at Scott and Wellington, 88 Scott was designed for a certain kind of individual. Successful. Informed. Quintessentially urban. Those who not only choose to live downtown, but who wouldn't want to live anywhere else.

The graceful condominium tower captures the very essence of style, elegance and convenience that is the signature of downtown Toronto living. An easy walk to Bay Street, urban amenities, the city's cultural hotspots and the ever-popular St. Lawrence Market, 88 Scott provides unparalleled access to the city's finest treasures.



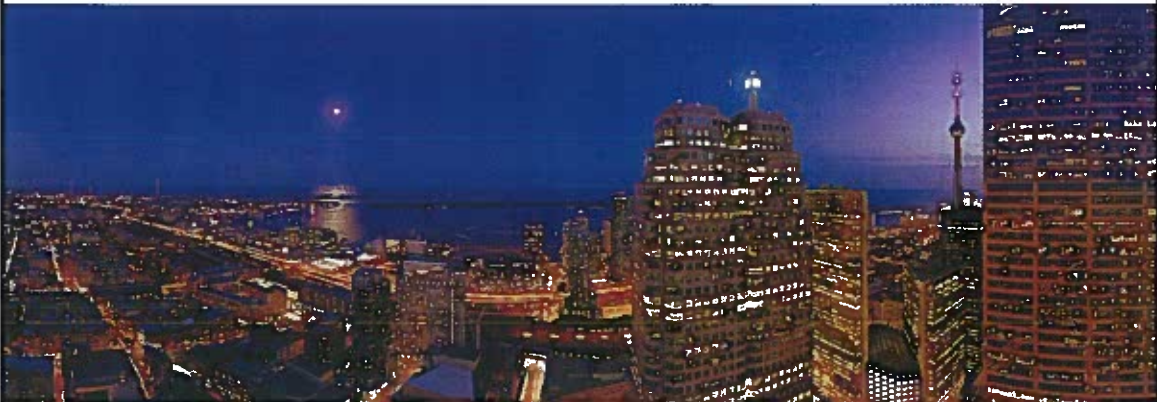


## Exceptional Architecture



88 Scott's captivating contemporary architecture rising 58 storeys from a limestone and granite base is complemented with exquisitely designed interiors by Alex Chapman and partners of Union31. These high-end finishings come standard regardless of suite size or location within the building. Whether it's an efficient studio or an expansive three bedroom home, 88 Scott has something to fit the needs of the most discerning buyers. Spectacular views of the lake and city scape are available from many of the homes, including the luxuriously grand penthouses.

## Refined Amenities & Envable Views



Well-appointed, refined amenities to serve the social and recreational needs of residents include concierge services, a fully-equipped gym and weight room, indoor pool, change rooms with showers, social lounge and expansive rooftop terrace allowing for barbequing and alfresco dining. On the 46th and 47th floors, a chic, split-level Sky Lounge delivers an exquisite party room with fireplace, bar, caterers' kitchen and private dining room offering spectacular lakefront and city views.



A detailed architectural floor plan of the 88 Scott building, showing a complex grid of rooms and corridors. The plan is oriented vertically, with the entrance at the bottom. A large yellow rectangular area is overlaid on the left side of the plan, partially obscuring the grid. The plan is divided into several sections, with labels for different collections and floor ranges.

The 88 Scott  
Collections

Penthouse  
Collection  
56th - 58th Floor

Sky Collection  
53rd - 55th Floor

88 SCOTT  
TORONTO  
TO THE CORE

Signature  
Collection  
6th - 52nd Floor

Loft Collection  
2nd - 5th Floor















# FEATURES & FINISHES

88 Scott is defined by superior design, engineering and construction. The building's captivating architecture blends limestone and granite in the five-storey podium base with a soaring, contemporary tower rising 58 storeys into the city's skyline.

- Architecture by Page & Steele / IBI Group Architects.
- Interiors by Union31.
- Energy efficient, sustainable and liveable building design targeting LEED Gold status.
- Professionally landscaped streetscapes and roof terrace.

## AMENITIES

A collection of well-appointed amenities establish the sense of a "vertical neighbourhood", catering to a variety of residents' social, entertainment, health, fitness and recreational needs.

### The Ground Level

- Impressive and gracious entranceway and lobby with 24-hour concierge.
- Lobby Doorman.
- Wi-Fi equipped multimedia news lounge, coffee bar and a fireside lounge.
- Private boardroom.
- Onsite property management office.
- Two furnished guest suites for overnight guests. (2nd floor)
- Short-term resident and visitor bicycle parking.
- Pet wash area.

### The Core Club (6TH FLOOR)

- Wi-Fi enabled residents' lounge includes kitchen and bar, fireplace, bistro dining, billiards room and private video screening theatre.
- Fully-equipped fitness studio featuring areas for cardio, yoga, weight training and a central juice bar.
- Seamless-edge indoor pool within a soaring glass pavilion offering city and terrace views.
- Co-ed steam and sauna plus men's and women's change rooms.
- An expansive outdoor terrace with green spaces, barbecues, alfresco dining and seating options, fireplace and outdoor fitness/sunbathing area.

### The Sky Lounge (46TH - 47TH FLOOR)

A spectacular two-storey, Wi-Fi enabled fireplace lounge, bar and private dining room overlooking the dramatic city skyline through floor-to-ceiling windows.

## SECURITY AND CONVENIENCE

- 24-hour concierge.
- Lobby Doorman.
- Full-time, live-in building Superintendent.
- Encrypted security key fob building access system.
- Security restricted floor access via four high speed, computer controlled elevators.
- Cameras at building entrances with in-suite TV monitored building entrance system.
- Fire protection throughout building including in-suite sprinklers and smoke detectors.

- Individual suite controlled programmable thermostat for your year round comfort.
- Pre-wired for telephone and cable in living room, bedrooms and dens.
- Capped ceiling outlet in dining room, bedrooms, and den and above fixed kitchen island as per plan.
- In-suite ready and wired for service key-pad enabled security system.
- Balconies and terraces equipped with electrical outlet.
- Provision for future possible connection to the Toronto underground PATH network via the underground mezzanine level.<sup>3</sup>

## SUSTAINABILITY

88 Scott is designed with the goal of LEED Gold Certification and to the highest tier of the City of Toronto Green Development Standard.

- Landscape irrigation system supplied by a storm water storage tank.
- Double glazed, low E, thermal windows.
- Energy efficient lighting used throughout building common areas.
- Low VOC paints, stains, sealants and adhesives used in suites and throughout common areas.
- Individual suite controlled programmable thermostats.
- All-off master light switch at suite entry.
- Individual electricity, water and heating and cooling flow metering for each suite.

- Counter mounted filtered water faucet in all kitchens.
- High efficiency dual-flush toilets.
- Dual-chute bi-sorting garbage and recycling system.
- Green roof system reduces urban heat island effect.
- Occupancy light sensors in most amenity areas.
- Resident and visitor bicycle parking.
- Reuse of limestone character façade.
- Building materials selected for local availability and recycled content.
- Heat recovery ventilator provided in each suite.
- Roller shades on all exterior windows.
- Energy efficient appliances.

## THE LOFT AND SIGNATURE COLLECTIONS

- 7-foot, solid, wood suite entry door with architectural, satin chrome escutcheon, contemporary lever handle, deadbolt and privacy viewer.
- Wide open great room spaces with expansive windows and over-height 9-foot ceilings throughout principal living areas as per plan. Some suites feature ceiling heights up to 10, 11 and 12 feet.<sup>1</sup>
- Architectural finishes include flat, smooth-finished ceilings and modern, flat profile 4-inch baseboards with reveal detail.
- Neutral, low VOC wall paint throughout with semi-gloss white painted doors and trim work.
- 7-foot, single panel shaker-style interior doors with brushed nickel finished lever handles and contemporary flat profile casings.
- Wide plank laminate flooring throughout entries, kitchens and principal living areas.
- Plush wool blend carpeting in bedrooms. Laminate flooring in interior bedrooms with glass sliding door as per plan.
- Year-round comfort and improved indoor air quality with in-suite controlled air-conditioning and heating with integrated heat recovery ventilation system.
- Contemporary custom roller shades on all exterior windows.
- Generous closets, walk-in closets with ceiling light and linen shelves as per plan.
- Front-loading stacked washer and dryer.
- Contemporary rocker-style light switches and matching white receptacles.

### Kitchens

- Custom designed built-in, extra tall, flat panel cabinetry with soft close drawers combines warm wood veneer with contemporary, high gloss lacquer.
- Under-cabinet LED puck lighting.
- Straight edge, polished quartz countertops with stacked glass tile backsplash.
- Kitchen island with Corian countertops as per plan.
- Undermount, stainless steel, single or double basin sink as per plan. Contemporary polished chrome faucet with integrated spray and separate filtered water faucet.
- Recessed pot lighting in dropped ceilings or surface mounted track light fixture.

- Contemporary, built-in European appliances including:<sup>2</sup>
  - Counter-depth, built-in Liebherr refrigerator with bottom freezer and full overlay paneling to match cabinetry.
  - Built-in stainless steel AEG wall oven and integrated stainless steel Panasonic microwave.
  - Ceramic glass, four burner AEG cooktop with expandable elements.
  - Integrated full-size AEG or Fisher & Paykel single drawer dishwasher with full overlay paneling to match cabinetry.
  - Slim line, pull-out Faber hood fan in stainless steel.

### Bathrooms

- Contemporary vanity combines flat panel, wood veneer and lacquer cabinetry.
- Wall hung upper accent cabinet in matching wood veneer.
- Custom designed, integrated Corian sink, backsplash and countertop, with polished chrome single lever, side-mounted faucet.
- Frameless vanity mirror with contemporary, side mounted light box.
- Contemporary square-edge soaker tub with tiled apron.
- Porcelain tile flooring with porcelain and ceramic tub and shower surround.
- Walk-in showers with glass doors and walls as per plan.
- Dropped ceilings with recessed pot lighting.
- High efficiency dual-flush toilets.
- Polished chrome accessories including towel bar, towel ring and/or robe hook as per plan.
- Privacy locks on all bathroom doors.

## THE SKY AND PENTHOUSE COLLECTIONS

- Elevated features and finishes matching contemporary, expansive living spaces and spectacular views. Please inquire for detailed specifications.

## CONCERT'S COMMITMENT TO YOU

- Your Concert home is fully covered under Tarion, the Ontario New Home Warranty Program.
- New home owners benefit from *One Year Warranty Protection and Two Year Warranty Protection* against defects in work and materials, and *Seven Year Warranty Protection* against major structural defects.

<sup>1</sup> Ceiling heights are approximate and will be lower in bulkhead and dropped ceiling areas. 8-foot typical ceiling heights in Studio plans.

<sup>2</sup> Refrigerators, wall ovens, cooktops and hood fans are either 24-inch or 30-inch wide depending on suite size and configuration.

<sup>3</sup> Proceeding with connection, if the opportunity arises, is at Concert's sole discretion.

All finishes are as per plan based on standard packages. Concert reserves the right to make modifications and changes to floor plans, project design, specifications and features. Building and interior photography, digital renderings, animated digital renderings and view photography are for general illustrative purposes only and should not be relied upon to accurately represent the completed development, suites or available views. E. & O. E. April 2012



## A Developer with a Difference



88 Scott is being developed by Concert, the same company responsible for creating The Berczy, Toronto's hugely successful downtown boutique condominium residence. Founded in British Columbia in 1989, Concert is nationally recognized for its superior standards of construction, exceptional customer service and an unwavering commitment to building strong communities.

Over its 22 year history, Concert has acquired a well-earned reputation as one of the country's most respected developers. In fact, Concert has twice been awarded the Canadian home building industry's highest honour – the Grand SAM Award – by the Canadian Home Builders' Association. These coveted awards augment an extensive list of industry awards, including four consecutive CHBA-BC Customer Choice Awards given to the home builder whose home buyers, in third party independent surveys, rate their satisfaction highest in the industry.

With its newest project, Concert offers the highest standard of sophisticated style, elegance and value for those who believe that a home should reflect their ideal lifestyle and level of personal success.

CONCERT™

a developer with a difference