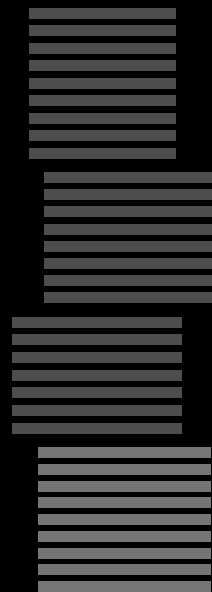


C U B E   O N E



EXHIBIT

# C U B E   O N E

“Exhibit is designed as four cubes, each slightly rotated, artfully complimenting and contrasting with the brilliant ROM structure and the Bloor/Yorkville lifestyle.”

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Cube One showcases a selection of gracious, open concept **limited edition** suites, designed by Rosario Varacalli, overlooking the ROM and Bloor Street. Many suites have dramatic **wrap-around windows and fritted-glazed balconies**, and exquisite **European-inspired kitchens** with **Miele appliances**. Cube One residents will have the unique convenience of **above ground parking on the same level** as their suite.

Additionally, there is a **24/7 concierge** and such exclusive amenities as a splendid **Entertainment Floor, Rooftop Oasis** and **Fitness Gallery**.

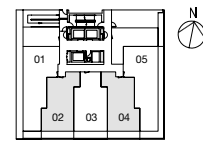
EXHIBIT

C U B E O N E

# 736

ONE BEDROOM + DEN

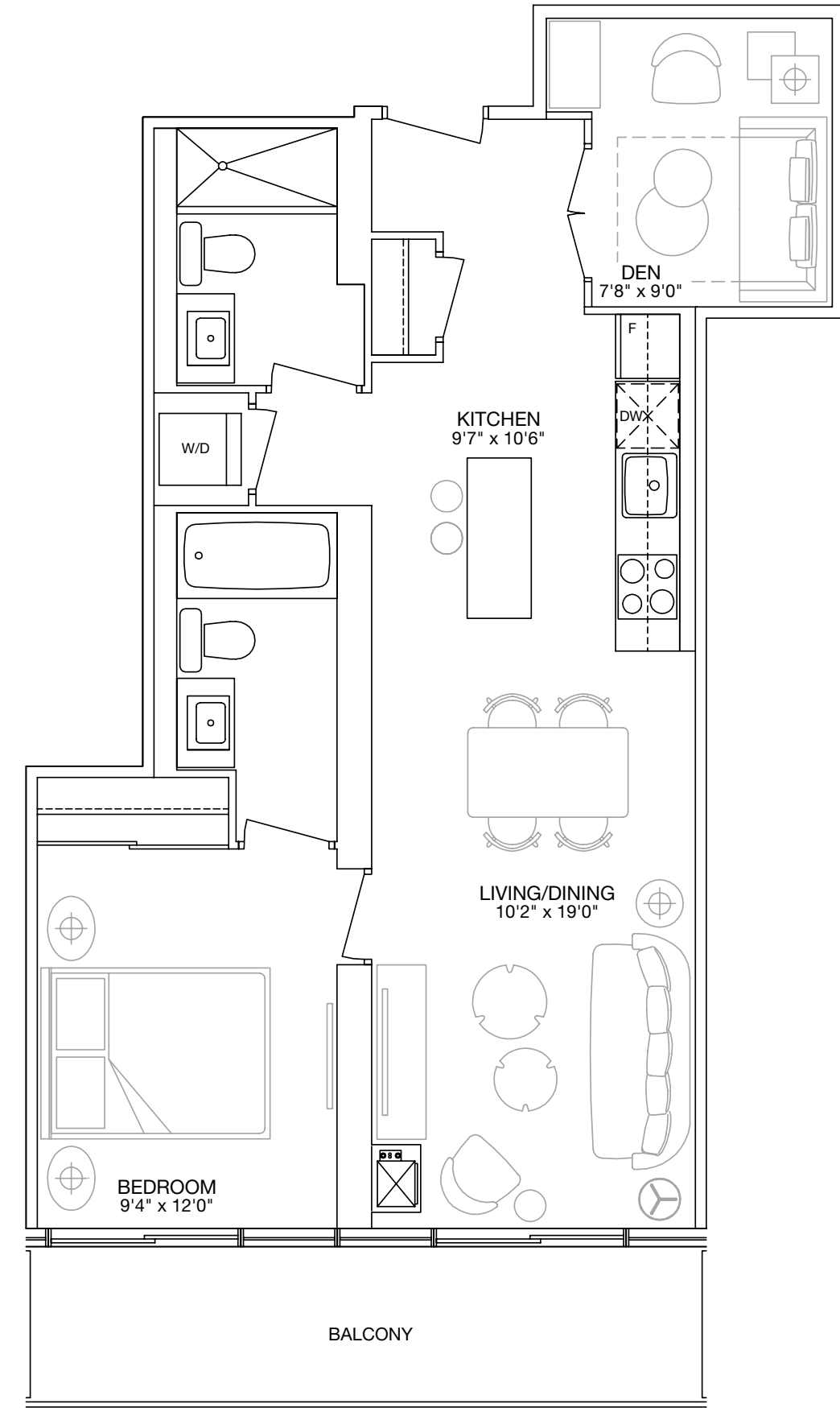
INTERIOR: 736 SQ. FT.  
BALCONY: 102 SQ. FT.  
TOTAL: 838 SQ. FT.



FLOORS 3-8

EXHIBIT

ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

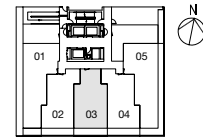


C U B E O N E

# 771

ONE BEDROOM + DEN

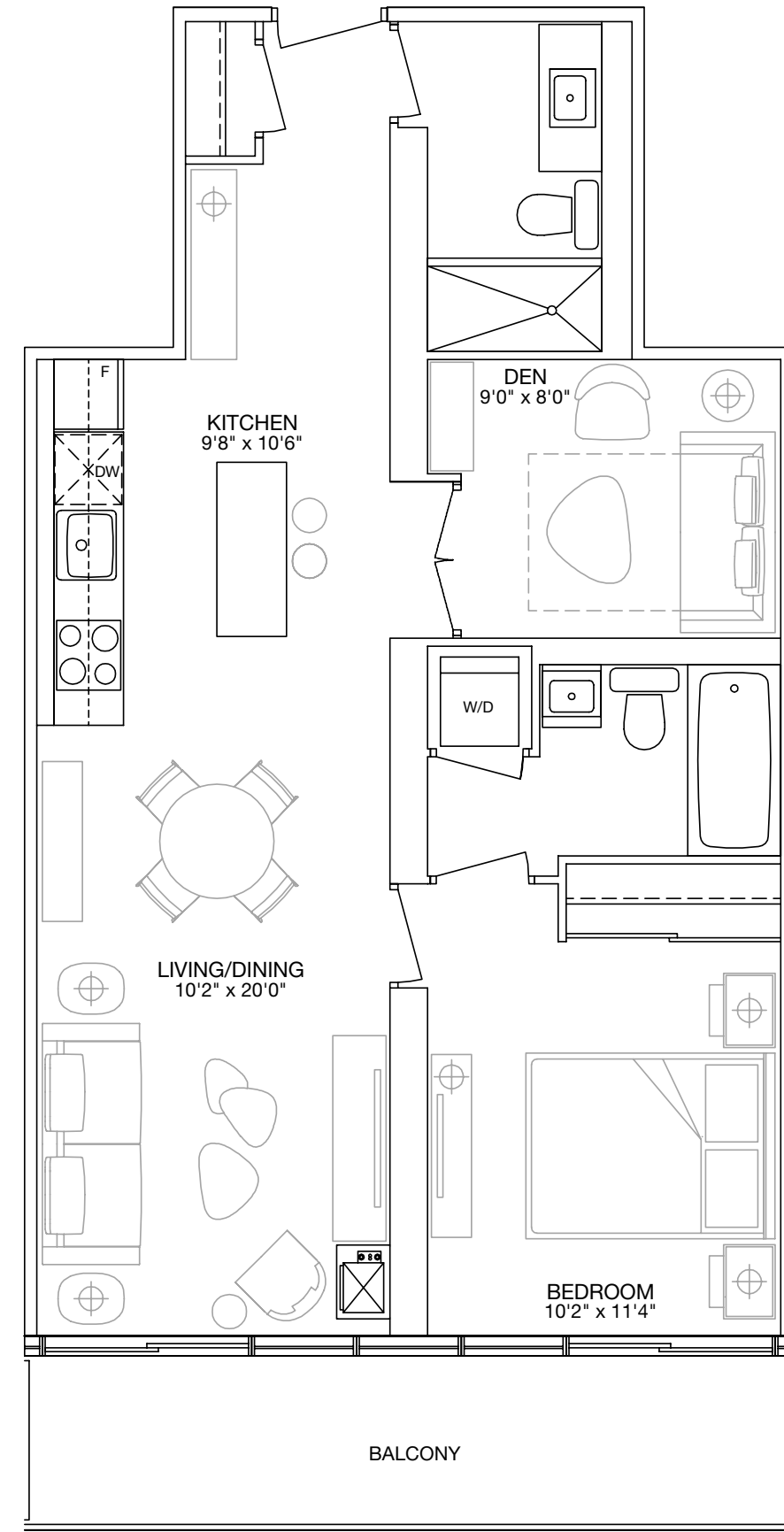
INTERIOR: 771 SQ. FT.  
BALCONY: 107 SQ. FT.  
TOTAL: 878 SQ. FT.



FLOORS 3-8

## EXHIBIT

ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

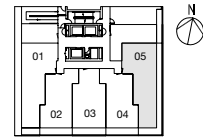


C U B E O N E

952

TWO BEDROOM + MEDIA

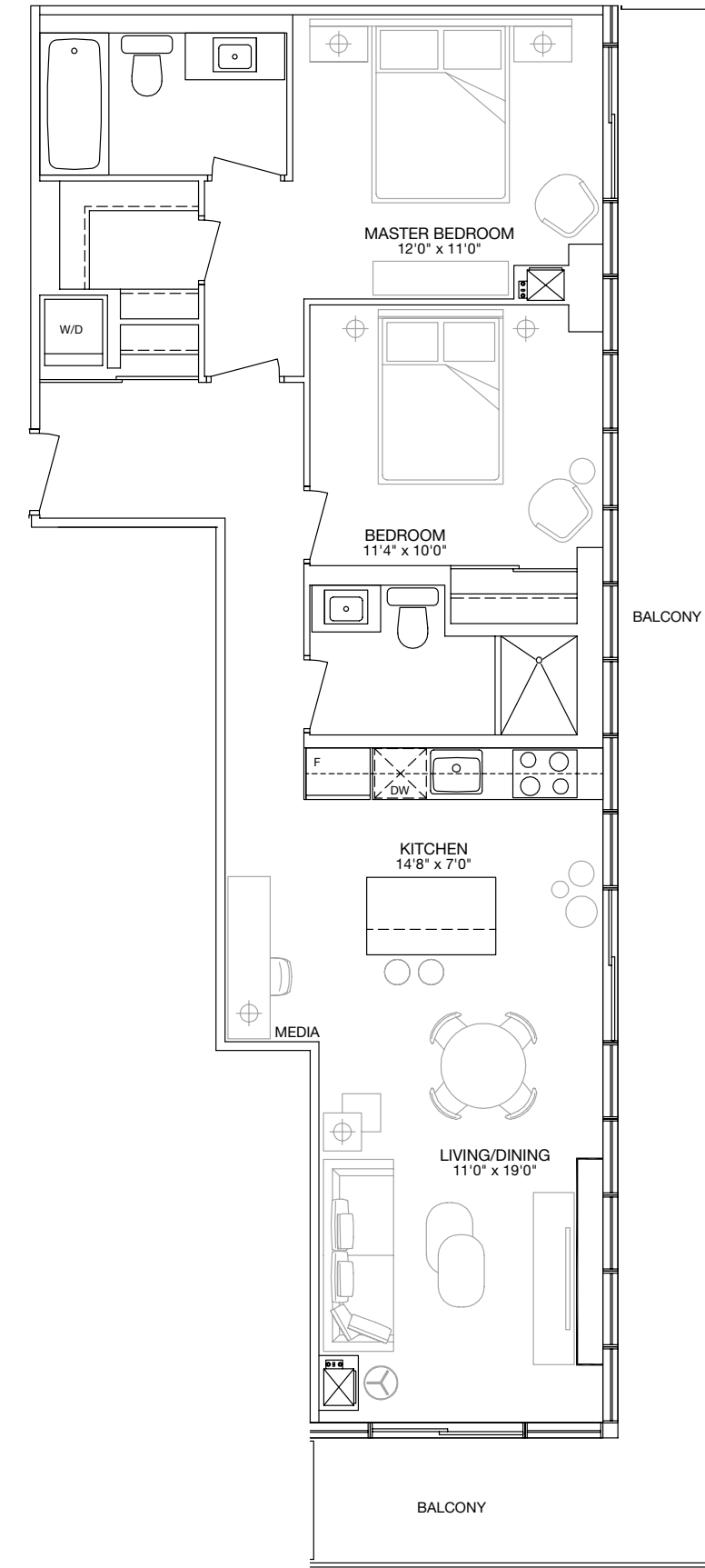
INTERIOR: 952 SQ. FT.  
BALCONY: 279 SQ. FT.  
TOTAL: 1231 SQ. FT.



FLOORS 3-8

EXHIBIT

ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

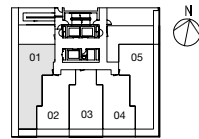


C U B E O N E

973

TWO BEDROOM + MEDIA

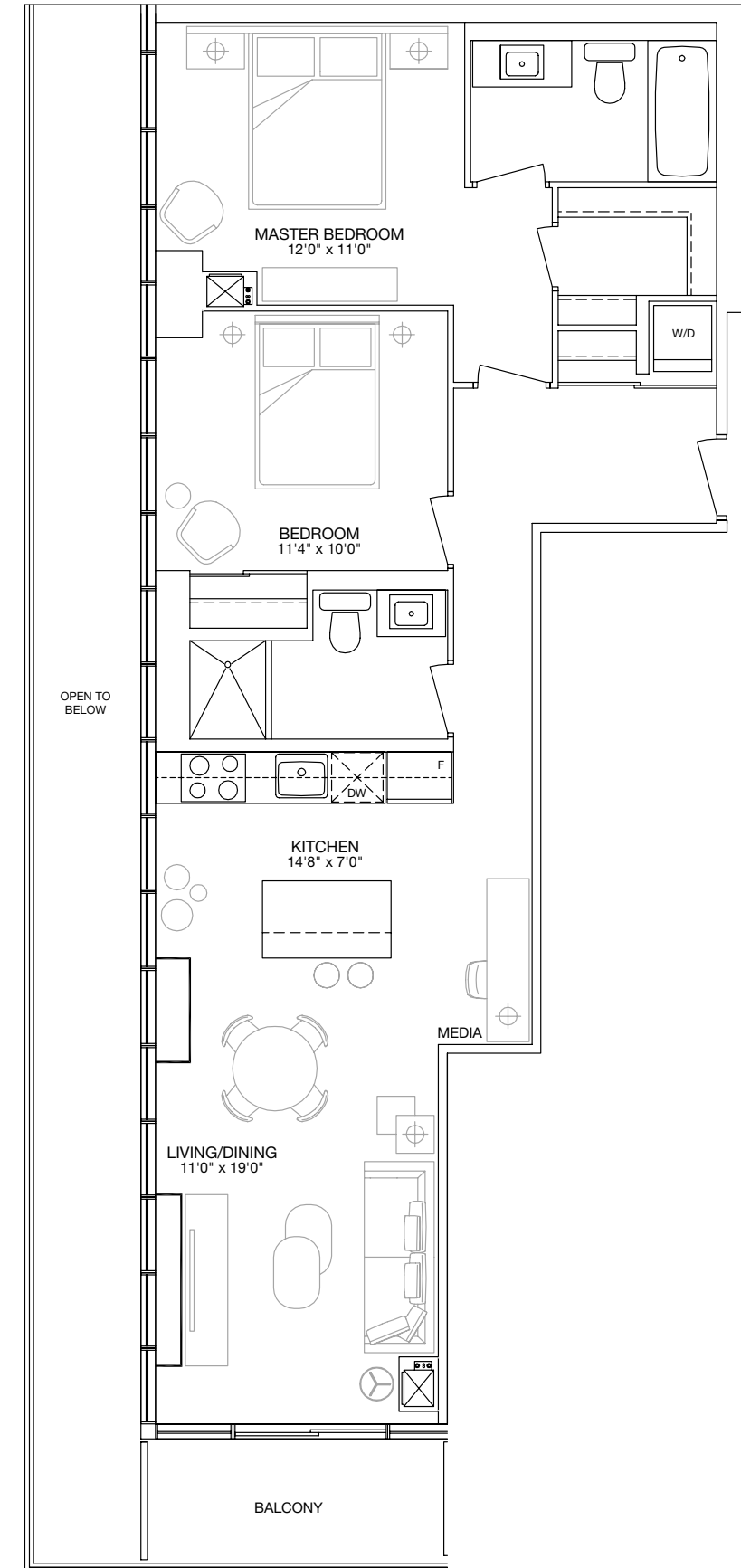
INTERIOR: 973 SQ. FT.  
BALCONY: 58 SQ. FT.  
TOTAL: 1031 SQ. FT.



FLOORS 3-8

EXHIBIT

ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.



# C U B E O N E F E A T U R E S

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## THE BUILDING

- 32-storey landmark building imaginatively designed by the innovative architect Rosario Varacalli.
- A one-of-a-kind lobby and sophisticated amenities designed by international interior design firm, Burdifilek.
- Extensive lifestyle amenities located on the 9th and 10th floors.
- Ninth floor amenities include a curved bar with a lounge area, spacious party room with fireplace, elegant private dining room with a lounge and kitchen. The party room can be opened up to access the outdoor garden oasis and reflecting pool.
- Tenth floor amenities include a fitness gallery with outdoor oasis views, yoga studio, change rooms and a cool down lounge.
- 24 hour, 7 days a week concierge.
- Beautifully furnished guest suites for residents' use.
- Above ground parking with full perimeter glazing and security monitoring from concierge desk.
- All main entrances and exits monitored with closed circuit video system.
- Security access throughout all common areas.
- Visitor parking located on the first level of above ground parking garage.
- Mailroom conveniently located on the ground level near the elevators.

## THE SUITES

- Ceiling heights of approximately 9 ft. in principal rooms. Ceiling heights are exclusive of bulkheads for mechanical and structural requirements.
- Attractive solid core entry door with distinctive designer-selected lever hardware and security door viewer.
- 6" decorator baseboards selected by interior designer.
- Sliding and/or swing doors to balcony or terrace, as per plan.
- Full-size stacking washer/dryer with exterior venting.
- Ceilings to have white, smooth paint finish.

- A fashionable range of easy care, designer-selected, pre-engineered wood flooring in foyer, kitchen, dining and living areas, den and bedroom(s), as per Vendor's standard samples.
- Walls, baseboards, trim and doors will be painted with primer and finished with two coats of latex paint.
- Architecturally designed, environmentally conscious aluminum window frames with double pane sealed glazed units.

## THE KITCHENS

- Beautiful kitchen cabinetry exclusively designed by Burdifilek in a variety of contemporary materials and colours, from Vendor's standard samples.
- Choice of elegantly durable quartz countertops designed to complement the exquisite kitchen cabinetry, from Vendor's standard samples.
- Extensive collection of ultra-fashionable backsplash materials and colours, from Vendor's standard samples.
- All drawers to have a soft close drawer system.
- Single bowl stainless steel, under mounted sink with sleek, designer-selected faucet.
- Under cabinet lighting.
- Designer-selected ceiling mounted track lighting.

## APPLIANCES FOR SUITES UP TO 800 SQ.FT.

- Miele 24" bottom mount fully integrated refrigerator with panel doors to match kitchen cabinets.
- Miele 24" ceran glass surface cooktop.
- Miele 24" fully integrated dishwasher with concealed controls and a panel door to match kitchen cabinets.
- Miele 24" stainless classic oven.
- 24" stainless steel microwave oven.
- 24" integrated exhaust fan.

## APPLIANCES FOR SUITES OVER 800 SQ.FT.

- Miele 30" bottom mount fully integrated refrigerator with panel doors to match kitchen cabinets.
- Miele 30" ceran glass surface cooktop with convenient touch controls.
- Miele 24" fully integrated dishwasher with concealed controls and a panel door to match kitchen cabinets.
- Miele 30" self clean MasterChef oven.
- 24" stainless steel microwave oven.
- 30" integrated exhaust fan.

## THE BATHROOMS

- Exclusively-designed under mounted sink with attractive quartz countertop and Burdifilek-designed vanity, from Vendor's standard samples.
- Designer-selected vanity mirror.
- Choice of a variety of decorator floor tiles, from Vendor's standard samples.
- Shower light, as per plan.
- Relaxing, built-in deep soaker bathtub with a flat top edge and a single-lever faucet, as per plan.
- For comfort and safety, a temperature-controlled and pressure-balanced shower faucet and energizing shower head, as per plan.
- Separate shower enclosures to have a frameless glass swing door, as per plan.
- A contemporary selection of designer wall tiles for shower enclosures and tub surround, as per plan.
- Designer inspired accessory package.

## LIGHTING, TECHNOLOGY, COMFORT AND SAFETY

- Individual service panel with circuit breakers.
- Suite intrusion alarm system with personal keypad and door contact at all suite entries.
- Designer series receptacles and switches throughout.
- Contemporary light fixtures in foyer, hallway(s), walk-in closet(s), bedroom(s), kitchen, breakfast area and den.
- Capped ceiling light outlet in dining room.
- Central building water filtration system.
- Individual metering of electricity.

- Pre-wiring for high-speed internet.
- Pre-wired cable outlet in living room, bedroom(s), and den.
- Pre-wired telephone outlet in living room, bedroom(s), den and kitchen.
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- Category 5 telephone wiring for all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable outlets and multi-port.
- Individual thermostat will provide year-round heating and air conditioning within the suite.
- Emergency in-suite voice communication system, smoke and heat detectors.
- Emergency response panel within the above ground garage for immediate concierge contact.
- Smoke and carbon monoxide detector that will sound within the suite.
- An in-suite heat detector will be monitored by the building's fire alarm panel, which will also control the in-suite fire alarm and voice communication system.
- Complete in-suite sprinkler system.

## SUSTAINABILITY

- High performance thermal envelope minimizes unwanted solar gain and heat loss.
- Selection of high efficiency building mechanical equipment.
- Daylight sensors in selected common areas to reduce electricity costs.
- Selection of in-suite light fixtures to fit long-lasting energy-saving lamps.
- Energy saving appliances to reduce electricity use.
- Paints and finishes with low levels of volatile organic compounds.
- Hard surface flooring for easy maintenance to remove dust and allergens.
- Minimized water use through the design of low waste systems and a selection of water wise fixtures and appliances.
- Architecturally designed aluminum window frames with double pane sealed glazed units.
- An energy conscious approach to construction and site management.
- Tri-sorter disposal/recycling system.



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