

30 ROE

at Midtown Toronto

Present By

Jeff H. Sheng
Sale Representative



LANDSTARS 360 REALTY INC. BROKERAGE

富誠地產公司

SINCE 1988



Fabulous condominium living @ Yonge & Eglinton

1 AMAZING LOCATION
YONGE AND
ROEHAMPTON

CONSTRUCTION
HAS BEGUN AT
MINTO30ROE





5% DEPOSIT¹*

\$5,000 OFF*

1 BEDROOM SUITES

\$10,000 OFF*

2 BEDROOM SUITES



This awesome building rises 34 stories above Roehampton, standing as tall and solid as Superman (but without that embarrassing cape). The glass tower and street-friendly podium, which house 397 exquisite units, are examples of the signature glamorous architecture by Wallman Architects. For over three decades, Rudy Wallman and his team have been the visionaries behind ground-breaking urban projects that have set new standards for contemporary design in Toronto. At Minto 30 Roe, they've done it again.

Minto 30 Roe is too good to be true. This is a lifestyle for the young, and young at heart. For ballers. Hipsters. Fashionistas. Fist pumpers and gym rats. This is a lifestyle smack in the middle of Toronto's most vibrant neighbourhood, built by the city's top shelf developer. Jaw-dropping **architecture by Wallman Architects**. Unbelievable public spaces and **sophisticated interiors by II BY IV Design**. There are so many reasons to call this place home.







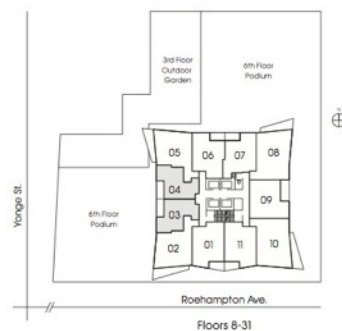
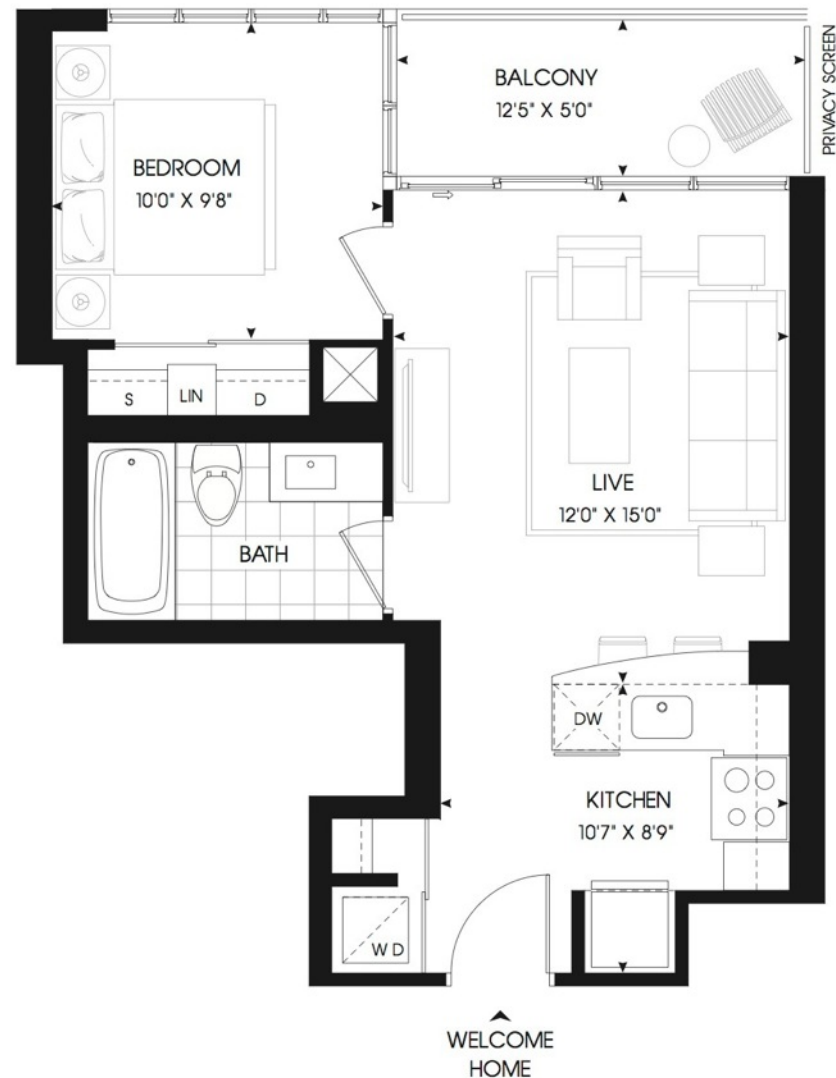




MINTO
30
ROE

Acacia 1 bedroom

Indoor Living - 503 sq. ft.
Outdoor Living - 62 sq.ft.
Total Living - 565 sq. ft.



ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME FEATURES MAY VARY BY SUITE DESIGN. E. & O.E. - 010112

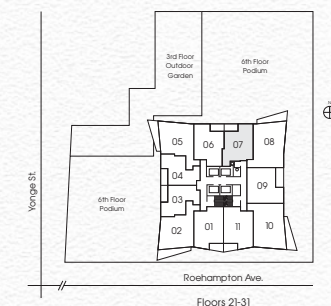
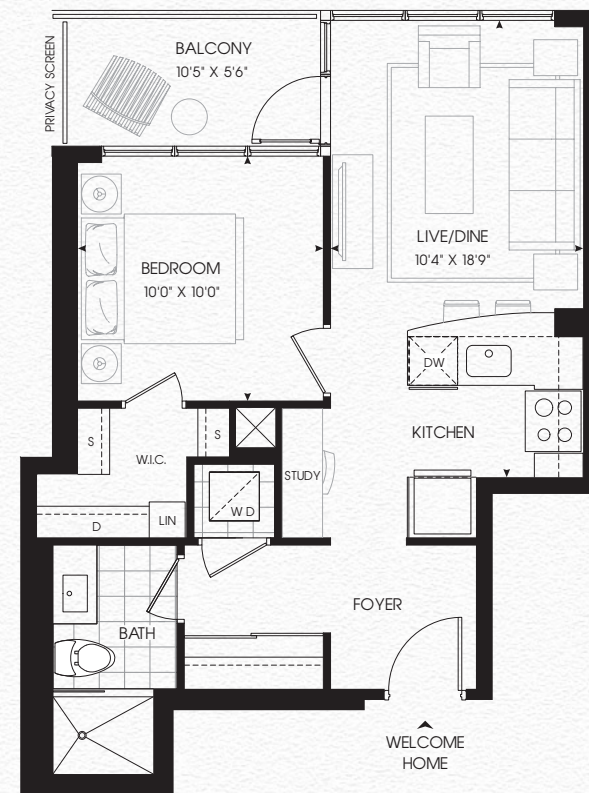
Bedford

1 Bedroom

Indoor 558 sq. ft.

Outdoor 57 sq.ft.

Total 615 sq. ft.



All areas and stated dimensions are approximate; sizes and specifications are subject to change without notice. All illustrations are artist's concept only and not to scale. E. & O. E. 261012

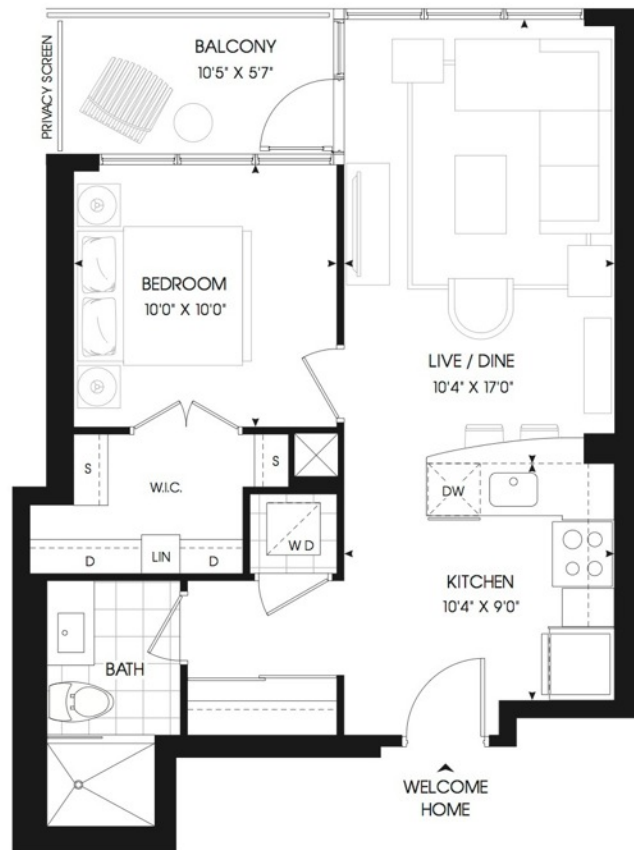
Bayview

1 Bedroom

Indoor 588 sq. ft.

Outdoor 57 sq.ft.

Total 645 sq. ft.



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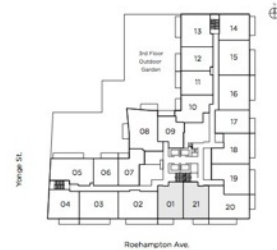
Craighurst

1 Bedroom + Den

Indoor 687 sq. ft.

Outdoor 68 sq. ft.

Total 755 sq. ft.



Floors 4 & 6
Alternate balcony condition on the 3rd and 5th Floor.
See Sales Representative.

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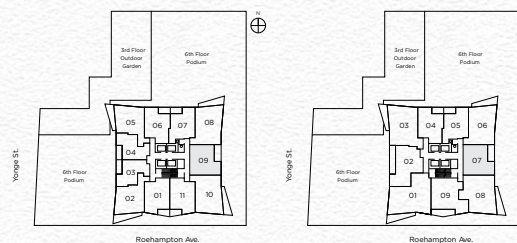
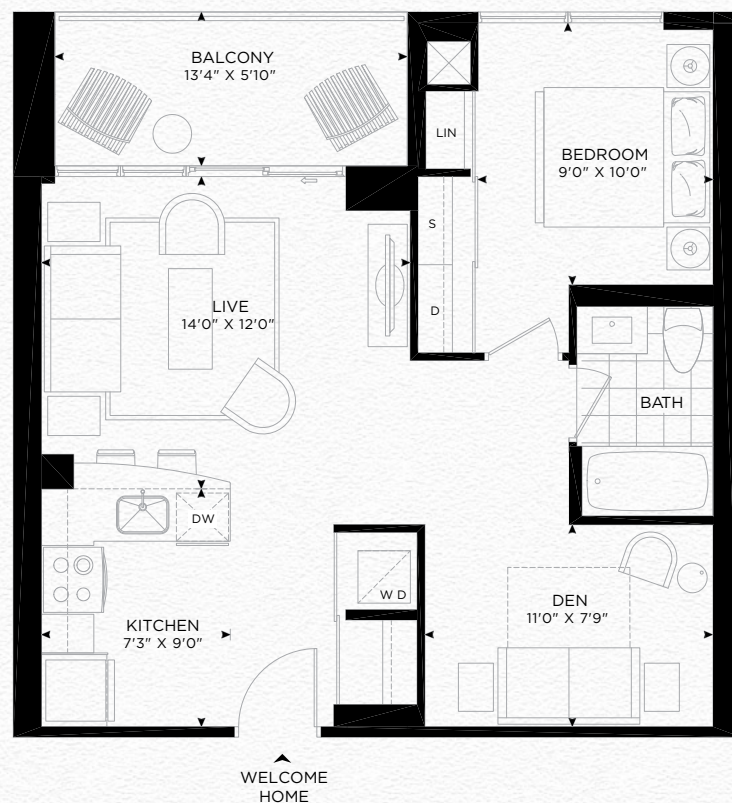
Chatsworth

1 Bedroom + Den

Indoor 654 sq. ft.

Outdoor 78 sq. ft.

Total 732 sq. ft.



Floors 8 - 31
Terrace condition on 7th Floor.
See Sales Representative.

Floors 32 - PH35

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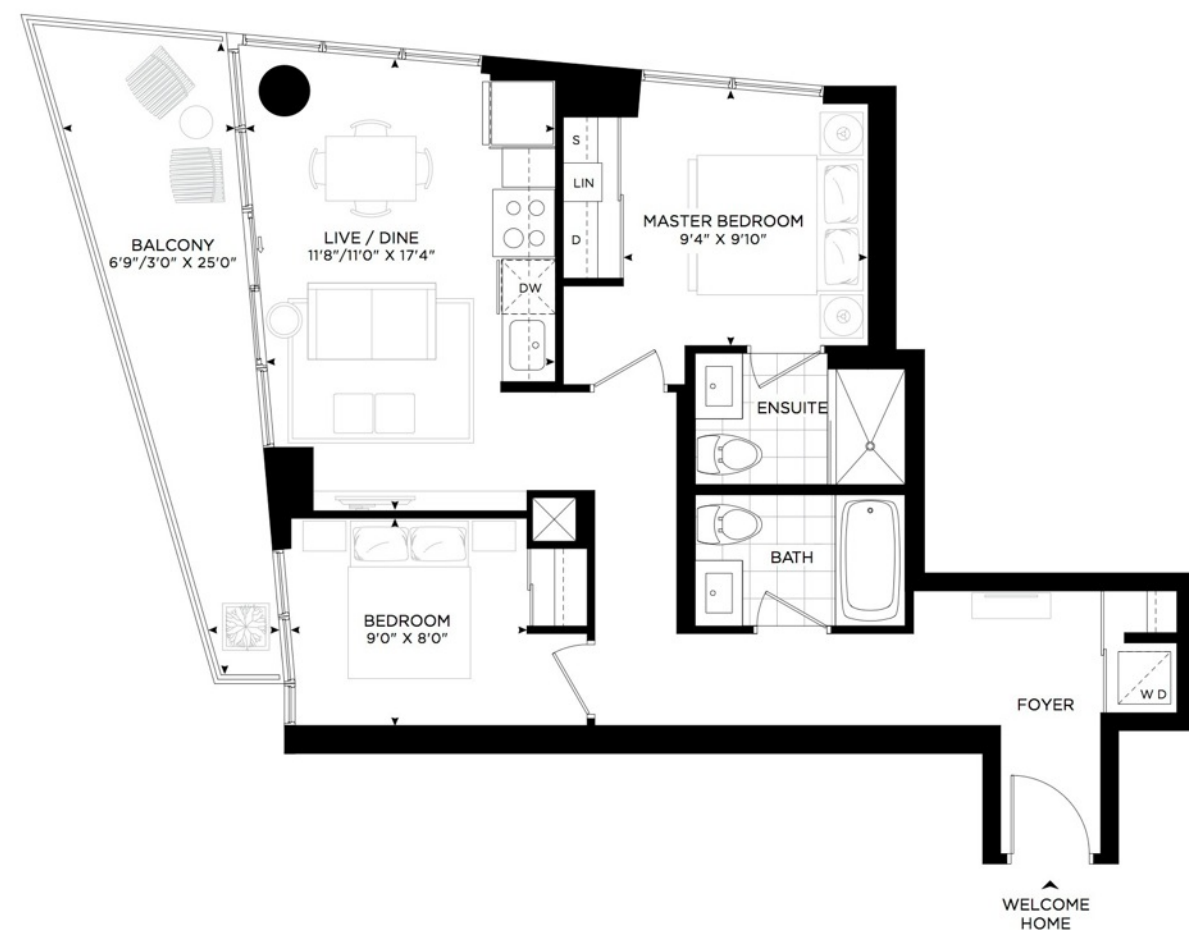
Erskine

2 Bedroom

Indoor 716 sq. ft.

Outdoor 125 sq. ft.

Total 841 sq. ft.



Floors 8 - 31
Terrace condition on the 7th Floor.
See Sales Representative.

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Helendale

2 Bedroom

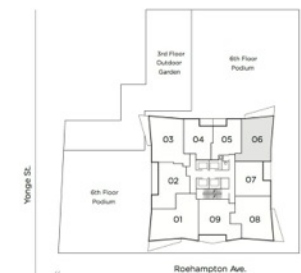
Indoor 836 sq. ft.

Outdoor 120 sq. ft.

Total 956 sq. ft.



Floors 8 - 20
Terrace condition on the 7th Floor.
See Sales Representative.



Floors 32 - PH35

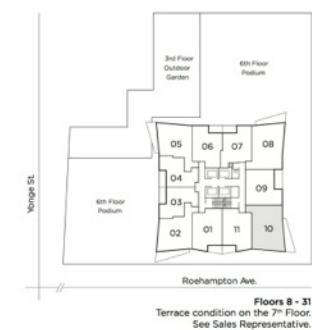
Glenview

2 Bedroom

Indoor 828 sq. ft.

Outdoor 125 sq. ft.

Total 953 sq. ft.





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Hadley 2 bedroom + study

Indoor Living - 864 sq. ft.
Outdoor Living - 120 sq.ft.
Total Living - 984 sq. ft.



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Lascelles

2 Bedroom + Den

Indoor 817 sq. ft.

Outdoor 110 sq. ft.

Total 927 sq. ft.



Floors 4 & 6
Alternate balcony condition on the 3rd and 5th Floor.
See Sales Representative.

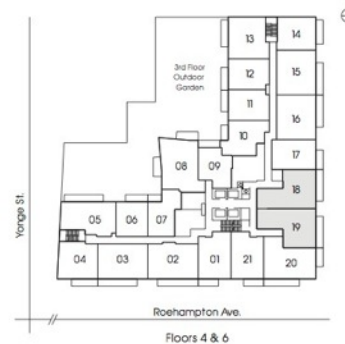
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MINTO
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ROE

Highbourne 2 bedroom + den

Indoor Living - 846 sq. ft.
Outdoor Living - 108 sq. ft.
Total Living - 954 sq. ft.

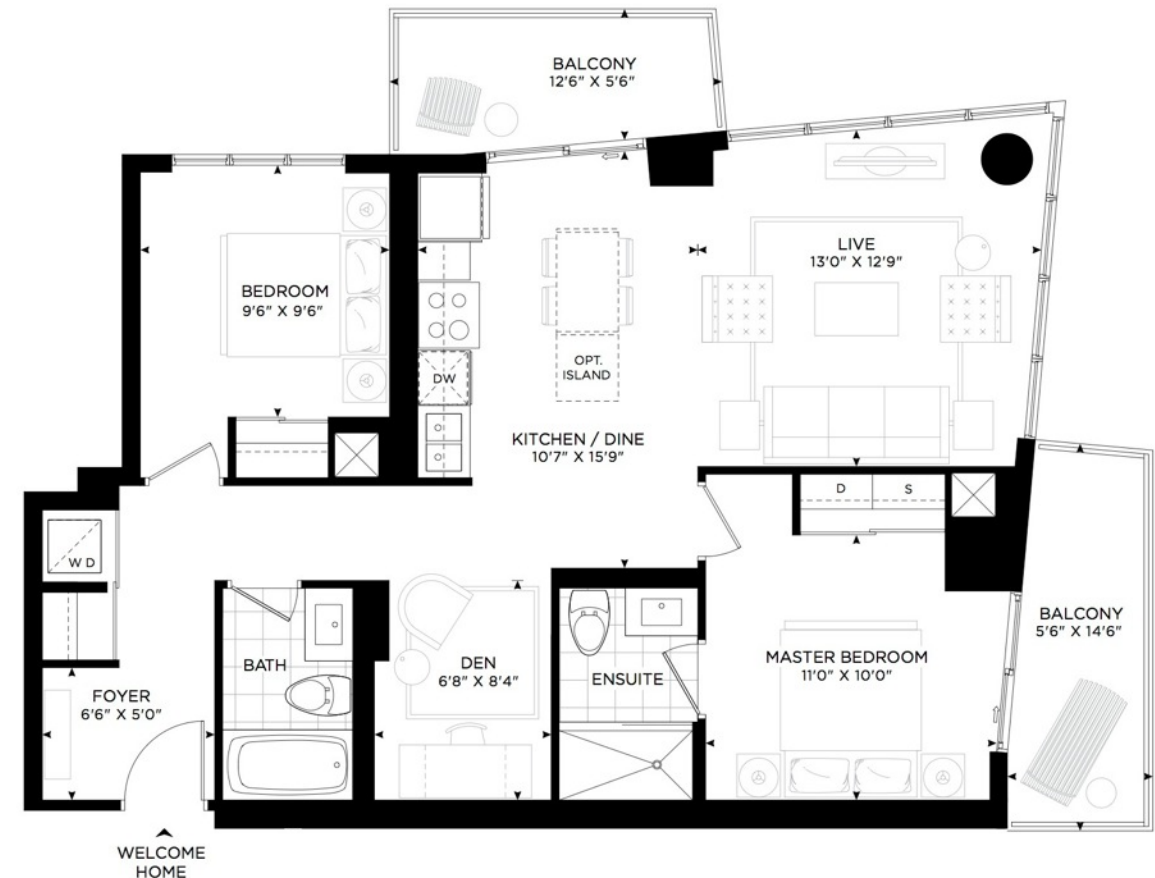


Alternate balcony condition on 3rd and 5th floor.
See Sales Representative.

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Lytton 2 Bedroom + Den

Indoor 920 sq. ft.
Outdoor 139 sq. ft.
Total 1059 sq. ft.



Floors 4 & 6
Terrace condition on the 3rd Floor.
See Sales Representative.

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Features & Finishes

STANDARD FEATURES AND FINISHES

Spacious open concept suites with spectacular finishes including European-inspired cabinetry, Caesarstone counters, laminate flooring. ENERGY STAR® appliances and environmentally friendly features helping you to live a healthier life.

3RD FLOOR TO PH35

Luxurious Living and Sleeping Area Features

- 9'-0" ceiling heights on floors 3 ,to PH (Levels 3 to 34) from unfinished floor to unfinished ceiling, except as required for M&E or special architectural features.
- Stipple ceiling finish throughout and smooth ceiling in bathrooms and where ceilings are dropped.
- Individually controlled 2-pipe fan coil system providing in suite heating or cooling.
- One heat recovery ventilation (HRV) unit per suite specially designed for high rise condominiums to provide filtered fresh air as well as capture and reuse energy from the exhaust air stream.
- Choice of engineered laminate flooring with environmentally friendly acoustic underlay in living room, dining room, kitchen and den / study areas from builder's standard selection.
- Architecturally designed 4" baseboards.
- White flat panel sliding closet doors (as per plan).
- Contemporary slab interior doors with brushed nickel finish lever hardware and privacy sets in bathrooms or contemporary sliding glazed partitions (as per plan).
- Environmentally friendly Minto white latex paint throughout. Flat finish to walls, eggshell finish to bathroom walls and semi-gloss to doors and trim.
- White shelving in all closets including linen shelves (as per plan).
- Capped ceiling outlet in dining area (as per plan).
- Laundry rooms located within bathrooms receive porcelain tile flooring to match bathroom flooring; Laundry rooms combined with entry closet in foyer areas receive laminate flooring to match foyer flooring; all other laundry areas receive white ceramic tile flooring (as per plan).
- Stacked energy and water saving front loading 24" white washer and dryer vented to exterior.

Gourmet Kitchen

- Contemporary sleek modern Euro-Style designs with designer selected cabinet finishes from builder's standard selection.
- Choice of designer selected Caesarstone countertops from builder's standard selection.
- Choice of designer selected ceramic tile backsplash from builder's standard selection.
- Choice of engineered laminate flooring with environmentally friendly underlay from builder's standard selection, as per plan.
- Stainless Steel appliances: ENERGY STAR® rated 30" bottommount refrigerator; ENERGY STAR® rated 24" dishwasher; smooth-top slide-in range; and convenient over-the-range built-in microwave with vented fan.
- Undermount stainless steel sink (as per plan) and single lever faucet with convenient pullout spray.
- Designer selected ceiling mounted LED light fixture.

Electrical and Communications

- Telephone, cable and high speed internet access capability in living room, den and bedrooms with modern communications wiring.
- Personally coded, suite intrusion alarm system with suite door contact and programmable keypad connected directly to the concierge.
- Decora-style light switches and plates.
- A master 'All-off' switch located at the suite entrance to power off all in-suite hard-wired lights, appliances connected to 'green' plugs, as well as ventilation, bathroom exhaust, and transfer fans on interior bedrooms.

Bedrooms

- Choice of designer selected engineered laminate flooring with environmentally friendly acoustic underlay from builder's standard selection.
- Space saving double hanging clothes rod and linen shelving in portion of master closet, as per plan.

TYPICAL SUITES

Master Ensuite or Main Bathroom in Suites with one Bath only

- Choice of designer selected porcelain tile flooring from builder's standard selection.
- Choice of designer selected Caesarstone countertop and undermount washbasin from builder's standard selection.
- Mirror and wall sconce above vanity.
- Contemporary European Style cabinetry from builder's standard selection.

- Deep soaker tub and/or walk-in shower (as per plan) with choice of designer selected ceramic tile surround from builder's standard selection.
- Frameless fixed glass shower divider for walk-in showers (as per plan).
- Pressure balanced faucet for tub and shower.
- Designer selected chrome finish low-flow faucets.
- Single button 3 litre flush, ultra high efficiency white toilet.
- Designer selected chrome finish towel bar, paper holder and robe hook.
- Fan vented to exterior, controlled by a switch with a humidistat; or, if connected to the heat recovery ventilator (HRV), twospeed exhaust fan vented to exterior while transferring heat energy to the HRV. High speed setting user controlled by a wall switch.

Second Bathrooms in all Two-Bedroom Suites

- Choice of designer selected contemporary porcelain tile flooring from builder's standard selection.
- Contemporary European Style Cabinetry from builder's standard selection.
- Deep soaker tub with choice of designer selected ceramic tile tub surround from builder's standard selection.
- Designer selected Caesarstone countertop with washbasin.
- Mirror and wall scone above vanity.
- Designer selected chrome finish low-flow faucets.
- Single button 3 litre flush, ultra high efficiency white toilet.
- Designer selected chrome finish towel bar, paper holder and robe hook.
- Fan vented to exterior, controlled by a switch with a humidistat; or, if connected to the heat recovery ventilator (HRV), twospeed exhaust fan vented to exterior while transferring heat energy to the HRV. High speed setting user controlled by a wall switch.

The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutes and changes to the information contained herein without notices; so long as in the Vendor's sole and unreviewable discretion any substituted materials and/or changes are of at least comparable quality.

Floors and specific finishes will depend on Vendor's packages as selected. The Purchaser upon request by the Vendor shall meet with the Vendor or its representative and shall select certain colours and materials from Vendor's finish packages.

Without in any way limiting the generality of Paragraph 11(a) of the Agreement, the Vendor shall not be responsible for shade differences occurring from different dye lots or characteristics of natural material, including with respect to tiles, carpets, hardwood flooring, kitchen cabinets, trim and doors as the case may be. Details of the entry doors and other design features may not be exactly as shown on renderings.

All dimensions are subject to normal construction variances. Dimensions including ceiling heights, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The installation of some features and finishes may vary by suite design and normal construction variances. All areas and stated dimensions are approximate; sizes and specifications are subject to change without notice. All illustrations are artist's concept only and not to scale. E. & O. E.



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