

IMPRESSIVE FEATURES & FINISHES

MAGNIFICENT BUILDING FEATURES

- Dramatic 46-storey condominium residence atop Bell Festival Centre, the new permanent home of the Toronto International Film Festival Group
- World-class architecturally designed building that soars from its limestone-clad base into a tower sheathed in clear and sandblasted glass, and crowned by an illuminated glass rooftop
- A luxurious 2-storey lobby designed and furnished by an award-winning interior design team will feature a major Peter Powning artwork -The Fantasm. This dramatic 3-dimensional wall sculpture made of slumped glass and cast bronze will be backlit by digital video to create an animated presence, a fantasm of light and colour in perpetual motion, ever evolving, moving and shifting
- Direct access from the lobby to a 2-storey bar / café / restaurant on the ground floor
- Private 24-hour concierge will assure your comfort and security, and facilitate Valet Parking Service, as needed
- A friendly Doorman welcomes you and your guests during executive hours
- A second lobby located on the 10th floor will be home to the Resident Services Director who will provide you with the ultimate in 5-Star Hotel Inspired services
- An Operations Manager will oversee the tower maintenance
- The Tower Club located on the 10th and 11th floors offers amenities on a level of sophistication that is unprecedented. Amenities include:
 - An authentic 55 seat Tower Cinema and Cinema Lounge with catering kitchen
 - The Tower Lounge - the central gathering place where residents and guests can mingle, surf the internet or exchange film reviews with friends in a state-of-the-art wireless environment, with direct access to a private outdoor terrace, which is adjacent to Bell Festival Centre's terrace. From the Tower Lounge you will enjoy spectacular views of the city skyline and limitless lake vistas.
 - Library and fully equipped Business Centre
 - Pool House with vaulted ceiling, an indoor pool, whirlpool and a calming floor-to-ceiling waterfall
 - Rooftop sundeck with cabanas and lounging chairs for sunbathing, and a landscaped terrace perfect for outdoor entertaining
 - His and Hers saunas and change rooms
 - Landscaped Meditation Garden
 - Yoga / Pilates / Dance Studio and Spa Treatment Rooms
 - Sports Lounge with billiards table, a stylish bar and flat-screen TV's
 - Tower Fitness Centre with the most advanced line-up of cardio and weight training equipment
- High-speed elevators will whisk you to your chosen destination
- On-site car sharing program, with up to 6 cars available on an as needed basis
- Overnight visitors can be comfortably accommodated in the fully decorated guest suites

SUITE FEATURES

- Floors 11-40 to have approximately 9 ft. white smooth finish ceilings in principal rooms*
- Floors 41-44 to have approximately 10 ft. white smooth finish ceilings in principal rooms*
- Selection of pre-engineered hardwood flooring in foyer, kitchen, living / dining room, media, study and bedroom(s)
- 7 ft. stained oak veneer solid core entry doors with brushed chrome hardware
- Semi-solid core interior doors with brushed chrome lever hardware
- Interior sliding doors to be single, tempered frosted glass door with brushed chrome lever hardware
- Contemporary profile painted wood baseboards and casings
- Frameless mirror sliding closet doors with beveled edge detail
- Latex semi-gloss white paint in kitchen, bathrooms and laundry / storage areas. Latex flat white paint throughout the remaining suite. Latex semi-gloss white paint on all trim and interior doors
- Marble thresholds into all bathrooms
- Cultured marble window sills

GOURMET KITCHEN FEATURES

- Your kitchen at Festival Tower is fully loaded with MIELE appliances – the century old German company whose sleek, stylish and state-of-the-art convection ovens, cook tops, refrigerators and dishwashers are famous throughout the world for their design, durability and extraordinary engineering and technology
- Selection of contemporary flat paneled wood veneer kitchen cabinetry with clear matte stain finish and stainless steel hardware
- Custom hood fan cabinetry in a distinct colour

- Custom designed kitchen island with Quartz countertop, under-counter storage and seating area, as per plan
- Selection of Quartz countertops with square built-up edge
- Under-mount bowl and a half stainless steel sink with polished chrome single lever faucet with integral vegetable spray
- Selection of back painted glass backsplash with stainless steel band above countertop for Décora style stainless steel receptacles
- Under cabinet halogen puck lights

LUXURIOUS BATHROOM FEATURES

- Custom designed vanity with stainless steel tubular frame and integrated towel rail
- Quartz countertop with square edge detail and under-mount sink with single lever polished chrome faucet
- Selection of quartz tile flooring and quartz base wall tiles
- Vanity wall to receive a glass wall tile
- Separate shower enclosures to receive a frameless clear glass shower enclosure including a frameless clear glass swing door and a slip resistant porcelain tile base and glass tiled shower walls, as per plan
- Soaker tub and combined soaker bathtub and shower enclosures to receive a frameless glass tub enclosure with glass tile enclosure walls, as per plan
- Vertical wall mounted light fixture with satin chrome finish
- Recessed down-light in ceiling
- Recessed waterproof shower pot light in all shower stalls, as per plan
- Modern chrome accessories including toilet paper holder, towel bar and ring
- Medicine cabinet with frameless mirrored door

STATE-OF-THE-ART ELECTRICAL AND SECURITY FEATURES

- Individually controlled heat pump system for heating and cooling
- Individually metered suite hydro
- Digital IPTV offered by Bell
- Bell Festival Centre 'Live Feed' and programming guide accessible through IPTV
- Dual CAT-5 receptacles in all rooms, except bathrooms and laundry, allowing for both internet and telephone connections
- Dual co-axial receptacles in all rooms, except bathrooms and laundry, allowing for both internet and cable connections
- Switched ceiling fixture in study and media area
- Switched wall outlet in living room and studio living area
- Capped switched ceiling fixture in dining room, kitchen and bedroom(s)
- Stylish hallway ceiling fixture as required
- All light switches to be on dimmers
- White Décora style switches and receptacles
- Rough-in suite security system complete with door contacts; suites up to and including the 12th floor to receive balcony door and window contacts
- Enter-phone and cameras at all visitor entrances allowing in-suite viewing available through cable television connection direct to suite
- Resident security card access throughout all common areas
- Secure, well-lit underground parking with cameras in the garage at pre-selected locations along with two-way voice communication to concierge or monitoring station

CONVENIENT LAUNDRY ROOM FEATURES

- White MIELE stacked washer / dryer combination, vented to exterior
- Selection of white ceramic tile flooring in laundry / storage areas, baseboard tile to match flooring tile

BALCONY FEATURES

- Tilt and turn high performance balcony door complete with European multi-point locking hardware, as per plan
- Custom glass balcony railings with porcelain frit design
- Exterior receptacle(s) and lighting fixtures for all balconies / terraces
- Underside of all balconies to receive a smooth parged finish

* Principal Rooms include the Living and Dining Room

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. **E. & O.E. - May 2007**

PENTHOUSE FEATURES & FINISHES

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- A luxurious 2-storey lobby designed and furnished by an award-winning interior design team will feature a major Peter Powning artwork -The Fantasm. This dramatic 3-dimensional wall sculpture made of slumped glass and cast bronze will be backlit by digital video to create an animated presence, a fantasm of light and colour in perpetual motion, ever evolving, moving and shifting
- Direct access from the lobby to a 2-storey bar / café / restaurant on the ground floor
- Private 24-hour concierge will assure your comfort and security, and facilitate Valet Parking Service, as needed
- A friendly Doorman welcomes you and your guests during executive hours
- A second lobby located on the 10th floor will be home to the Resident Services Director who will provide you with the ultimate in 5-Star Hotel-inspired services
- An Operations Manager will oversee the tower maintenance
- The Tower Club located on the 10th and 11th floors offers amenities on a level of sophistication that is unprecedented. Amenities include:
 - An authentic 55 seat Tower Cinema and Cinema Lounge with catering kitchen
 - The Tower Lounge - the central gathering place where residents and guests can mingle, surf the internet or exchange film reviews with friends in a state-of-the-art wireless environment, with direct access to a private outdoor terrace, which is adjacent to Bell Festival Centre's terrace. From the Tower Lounge you will enjoy spectacular views of the city skyline and limitless lake vistas.
 - Library and fully equipped Business Centre
 - Pool House with vaulted ceiling, an indoor pool, whirlpool and a calming floor-to-ceiling waterfall
 - Rooftop sundeck with cabanas and lounging chairs for sunbathing, and a landscaped terrace perfect for outdoor entertaining
 - His and Hers saunas and change rooms
 - Landscaped Meditation Garden
 - Yoga / Pilates / Dance Studio and Spa Treatment Rooms
 - Sports Lounge with billiards table, a stylish bar and flat-screen TV's
 - Tower Fitness Centre with the most advanced line-up of cardio and weight training equipment
- High-speed elevators will whisk you to your chosen destination
- On-site car sharing program, with up to 6 cars available on an as needed basis
- Overnight visitors can be comfortably accommodated in the fully decorated guest suites

IMPRESSIVE SUITE FEATURES

- Floors 45-46 to have approximately 11 ft. white smooth finish ceilings in principal rooms**
- Foyers to have approximately 10 ft. with smooth finish ceiling
- Restricted access to Penthouse floors controlled by penthouse residents and concierge
- Selection of pre-engineered hardwood flooring in foyer, kitchen, living / dining room, library, family room, den, media, study and bedroom(s)
- 8 ft. stained oak veneer solid core entry doors with brushed chrome hardware
- 7 ft. Semi-solid core interior doors with brushed chrome lever hardware
- Interior sliding doors to be single, tempered frosted glass door with brushed chrome lever hardware
- Contemporary profile painted wood baseboards and casings
- Frameless mirror sliding closet doors with beveled edge detail
- Latex semi-gloss white paint in kitchen, bathrooms and laundry / storage areas. Latex flat white paint throughout the remaining suite. Latex semi-gloss white paint on all trim
- Marble thresholds into all bathrooms
- Cultured marble window sills

GOURMET KITCHEN AND BREAKFAST ROOM FEATURES

- Your kitchen at Festival Tower is fully loaded with MIELE appliances including a Gas Cook Top, Speed Oven, Master Chef Wall Oven, Steam Oven, Warming Drawer, Built-in Coffee Maker, under-counter Dishwasher, and a bottom-mount Refrigerator / Freezer. MIELE appliances are famous throughout the world for their design, durability and extraordinary engineering and technology
- Selection of contemporary flat paneled wood veneer kitchen cabinetry with clear matte stain finish and stainless steel hardware
- Custom hood fan cabinetry in a distinct colour
- Stainless steel countertop with integral double-bowl sink and single lever faucet with integrated vegetable spray
- Brushed stainless steel backsplash and concealed kitchen counter receptacles
- Under cabinet halogen puck lights

LUXURIOUS ENSUITE BATHROOM FEATURES

- Radiant floor heating
- Custom designed vanity with stainless steel tubular frame and integrated towel rail
- Choice of Marble or Quartz countertop with square edge detail and under-mount sink with single lever polished chrome faucet

- Choice of Marble or Quartz tile flooring throughout
- Vanity wall to receive a choice of Marble or Quartz wall tiles
- Separate shower enclosures to receive a frameless clear glass shower enclosure including a frameless clear glass swing door and a Marble tiled base and Marble tiled shower walls, as per plan
- Soothing 6 ft. Soaker tub and faucet with hand shower
- Vertical wall mounted light fixture with glazed nickel finish
- One piece elongated toilet and bidet, where shown
- Recessed down-light in ceiling
- Recessed waterproof shower pot light in all shower stalls, as per plan
- Modern chrome accessories including toilet paper holder, towel bar and ring
- Medicine cabinet with frameless mirrored door

MAIN BATHROOM FEATURES

- Radiant floor heating
- Custom designed vanity with stainless steel tubular frame and integrated towel rail
- Choice of Marble or Quartz countertop with square edge detail and under-mount sink with single lever polished chrome faucet
- Choice of Marble or Quartz tile flooring throughout
- Vanity wall to receive a choice of Marble or Quartz wall tiles
- Separate shower enclosures to receive a frameless clear glass shower enclosure including a frameless clear glass swing door and a Marble tiled base and Marble tiled shower walls, as per plan
- Relaxing 5 ft. Soaker tub and polished chrome faucet
- Vertical wall mounted light fixture with glazed nickel finish
- One piece elongated toilet
- Recessed down-light in ceiling
- Recessed waterproof shower pot light in all shower stalls, as per plan
- Modern chrome accessories including toilet paper holder, towel bar and ring
- Medicine cabinet with frameless mirrored door

POWDER ROOM FEATURES

- Custom designed vanity with stainless steel tubular frame and integrated towel rail
- Choice of Marble or Quartz countertop with square edge detail and under-mount sink with single lever faucet
- Choice of Marble or Quartz tile flooring
- Choice of Marble or Quartz wall tiles
- Vertical wall mounted light fixture with satin chrome finish
- One piece elongated toilet
- Recessed down-light in ceiling
- Modern chrome accessories including toilet paper holder and towel ring

STATE-OF-THE-ART ELECTRICAL AND SECURITY FEATURES

- Automated lighting system
- Individually controlled heat pump system for heating and cooling
- Individually metered suite hydro
- Digital IPTV offered by Bell
- Bell Festival Centre 'Live Feed' and programming guide accessible through IPTV
- Dual CAT-5 receptacles in all rooms, except bathrooms and laundry, allowing for both internet and telephone connections
- Dual Co-Axial receptacles in all rooms, except bathrooms and laundry, allowing for both internet and cable connections
- Switched capped ceiling fixture in study and media area
- Switched wall outlet in living room, library and family room
- Capped switched ceiling fixture in dining room, kitchen and bedroom(s)
- Stylish hallway ceiling fixture, as required
- All light switches to be on dimmers
- White Décora style switches and receptacles
- Rough-in suite security system complete with door and balcony door and window contacts
- Enter-phone and cameras at all visitor entrances allowing in-suite viewing available through cable television connection direct to suite
- Resident security card access throughout all common areas
- Secure, well-lit underground parking with cameras in the garage at pre-selected locations along with two-way voice communication to concierge or monitoring station

CONVENIENT LAUNDRY ROOM FEATURES

- White side-by-side or stacked MIELE appliance washer / dryer combination, vented to exterior
- Selection of white ceramic tile flooring in laundry / storage areas

BALCONY FEATURES

- Tilt and turn high performance balcony door complete with European multi-point locking hardware, as per plan
- Custom glass balcony railings with porcelain frit design
- Exterior receptacle(s) and lighting fixtures for all balconies / terraces
- Underside of all balconies to receive a smooth parged finish

** Principal Rooms include the Living / Dining Room & Library

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