



Condominium Living in the Heart of the Entertainment District

Building Features

- **PICASSO** on Richmond occupies one of the most significant sites in downtown Toronto. The signature feature of the building is its abstract design which is a response to the condominium's urban surroundings. Floating cubic white volumes shift upward and are accentuated by dynamic red cut that jogs around each building face.
- Designer decorated guest suite for your overnight guests
- Uniformed 24/7 concierge/security
- 4 High Speed elevators to serve the Tower
- **PICASSO Club: Picasso**, a designer decorated special occasion/party room complete with caterer's kitchen and bar, opening onto a spacious private terrace with bbq facilities, soothing outdoor hot tub, fireplace, cabanas, and lounge chairs.
- **Cue Lounge** with a billiards table and TV located adjacent to the Picasso Party Room.
- **Pulse**, the dynamic fitness room with cardio, yoga, and aerobic area, offering TV viewing while you work out complete with commercial grade fitness equipment. Refresh in the tranquil dry sauna located in separate men's and ladies change rooms complete with lockers and showers.

Suite Features

- 8' ceiling on podium floors, 9' ceiling on tower floors
- Laminate flooring in kitchen, foyer/ entry, living/ dining area, bedroom(s) and den*
- Oversized single stainless steel under mounted rectangular deep kitchen sink*
- Contemporary designed gourmet kitchen featuring built-in appliances*
- Stainless steel brand name kitchen appliance packages
- Under cabinet valance lighting
- Choice of porcelain, ceramic or glass tile kitchen backsplash
- Quartz, Granite or Caesar stone kitchen countertop with square edge
- Cultured marble vanity countertop with a contemporary integrated sink in bathrooms
- Choice of porcelain floor tile in bathrooms
- Soaker tub or separate shower stall in bathroom as per plan*
- Chrome bathroom fixtures
- Stand alone showers to receive a Soothing spa inspired Rain Shower style showerhead
- 5" baseboards with coordinating door casings *

Green Features

- Individually metered hydro
- Eco-friendly green roof system reducing heat island effect.
- Double glazed, low E (emission), insulated glass window units to retain internal warmth and lower energy usage
- Lighting in common areas/rooms designated for Energy efficiency, including motion sensors to reduce use of electricity.
- Automated Tri-sorter recycling collection system to sort waste and recyclable products to encourage residents to participate in waste reduction.

Deposit Structure 20%	Tentative Occupancy Date	Maintenance Fees	Taxes
\$3,000 on Signing Balance to 5% in 30 Days 5% in 180 Days 5% in 270 Days 5% in 365 Days	December 15th, 2016	Estimated at \$0.52 per square foot (Excludes: Heat & Hydro, cable, gas for individual suites – separately metered) Parking – Estimated at \$45/month	Estimated at approx. 1% of the purchase price

**Included In Purchase Price: Five Appliances, and HST
Parking (\$45,000) Available on Selected Suites * (see sales rep. for more details)**

*As per plan from Vendor's Samples. Please see a Sales Representative for details. Prices are subject to change without notice. E & O.E. November 10, 2011