

THE PALM OFFERS THE HIGHEST QUALITY **FEATURES AND FINISHES**, TO MAKE YOUR PENTHOUSE A BEAUTIFUL REFLECTION OF YOUR INDIVIDUAL TASTE.

The Palm – conjuring images of the exotic, the sultry, the mysterious - an oasis rising from the torrid heat of the desert to the verdant cool of a tropical island. The Palm, the international symbol of resort living rich in Mediterranean élan. Such is the inspiration behind The Palm; a residential condominium building of unique architectural stature resplendent with purposeful artistry. Here in the heart of Canada's largest city, The Palm will rise – a stunning architectural tribute growing like a magnificent palm tree steps from Finch subway. The building itself incorporates the vision of a palm into its very architecture – through the fusion of magnificent pre-cast, stucco and lightly tinted glass. Enter this fabulous place through a curving fore court, resplendent in rich materials. Here life takes on new beauty, new possibilities – where the fragrant breeze that kisses the gentle fronds of the palm, will bring a breath of fresh air to your life.

ARCHITECTURE WITH A SULTRY SPIN

- Tropically inspired exterior with interwoven forms of pre-cast, stucco and lightly tinted glass cladding the soaring tower
- A curvaceous fore court, resplendent in rich materials, offers a welcoming first-impression to residents and visitors
- Private outdoor garden terrace and secluded landscaped garden rife with lush plantings and the soft sounds of the rippling water from the Hydra Spa Pool, offers an oasis of calm in an urban environment
- Elegant art glass entrance canopy casts subtle light patterns highlighting the path to the modern custom-built front doors
- Elegantly created designer lobby, enhanced with professionally detailed grand fountain and lushly furnished décor seating area
- An Executive Concierge to take care of your every day needs and to properly greet your esteemed guests
- Three tastefully decorated high speed elevator cabs waiting to whisk you to your private suite
- Luxuriously appointed finishing details in corridors and suite entrance doorways
- Private access to secured residential and visitor underground parking
- Energy saving efficiency lighting throughout the common areas
- Light filled windows and balconies created from artistically fashioned pre-cast and glass, offering dramatic views of the downtown core
- All new construction secured by Tarion

SENSATIONAL AMENITIES

PALM CLUB LOUNGE

- A restful lounge area that offers sumptuous seating inspired by a warm, tropical environment
- **PALM WATERS & FITNESS CLUB**
- A magnificently designed, year-round Hydra Spa Pool offering an oasis of calm and peace in a stress-soothing environment that opens to over 1,000 sq. ft. terrace with sun tanning deck and barbecue area in a verdant surrounding
- A sensational Steam Room that offers the opportunity to relax, unwind, de-brief from your busy city lifestyle
- Lavish Fitness Centre includes a well equipped exercise room
- Beautifully appointed His and Her Change Rooms

PALM GATHERING CENTRE

- Well appointed multi-purpose room sumptuously decorated and designed for entertaining family and friends. The space opens onto the luxurious terrace
 - Catering kitchen and fully functional bar located beside the Executive Private Dining Room, which also turns into a professional board room and business centre
- ## **EXOTIC PENTHOUSE FEATURES**
- All ceilings will be approximately 9 ft with a smooth finish throughout. Exceptions may apply in areas with dropped ceilings or bulkheads
 - Attractive solid suite entry door with upgraded lever hardware, with security viewer
 - Thermally insulated energy efficient windows
 - Convenient screen operable windows, as per plan
 - Euro Slab interior doors with brushed chrome hardware
 - Beautiful Sliding Doors to Terrace, as per plan
 - Individually controlled seasonal heating and air conditioning
 - Upgraded pre-engineered wood flooring in living room, dining room, foyer and hallways, as per plan in Purchasers choice of colour from Vendor's samples
 - Designer Berber broadloom in bedrooms with under pad in Purchaser's choice of colours from builder's samples
 - Upgraded Contemporary baseboards in paint grade finish throughout
 - Upgraded baseboards and casings throughout
 - All walls painted in flat latex paint, except bathrooms and kitchens to be painted in semi-gloss white paint
 - Designer selected ceiling or wall light fixtures in kitchen, bathrooms, foyer and hallway, as per plan
 - Suite pre-wired for one telephone outlet in the livingroom, kitchen, bedrooms, or den, as per plan

- Provision for Internet ready and cable television outlets
- Framed Mirrored closet sliding doors, as per plan
- Spacious closets with contemporary ventilated wire shelving, as per plan
- Capped ceiling outlets in dining area, as per plan
- Decorative white light switches throughout
- Ceramic tile in laundry room
- Full sized stacked Washer & Dryer in White

ELEGANT DESIGNER KITCHEN FEATURES

- Bright Open Concept Kitchen with a Granite island breakfast counter and additional under base cabinet storage, as per plan
- Selection of Granite Kitchen Countertops with upgraded profile edge, choice from vendor samples, Purchaser's choice from Vendor's samples
- Imported European Floor Tile in kitchen as per plan, purchasers choice from Vendors samples
- European styled extended cabinetry, featuring contemporary doors in the latest finishes, purchasers choice from vendor's samples
- Double Bowl under mount Stainless Steel Sink with upgraded single lever faucet with pullout vegetable spray
- Under valence Lighting perfect for food preparation lever chrome faucet with vegetable spray
- Flip up cabinets above Fridge and Microwave
- Convenient Soft-close drawers
- Selection of tiled or mirror backsplash, purchaser's choice from vendor's samples
- Beautiful full size oven with range hood vented to exterior, microwave, frost free large capacity refrigerator; multi-cycle dishwasher all in Stainless Steel

SPA-INSPIRED BATHROOM FEATURES

- Lavish bathrooms with combination deep soaker tub and/or shower, as per plan
- Feel the bathing-in-the-rain feeling with a luxurious rain head shower and chrome accessories
- Distinctive cultured granite vanity countertops with square edged detail and undermounted sinks
- Separate shower enclosures to receive clear glass shower enclosures including a clear glass swing door and a tiled shower base and tiled shower walls, as per plan
- Premium designer chrome finished faucet tap set
- Full height ceramic tile surround on all walls around tub, choice of colour and tile from builder's samples
- Attractive Vanity mirror with designer light fixtures in all bathrooms

- Exterior vented exhaust fans in all bathrooms
- White panel entry door with privacy lock
- Temperature controlled pressure balance valve in showers

STATE-OF-THE-ART SECURITY FEATURES

- Security system with enterphone facility at building entrance with in-suite monitoring capabilities
- Proximity key fob access system for residents
- Video surveillance of main lobby entrance, in-door visitor and residential parking
- In-suite smoke detectors as per code

THE GREEN ADVANTAGE

- Additional carbon monoxide monitoring system in parking garages to increase energy efficiency of fans used for fresh air distribution
- Energy efficient timed air-supply system in common area hallways
- Separate meters to accommodate responsible hydro usage
- Participation in recycling program with Toronto's recycling system
- Energy saving efficiency lighting throughout the common areas

WARRANTY

- All suites are protected under Tarion. Coverage consist of: One (1) year work and material warranty; Two (2) YEAR "Power Train" Warranty; Seven (7) year Major Structural Defect Warranty Deposit coverage (set limit).

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 ONWHP bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plan 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 sales office are for display purposes only and are not include in the purchase price. Floors and specific finishes will depend on vendor's décor package as selected.